December 12, 2013

Huckabee

FACILITY ASSESSMENT REPORT

PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT

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OTHER FACILITIES

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ACKNOWLEDGMENTS

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Victor Valdez, Executive Director of Technology
Ryan Merritt, Director of Career & Technology Education
Johanna Denson, Athletic Director/Coordinator of PE & Health
Craig Pruett, Director of Purchasing
Freddie McFarland, Director of Student Affairs
Chico Portillo, Coordinator of Fine Arts

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Dr. Carol Fletcher, Board Member
Mr. Jimmy Don Havins, Board Member
Mr. Rob Reyes, Board Member

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Gil Engineering
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PREAMBLE

As directed by Pflugerville ISD, Huckabee has prepared the following Facility Assessment Report of the conditions of Elementary Schools, Middle Schools, High Schools, Special Service Facilities, Administrative Facilities and Athletics Facilities as listed on the following page. The report outlines the current status of the facilities, including building code compliance, handicap accessibility, general building conditions, Mechanical, Electrical & Plumbing, civil, structural, kitchen, roof, and security surveys that review the facility's infrastructure.

This report is intended to outline the general condition of the facility by visual observations and is not intended to be an exhaustive, detailed study of all existing conditions, potential hazards and/or important considerations for all possible future construction projects. If the Board of Trustees would like to assess areas for a specific construction scope, this will require a more focused assessment. Huckabee would be happy to provide a more detailed assessment for Pflugerville ISD upon request.

Existing buildings in the City's jurisdiction are not required to meet each new building code as it is updated. However, if the building undergoes a major renovation or addition, the City can then require that the entire building, not just the addition or renovation, be brought up to current codes. In the report, building code violations are identified in the event the facility is renovated.

Contained in the body of the report are lists of deficiencies in terms of building code, ADA/TAS (handicap accessibility), Texas Education Agency (TEA) facility requirements and other needs. Also in the report are photographs and floor plans of the facility noting example areas of concern. No guarantees are implied by these Professional Opinions which are limited by the conditions observed at areas selected for viewing by each Professional on the Assessment Team.

It is the intent of this report to assist the Pflugerville ISD Board of Trustees in making informed decisions regarding future needs. This assessment should be considered a living document, to be reviewed and updated at regular intervals as the District grows and as educational needs change.

SEALS PAGE



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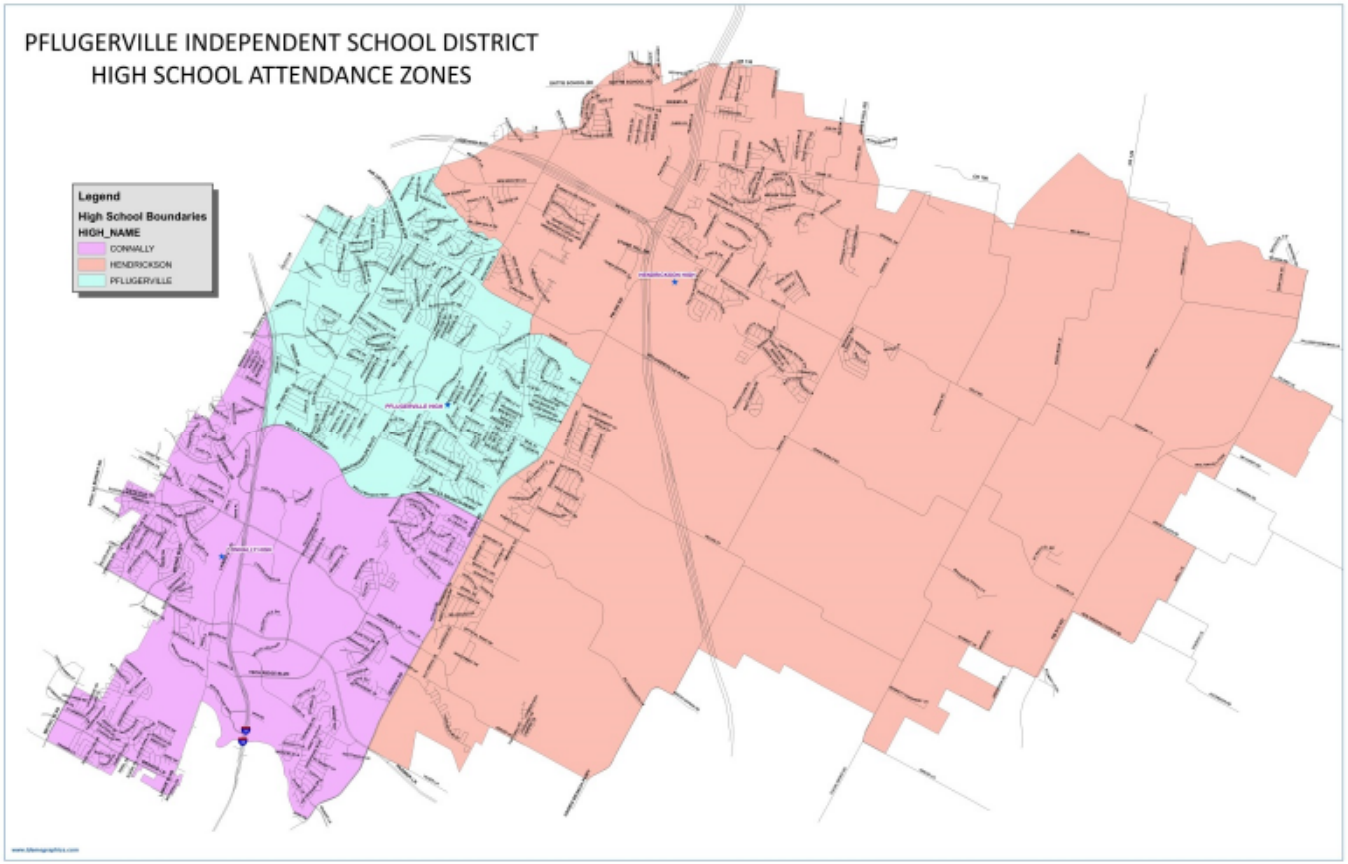
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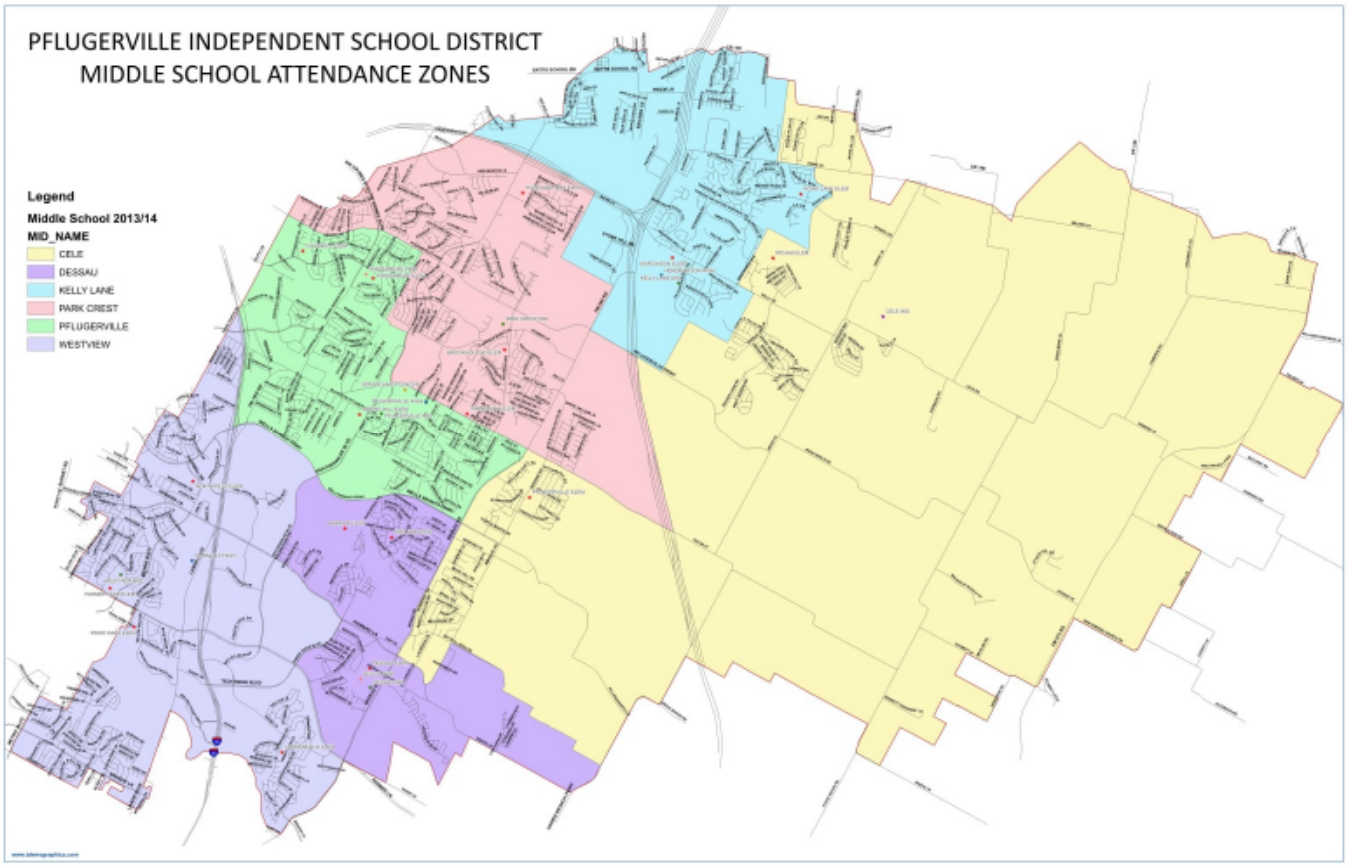
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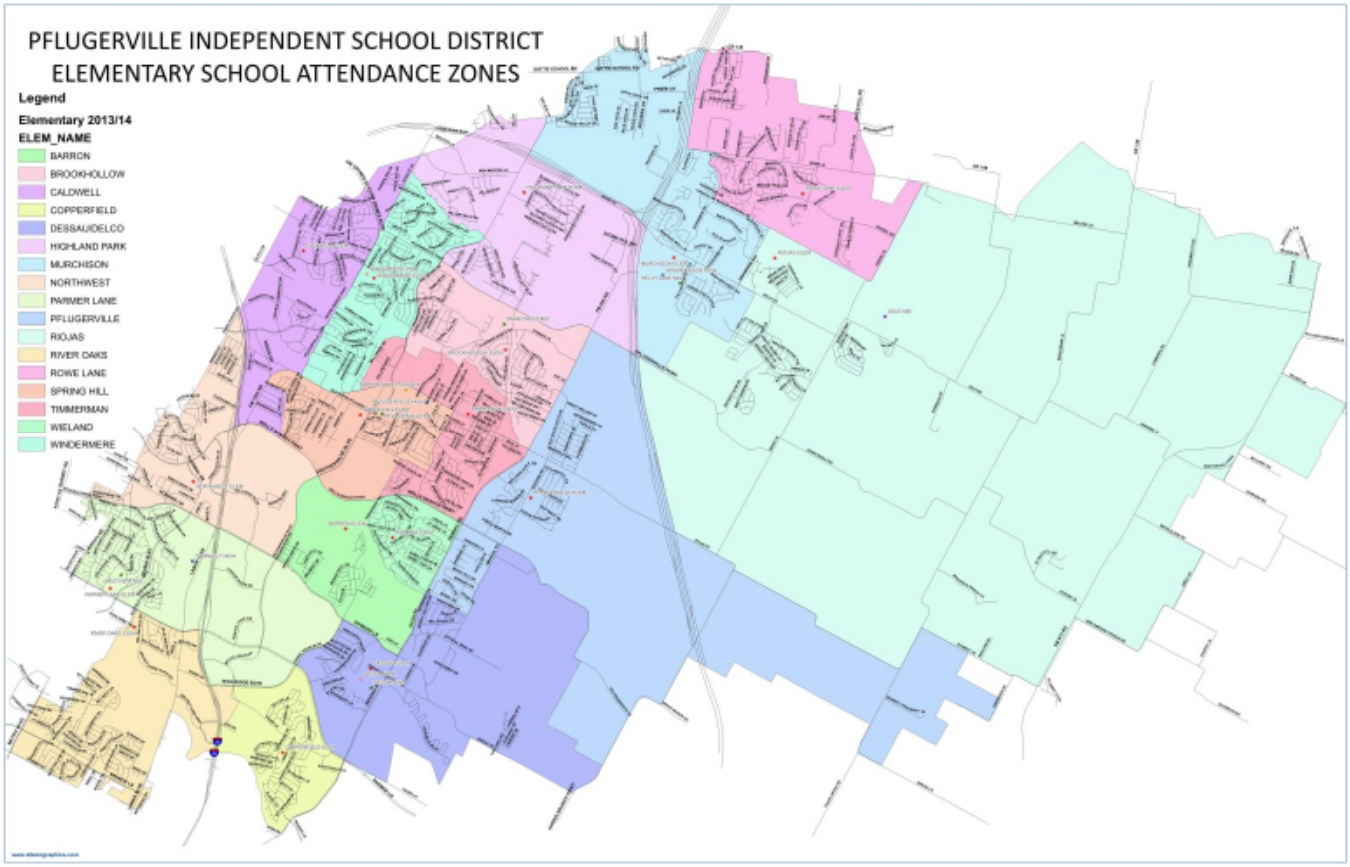
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PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT
HIGH SCHOOL ATTENDANCE ZONES
Legend
High School Boundaries
HIGH_NAME
CONNALLY
HENDRICKSON
PFLUGERVILLE


PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT
MIDDLE SCHOOL ATTENDANCE ZONES
Legend
Middle School 2013/14
MID_NAME
CELE
DESSAU
KELLY LANE
PARK CREST
PFLUGERVILLE
WESTVIEW

BOUNDARY MAPS (2013/14)



High Schools

Connally High School
13212 North Lamar
Austin, Texas 78753
Phone: (512) 594-0800
Profile :: Website :: Map



Pflugerville High School
1301 W. Pecan Street
Pflugerville, Texas 78660
Phone: (512) 594-0500
Profile :: Website :: Map



Hendrickson High School
2905 FM 685
Pflugerville, TX 78660
Phone: (512) 594-1100
Profile :: Website :: Map



PACE
1401-B W. Pecan St.
Pflugerville, TX 78660
Phone: (512) 594-1900
Profile :: Website :: Map

Provan Opportunity Center K-12
1401-A W. Pecan Street
Pflugerville, TX 78660
Phone: (512) 594-3600
Profile :: Website :: Map



Middle Schools

Cele Middle School
6000 Cele Road
Pflugerville, Texas 78660
Phone: (512) 594-3000
Profile :: Website :: Map



Dessau Middle School
12900 Dessau Road
Austin, Texas 78754
Phone: (512) 594-2600
Profile :: Website :: Map



Kelly Lane Middle School
18900 Falcon Pointe Blvd.
Pflugerville, Texas 78660
Phone: (512) 594-2800
Profile :: Website :: Map



Park Crest Middle School
1500 N. Railroad
Pflugerville, Texas 78660
Phone: (512) 594-2400
Profile :: Website :: Map



Pflugerville Middle School
1600 W. Settlers Valley Dr.
Pflugerville, Texas 78660
Phone: (512) 594-2000
Profile :: Website :: Map



Westview Middle School
1805 Scofield Ln.
Austin, Texas 78727
Phone: (512) 594-2200
Profile :: Website :: Map



Elementary Schools

Barron Elementary
14850 Harris Ridge Blvd.
Pflugerville, Texas 78660
Phone: (512) 594-4300
Profile :: Website :: Map



Brookhollow Elementary
1200 N. Railroad Avenue
Pflugerville, Texas 78660
Phone: (512) 594-5200
Profile :: Website :: Map



Caldwell Elementary
1718 Picadilly
Round Rock, TX 78664
Phone: (512) 594-6400
Profile :: Website :: Map



Copperfield Elementary
12135 Thompkins Drive
Austin, Texas 78753
Phone: (512) 594-5800
Profile :: Website :: Map



Delco Primary
12900-A Dessau Road
Austin, TX 78754
Phone: (512) 594-6200
Profile :: Website :: Map



Dessau Elementary
1501 Dessau Ridge Ln.
Austin, Texas 78754
Phone: (512) 594-4600
Profile :: Website :: Map



Highland Park Elementary
428 Kingston Lacy
Pflugerville, Texas 78660
Phone: (512) 594-6800
Profile :: Website :: Map



Murchison Elementary
2215 Kelly Lane
Pflugerville, Texas 78660
Phone: (512) 594-6000
Profile :: Website :: Map



Northwest Elementary
14014 Thermal Dr.
Austin, Texas 78728
Phone: (512) 594-4400
Profile :: Website :: Map



Parmer Lane Elementary
1806 Parmer Ln.
Austin, Texas 78727
Phone: (512)594-4000
Profile :: Website :: Map



Pflugerville Elementary
701 Immanuel Rd.
Pflugerville, Texas 78660
Phone: (512) 594-3800
Profile :: Website :: Map



Riojas Elementary
3400 Crispin Hall Ln
Pflugerville, Texas 78660
Phone: (512) 594-4100
Profile :: Website :: Map



River Oaks Elementary
12401 Scofield Farms Dr.
Austin, Texas 78758
Phone: (512) 594-5000
Profile :: Website :: Map



Rowe Lane Elementary
3112 Speidel Drive
Pflugerville, TX 78660
Phone: (512) 594-6600
Profile :: Website :: Map



Spring Hill Elementary
600 S. Heatherwilde
Pflugerville, Texas 78660
Phone: (512) 594-5400
Profile :: Website :: Map



Timmerman Elementary
700 W. Pecan
Pflugerville, Texas 78660
Phone: (512) 594-4200
Profile :: Website :: Map



Wieland Elementary
900 Tudor House Rd.
Pflugerville, Texas 78660
Phone: 512-594-3900
Profile :: Website :: Map



Windermere Elementary
1101 Picadilly
Pflugerville, Texas 78660
Phone: (512) 594-4800
Profile :: Website :: Map



Windermere Primary
429 Grand Avenue Parkway
Pflugerville, Texas 78660
Phone: (512) 594-5600
Profile :: Website :: Map



DEMOGRAPHICS

Pflugerville ISD currently contracts with Templeton Demographics and receives quarterly updates on student population projections extended out ten years. Following is a summary of the 3Q 2013 report presented to the District by Bob Templeton.

Pflugerville, Texas is a microcosm of the state wide trend of economic stability, job growth, and a strong single-family housing market. These favorable conditions have led to a steady 1%-3% annual growth in the student population of Pflugerville ISD for the past several years. The enrollment for the 2013/14 school year was 23,459 – an increase of 117 students or 0.5% from the previous year. Templeton Demographics considers this low percentage increase to be an anomaly and projects a continued 1%-2% growth in the number of students in the district for the next ten years.

At the elementary school level, the 2013/14 enrollment was 11,278 – a decrease of -125 students from the previous year. Despite this decline, 6 of the 19 elementary campuses currently have a student population that exceeds the maximum capacity of the facility as defined by TEA occupancy requirements. Those campuses are Highland Park, Murchison, Riojas, Rowe Lane, Springhill, and Timmerman. Elementary #20 is on track to open in August 2014 and the District is currently determining the boundary modifications. This new campus will provide relief to Highland Park, Murchison, and Rowe Lane, but will not relieve all of the overcrowded campuses. For the 2014/15 school year, Highland Park, Riojas, and Springhill are projected to continue to operate over capacity. Projections anticipate that by the 2016/17 school year, Dessau Elementary and Rowe Lane will also be operating over capacity and by 2023/24, half of the campuses in the district will be operating over capacity.

At the middle school level, the 2013/14 enrollment was 5,349 – an increase of 52 students from the previous year. One of the six campuses is currently operating over the maximum capacity of the facility as defined by TEA occupancy requirements. Park Crest Middle School is the smallest middle school campus in the district with a capacity of 918 and is projected to not only continue to operate over capacity, but for that space deficit to consistently increase over the next 10 years.

At the high school level, the 2013/14 enrollment was 6,832 – an increase of 185 students from the previous year. One of the 3 campuses is currently operating over the maximum capacity of the facility as defined by TEA occupancy requirements. Hendrickson High School, capacity 2,650, is projected to operate at a dramatically increasing space deficit over the next 10 years with projections of a student body of over 3,000 possibly as soon the 2016/17 school year. Pflugerville High is also projected to exceed capacity starting by 2018/19.

The student population growth trends are strongest east of Highway 130 and this area is expected to continue to support steady single-family home construction. The older central area of Pflugerville is also seeing growth in school-aged residents, possibly due to a transition from older residents to younger families. The southern corridor is also seeing growth with a few large residential developments in the planning stages.

UTILIZATION GOALS

Annually, Pflugerville ISD conducts an in-house analysis of each of the district campuses in terms of utilization rates. The analysis includes review of spaces available, the student populations, and the programs provided at each campus with the intent to assist in reviewing the current year building utilization as compared to expectations of how the instructional program is to be implemented. Below is the summary for the 2012-2013 school year with projections for the 2013-2014 school year:

Under-utilized – less than 75% utilization
Effectively-utilized – 75-95% utilization
Effectively Full – 96-100% utilization
Over-capacity – 100-115% utilization
Relief Needed – more than 115% utilization

2012-13 Campus Utilization Summary

	Current Year Capacity Analysis					Current Year Walkthrough Observations			Next Year Projected Status			
Campus	Total Capacity	Enrollment	Utilization	Current Year Status	Comments	Main Bldg Vacant Rooms	Portable Classrooms	Portable Status	Projected Enrollment	Utilization	Next Year Status	Comments
Barron ES	763	770	101%	Over-capacity					810	106%	Over-capacity	Portables?
Brookhollow ES	707	526	74%	Under-utilized		6*	2	available to move	501	71%	Under-utilized	
Caldwell ES	707	727	103%	Over-capacity	Portables in place	2	4	some available to move	751	106%	Over-capacity	**
Copperfield ES	763	503	66%	Under-utilized		6			510	67%	Under-utilized	
Delco PS	628	540	86%	Effectively Utilized		5			559	89%	Effectively Utilized	
Dessau ES	502	402	80%	Effectively Utilized		4			431	86%	Effectively Utilized	
Highland Park ES	745	767	103%	Over-capacity					787	106%	Over-capacity	Portables?
Murchison ES	786	848	108%	Over-capacity	Reduced instructional program				864	110%	Over-capacity	Portables?
Northwest ES	586	515	88%	Effectively Utilized		1	4	available to move	532	91%	Effectively Utilized	
Parmer Lane ES	651	460	71%	Under-utilized		5	2	available to move	459	71%	Under-utilized	
Pflugerville ES	625	513	82%	Effectively Utilized		1			496	79%	Effectively Utilized	
Riojas ES	645	619	96%	Effectively Full		1			671	104%	Over-capacity	Portables?
River Oaks ES	688	587	85%	Effectively Utilized		1			589	86%	Effectively Utilized	
Rowe Lane ES	767	859	112%	Over-capacity	Portables in place	1	4	not available to move	924	120%	Relief Needed	Additional portables?
Spring Hill ES	670	705	105%	Over-capacity	Portables in place		4	not available to move	719	107%	Over-capacity	**
Timmerman ES	487	523	107%	Over-capacity	Portables in place		4	not available to move	522	107%	Over-capacity	
Wieland ES	667	538	81%	Effectively Utilized		2			570	85%	Effectively Utilized	
Windermere ES	530	491	93%	Effectively Utilized		2	2	used by district staff	473	89%	Effectively Utilized	
Windermere PS	641	477	74%	Under-utilized		5			471	73%	Under-utilized	
						*some rooms used by district staff						**By the numbers these campuses don't show capacity issues but are very close

2012-13 Campus Utilization Summary

Campus	Total Capacity	Enrollment	Utilization	Current Year Status	Comments		Portable Classrooms	Portable Status	Projected Enrollment	Utilization	Next Year Status	Comments
Cele MS	1170								740	63%	Under-utilized	
Dessau MS	1058	1094	103%	Over-capacity	Portables in place; 1 floating teacher		5	available to move	799	76%	Effectively Utilized	
Kelly Lane MS	1142	1227	107%	Over-capacity	Portables in place; 5 floating teachers		2	available to move	943	83%	Effectively Utilized	
Park Crest MS	918	990	108%	Over-capacity	Portables in place; 2.5 floating teachers		6	not available to move	959	104%	Over-capacity	**
Pflugerville MS	1170	1101	94%	Effectively Utilized	Portables in place; .5 floating teachers		4	not available to move	1079	92%	Effectively Utilized	**
Westview MS	946	886	94%	Effectively Utilized	8 floating teachers				841	89%	Effectively Utilized	

Campus	Total Capacity	Enrollment	Utilization	Current Year Status	Comments		Portable Classrooms	Portable Status	Projected Enrollment	Utilization	Next Year Status	Comments
Connally HS	2475	1970	80%	Effectively Utilized					1990	80%	Effectively Utilized	
Hendrickson HS	2650	2401	91%	Effectively Utilized	3 floating teachers				2492	94%	Effectively Utilized	**
Pflugerville HS	2350	2265	96%	Effectively Full	Portables in place; 13 floating teachers		2	not available to move	2222	95%	Effectively Utilized	Geometry in Construction identified as needing space; Additional portables?
						*some rooms used by district staff						**By the numbers these campuses don't show capacity issues but are very close

Although minor variations exist, the district utilization report is generally consist with the trends shown in the demographics thus supporting the identified campuses in need of relief in student populations. The exception is Hendrickson High School which started the 2013/14 year over capacity.

The district currently has 31 campuses, one administration building, and one support services building on properties with addresses in Pflugerville, Texas and Austin, Texas; all of which reside in northeast Travis County. The district owns 10 additional properties ranging from approximately 4 acres to 126 acres. Additionally, at the time of this report, the district is in negotiations for a large acreage site anticipated to be the location of the fourth high school.

Elementary Schools

As shown by the demographic and utilization information above, there exists a clear need for additional facilities at the elementary school level over the next 10 years. The most imminent need is in the Rowe Lane and Riojas zones. One potential strategy is to construct a new 750 student elementary school providing relief to these two campuses. The new school could be built on the existing Cele Middle School site or the district could choose to purchase a new site in the general vicinity of Cele. Based on projections, it is recommended that this strategy be implemented for a fall 2016 opening date.

Even with the opening of Elementary #20, Highland Park Elementary and Spring Hill Elementary are projected to continue to operate over capacity and Timmerman Elementary is projected to hover at or just over capacity for the foreseeable future. Timmerman is the smallest in the district with a maximum TEA capacity of 487 and is also the oldest making it difficult and expensive to maintain, improve, or retrofit. Arguably, the building is no longer adequate for providing the quality of learning environment that the Pflugerville community expects. One potential strategy could be to build a replacement 750 student elementary school either on the same site (demolishing the existing building) or on the currently owned Black Locust 12.49 acre site near Pfennig Lane and Swanson Farms Blvd (providing the option to repurpose the existing building). This new elementary could provide additional capacity for the Timmerman zone, and along with boundary changes to Highland Park, Brookhollow, Timmerman and Spring Hill, could provide relief to Highland Park and Spring Hill. Based on projections, it is recommended that this strategy be implemented by fall 2017, including opening the new replacement elementary school.

Another area of anticipated elementary level capacity issues is the Dessau and Barron zones. Dessau Elementary is the second smallest school in the district with a maximum TEA capacity of 502 students and is projected to exceed that capacity by the 2016/17 school year. Delco Primary is expected to exceed capacity by the 2020/21 school year. Barron Elementary is projected to exceed capacity by the 2021/22 school year. One potential strategy for this area could be to expand both Dessau Elementary and Delco Primary to 750 students. This expansion could bring both campuses in line with the district standard for elementary school campus capacity and provide adequate space to accommodate the projected student populations for the next 10 years. Additionally, with boundary adjustments to Copperfield, Barron, and Dessau, relief could be given to Barron Elementary. Based on projections, the Dessau expansion could be needed by the fall of 2017 and the Barron boundary adjustment and Delco additions could be needed by the fall of 2020 or 2021.

It is also possible that developments in the Dessau and Barron zones could push capacities faster than projected. A second option to this area could be to purchase a 15-20 acre site for a new elementary in the general Dessau/Barron area. A new 750 student elementary in this area along with boundary adjustments to Barron, Dessau, and Copperfield could provide adequate space for all of these zones. Depending on the speed of development in this area, the new school could be needed as soon as 2018 or might not be required until outside of the timeframe of this 10 year master plan.

Current projections also predict that Elementary School #20 could be over capacity as soon as the 2019/20 school year. One potential strategy for this condition could be that boundary adjustments to Highland Park, Brookhollow, Rowe Lane, and Riojas that are part of the strategies mentioned above that could take the need of ES 20 into consideration.

Although not shown in the demographics reports, it is widely believed that the growth in the area of the district east of Highway 130 will continue. That growth may occur in a north-south orientation along the highway or further east in the New Sweden area. The district currently owns a 98.5 acre site in New Sweden that would be adequate for both an elementary school and a middle school, but it may be prudent to look into purchasing additional sites in the east/southeast area of the district.

Middle Schools

At the middle school level, the opening of Cele Middle School provided much needed relief across the district. The only exception is Park Crest Middle School. Given that this is the only campus with a current need for relief, one potential strategy could be to expand the existing building to increase the capacity to 1,200 students. This strategy will bring the campus in line with the district standard for middle school campus capacity and could provide adequate space to accommodate the projected student population for the next 10 years. Additionally, the expansion of Park Crest may impact the projections at the high school level, so the reports would need to reflect any resultant change if this strategy is implemented.

With the expansion of Park Crest, projections show that additional relief may not be required until 2023. Although the need for a new middle school likely will not fall in the timeframe of this master plan, the district may need to have a property strategy for middle school #7 within the next 10 years. That strategy could involve an existing piece of property the district currently owns or may require the purchase of a new piece of land. For the latter, it is important that the district stay in touch with City of Pflugerville staff to stay abreast of development plans. Middle school sites should be located in the vicinity of the elementary schools that will feed them and sites that are 40+ acres in size are more difficult to find with a short purchasing timeframe, particularly if large master-planned community type developments are generated. Such developments might also require a middle school site be included in the planning of the development which would require early discussions between the district and developer.

Although not shown in the demographics reports, it is widely believed that the growth in the area of the district east of Highway 130 will continue. That growth may occur in a north-south orientation along the highway or further east in the New Sweden area. The district currently owns a 98.5 acre site in New Sweden that would be adequate for both an elementary school and a middle school, but it may be prudent to look into purchase an additional middle school site in the east/southeast area of the district.

High Schools

At the high school level, the demographics show the current overcrowding being experienced at Hendrickson High School. With Hendrickson, capacity 2,650, projected to exceed 3,000 students as early as 2016, and the fact that a 2,500 student high school campus will take 2 years to build, the need to proceed with the fourth high school is pressing. At the time of this report, the district is in the design phase for High School #4, but the funding for construction is not in place. In order to have the new campus ready for a fall 2016 opening, the land purchase, design, and a successful bond passage would need to be completed in May 2014. In addition to Hendrickson, this new facility could provide relief to Pflugerville High School which is projected to exceed maximum capacity in 2018/19.

Summary

Demographic projections and student population patterns are a fluid dynamic that must be tracked constantly. Pflugerville ISD is doing just that by contracting with Templeton Demographics for quarterly updates. Based on the latest information available and analysis of potential scenarios, the district may wish to look into the following property acquisitions over the 10 year timeframe of this master plan:

- New elementary school site in the general vicinity of Cele Middle School
- New elementary school site(s) in the east/southeast portion of the district (east of Highway 130).
- New elementary school site in the Dessau/Barron area.
- New middle school site in the east/southeast portion of the district (east of Highway 130).

The recommended site size for a new elementary school is 15-20 acres and for a new middle school is 30-40 acres. Sites should have moderate topography and limited tree coverage if possible. Consideration and analysis should be given to adjacency to the neighborhoods served, safe paths of travel, and neighboring facilities that are appropriate in close proximity to a school.

TECHNOLOGY PLAN SUMMARY AND GOALS

After internal analysis found that the district technology systems were not progressing with evolving needs and product improvements, the PISD Technology Advisory Committee was formed in May 2011 and consists of 57 members, including district IT staff and representation from every campus in the district. The direction of the committee is guided by the goals of the School Board and Superintendent with a commitment to:

- Assuring that PISD's technical and security systems are intact so that students can access technology in a safe environment.
- Online development courses on cyber safety and required state training will provide assistance in understanding how to fully develop a safe and nurturing environment.
- Equitable access to tools in every classroom will ensure that all students will be capable of using interactive content and systems.
- Implementation of online student enrollment, email to parents, and mass telephone communications will ensure ease of access to information regarding PISD's students.
- Annually reviewing current and future technologies and associated costs that will impact bond and maintenance and operations funding.

With a vision of making technology integral to teaching and learning, a mission of providing adequate technologies with appropriate usage, and a philosophy that technology can positively impact the abilities of teachers and students, the committee set forth to create a three year technology plan to guide the district toward improving technology systems.

Various technology needs were identified in the areas of teaching and learning/professional development, administration and support, and infrastructure. The result of the analysis and discussions is a detailed and thorough three-year technology plan for implementation from 2012 thru 2015 that was approved by the School Board for implementation. The plan includes clear objectives, timelines, assignment of responsibility, and related costs and has been updated as recently as August 2013. The total cost of the plan is estimated at $20,416,824.00 to be financed through a combination of local, IMA, and bond funding sources and includes four goals broken down into 18 objectives which include a total of 54 strategies. Each objective is categorized as teaching and learning, educator preparation and development, leadership, administration and support, or infrastructure for technology and each strategy includes a specific deadline and person responsible. According to the August 2013 update, 12 of the strategies are complete and 19 are in progress with all strategies on or ahead of schedule.

MAINTENANCE AND OPERATIONS SUMMARY AND GOALS

The Pflugerville ISD Facilities and Support Services Department has outlined the following goals for existing facilities and new construction where feasible:

- Reduce Utility Usage 5% per year.
- Reduce Work Order lead time by 5%.
- Tour every campus at least once per semester.
- Support the District's vision and mission through operations that are effective, efficient and accountable by semi-annual facility assessment involving all Support Services departments and campus administration. All departments will participate in a minimum of 95% of the assessments.
- Start a Copy Center with online submission and printing available.
- Start a recycling and composting program.
- Build a Net Zero Ready school.
- Use Geothermal HVAC.
- Review Document Retention policy to keep only what is needed and to dispose of items as soon as legally possible.

TRANSPORTATION SUMMARY AND GOALS

The Pflugerville ISD Transportation department strives to provide safe, efficient, and adequate transportation services to the students of the district. The current district policy follows the recommendations of the Texas Association for Pupil Transportation including a policy to provide transportation to elementary students that either reside outside of a 2-mile radius of the school they attend or who do not have a safe route to their school. PISD does an analysis of hazardous routes annually every Spring. The district has seen a general decline in hazardous routes in the district as the city continues to grow and develop, but as new campuses are provided in more rural areas, an increase in hazardous routes could be seen.

The district currently leases all buses with a requirement that all buses are zero-emission vehicles. None of the current buses are older than 2008 models and every bus is equipped with GPS and video cameras. The district is not currently affiliated with a fuel cooperative, PISD does partake in a benchmarking program hosted by Region IV that collects and analyzes fuel usage data from districts around Texas. The district conducts pre-trip inspections with Zonar which allows issues to be uploaded directly to the maintenance shop as soon as the inspector inputs them. The district has migrated from double-tier to triple-tier routes which decreased the overall number of routes from 115 to 69 allowing the transportation department to continue operate within its given budget.

The district currently utilizes the Transfinder online routing software which allows parents to input their address and determine if transportation services are provided to their area along with Versatrans for overall transportation management.

The goals of the transportation department are as follows:

- Create an online registration where all students in the district must sign up and identify if they will need bussing, including new students.
- Create a satellite transportation facility to limit deadhead miles and provide amenities currently lacking at the existing facility (wash bay, filtration).

Barron Elementary School





Barron Elementary is one of the district's newest schools having opened in 2012 just east of the IH-35 corridor. It fronts on Harris Ridge Blvd on 12 1/2 acres facing to the Northeast in an area of the district that's only partially developed. Being a relatively new school, most of the campus is in very good condition and is representative of what the district plans to build in its next schools. Since this area is projected to grow, campus enrollment here is projected to exceed capacity quickly and the district should have plans to accommodate that growth. This school has no significant capital items at this time.

BARRON ELEMENTARY SCHOOL 18450 Harris Ridge Blvd. Pflugerville, TX 78660	
Facility #	119
Year Built	2012
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	86,899
Grades Served	PK-5
Current Enrollment (2013/14)	702
Approx. Capacity	763
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$150.00
2. Accessibility	Good	$28,000.00
3. Site Playgrounds	Good	$0
4. Building Envelope Systems	Good	$0
5. Roofs	Good	$0
6. Door, Frames, and Hardware	Good	$0
7. Interior Finishes	Good	$12,000.00
8. Restrooms	Good	$0
9. Food Service	Good	$49,324.00
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$0
13. Site – Civil	Good	$0
14. Structural Systems	Good	$24,700.00
15. Mechanical Systems	Good	$0
16. Commissioning	Good	$30,414.65
17. Electrical Systems	Good	$0
18. Plumbing Systems	Good	$0
19. Energy Systems and Controls	Good	$245,000.00
20. Life Safety – Low Voltage Systems	Good	$0
21. Fire Sprinklers	Good	$0
22. Vertical Circulation	Good	$0
23. Security Systems and Design	Good	$0
24. Administration and Maintenance Departments	Good	$0
25. Educational Adequacy	Good	$0
CAMPUS TOTAL		$389,588.65

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Barron Elementary School resides on a 12.53 acre site located in the City of Austin ETJ and Travis County Jurisdiction. The site is a gently sloping tract that falls from north to south. This school was recently constructed and completed in 2012. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are currently 7 handicapped spaces and 167 parking spaces for a total of 174 parking spaces. The water quality pond and detention pond are offsite and not a part of District maintenance. The ponds are maintained by the developer of the subdivision.

Drainage Conditions:

1. All drainage conditions on site are rated good.

Parking and Pavement Conditions:

1. All parking and pavement conditions are rated good.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a mix of brick, concrete block and stone veneers, aluminum windows and insulated glass, and plaster soffits. The exterior envelope is in good condition and requires no work.

BUILDING CONDITION: EXTERIOR



Gym



Playground

BUILDING CONDITION: EXTERIOR

Roof
1. No deficiencies noted.

Exterior walls
1. No deficiencies noted.

Exterior windows
1. No deficiencies noted.

Soffits
1. No deficiencies noted.

Canopies
1. No deficiencies noted.

Playgrounds
1. No deficiencies noted.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT, ceramic and carpet floor tiles, exposed concrete floors, painted drywall and CMU walls, ceramic wall tiles, and lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Cafetorium Stage



Music Room



Library

BUILDING CONDITION: INTERIOR

FINISHES

Classrooms
1. Rolled carpet in room 208 is in fair condition and will need to be refurbished.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Fine Arts
1. Base at the stage is in poor condition and will need to be replaced.
2. Boards at the stage steps are loose and need to be replaced.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

Support
1. No deficiencies noted.

DOORS, FRAMES, & HARDWARE

Exterior
1. No deficiencies noted.

Interior
1. No deficiencies noted.

CASEWORK

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. No deficiencies noted.

ADA/TAS DEFICIENCIES

1. No handrail at the Cafetorium stage steps.
2. No drinking fountains in the Cafetorium
3. No handrails at the Music room risers.
4. Computer station desk heights are too high at the Library.
5. Paper towel dispenser mounting height is non-compliant at Workrooms.

BUILDING CODE DEFICIENCIES

1. No fire extinguishers in Science Lab 307.

Mechanical Systems

The mechanical System at Barron Elementary School is in new and is in good condition. There are no deficiencies to report.

Electrical Systems

The electrical System at Barron Elementary School is in new and is in good condition. There is room for expansion in the MSB and the panels on the campus. If computers are added to the campus it is recommended that computer panels with TVSS and isolated ground be added to the current system.

Lighting Systems

The lighting system is in good condition with no deficiencies to report.

Plumbing Systems

The plumbing fixtures are in good condition and there are no deficiencies to report.

The building is sprinkled.

Fire Alarm

The fire alarm system is in good condition with adequate coverage. The recommended service life of the fire alarm system is 12 years.

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. No deficiencies noted.

ENGINEERING REPORT - STRUCTURAL

STRUCTURE

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

If any modification to the Structurally Suspended Slab areas is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

If any modification to the Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Brookhollow Elementary School

Huckabee



Brookhollow Elementary opened in 1995 and is in the northern portion of the district just west of the Hwy130 Toll Road. The campus faces to the east on N Railroad Ave and is surrounded by residential property on all sides. Approaching 20 years in age, this campus needs sizable HVAC work within the next 3 years as well as a replacement of its roofing system. The significant near-term capital items include a 4-classroom addition, roof replacement, interior finish work, new playgrounds, HVAC work, and transitioning to the District standard energy management system.

BROOKHOLLOW ELEMENTARY SCHOOL 1200 N. Railroad Ave. Pflugerville, TX 78660	
Facility #	108
Year Built	1995
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	66,512
Grades Served	K-5
Current Enrollment (2013/14)	554
Approx. Capacity	707
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$12,000.00
2. Accessibility	Good	$22,000.00
3. Site Playgrounds	Poor	$150,000.00
4. Building Envelope Systems	Fair	$466,164.00
5. Roofs – (2015)	Poor	$1,250,000.00
6. Door, Frames, and Hardware	Poor	$110,000.00
7. Interior Finishes	Poor	$1,000,000.00
8. Restrooms	Poor	$525,000.00
9. Food Service	Good	$0
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$400,000.00
13. Site – Civil	Fair	$200,000.00
14. Structural Systems	Good	$22,900.00
15. Mechanical Systems	Fair	$1,410,000.00
16. Commissioning	Good	$23,279.00
17. Electrical Systems	Poor	$102,500.00
18. Plumbing Systems	Good	$30,000.00
19. Energy Systems and Controls	Fair	$285,000.00
20. Life Safety – Low Voltage Systems	Good	$99,768.00
21. Fire Sprinklers	N/A	$182,908.00
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$32,000.00
24. Administration and Maintenance Departments	Good	$21,500.00
25. Educational Adequacy	Fair	$1,020,000.00
CAMPUS TOTAL		$7,365,019.00

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

Brookhollow Elementary School resides on a 12.93 acre site located in the City of Pflugerville Jurisdiction. The site is a somewhat flat tract that falls from north to south. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are currently 7 handicapped spaces and 113 parking spaces for a total of 120 parking spaces. The water quality pond and detention pond are onsite and a part of District maintenance. The ponds are not fenced but are not very deep only 1 to 2 foot in depth.

Drainage Conditions:

1. No underdrains installed at playground.

Parking and Pavement Conditions:

1. Visible degradation of expansion joint material in sidewalk areas and at back of curb.
2. There is a large crack in the east wing sidewalk at the drop off area.
3. Visible degradation of expansion joint material in concrete paving.
4. Visible degradation of expansion joint material in courtyard wall where it connect to curb and gutter.
5. Fatigue cracking over all sections of asphalt paving.
6. Full depth cracks in concrete curb around site.
7. Incorrect slopes at transition between sidewalk and ramp for playground surface.
8. Large patch at bus drive asphalt failing creating pot hole.
9. Stormwater is ponding at the south side parking lot on the asphalt.



Ponding water on the asphalt at Brookhollow ES south side of parent parking lot.



Fatigue cracking with failing patch at Brook Hollow ES This occurs at some of the older schools.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a brick veneer, aluminum windows and insulated glass, and plaster soffits.



Efflorescence at Library



Typical Window Sill Condition



Typical Weep Condition

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Veneer at all windows needs cleaning due to mold and water stains.
3. Control joints and expansion joints are in poor condition and need new sealant.
4. No through-wall flashing observed at foundation or lintels.
5. All steel lintels need to be repainted.
6. Cracks in veneer at Room 109.
7. Effflorescence at Rooms 107, 211, 302, 409 & Library.

Exterior windows

1. All window sills are flat and do not properly drain water.
2. Sealant around all windows needs to be replaced.

Soffits

1. No deficiencies noted.

Canopies

1. No deficiencies noted.

Playgrounds

1. Back playground has no accessible pathway. A curb ramp in the sidewalk is needed.
2. Equipment at both playgrounds is in poor condition.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x4 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Classroom



Cafeteria



Corridor



Library



Administration

FINISHES

Classrooms
1. VCT in rooms 108, 108A, and 112 are in fair condition and will need to be replaced.
2. Rolled carpet throughout all classrooms is in fair condition and will need to be replaced.
3. Paint on gypsum wall board in all classrooms is in fair condition and will need to be refurbished.
4. 2x4 lay-in ceilings in all classrooms is in fair condition and will need to be replaced.
5. Water stains were observed on ceiling tiles in rooms 211, 212 and 310.

Library
1. Carpet in the Library Office is in fair condition and will need to be replaced.
2. VCT in the Library IDF room is in fair condition and will need to be replaced.
3. Paint on gypsum board walls in the Library Office, Storage and IDF room is in fair condition and needs to be refurbished.
4. 2x4 lay-in ceilings in the Library and IDF room are in fair condition and will need to be replaced.

Physical Education
1. Moisture Resistant Carpet in the Gymnasium is in poor condition and needs to be replaced.
2. Gymnasium base tiles are chipped.
3. Wall padding in the Gymnasium is in poor condition and needs to be replaced.
4. Basketball goals and padding are in poor condition and need to be replaced.

Fine Arts
1. Wood flooring at the stage is in fair condition and will need to be refurbished.
6. Rolled carpet and VCT in the Music storage Room are in fair condition and will need to be refurbished.
7. Paint on CMU walls at the Stage is in fair condition and will need to be replaced.
8. Paint on gypsum wall board in the Music Room closet is in fair condition and will need to be replaced.
9. The handrail at the stage ramp is in fair condition and needs to be reattached and repainted.

Cafetorium/Kitchen
1. Ceramic Tile flooring in the Serving Line and Cafeteria are in fair condition and will need to be replaced.
2. Quarry Tile flooring in the Kitchen is in fair condition and will need to be replaced.
3. Painted concrete flooring in the Cafeteria Custodian room is in poor condition and needs to be refurbished.
4. VCT flooring in the Cafeteria Storage Room is in poor condition and needs to be replaced.
5. Painted CMU walls in the Serving Line, Kitchen and Custodian Room are in poor condition and needs to be refurbished.
6. 2x4 Lay-in Ceilings in the Kitchen, Serving Line and Cafeteria Custodian Room are in poor condition and need to be replaced.
7. 2x4 Lay-in Ceiling in the Cafeteria is in fair condition and will need to be replaced.

Administration
1. 2x4 Lay-in ceilings throughout the reception room, staff offices and lounge are in fair condition and will need to be replaced.

Corridors
1. Ceramic tile flooring throughout the main corridor is in fair condition and will need to be replaced.
2. Ceramic tile and VCT flooring throughout the classroom corridors is in fair condition and will need to be

replaced.
3. Plastic Laminate panels throughout the classroom corridors are in fair condition and will need to be replaced.
4. 2x4 Lay-in ceiling throughout all corridors is in fair condition and will need to be replaced.

Restrooms
1. Toilets in the classroom corridors are in fair condition and will need to be replaced.
2. Toilets in the Main corridor restrooms are in poor condition and need to be replaced.
3. Urinals in the Main corridor restrooms and Classroom corridor restrooms are in fair condition and will need to be replaced.
4. Lavatories in the Main corridor restrooms are in poor condition and will need to be replaced.
5. Ceramic tile flooring in the Boys Main corridor Restroom and all Classroom corridor restrooms are in fair condition and will need to be replaced.
6. Ceramic tile wall covering and Painted CMU walls in the Main girls restroom is in fair condition and will need to be replaced.
7. 2x4 lay-in ceiling tile in the Main corridor restrooms is in poor condition and will need to be replaced.
8. 2x4 lay-in ceiling tile in the Main corridor restrooms is in poor condition and will need to be replaced.

Support
1. Painted concrete floors in all custodial, mechanical and electrical rooms are in fair condition and will need to be refurbished.
2. Paint on CMU walls in all custodial, mechanical and electrical rooms is in fair condition and will need to be refurbished.
3. 2x4 Lay-in ceiling tiles Paint on CMU walls in all custodial, mechanical and electrical rooms are in poor condition and will need to be replaced.
4. Toilets in the Men's and Women's Restrooms are in fair condition and will need replacement.
5. Lavatories in the Men's and Women's Restrooms are in fair condition and will need replacement.
6. Plastic laminate toilet partitions in the Men's Restroom are in fair condition and will need replacement.
7. Plastic laminate toilet partitions in the Women's Restroom are in poor condition and need replacement.
8. Ceramic floor and wall tile in the Men's and Women's Restrooms are in fair condition and will need replacement.

DOORS, FRAMES, & HARDWARE

Exterior
1. Replace (1) storefront door and frame.
2. Replace (4) hollow metal doors and frames.

Interior
1. Replace (3) wood doors and hollow metal frames.
2. Replace (8) wood doors and repaint frames.
3. Refurbish (73) wood doors and repaint frames.
4. Replace serving line motorized, coiling door.

CASEWORK

Classrooms
1. Casework throughout all classrooms is in fair condition and will need to be replaced.

Library
1. Library casework is in fair condition and will need to be replaced

Physical Education
2. No deficiencies noted.

Fine Arts
1. Casework in the Music Room is in fair condition and will need to be replaced

Cafetorium/Kitchen
2. No deficiencies noted.

Administration
2. Casework in the Nurse's office and Lounge are in fair condition and will need to be replaced.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx.. 2,600sf, the existing Library is undersized. For the maximum school capacity of 707 students, the TEA required size is 3,690sf.
2. Pre-K and K Classrooms 101, 103, 104, 106, and 108 are under the TEA minimum of 800sf.
3. Computer Lab 202 is under the TEA minimum of 900sf.

ADA/TAS DEFICIENCIES

1. Door to the Gym Storage Room does not have the 12" clear on the push side.
2. All of the drinking fountains in the Corridors do not have adequate approach clear floor space.
3. The toilet stalls in the following restrooms are inadequately sized – Boys near the Gym, 100 wing Boys, 300 wing Girls
4. The toilet stalls are inadequately sized and grab bars are missing in the alternate stalls in the following restrooms – Boys near the Gym, 100 wing Boys, 300 wing Boys, 300 wing Girls
5. The urinals in the 300 wing Boys restroom are non-compliant.
6. The water closets in the following restrooms do not fall within the 16"-18" distance from the centerline to adjacent wall – Admin Men, Admin Women, 100 wing Boys, 100 wing Girls
7. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. The handrails at the Stage are in fair condition and will need refurbishment.
2. Missing handrails at Music tiered seating.
3. The distance between the two exits off of the Stage are too close.
4. The flooring material at the Stage ramp and Main Corridor are not non-slip/textured.

Mechanical Systems

The mechanical system at Brookhollow Elementary School consists of Lennox and Carrier split systems, a hot water/direct expansion split system with heating water boilers serving the gym and makeup air units. The control system serving the campus is Novar.

The split systems and one make-up air unit were replaced in 2010 and are in good condition. The hot water/direct expansion split system serving the gym is original to the building with a manufacture date of 1994. This unit is beyond its recommended service life. It is recommended that this unit be replaced. The remaining three make-up air units are in poor condition and need to be replaced.

Electrical Systems

Brookhollow Elementary School is served by a 1600 amp 480/277V 3 phase General Electric MSB in good condition. The MSB has approximately 2700 Amps of breakers already in the panel with little room for expansion. The remaining panels are primarily General Electric, in good condition with little room for expansion. The computers are fed from a panel with TVSS and isolated ground power. The computer panel has space for 30 computers. If more than 30 computers are to be added to the system, it is recommended that the service be upsized and additional computer panels be added.

There are currently six panels and one transformer on the roof that serve the HVAC system that are in poor condition. They are beginning to corrode badly, and it is recommended that they be replaced.

Lighting Systems

The lighting system is primarily composed of T12 fixtures. It is recommended that these be replaced.

Plumbing Systems

The plumbing system consists of floor mount water closets, wall mount lavatories, floor mount urinals and wall mount water coolers. The valves are all manual. The lavatories, water closets, and urinals are in good condition.
The water coolers are in fair condition.
The water heaters are in good condition
The building is not sprinkled.

Fire Alarm

The fire alarm system at Brookhollow ES is a Notifier and is in good condition with adequate coverage.

Deficiencies

- Replace gym split system
- Replace boilers serving gym split system
- Replace three make-up air units
- Upsize MSB and add computer panels to allow for technology expansion if more than 30 computers will be added
- Replace 6 roof mounted panels and transformer
- Replace T12 Bulbs in light fixtures throughout the building.
- Provide Fire Protection to the building.



Notifier Fire Alarm Panel



Computer Panels with TVSS



Main Switchboard



Boilers



Roof system installed approximately 2001

1) Approximate square footage 69,724
2) System installed appears to be a two ply modified bitumen over rigid board insulation.
3) Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.
4) Current continual conditions will require the roof to be overlaid or replaced within the next 3-4 years.
5) Replacement by year 2015
    a. Overlay: $420,000.00
    b. Total Reroof: $ 1,250,000.00
    *cost in 2014 dollars



Overview of the Facility



Edge Repairs at roof edge.



Overview of roof and ponding water area



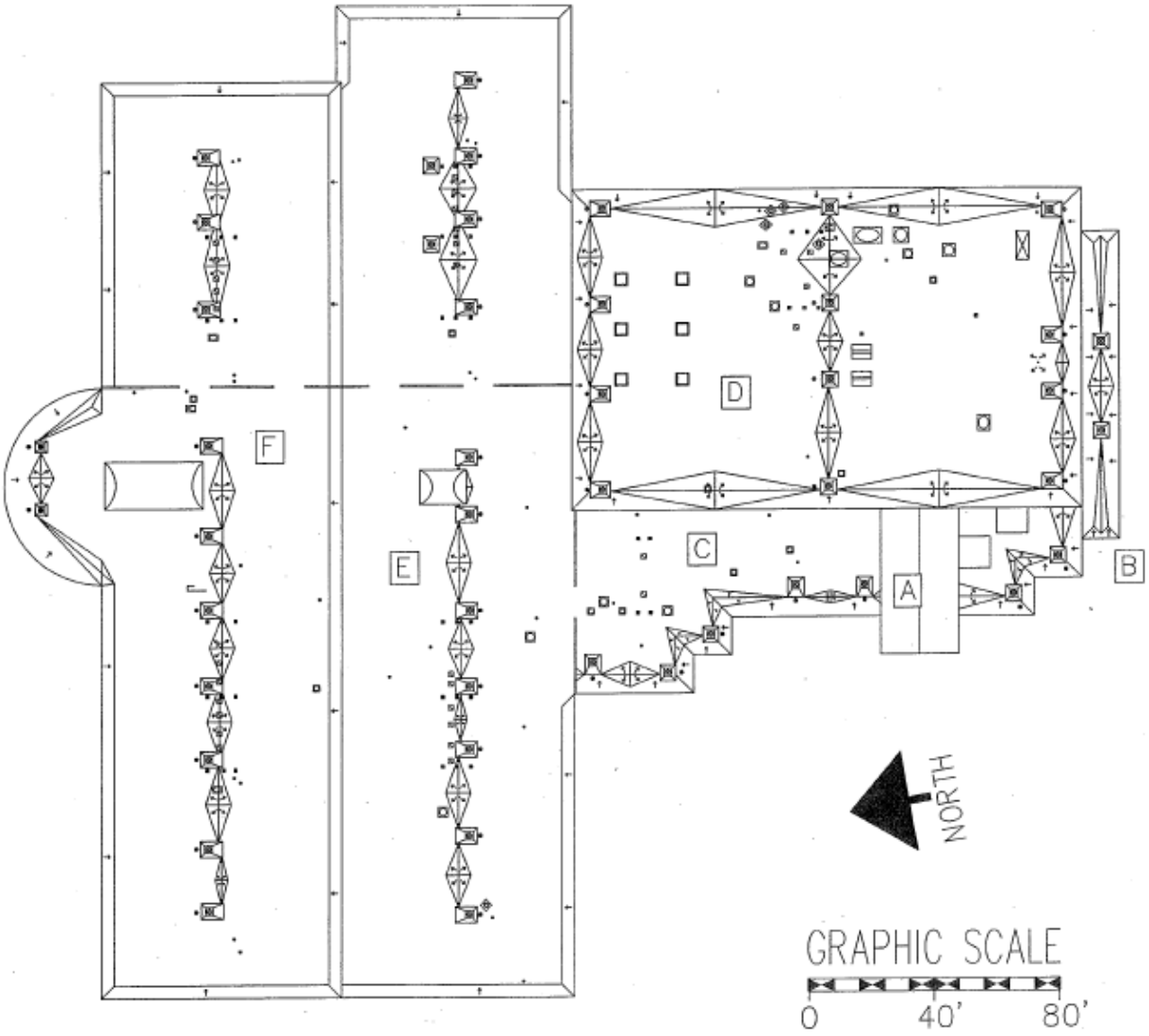
Degraded roof system at the roof hatch



Repairs at the roof to rise wall juncture.



Overview of degraded roof system.


F
E
D
C
A
B
NORTH
GRAPHIC SCALE
0
40'
80'

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. No deficiencies noted.

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Caldwell Elementary School

Huckabee



Caldwell Elementary is in the northwestern portion of the district just east of IH-35.The site is comprised of 12.3 acres and the school fronts on Picadilly Dr. This area of the district has residential property to the east of the school and light industrial property to the west. It opened in 2002 and is currently slightly above capacity with several classroom portables supporting the enrollment. Significant near-term capital expenditure items include a 4-classroom addition, interior finish work, and transitioning to the District standard energy management system..

CALDWELL ELEMENTARY SCHOOL 1718 Picadilly Dr. Round Rock, TX 78664	
Facility #	114
Year Built	2002
No. of Buildings	1
No. of Portables	2
Approx. Total Square Footage	73,007
Grades Served	K-5
Current Enrollment (2013/14)	652
Approx. Capacity	707
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$35,000.00
2. Accessibility	Good	$40,000.00
3. Site Playgrounds	Good	$0
4. Building Envelope Systems	Fair	$550,000.00
5. Roofs – (2018)	Good	$1,400,000.00
6. Door, Frames, and Hardware	Good	$20,000.00
7. Interior Finishes	Fair	$1,000,000.00
8. Restrooms	Good	$7,000.00
9. Food Service	Good	$0
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$16,000.00
12. TEA Standards	Good	$300,000.00
13. Site – Civil	Good	$100,000.00
14. Structural Systems	Good	$23,500.00
15. Mechanical Systems	Fair	$1,235,000.00
16. Commissioning	Good	$26,000.00
17. Electrical Systems	Fair	$50,000.00
18. Plumbing Systems	Good	$15,000.00
19. Energy Systems and Controls	Fair	$285,000.00
20. Life Safety – Low Voltage Systems	Fair	$109,511.00
21. Fire Sprinklers	Good	$0
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$50,875.00
24. Administration and Maintenance Departments	Good	$28,500.00
25. Educational Adequacy	Fair	$1,003,600.00
CAMPUS TOTAL		$6,294,986.00

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Caldwell Elementary School resides on an 8.73+/- acre site located in the City of Austin Jurisdiction. The site is a somewhat flat tract that falls from north to south. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are currently 5 handicapped spaces and 137 parking spaces for a total of 142 parking spaces. The water quality pond and detention pond are offsite and the responsibility of others for maintenance.

Drainage Conditions:

1. No underdrains installed at playground.

2. Water ponding in grass near flagpole.

3. No ADA pathway for playground on north side

Parking and Pavement Conditions:

1. Visible degradation of expansion joint material in sidewalk areas and at back of curb.

2. Visible degradation of expansion joint material in concrete paving.

3. Visible degradation of expansion joint material in courtyard wall where it connect to curb and gutter.

4. Incorrect slopes at transition between sidewalk and ramp for playground surface.

5.. No ADA parking in West side lot.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a mix of brick, concrete block and stone veneers, aluminum windows and insulated glass, and plaster soffits.



Typical Window Sill Condition



Typical Weep Condition

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Veneer at all windows needs cleaning due to mold and water stains.
3. Control joints and expansions joints are in poor condition and need new sealant.
4. No through-wall flashing observed at foundation or lintels.
5. Efflorescence in the veneer observed at northeast corner of building.

Exterior windows

1. All window sills are flat and do not properly drain water.
2. Sealant around all windows needs to be replaced.

Soffits

1. No deficiencies noted.

Canopies

1. No deficiencies noted.

Playgrounds

1. No deficiencies noted.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Cafetorium Stage



Student Restroom



Non-compliant Drinking Fountain



Administration

FINISHES

Classrooms
1. VCT in room 201A is in fair condition and will need to be replaced.

Library
1. No deficiencies noted.

Physical Education
1. Rolled Carpet at the Gym and Gym Office is in poor condition and needs to be replaced.
2. Paint on CMU walls in the Gym is in poor condition and needs to be refurbished.
3. Basketball wall padding in the Gym is in poor condition and needs to be replaced.
4. Tectum ceiling panels in the Gym are in poor condition and need to be replaced.

Fine Arts
1. Wood flooring at the Stage is in fair condition and will need to be replaced.
2. Rolled carpet and VCT in the Music Room is in fair condition and will need to be replaced.

Cafetorium/Kitchen
1. Ceramic Tile in the serving line is in
2. Poured synthetic flooring in the Kitchen and Cafeteria storage are in poor condition and need to be replaced.
3. Painted CMU walls in the Kitchen, Cafeteria and Cafeteria storage are in fair condition and will need to be refurbished.
4. Cracking was observed on the CMU walls in the Kitchen, Cafeteria, and main Mechanical Room.
5. 2x2 Lay-in ceiling tile in the Serving Line is in fair condition and will need to be replaced.
6. 2x2 Lay-in ceiling tile in the Kitchen is in poor condition and needs to be replaced.

Administration
1. Paint on gypsum wall board in the Teachers' Workroom, Lounge and Conference Room is in fair condition and will need to be refurbished.

Corridors
1. Ceramic tile flooring in the Main Entrance Corridor is in fair condition and will need to be replaced.
2. Plastic laminate wall panels in the Main Classroom Corridor and 300-400 Corridor are in fair condition and will need to be replaced.

Restrooms
1. No deficiencies noted.

Support
1. Painted concrete flooring in the main Electrical and Mechanical rooms are in poor condition and need to be refurbished.

DOORS, FRAMES, & HARDWARE

Exterior
1. Replace (5) hollow metal doors and repaint frames.

Interior
1. Replace (7) wood doors and hollow metal frames.
2. Replace (2) wood doors and repaint frames.
1. Refurbish (8) wood doors and repaint frames.

CASEWORK

Classrooms
1. Casework in rooms 100, 200B and 201 is in fair condition and will need to be replaced.
2. Casework in rooms

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Fine Arts
1. The folding partition wall at the Stage is not in working condition.
2. Painted metal handrails at the Stage ramp are in fair condition and need to be refurbished.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx. 2,600sf, the existing Library is undersized. For the designed maximum student capacity of 707 students, the TEA required size is 3,620sf.

ADA/TAS DEFICIENCIES

1. The Music Storage room does not have an approach/enter/exit accessible path.
2. The drinking fountains at the Girls Restroom near the Gym do not have the required approach clear floor space.
3. The following restrooms do not have compliant alternate stalls – Boys near the Gym, 100 wing Boys, 300 wing Boys.
4. At the 300 wing Boys restroom, the water closet does not fall within the 16"-18" dimension from centerline to the adjacent wall and the height of the flush controls do not fall within the 15"-44" range.
5. The urinals in the 300 wing Boys restroom are not compliant.
6. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. Missing handrails at Music tiered seating.
2. The handrails at the Stage are in fair condition and will need to be refurbished.
3. The IDF and Electrical Closets in the 400 wing exit through rooms not allowed by code (Janitor and Storage, respectively).
4. The second exit out of the Main Electrical Room is through a room not allowed by code (Storage).
5. The Storage Room off of the Main Electrical Room exits through more than one intervening room.

Mechanical Systems

The mechanical systems at Caldwell Elementary School consist of Lennox and Aaon direct expansion packaged gas/electric rooftop units. Venmar make-up air units on the roof provide make-up air the classroom packaged rooftop units. All units were installed in 2002 and are in moderate condition. The building EMCS is a Novar control system.

The packaged gas/electric rooftop units and the makeup air units are approximately 11 years old. The recommended service life for this equipment is 15-20 years, so it is recommended it that they be replaced by year 2017. The gas piping serving the rooftop units is in moderate to poor condition and may need to be replaced before the units. If not replaced, the piping should be replaced when the new rooftop units are installed. The condensate piping is in moderate condition and should also be replaced when the new units are installed.

Electrical Systems

Caldwell Elementary School is served by one electrical service. The main switch board (MSB) is a Siemens 2000 amp, 480Y/277V 3 Phase board. The MSB was manufactured in 2002 and is in moderate condition. The building is served by Siemen Panels which appear to be in fair condition and without much room for expansion.

The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition, but do not appear to have adequate room for expansion if a large number of computers are added to the campus.

Lighting Systems

The lighting system is in good condition and is primarily composed of T8 lamps with electronic ballasts.

The parking lots and entry areas are equipped with pole lighting and canopy lighting with wall pack lights surrounding the building.

Plumbing Systems

The plumbing system consists of Crane and Pro Flow wall mount urinals with floor drains and no flush valves. The water closets are Crane and Pro Flow floor mounted fixtures with manual flush valves. The lavatories are wash stations with automatic control. The electric water coolers are wall mounted and manufactured by Elkay. The systems appear to be in moderate condition.

The building is sprinkled.

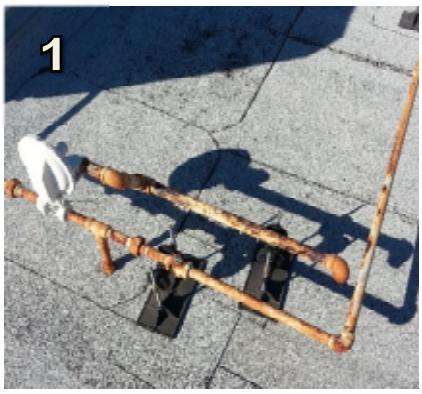
There are three water heaters at the facility. The main water heater is a PVI, 250 gallon unit. The other two are State Patriot units, one unit has a 10 gallon tank and the other one has a 30 gallon tank. All three units appear to be in moderate condition and are recommended to be replaced in the next five years.

Fire Alarm

The fire alarm system at Caldwell was manufactured by Gamewell Worldwide in 2002 and appears to be reaching the end of its useful life. It is recommended that the fire alarm panel be replaced in the next two years. There appears to be a sufficient amount of smoke detectors and strobes throughout the facility which provides adequate coverage to the campus.

Deficiencies

- Replace RTUs Make-up Air units by 2017
- Replace hot water heaters in next five years.
- Replace fire alarm panel in two years
- Possibly replace gas piping before unit replacement
- Replace condensate piping when units are replaced.
- Provide new MSB or upsize if building addition is needed.



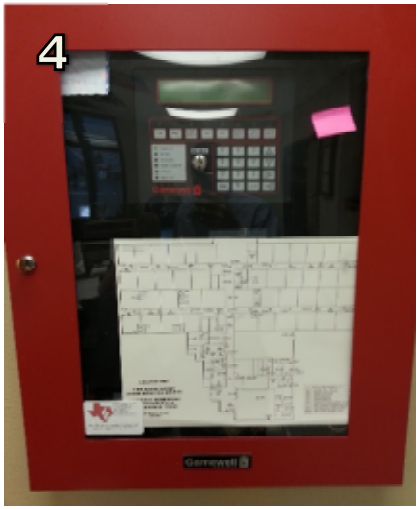
Gas Piping on the Roof that is in Poor Condition.



Typical Electrical Computer Panel that has Isolated Ground and TVSS.



Main Switchboard



Fire Alarm Panel



State Patriot Water Heater



1) Roof system installed 2002
2) Approximate square footage 77,466
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Blistering occurring throughout the system.
5) Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.
6) Current continual conditions will require the roof to be overlaid or replaced within the next five (5) years.
7) Replacement by year 2018
   a. Overlay: $470,000.00
   b. Total Reroof: $ 1,400,000.00

   *costs are in 2014 dollars



Overview of the Facility



Overview of the roof system.



Blister occurring in the field of the roof



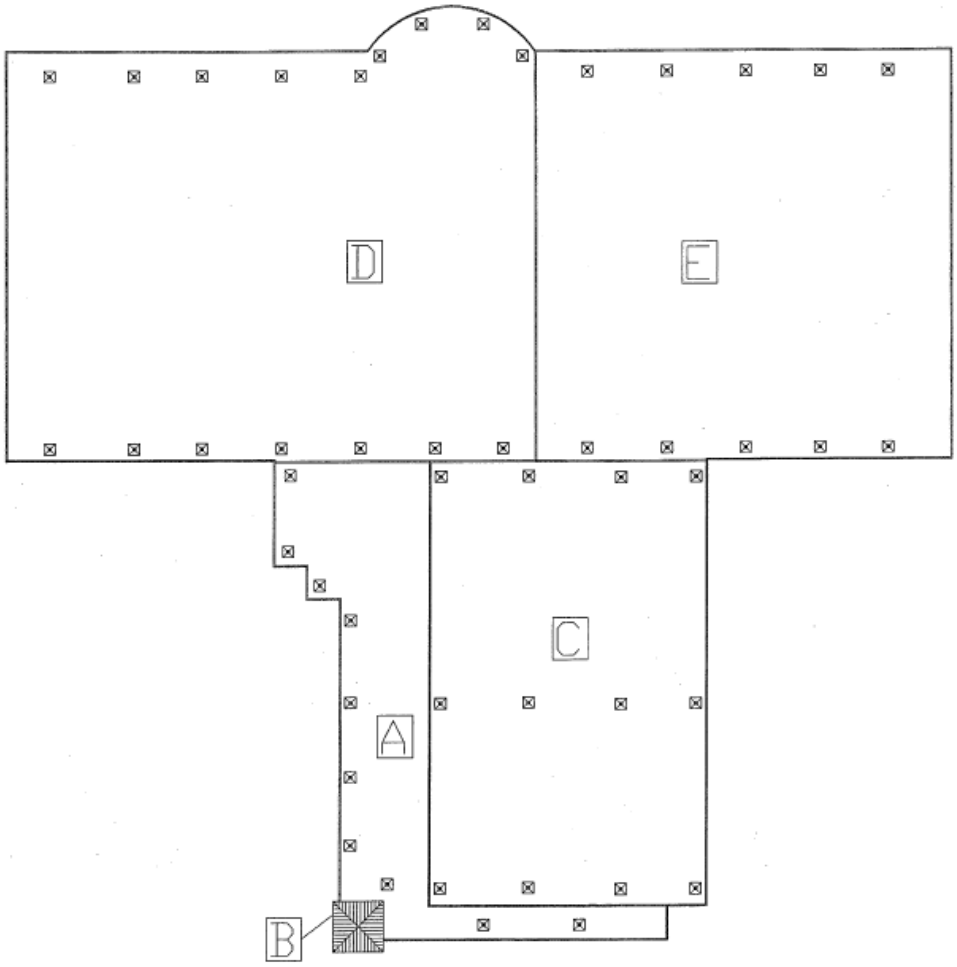
Overview of the roof system



Overview of the roof system



Blister occurring on the lap of the membrane.


D
E
C
A
B

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. No deficiencies noted.

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Copperfield Elementary School

Huckabee

CAMPUS DATA



Copperfield Elementary opened in 1998 on a 10-acre tract of land on Thompkins Drive in the South-Southwestern portion of the district. The school faces to the west with the 2-story academic wing to the rear of the campus. The property around the campus is primarily residential with some undeveloped land nearby to the west towards IH-35. With this building approaching 15 years of age, significant near-term capital items include HVAC work, replacement of the gym floor, an awning for Kindergarten wing, interior finish work, and transitioning to the District standard energy management system.

COPPERFIELD ELEMENTARY SCHOOL 12135 Thompkins Drive Austin, Texas 78753	
Facility #	111
Year Built	1998
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	77,922
Grades Served	PK-5
Current Enrollment (2013/14)	503
Approx. Capacity	763
Building Levels	2

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$45,000.00
2. Accessibility	Good	$45,000.00
3. Site Playgrounds	Good	$10,000.00
4. Building Envelope Systems	Fair	$650,000.00
5. Roofs – (2019)	Fair	$960,000.00
6. Door, Frames, and Hardware	Fair	$145,000.00
7. Interior Finishes	Fair	$1,200,000.00
8. Restrooms	Good	$450,000.00
9. Food Service	Good	$16,155.00
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$300,000.00
13. Site – Civil	Good	$120,000.00
14. Structural Systems	Good	$24,000.00
15. Mechanical Systems	Poor	$1,175,000.00
16. Commissioning	Good	$27,272.70
17. Electrical Systems	Fair	$97,500.00
18. Plumbing Systems	Good	$190,000.00
19. Energy Systems and Controls	Fair	$40,000.00
20. Life Safety – Low Voltage Systems	Good	$116,883.00
21. Fire Sprinklers	N/A	N/A
22. Vertical Circulation	Good	$0
23. Security Systems and Design	Fair	$48,400.00
24. Administration and Maintenance Departments	Good	$173,600.00
25. Educational Adequacy	Good	$247,000.00
CAMPUS TOTAL		$6,080,810.70

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Copperfield Elementary School resides on a 9.95 acre site located in the City of Austin Jurisdiction. The site is a sloping tract that falls from Thompkins Dr. to the east to a drainage easement. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are currently 6 handicapped spaces and 104 parking spaces for a total of 110 parking spaces. The water quality pond and detention pond are onsite and a part of District maintenance. The ponds are currently fenced with a chain link fence.

Drainage Conditions:

1. No underdrains installed at playground.
2. Large area of missing grass at the front of the building near Thompkins Dr.
3. Large area of grass missing at the exit to the classroom wing on the north side near playground.
4. No curb to contain fall protection material at south side playground.
5. Incorrect slopes at transition between sidewalk and ramp for playground surface.

Parking and Pavement Conditions:

1. Visible degradation of expansion joint material in sidewalk areas and at back of curb.
2. There is a minor crack in concrete sidewalk at front entrance.
3. Visible degradation of expansion joint material in concrete paving.
4. Visible degradation of expansion joint material in courtyard wall where it connect to curb and gutter.
5. No ADA parking spaces in West side lot.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a brick veneer, aluminum windows and insulated glass, and plaster soffits.



Typical Window Sill Condition



Typical Weep Condition

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Veneer at all windows needs cleaning due to mold and water stains.
3. Control joints and expansions joints are in poor condition and need new sealant.
4. No through-wall flashing observed at foundation or lintels.
5. All steel lintels need to be repainted.
6. Cracks in veneer at Rooms 201/203, Cafeteria & 113.

Exterior windows

1. All window sills are flat and do not properly drain water.
2. Sealant around all windows needs to be replaced.
3. Large window at Library is in poor condition and needs to be replaced.
4. The glass, gasket and sealant are poor at the large, two story classroom wing windows.

Soffits

1. No deficiencies noted.

Canopies

1. Aluminum canopy at the front entry leaks and needs to be replaced.

Playgrounds

1. Fall material needs to be added at the back playground.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x4 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Crack in CMU



Non-compliant Sink & Casework



Ramp Carpet



Drinking Fountain

FINISHES

Classrooms
1. Rolled carpet in classrooms throughout is in poor condition and needs to be replaced
2. Paint on gypsum wall boards is in fair condition and will need to be refurbished.

Library
1. Rolled carpet in the Library and Library Office is in fair condition and will need to be replaced.
2. VCT in the Library Storage room is in fair condition and will need to be replaced.
3. Casework in the Library and Library Office is in fair condition and will need to be replaced.
4. Paint on gypsum board walls is in fair condition and will need to be replaced.

Physical Education
1. Rolled Carpet throughout the gym and gym storage is in poor condition and needs to be replaced.
2. VCT in the Gym Storage room is in poor condition and needs to be replaced.
3. Paint on CMU walls in the Gym and Gym Office is in fair condition and need to be replaced.
4. Basketball wall padding is in fair condition and will need to be replaced.
5. Backboard padding is in poor condition and needs to be replaced.

Fine Arts
1. Ceramic Tile flooring at the Stage ramp is in poor condition and needs to be replaced.
2. Rolled carpet and VCT flooring in the Music and Music Storage rooms are in fair condition and will need to be replaced.
3. Paint on CMU walls at the stage is in fair condition and will need to be replaced.
4. Painted on gypsum wall board in the Music room is in fair condition and will need to be replaced.
5. Lay-in ceiling tile at the Stage ramp and Music Storage room is in fair condition and will need to be replaced.

Cafetorium/Kitchen
1. VCT in the Cafeteria and Cafeteria Storage room are in fair condition and will need to be replaced.
2. Quarry tile in the Serving Line is in fair condition and will need to be replaced.
3. Resinous epoxy flooring in the Kitchen is in poor condition and needs to be replaced.
4. Painted CMU walls in the Cafeteria, Kitchen and Cafeteria Storage room are in fair condition and will need to be refurbished.
5. Cracks were observed in the Cafeteria CMU walls.
6. Vinyl-faced lay-in ceiling tile in the Kitchen is in poor condition and needs to be replaced.

Administration
1. Rolled carpet and VCT throughout the Reception office and Staff offices in poor condition and needs to be replaced.
2. VCT in the Work Room, Lounge and Book room is in fair condition and will need to be replaced.
3. Rolled carpet in the Conference room is in fair condition and will need to be replaced.
4. Paint on gypsum board walls throughout is in fair condition and will need to be refurbished.
5. Ceramic wall tile in the Nurse's Restroom is in fair condition and will need to be replaced.

Corridors
1. Ceramic Tile in the Main corridor is in poor condition and needs to be replaced.
2. VCT flooring in 1st and 2nd floor classroom corridors is in poor condition and needs to be replaced.
3. Base trim of plastic laminate panels throughout the 2nd floor classroom corridors is in poor condition and needs to be replaced.
4. VCT flooring throughout all stairwells is in poor condition and needs to be replaced.
5. All trim of plastic laminate panels throughout all stairwells is in poor condition and needs to be replaced.

Restrooms
1. Lavatories throughout the Main corridor and Classroom corridor restrooms are in poor condition and need to be replaced.

2. Lavatory in room 207's restroom is in fair condition and will need to be replaced.
3. Plastic laminate toilet partitions in the Main corridor and Classroom corridor restrooms are in poor condition and need to be replaced.
4. Semi-recessed trash receptacles are poor condition and need to be replaced.
5. Ceramic floor and wall tile throughout Main corridor and Classroom corridor restrooms is in poor condition and needs to be replaced.
6. Ceramic floor and wall tile in the staff restrooms is in fair condition and will to be replaced.
7. Vinyl-faced lay-in ceiling tile in the Main corridor boys restroom is in fair condition and will need to be replaced. Several ceiling tiles will need to be replaced throughout all restrooms.

Support

1. 2X2 Lay-in ceiling panels in 1st and 2nd floor electrical and data closets are in fair condition and will need to be replaced.
2. Painted gypsum wall board in 1st floor electrical and data closets and 2nd floor electrical closets are in fair condition and will need to be replaced.
3. Gypsum wall board in 1st floor data closet is in poor condition and will need to be replaced.
4. VCT flooring in all support electrical, data and custodial closets is in poor condition and needs to be replaced.
5. Gypsum wall board in 1st and 2nd floor custodial closets is in poor condition and needs to be replaced.
6. Painted concrete flooring in the main electrical, electrical storage and mechanical rooms is in poor condition and needs to be refurbished.
7. Paint on CMU walls in the main electrical and electrical storage room is in fair condition and will need to be refurbished

DOORS, FRAMES, & HARDWARE

Exterior

1. Replace (5) storefront doors.
2. Replace (5) hollow metal doors and frames.

Interior

3. Refurbish (63) wood doors and repaint frames.
4. Replace (12) wood doors and repaint frames.

CASEWORK

Classrooms

1. Casework in classrooms throughout is in fair condition and will need to be replaced.
2. Plastic laminate counter tops in kindergarten classrooms are in poor condition and need to be replaced.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. Chalk boards throughout will need to be replaced.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx. 3,200sf, the existing Library at Copperfield is undersized. For the maximum school capacity of 763 students, the TEA required size is 3,790sf.

ADA/TAS DEFICIENCIES

1. The 200 wing Workroom does not have the 12" clearance on the push side of the door.
2. The Music Storage room does not have an accessible approach/enter/exit path.
3. The path through the serving line does not have a full 36" clear width.
4. The cross slope of the floor in the Kitchen exceeds 2%.
5. The floor material of the ramp in the main connecting corridor is not non-slip/textured.
6. The handrails on the ramp in the main connecting corridor do not have the required 12" extensions.
7. The drinking fountains at the restrooms near the Gym do not have the required clear floor space or knee clearance.
8. The following restrooms do not have compliant alternate stalls – Boys near the Gym, Boys and Girls in the classroom wing 1st floor, Boys in the classroom wing 2nd floor.
9. The rear and side grab bars are non-compliant in the Kitchen restroom.
10. The rear grab bars are non-compliant at the ADA stalls in the Boys and Girls restrooms near the Gym.
11. The water closet in the Admin Restroom does not fall within the 16"-18" dimension from centerline to adjacent wall and the rear grab bar is non-compliant.
12. The rear grab bar in the Nurse Restroom is non-compliant.
13. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. All stair handrails are in fair condition and will need refurbishing.
2. The IDF and Electrical rooms on both the first and second floors of the classroom wing exit through rooms not allowed by code (Electrical/Janitor).
3. The Music room door is missing panic exit hardware.
4. The Electrical room doors on both the first and second floors of the classroom wing are missing panic exit hardware.
5. Missing drinking fountains on the 2nd floor of the Classroom wing.

Mechanical Systems

The mechanical systems at Copperfield Elementary School consists of Lennox split systems, Lennox Gas/Electric packaged rooftop units, three hot water/direct expansion air handlers served by Lochinvar boilers, and Semco makeup air units. The control system serving the campus is Novar.

Two of the packaged rooftop units and the roof mounted condensers were replaced between 2006 and 2010. These units are in good condition. The remaining air handlers, make-up air units and the Lochinvar hot water boilers are all beyond their recommended service life and it is recommended that they be replaced.

Electrical Systems

Copperfield Elementary School is served by a 1600 amp 480/277V 3 phase General Electric MSB in good condition. The MSB has approximately 2900 Amps of breakers already in the panel with little room for expansion. The remaining panels are primarily General Electric in good condition with little room for expansion. The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition with some room for expansion; however, if significant technology renovations are pursued, there will need to be additional computer panels.

There are currently four panels and one transformer on the roof that serve the HVAC system that are in poor condition. They are beginning to corrode badly, and it is recommended that they be replaced.

It is recommended that the service be upsized to accommodate future technology expansion on the campus. It is also recommended that additional computer panels with isolated ground and TVSS be added as needed to accommodate technology expansion on the campus.

Lighting Systems

The lighting system is primarily composed of T8 fixtures with electronic ballasts. These are in good condition. There are no wall packs and it is recommended that these be added as necessary for security.

Plumbing Systems

The plumbing system consists of floor mount water closets, wall mount lavatories, floor mount urinals and wall mount water coolers. The valves are all manual. The lavatories, water closets, and urinals are in good condition. The water coolers are in poor condition and it is recommended that these be replaced.

The water heaters are in good condition.

The building is sprinkled.

Fire Alarm

The fire alarm system at Copperfield ES is Silent Knight and is in good condition with adequate coverage. The recommended service life of a fire alarm system is 12 years.

Deficiencies

- Replace all HVAC that was not upgraded in 2006 no later in 2014
- Upsize MSB and add computer panels with TVSS and isolated ground if there are significant technology additions.
- Replace 4 roof mounted panels and transformer
- Add wall packs
- Replace 14 water coolers.



Silent Knight



Water Coolers



Corroded Condenser



Make-up air unit



MSB



Computer Panel with TVSS

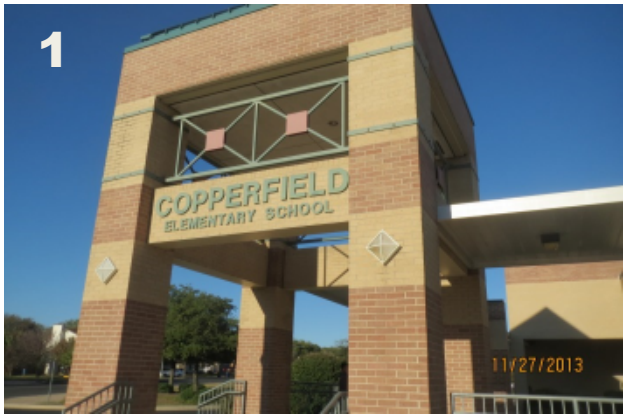


Corroded Transformer



1) Roof system installed approximately 1999
2) Approximate square footage: 49,242
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Wall flashings need to be replaced
5) Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.
6) Current continual conditions will require the roof to be overlaid or replaced within the next five (5) years.
7) Replacement by year 2019
   a. Overlay: $375,000.00
   b. Total Reroof: $ 960,000.00

      *cost in 2014 dollars



Overview of the Facility



Overview of the roof system.



Overview of roof area where photo voltaic is installed.



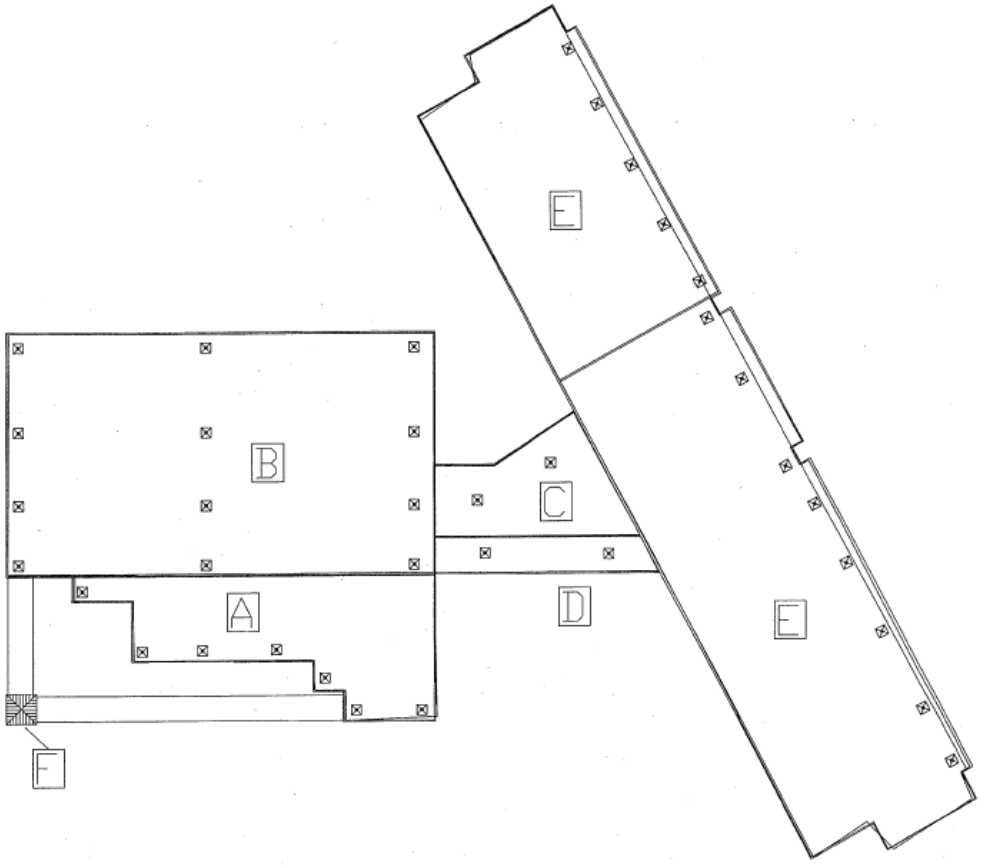
Overview of the roof system



Loose Base flashing. Possible water entry point.



Base flashing loose at the lap of the membrane.


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This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Steamer (1)

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Delco Primary School





Wilhelmina Delco Primary School opened in 2002 on a 35-acre tract that's contiguous with the campuses of Dessau Middle School & Dessau Elementary School. This site is located in the south-central portion of the district on Dessau Rd. with residential property nearby along with some undeveloped land. While the current enrollment is under capacity, the enrollment here is projected to exceed capacity starting in 2018/19. The school shares traffic circulation drives with Dessau MS/Elem and parking is somewhat limited. The significant near term capital items include accessibility work, interior finish work, and HVACwork.

DELCO PRIMARY SCHOOL 12900-A Dessau Rd. Austin, TX 78664	
Facility #	113
Year Built	2002
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	68,752
Grades Served	PK-2
Current Enrollment (2013/14)	520
Approx. Capacity	628
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$35,000.00
2. Accessibility	Fair	$151,000.00
3. Site Playgrounds	Good	$10,000.00
4. Building Envelope Systems	Fair	$500,000.00
5. Roofs – (2021)	Fair	$1,475,000.00
6. Door, Frames, and Hardware	Fair	$114,000.00
7. Interior Finishes	Fair	$697,520.00
8. Restrooms	Fair	$498,000.00
9. Food Service	Good	$0
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$0
13. Site – Civil	Fair	$230,000.00
14. Structural Systems	Good	$23,100.00
15. Mechanical Systems	Fair	$1,087,500.00
16. Commissioning	Good	$24,063.00
17. Electrical Systems	Fair	$37,500.00
18. Plumbing Systems	Good	$30,000.00
19. Energy Systems and Controls	Fair	$285,000.00
20. Life Safety – Low Voltage Systems	Good	$103,128.00
21. Fire Sprinklers	Good	$0
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$48,400.00
24. Administration and Maintenance Departments	Good	$277,100.00
25. Educational Adequacy	Good	$15,000.00
CAMPUS TOTAL		$5,641,311.00

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Delco Primary School resides on a 34+/- acre site located in the City of Austin Jurisdiction. Both the Delco Primary and the Dessau Middle school share this site. The site is a sloping tract that falls from the northwest to the south line of the tract to a drainage easement. Parking consists of Asphalt paving and the service drive and courtyard are constructed out of concrete paving. There are currently 8 handicapped spaces and 109 parking spaces for a total of 110 parking spaces. The east parking lot is shared by Dessau Middle school. The water quality pond and detention pond are onsite and together as a wet pond and a part of District maintenance. The pond is currently fenced with a chain link fence.

Drainage Conditions:

1. No underdrains installed at playground.
2. Large area of missing grass at the bus drive near curb inlet.
3. No curb to contain fall protection material at south side playground.
4. Water is ponding at front grass area near playground.

Parking and Pavement Conditions:

1. Visible degradation of expansion joint material in sidewalk areas and at back of curb.
2. There is a minor crack in concrete sidewalk at front entrance.
3. Visible degradation of expansion joint material in concrete paving.
4. Visible degradation of expansion joint material in courtyard wall where it connect to curb and gutter.
5. Bus lane has fatigue cracking with a small pothole forming.
6. Parent drive portion heaving due to water infiltration.
7. Fatigue cracking in portions of the parking lots.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a mix of brick, concrete block and stone veneers, aluminum windows and insulated glass, and plaster soffits.

BUILDING CONDITION: EXTERIOR



Typical Window Sill Condition



Typical Control Join/Expansion Joint



Front Porch Soffit

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Veneer at all windows needs cleaning due to mold and water stains.
3. Control joints and expansions joints are in poor condition and need new sealant.
4. No through-wall flashing observed at foundation or lintels.
5. All steel lintels need to be repainted.
6. Cracks in veneer at Library, Rooms 409/208 and Cafeteria pilaster.

Exterior windows

1. All window sills are flat and do not properly drain water.
2. Sealant around all windows needs to be replaced.

Soffits

1. Plaster soffit needs new trim and sealant at cafeteria porch.

Canopies

1. No deficiencies noted.

Playgrounds

1. Front playground is not accessible. Pathway needs edge protection.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



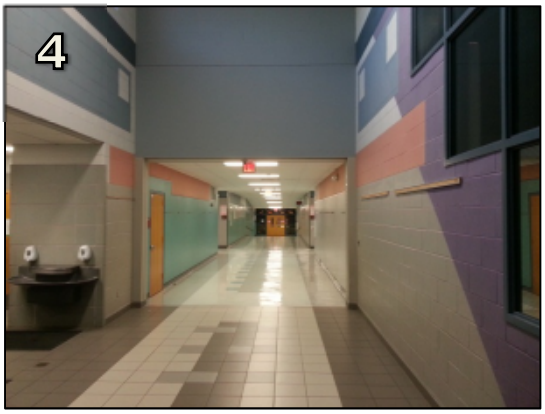
Floor Tile at Restroom



Gym Carpet



Student Restroom



Corridor

FINISHES

Classrooms
1. Water stains were observed in rooms 206, 208, 300, 406, 408 and the literacy lab.
2. VCT in the Corridor between rooms 408 and 409 is in fair condition and willl need refurbishing.
3. Lay-in ceiling in the Corridor between rooms 408 and 409 is in poor condition and needs replacement.

Library
1. VCT flooring in the Library Storage room is in fair condition and will need refurbishing.

Physical Education
1. Rolled carpet in the Gym and Gym Office is in poor condition and needs replacement.
2. Paint on CMU walls in the Gym and Gym Office is in fair condition and will need refurbishment.
3. Cracks were observed in a CMU pilaster at the gym.
4. Basketball wall padding is in poor condition and needs replacement.
5. 2x2 tectum ceiling panels in the Gym are in poor condition and need replacement.
6. 2x2 lay-in ceiling tiles in the Gym Office are in fair condition and will need refurbishing.

Fine Arts
1. No deficiencies noted.

Cafetorium/Kitchen
1. Epoxy flooring in the Kitchen is in fair condition and will need refurbishing.
2. VCT in the Cafeteria Storage is in poor condition and needs replacement.
3. Paint on CMU walls throughout the Kitchen, Serving Line and Cafeteria is in fair condition and will need refurbishment.

Administration
1. Rolled carpet and VCT throughout are in fair condition and will need replacement.
2. Paint on gypsum board walls and CMU throughout are in fair condition and will need to be refurbished.
3. 2x4 Lay-in ceilings in the Reception area and Offices are in fair condition and will need replacement.
4. 2x4 Lay-in ceilings in the Bookroom, Workroom and Lounge are in poor condition and need replacement.

Corridors
1. Ceramic tile in the main Classroom Corridor is in fair condition and will need replacement.
2. Ceramic tile in all main Corridors near the Cafeteria is in poor condition and needs replacement.
3. VCT at in Classroom Corridors near the student restrooms is in fair condition and will need replacement.
4. Flooring material at ramps in the main Classroom Corridors is not slip resistant.
5. Paint on CMU walls in Main Corridor and Classroom Corridors is in fair condition and will need refurbishing.
6. A crack in the CMU wall of the main Corridor at the Cafeteria.

Restrooms
1. Classroom and Nurse toilets throughout the campus are in fair condition and will need refurbishing.
2. All urinals are in poor condition and need replacement.
3. Lavatories at the Classroom Restrooms are in poor condition and need replacement.
4. Lavatories at the Main Corridor Restrooms are in fair condition and will need refurbishing.
5. Lavatories in the Nurse's and Kitchen Restrooms are in fair condition and will need refurbishing.
6. Toilet partitions in all Restrooms are in fair condition and will need replacement.
7. Ceramic tile floors and walls throughout are in poor condition and need replacement.
8. 2x4 Vinyl-faced ceiling in the Kitchen Restroom is in poor condition and need replacement.

Support
9. VCT in the 400 wing IDF room is in poor condition and needs replacement.
10. Painted concrete in the 400 wing Custodian room is in fair condition and will need refurbishing.
11. Paint on gypsum board walls in the 400 wing Custodian room is in fair condition and will need replacement.

12. Lay-in ceiling in the 400 wing Custodian room is in fair condition and will need replacement.

DOORS, FRAMES, & HARDWARE

Exterior
1. Replace (3) hollow metal doors and repaint frames.

Interior
1. Refurbish (69) wood doors and repaint frames.
2. Replace (4) wood doors and repaint frames.

CASEWORK

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. Casework in the breakroom is in fair condition and will need replacement.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx. 2,600sf, the existing Library is undersized. For the maximum capacity of 628, the TEA required size is 3,384sf.

ADA/TAS DEFICIENCIES

1. The Music Storage room does not have an accessible approach/entry/exit path.
2. The Nurse restroom has the following deficiencies - does not have the required turning radius clear floor space, water closet does not fall within the 16"-18" dimension range from centerline to adjacent wall, the grab bars are non-compliant, and the mirror is non-compliant.
3. The PPCD restroom has the following deficiencies - does not have the required 12" clearance on the push side, water closet does not fall within the 16"-18" dimension range from centerline to adjacent wall, the grab bars are non-compliant, the mirror is non-compliant, and the shower controls are non-compliant.
4. All of the student restrooms are missing an alternate stall and the mirrors are non-compliant.
5. The sinks in the following rooms do not have adequate toe clearance – PPCD restroom, Kitchen restroom, Kitchen, Break Room, and Nurse restroom.
6. Soap and paper towel dispensers in the Kitchen and Kitchen restroom are outside of allowable reach range.
7. The sink in the Break Room does not have adequate knee space.
8. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. Missing handrails at the tiered seating in the Music room.
2. The handrails on the ramp in the main corridor are in fair condition and will need refurbishing.
3. Both exits out of the main Electrical room are through rooms not allowed by code (Mechanical and Storage).
4. The exit path from the IDF off of the main Electrical room is through two intervening rooms, both of which are not allowed by code (Electrical and Mechanical).
5. The exit path from the IDF and Electrical rooms in the classroom wing are through rooms not allowed by code (Storage and Janitor, respectively).
6. All Electrical rooms, the main Mechanical rooms, and the Music room doors are missing panic exit hardware.

Mechanical Systems

The mechanical system at Delco Primary School consists of Lennox and Aaon Gas/Electric packaged rooftop units, Lennox split systems, and Pinnacle make-up air units. The control system serving the campus is Novar.

The units are a combination of 2001 and 2006 units. It is recommended that all units manufactured in 2001 be replaced by the end of their recommended service life in 2016.

Electrical Systems

Delco Primary School is served by a 1600 amp 480/277V 3 phase General Electric MSB in good condition. There is room for expansion in this panel and in the distribution panels. The remaining panels are primarily General Electric in good condition with minimal room for expansion. The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition with almost no room for expansion. If additional computers are added to the campus, panels with TVSS and isolated ground power will need to be added. There is space in the current electrical system to add computer panels.

There are four panels and a transformer on the roof that are showing signs of wear and corrosion. It is recommended that these panels be replaced.

Lighting Systems

The lighting system is primarily composed of T8 fixtures with electronic ballasts. These are in good condition.

Plumbing Systems

The plumbing system consists of wall mount water closets, wall mount wash stations, wall and floor mount urinals and wall mount water coolers. The flush valves are all manual and the wash fountains are automatic. The plumbing fixtures are in good condition.

The water heaters are in good condition.

The building is sprinkled.

Fire Alarm

The fire alarm system at Delco Primary is in good condition and provides adequate coverage. The recommended service life of a fire alarm system is 12 years.

Deficiencies

- Computer Panels with TVSS and isolated ground power need to be added if computers are added to the campus.
- Replace any HVAC equipment manufactured in 2001 by 2016. Replace all associated refrigerant, condensate, and gas piping.
- Replace 4 panels and transformer on the roof.



Fire Alarm Panel



Main Switchboard



Computer Panel With TVSS



Distribution Panel with Room for Expansion



1) Approximate year Roof system installed 2001
2) Approximate square footage 77,466
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Blistering occurring throughout the system.
5) Heavy Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.
6) Current continual conditions will require the roof to be overlaid or replaced within the next eight years. Photo voltaic system will have to be removed.
7) Replacement by year 2021
   a. Overlay: $ 500,000.00
   b. Total Reroof: $ 1,475,000.00

      *costs are in 2014 dollars



Overview of the Facility



Overview of the roof system



Overview of roof system and photo voltaic system



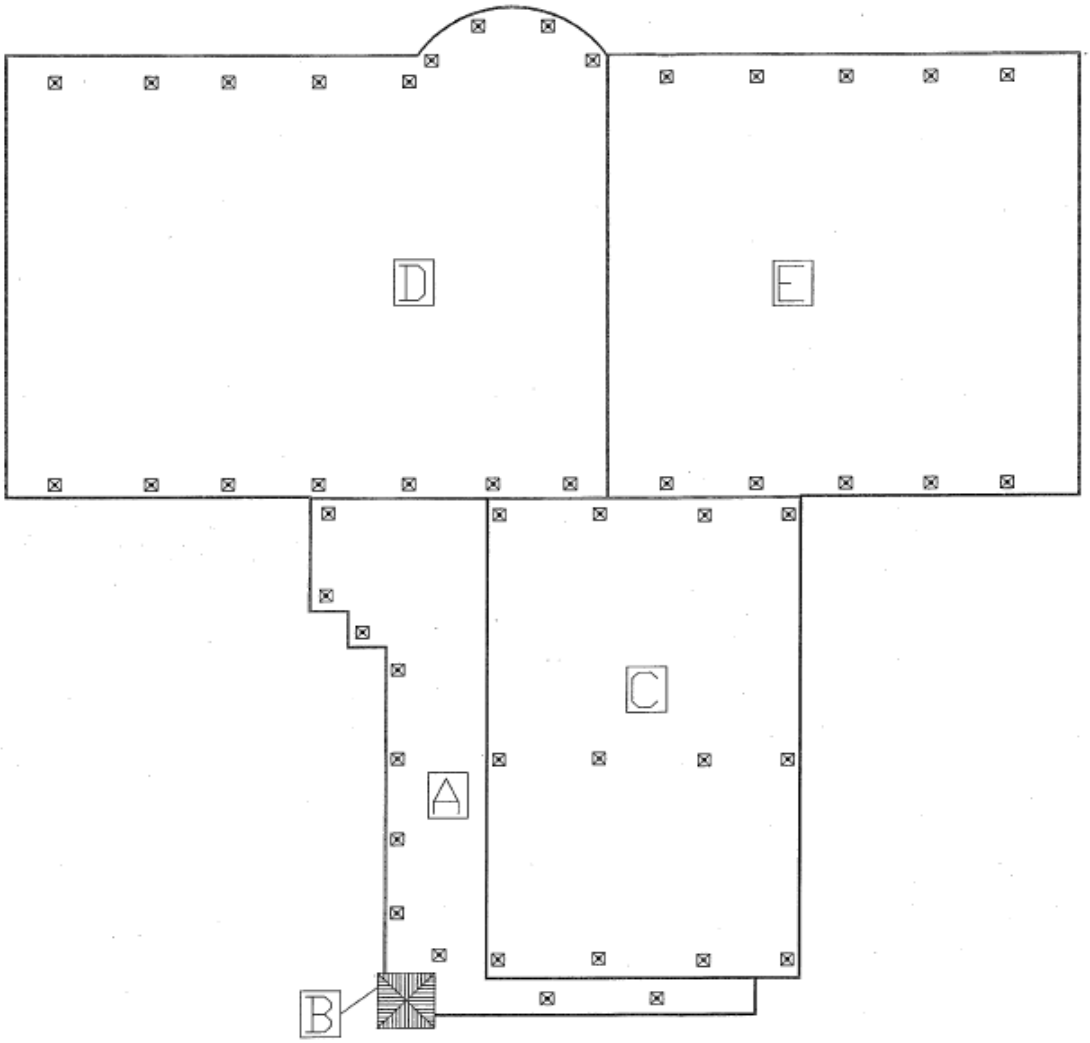
Overview of the roof system



Blister in the roof system.



Blister has burst. Needs to be repaired properly.


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This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. No deficiencies noted.

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

If any modification to the Structurally Suspended Slab areas is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Dessau Elementary School

Huckabee



Dessau Elementary is one of the district's older school buildings having opened in 1987. The school sits on 10 acres of land just off Dessau Road in the South-central portion of the district adjacent to Dessau Middle School. The campus faces to the southeast with playfields on the west side of the campus. While the enrollment at this campus is under capacity at this time due to new school-construction in recent years, the enrollment is projected to exceed capacity by 2016/17 and continue to grow beyond that. The significant near-term capital items include a 4-classroom addition for this school, accessibility upgrades, new playgrounds, and interior finish work.

DESSAU ELEMENTARY SCHOOL 1501 Dessau Ridge Ln. Austin, TX 78754	
Facility #	105
Year Built	1987
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	64,150
Grades Served	3-5
Current Enrollment (2013/14)	413
Approx. Capacity	502
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$28,500.00
2. Accessibility	Poor	$1,660,000.00
3. Site Playgrounds	Poor	$150,000.00
4. Building Envelope Systems	Fair	$550,000.00
5. Roofs – (2021)	Fair	$1,125,000.00
6. Door, Frames, and Hardware	Poor	$145,000.00
7. Interior Finishes	Poor	$1,000,000.00
8. Restrooms	Fair	$325,000.00
9. Food Service	Fair	$73,413.00
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$200,000.00
13. Site – Civil	Fair	$170,000.00
14. Structural Systems	Good	$22,700.00
15. Mechanical Systems	Fair	$1,224,500.00
16. Commissioning	Good	$22,452.50
17. Electrical Systems	Fair	$50,000.00
18. Plumbing Systems	Fair	$184,200.00
19. Energy Systems and Controls	Fair	$285,000.00
20. Life Safety – Low Voltage Systems	Good	$96,225.00
21. Fire Sprinklers	N/A	$176,413.00
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$71,775.00
24. Administration and Maintenance Departments	Good	$171,500.00
25. Educational Adequacy	Fair	$1,015,000.00
CAMPUS TOTAL		$8,746,678.50

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

Dessau Elementary School resides on a 10+/- acre site located in the City of Austin Jurisdiction. The site is a sloping tract that falls from the northwest to the south line of the tract. The south line of the tract connects to the north line of the Delco primary / Dessau Middle school Tract. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are currently 4 handicapped spaces and 134 parking spaces for a total of 138 parking spaces. The site has a detention pond onsite and is a part of District maintenance. The pond is currently fenced with a chain link fence.

Drainage Conditions:

1. Onsite fire hydrant is "bagged" indicating it does not work.

2. Erosion at front of building from downspouts that place water on the surface.

Parking and Pavement Conditions:

1. Visible degradation of expansion joint material in sidewalk areas and at back of curb.

2. Visible degradation of expansion joint material in concrete paving.

3. Visible degradation of expansion joint material in courtyard wall where it connect to curb and gutter.

4. Fatigue cracking in portions of the parking lots.

5. Striping is fading on site needs restriping.

6. Needs 5 handicapped spaces to meet ADA requirements.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a brick and glass block veneer, aluminum windows and insulated glass, and plaster soffits.

BUILDING CONDITION: EXTERIOR



Glass Block @ Entry



Typical Window Condition



Exterior Hollow Metal Door

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Veneer at all windows needs cleaning due to mold and water stains.
3. Control joints and expansions joints are in poor condition and need new sealant.
4. No through-wall flashing observed at foundation or lintels.
5. Cracks in veneer at Rooms 108/109, 306/307, 402/404, 407/408 & 207/208.
6. Stucco veneer at front entry canopy needs cleaning.

Exterior windows

1. All window sills are flat and do not properly drain water.
2. All windows around the building are in poor condition and need to be replaced.
3. Glass block windows at front entry canopy and Library are in poor condition and need to be replaced.

Soffits

1. All porch soffits are in fair condition and need to be refinished.

Canopies

1. No deficiencies noted.

Playgrounds

1. Handrail and ramp along accessible pathway are non-compliant.
2. Playground equipment is in poor condition.

BUILDING CONDITION: INTERIOR

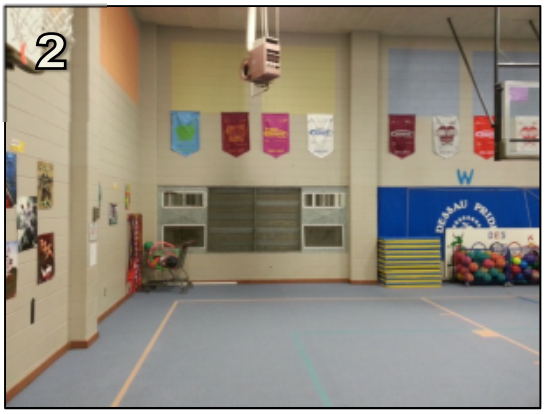
Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, ceramic wall tiles, and 2x4 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Non-compliant Sink



Mechanical Louver at Gym



Floor Tile at foyer



Tile Base at Gym

FINISHES

Classrooms
1. Rolled carpet and VCT in all classrooms are in poor condition and need replacement.
2. Vinyl wall covering in all classrooms is in poor condition and needs replacement.
3. 2x4 Lay-in ceilings in all classrooms are in poor condition and need to be replaced.

Library
1. Rolled carpet in the Library is in poor condition and needs replacement.
2. VCT flooring in the Library storage room is in fair condition and will need replacement.
3. Painted vinyl wall covering in the Library and Library Office are in poor condition and need replacement.
4. 2x4 Lay-in ceilings in all Library room are in poor condition and need to be replaced

Physical Education
1. Rolled carpet in the Gym and Gym office is in poor condition and needs replacement.
2. Paint on CMU walls in the Gym and Gym Office is in fair condition and will need refurbishment.
3. 2x4 tectum ceiling panels in the Gym are in fair condition and will need replacement.
4. 2x4 Lay-in ceiling tiles in the Gym Office are in poor condition and need replacement.

Fine Arts
1. Rolled carpet and VCT in the Music and Music Storage room are in fair condition and will need replacement.
2. Wood flooring at the stage is in fair condition and will need to be replaced.
3. Paint on CMU walls at the Stage is in fair condition and will need to be replaced.
4. The stage curtain is in fair condition and will need to be replaced.
5. 2x4 Lay-in ceiling tiles at the Stage and Music room are in poor condition and need replacement.

Cafetorium/Kitchen
1. Ceramic and Quarry flooring tiles throughout the Kitchen, Serving Line and Cafeteria are in poor condition and need to be replaced.
2. Paint on CMU walls throughout the Kitchen, Serving Line and Cafeteria is in fair condition and will need refurbishment.
3. 2x4 Lay-in Ceiling tile in Cafeteria is in fair condition and will need replacing.
4. 2x4 Vinyl-faced ceiling tile in the Kitchen and Serving Line are in poor condition and need replacement.

Administration
1. Rolled carpet and VCT throughout are in poor condition and need replacement.
2. Painted vinyl walls throughout are in fair condition and will need to be refurbished.
3. 2x4 Lay-in ceilings in the Reception area and offices are in fair condition and will need to be replaced.
4. 2x4 Lay-in ceilings in the Bookroom, Workroom and Lounge are in Poor condition and need replacement.

Corridors
1. VCT flooring in all Classroom Corridors is in poor condition and needs replacement.
2. Paint on CMU walls in Main Corridor and Classroom corridors is in fair condition and will need to be replaced.
3. A crack in the CMU wall was observed near classroom 404.
4. 2x4 Lay-in ceiling tiles in all classroom corridors are in poor condition and need to be replaced.
5. Water stains were observed in the ceiling tile near the Library.

Restrooms
1. Classroom and Nurse toilets throughout the campus are in fair condition and will need to be replaced.
2. All urinals are in poor condition and need to be replaced.
3. Lavatories at the Classroom restrooms are in poor condition and need replacement.
4. Lavatories at the Main corridor restrooms are in fair condition and will need replacement.
5. Lavatories in the Nurse's and Kitchen restrooms are in fair condition and will need to be replaced.
6. Toilet partitions in all restrooms are in fair condition and will need to eb replaced.

7. Ceramic tile floors and wall throughout are in poor condition and will need replacement.
8. 2x4 Vinyl-faced ceiling in the Kitchen restroom is in poor condition and will need to be replaced.

Support

9. Rolled carpet and VCT in all custodial, electrical and data closets are in poor condition and need replacement.
10. Vinyl wall covering in all electrical and data closets is in poor condition and needs replacement.
11. 2x4 Lay-in ceilings in all electrical and data closets are in poor condition and need to be replaced.

DOORS, FRAMES, & HARDWARE

Exterior

1. Replace (6) storefront doors and frames.
2. Replace (1) hollow metal doors and frames.
3. Replace (2) hollow metal doors and repaint frames.

Interior

1. Replace (1) wood door and hollow metal frame.
2. Replace (72) wood doors and repaint frames.
3. Refurbish (13) wood doors and repaint frames.

CASEWORK

Classrooms

1. All casework throughout is in poor condition and needs replacement.

Library

1. Casework in the Library and Library Office is in poor condition and needs replacement.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. Casework in the Workroom and Lounge are in poor condition and need replacement.
2. Casework in the Reception area is in fair condition and will need replacement.

Restrooms

1. No deficiencies noted.

TEACHING TOOLS

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At 2,691sf, the existing Library is undersized. For the designed maximum capacity of 502, the TEA required size is 3,006sf.

ADA/TAS DEFICIENCIES

1. Nearly all doors throughout the campus are non-compliant and need replacement.
2. The Music Storage room does not have an accessible approach/entry/exit path.
3. The Custodial Closet in the 300 wing does not have the required 12" clearance at the push side of the door.
4. The following restrooms are fully non-compliant – Kitchen, Nurse, both in Administration.
5. The Serving Line does not have a full 36" clearance.
6. No accessible route exists to the Stage.
7. Handrails in the main Corridor are non-compliant.
8. All of the student restrooms are missing an alternate stall.
9. The Boys student restrooms do not have adequate approach clear floor space at the urinals.
10. The grab bars and flush controls in the student restroom accessible stalls are non-compliant.
11. The flush controls are non-compliant in the Nurse restroom and both Admin restrooms.
12. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. Missing handrails at the tiered seating in the Music room.
2. The handrails at the Stage are in poor condition and need replacement.
3. The riser height at the stairs to the Stage is non-compliant.
4. Missing drinking fountains at the restrooms in the classroom wing, the main corridor, and in the Cafetorium.

Mechanical Systems

The mechanical systems at Dessau Elementary School consist of Lennox, Aaon, and RUUD packaged gas/electric rooftop units and a four pipe chilled water/hot water system. The chilled water/hot water system consists of McQuay central station air handlers, VAV boxes serving each classroom, variable speed chilled water and hot water pumps, two Raypak boilers and two Carrier air cooled chillers. The control system serving the campus is Novar.

The packaged rooftop units serving the gym are in poor condition, and all other RTUs are in good condition. The gas piping is beginning to corrode and will need to be replaced when the RTUs are replaced.

The air handlers and air cooled chillers are in fair condition and have a recommended service life of 20 years. This places a replacement time for these pieces of equipment at approximately 2022.

The heating water boilers are in poor condition and will need to be replaced. The two hot water pumps and the two chilled water pumps are in poor condition and will need to be replaced.

Electrical Systems

Dessau Elementary School is served by a 1200 amp 480/277V 3 phase General Electric MSB. The MSB has approximately 2900 Amps of breakers already in the panel with no spares. The remaining panels in the school General Electric with little room for expansion.

The computers appear to be fed from panels with TVSS and isolated ground power. These panels are in good condition and are approximately 70% full.

It is recommended that the service be upsized to accommodate future technology expansion on the campus. It is also recommended that additional computer panels with isolated ground and TVSS be added as needed to accommodate technology expansion on the campus.

Lighting Systems

The lighting system is in good condition and is primarily composed of T8 lamps with electronic ballasts.

Plumbing Systems

The plumbing system consists of floor mount water closets, wall mount lavatories, floor mount urinals and wall mount water coolers. The valves are all manual. Overall, the water closets, lavatories, and urinals are in good condition. There is one urinal that is cracked and needs to be replaced. The water coolers are showing signs of wear and are in poor condition. It is recommended that all 14 water coolers on campus be replaced.

The water heaters are in good condition.

The building is not sprinkled.

Fire Alarm

The fire alarm system at Dessau ES is in good condition and provides adequate coverage to the campus. The recommended service life for a fire alarm system is 12 years.

Deficiencies

- Replace RTUs, Central Station AHUs, VAV boxes, and Chillers in 2022
- Replace hot and chilled water pumps
- Replace two Raypak heating water boilers
- Upsize MSB and add computer panels with TVSS and isolated ground if there are significant technology additions.
- Replace Cracked Urinal
- Replace Water Coolers (14 Total)
- Install Fire Protection to serve building.



Silent Knight Fire Alarm Panel



Water Coolers in Poor Condition



Main Switchboard



Computer Panel with TVSS and Isolated Ground



Damaged Urinal



1) Roof system installed approximately 2000
2) Approximate square footage: 66,149
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Blistering occurring throughout the system.
5) Current continual conditions will require the roof to be overlaid or replaced prematurely.
6) Photo voltaic system installed on the roof. When the roof is replaced, the PV system will have to be removed.
7) Replacement by year 2021
   a. Overlay: $450,000.00
   b. Total Reroof: $ 1,125,000.00

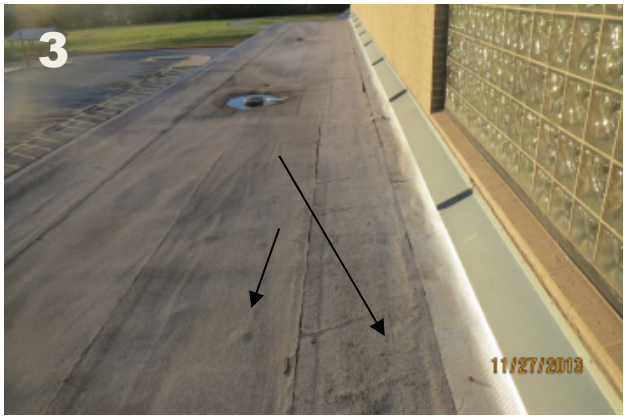
   *costs are in 2014 dollars



Overview of the Facility



Overview of the roof system and PV system



Blister occurring in the field of the roof



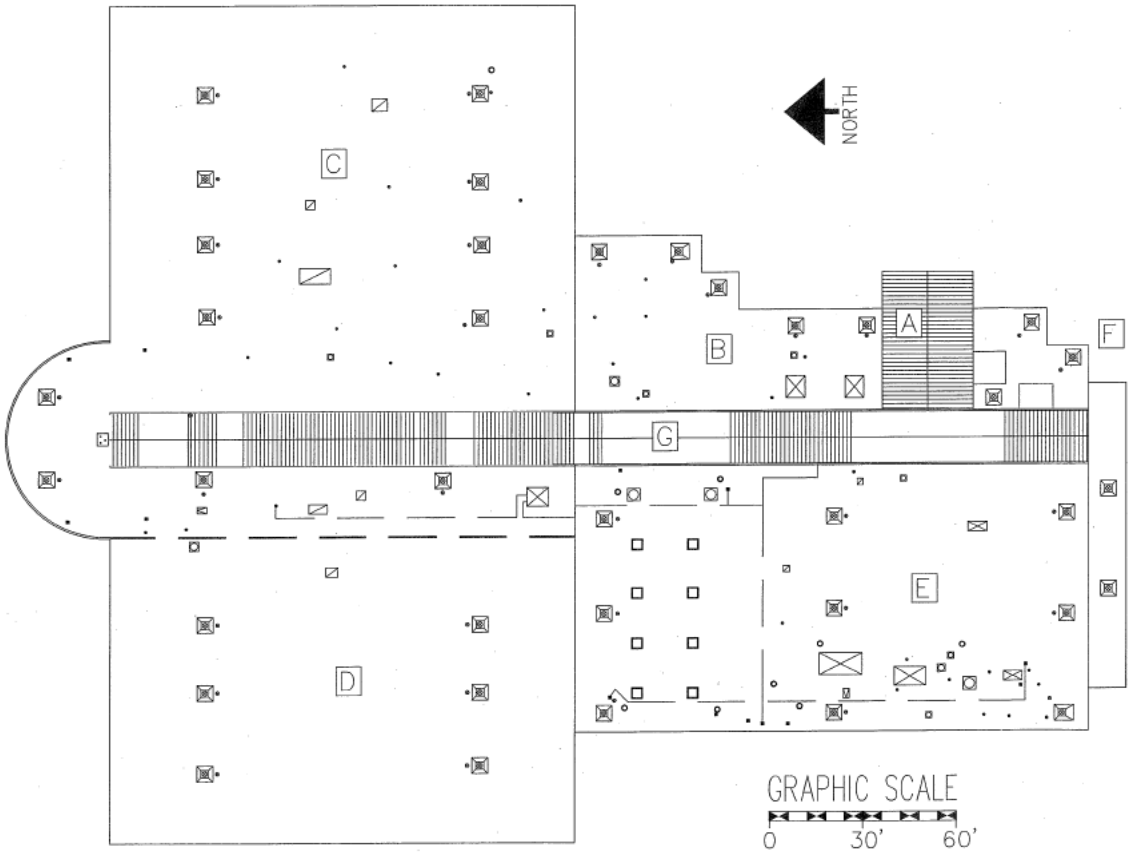
Overview of the roof system



Drain is not functional



Water ponding on the roof area.


NORTH
A
B
C
D
E
F
G
GRAPHIC SCALE
0
30'
60'

This report intentionally removed for safety and security purposes.

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Walk-in Cooler/Freezer (1)
2. New Compensation Hood System (1)
3. New Reach Through Cooler (1)
4. New Reach Through Warmer (1)

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

If any modification to the Structurally Suspended Slab areas is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Highland Park Elementary School

Huckabee

CAMPUS DATA



Highland Park Elementary sits on 17 acres of property on Kingston Lacy Blvd in the rapidly growing northern part of the district just south of Hwy 130/45. Residential and undeveloped property surrounds the site with an enrollment that is above capacity. The enrollment is projected to greatly exceed capacity within 3 to 4 years and therefore warrants strong consideration for the district to add a significant expansion to the campus. This campus opened in 2006 and, as such, is in relatively good, overall condition. The only significant near term capital item is a 4 Classroom addition.

HIGHLAND PARK ELEMENTARY SCHOOL 428 Kingston Lacy Pflugerville, TX 78660	
Facility #	116
Year Built	2006
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	78,000
Grades Served	PK-5
Current Enrollment (2013/14)	829
Approx. Capacity	745
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$42,500.00
2. Accessibility	Good	$15,000.00
3. Site Playgrounds	Good	$0
4. Building Envelope Systems	Good	$175,000.00
5. Roofs - (2026)	Good	$1,800,000.00
6. Door, Frames, and Hardware	Good	$850,000.00
7. Interior Finishes	Good	$625,000.00
8. Restrooms	Good	$15,000.00
9. Food Service	Good	$0
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$0
13. Site – Civil	Good	$0
14. Structural Systems	Good	$24,000.00
15. Mechanical Systems	Good	$1,170,000.00
16. Commissioning	Good	$27,300.00
17. Electrical Systems	Good	$0
18. Plumbing Systems	Good	$42,000.00
19. Energy Systems and Controls	Good	$245,000.00
20. Life Safety – Low Voltage Systems	Good	$78,000.00
21. Fire Sprinklers	Good	$0
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$77,440.00
24. Administration and Maintenance Departments	Good	$27,800.00
25. Educational Adequacy	Fair	$1,185,000.00
CAMPUS TOTAL		$6,399,040.00

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Highland Park Elementary School resides on a 17.069+/- acre site located in the City of Pflugerville Jurisdiction. . The site is a sloping tract that falls from the west to the east line of the tract to a drainage easement. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are currently 7 handicapped spaces and 142 parking spaces for a total of 149 parking spaces. The site does not have a detention pond onsite. The pond is part of a regional detention system and is offsite

Drainage Conditions:

1. No deficiencies noted.

Parking and Pavement Conditions:

1. No deficiencies noted.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a mix of a brick veneer and concrete tilt-up panels, aluminum windows and insulated glass, and plaster soffits.

BUILDING CONDITION: EXTERIOR



Front Entry



Typical Window



Typical Weep Condition

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade at areas of site pavement.
2. No through-wall flashing observed at areas of brick veneer.

Exterior windows

1. No deficiencies noted.

Soffits

1. No deficiencies noted.

Canopies

1. No deficiencies noted.

Playgrounds

1. No deficiencies noted.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Gym



Typical Classroom



Corridor



Library

FINISHES

Classrooms
1. Rolled carpet in all Classrooms is in fair condition and will need replacement.

Library
1. No deficiencies noted.

Physical Education
1. Rolled carpet in the Gym is in poor condition and needs replacement.
2. Paint on CMU walls in the Gym is in fair condition and will need refurbishment.
3. 2x4 Lay-in ceiling in the Gym Office is in poor condition and need replacement.

Fine Arts
1. Rolled carpet in the Music Room is in fair condition and will need replacement.
2. Rubber tiles at the Stage ramp are in fair condition and will need replacement.
3. Rubber transition strips at the Stage ramp are in poor condition and needs replacement.
4. Paint on CMU walls at the Stage ramp is in fair condition and will need refurbishing.

Cafetorium/Kitchen
1. Paint on CMU walls throughout the Cafeteria is in fair condition and will need refurbishment.

Administration
1. Rolled carpet in the Teachers' Lounge is in fair condition and will need replacement.

Corridors
1. No deficiencies noted.

Restrooms
1. Urinals in the Boys' Classroom restrooms are in fair condition and will need replacement.
2. Solid plastic toilet partitions in the 100 wing Classroom Restrooms are in fair condition and will need replacement.
3. Solid plastic toilet partitions in the 300 wing Classroom Restrooms are in poor condition and need replacement.

Support
2x2 Lay-in Ceiling in the 400 wing Custodian Closet is in poor condition and needs replacement.

DOORS, FRAMES, & HARDWARE

Exterior
1. Repaint (10) hollow metal doors and frames

Interior
1. Replace (1) wood door and repaint frame.
2. Refurbish (1) wood door and repaint frame.

CASEWORK

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Fine Arts
1. Painted metal handrails at the Stage Ramp are in fair condition and need to be refurbished.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. No deficiencies noted.

ADA/TAS DEFICIENCIES

1. The run slope at the Stage ramp exceeds 1:12.
2. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. The guardrail at the tiered seating in the Music room is in fair condition and will need refurbishing.
2. The second exit out of the main Electrical room is through a room not allowed by code (Storage).
3. The exit path out of the IDF closet off of the main Electrical room is through two intervening rooms.
4. The exits paths out of the IDF and Electrical closets in the classroom wing are through rooms not allowed by code (Storage and Janitor, respectively).
5. Both Electrical rooms are missing panic exit hardware.

Mechanical Systems

The mechanical systems at Highland Park Elementary School consists of Lennox and Aaon direct expansion packaged gas/electric rooftop units. Four Engineered Air makeup air units on the roof serve make-up air to the rooftop units. The building EMCS is a Novar control system.

The gas/electric packaged rooftop units and the makeup air units are approximately 8 years old and appear to be in moderate condition. The recommended service life for this equipment is 15 to 20 years, so it is recommended that they be replaced by 2025. The gas and condensate piping serving the gas electric rooftop units is in good condition.

Electrical Systems

Highland Park Elementary School is served by a single electrical service. The Main Switch Board (MSB) is a Square D, 4000 amp, 480Y/277V, 3 phase switch board. The MSB was manufactured by Square D in 2005 and appear to be in good condition. The MSB appears to have room for expansion. The electrical panels were all manufactured by Square D and do not have much space for expansion.

The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition, and appear to have room for expansion if computers are added to the campus.

All of the electrical equipment is original to the building and appears to be in good condition.

Lighting Systems

The lighting system is in good condition and is primarily composed of T8 lamps with electrical ballasts. The corridors use T5HO fixtures with electrical ballasts.

The parking lots are equipped with pole lighting. There are wall pack lights on the exterior wall of the building.

Plumbing Systems

The plumbing system consists of Kohler wall mount urinals with floor drains and no flush valves. The water closets are Kohler floor mounted fixtures with manual flush valves. The lavatories are wash stations with automatic control. The electric water coolers are wall mounted and manufactured by Elkay. The systems appear to be in moderate condition.

There are three water heaters at the facility. The main hot water heater was manufactured in 2005 and did not have a tag. The water heater is in moderate condition. There are two small hot water heaters manufactured by State Patriot. One unit has a 10 gallon tank and the other one has an 80 gallon tank. Both units are in moderate condition. The equipment is original to the building.

The building is sprinkled.

Fire Alarm

The fire alarm system at Highland Park Elementary School is in good condition was manufactured by Silent Knight in 2006. The panel appears to be in moderate condition. The model of the panel is Intelliknight model 5820XL. There appears to be a sufficient amount of smoke detectors and strobes throughout the facility which provides adequate coverage to the campus. The recommended service life for a fire alarm system is 12 years.

Deficiencies

- Replace HVAC system by 2025
- Replace gas piping when HVAC system is replaced
- Replace condensate when HVAC system is replaced
- Replace fire alarm panel in six years.
- Replace Hot water heaters in seven years



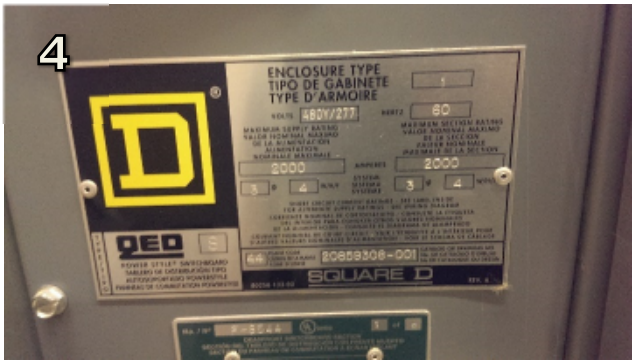
Main Switch Board



Fire Alarm Panel



Typical Computer Panel with Isolated Ground and TVSS



MSB Service Tag



1) Roof system installed 2006
2) Approximate square footage 74,176
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Blistering occurring throughout the system.
5) Current continual conditions will require the roof to be overlaid or replaced prematurely.
6) Manufacturer needs to visit this campus and recommend repairs for the blistering.
7) Replacement by year 2026
   a. Overlay: $450,000.00
   b. Total Reroof: $ 1,800,000.00
      *cost in 2014 dollars



Overview of the Facility



Overview of the roof system.



Blister occurring in the field of the roof



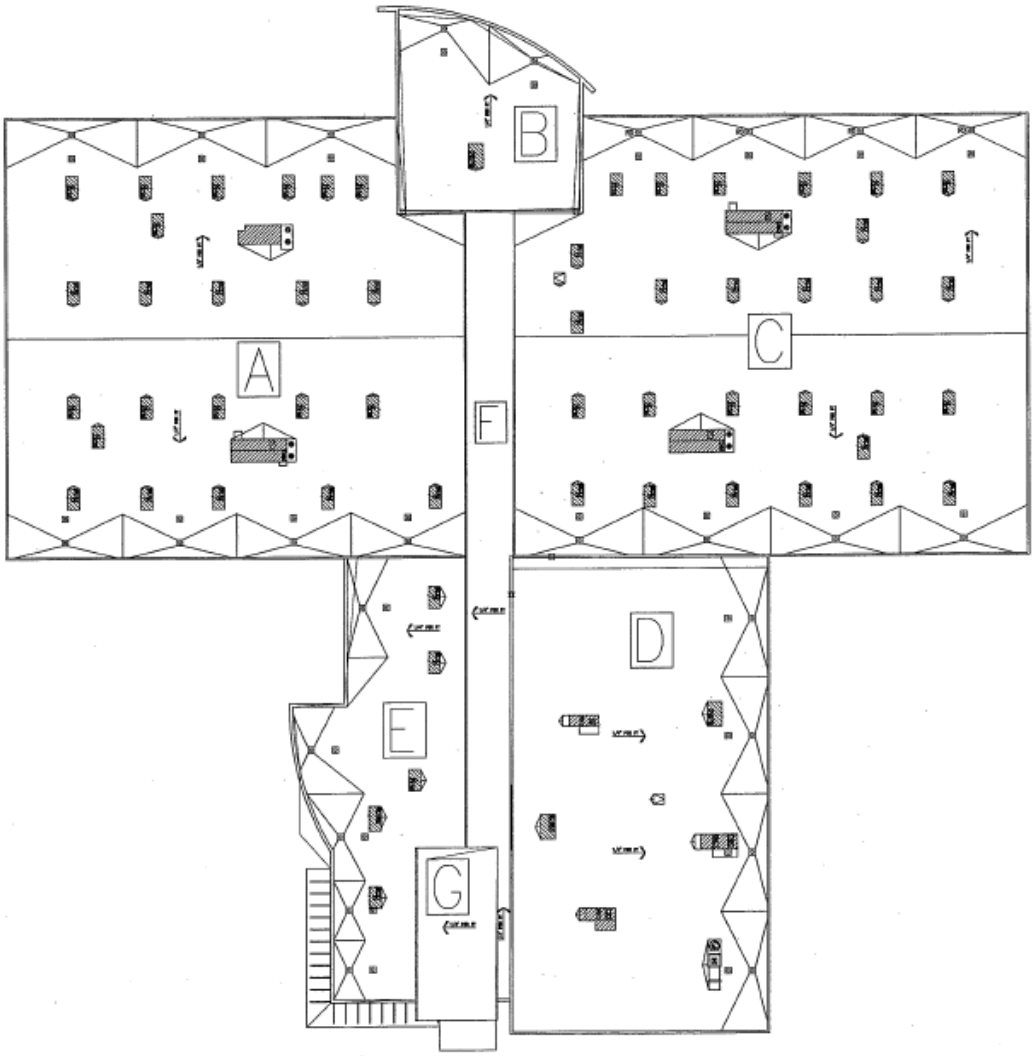
Overview of the roof system



Overview of the roof system



Blister occurring on the lap of the membrane.


B
A
C
F
D
E
G

SECURITY

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. No deficiencies noted.

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modifications to the walls are desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Murchison Elementary School





Murchison Elementary School opened in 2000 on Kelly Lane in the Blackhawk neighborhood area of the district. The site is comprised of 12 acres near and adjacent to Hendrickson High School and Kelly lane Middle School. The front entrance faces to the rear of property (WSW) which is served by Benning Drive - also used by Hendrickson High School. Enrollment today exceeds capacity and it is projected that this campus will continue to see significant growth for the foreseeable future and will need to be relieved within 3 to 4 years. The significant near term capital items include HVAC work, interior finish work, roof replacement, and replacement of chalkboards.

MURCHISON ELEMENTARY SCHOOL 2215 Kelly Ln. Pflugerville, TX 78660	
Facility #	112
Year Built	2000
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	77,922
Grades Served	K-5
Current Enrollment (2013/14)	890
Approx. Capacity	786
Building Levels	2

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$50,000.00
2. Accessibility	Good	$25,000.00
3. Site Playgrounds	Fair	$5,000.00
4. Building Envelope Systems	Fair	$650,000.00
5. Roofs	Poor	$1,300,000.00
6. Door, Frames, and Hardware	Fair	$125,000.00
7. Interior Finishes	Fair	$1,000,000.00
8. Restrooms	Good	$0
9. Food Service	Good	$0
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$0
13. Site – Civil	Fair	$310,000.00
14. Structural Systems	Good	$24,000.00
15. Mechanical Systems	Poor	$1,518,000.00
16. Commissioning	Good	$27,272.70
17. Electrical Systems	Fair	$102,500.00
18. Plumbing Systems	Fair	$50,000.00
19. Energy Systems and Controls	Fair	$285,000.00
20. Life Safety – Low Voltage Systems	Good	$116,883.00
21. Fire Sprinklers	Good	$0
22. Vertical Circulation	Good	$0
23. Security Systems and Design	Fair	$49,335.00
24. Administration and Maintenance Departments	Good	$22,200.00
25. Educational Adequacy	Good	$159,000.00
CAMPUS TOTAL		$5,819,190.70

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Murchison Elementary School resides on a 12.257+/- acre site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the south to the north line of the tract toward Kelly Lane. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are currently 6 handicapped spaces and 90 parking spaces for a total of 96 parking spaces. . The detention pond is onsite and a part of District maintenance. The pond is currently fenced with a chain link fence and a wrought iron fence.

Drainage Conditions:

1. Downspout from canopy not tied into underground stormwater drainage.

2. Large area of missing grass at the building on the east side.

3. No curb to contain fall protection material at south side playground.

4. Water is ponding at front grass area near playground.

Parking and Pavement Conditions:

1. Visible degradation of expansion joint material in sidewalk areas and at back of curb.

2. Visible degradation of expansion joint material in concrete paving.

3. Visible degradation of expansion joint material in courtyard wall where it connect to curb and gutter.

4. large crack at concrete paving.

5. Fatigue cracking in portions of the parking lots.

6. parking and curb striping fading. Needs restriping

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a mix of brick, concrete block and stone veneers, aluminum windows and insulated glass, and plaster soffits.

BUILDING CONDITION: EXTERIOR



Typical Window Sill Condition



Entry Canopy Soffit



Typical Weep Condition

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are clogged around perimeter of building.
2. Veneer at all windows needs cleaning due to mold and water stains.
3. Control joints and expansions joints are in poor condition and need new sealant.
4. No through-wall flashing observed at foundation or lintels.
5. All steel lintels need to be repainted.

Exterior windows

1. All window sills are flat and do not properly drain water.
2. Sealant around all windows needs to be replaced.

Soffits

1. Wood soffit at entry canopy is in poor condition and needs to be replaced.
2. Exposed steel structure at entry canopy is in fair condition and needs to be repainted.

Canopies

1. No deficiencies noted.

Playgrounds

1. Canopy at back playground is in fair condition and needs to be repainted.
2. Benches at back playground are in poor condition and need to be replaced.
3. Canopy at side playground is in fair condition and needs to be repainted.
4. Drinking fountains at side playground are not accessible.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Cafeteria



Library



Corridor Ramp



Student Restroom

FINISHES

Classrooms
1. Rubber base in all Classrooms is in poor condition and needs replacement.
2. Casework in all Classrooms is in fair condition and will need replacement.
3. Paint on gypsum board wall in all Classrooms is in fair condition and will need replacement.
4. Rolled Carpet and VCT in Teachers' Workroom 200 are in fair condition and will need replacement.
5. Carpet in room 104 is in poor condition and needs to be replaced.
6. Signs of flooding were observed in rooms 105, 107, 109, 201, 203, and the 1st floor Book Storage; Flooding was possibly caused due to flat or negative exterior grading or improper sub-grade drainage.

Library
1. VCT flooring in the Library Storage room is in fair condition and will need replacement.
2. Water stains were observed on ceiling tiles near the Library Office.

Physical Education
1. Rolled carpet in the Gym is in poor condition and needs replacement.
2. Paint on CMU walls in the Gym and Gym Office is in fair condition and will need refurbishment.
3. Basketball wall padding is in poor condition and needs replacement.
4. Rolled carpet at the perimeter bench is poor condition and needs replacement.
5. 2x4 tectum ceiling panels in the Gym are in fair condition and will need replacement.
6. Water stains were observed on various ceiling tiles throughout the Gym.

Fine Arts
1. Rolled carpet and VCT in the Music and Music Storage room are in fair condition and will need replacement.
2. Wood flooring at the Stage is in poor condition and needs replacement.
3. Paint on gypsum board walls at the Music room is in fair condition and will need refurbishing.

Cafetorium/Kitchen
1. Flooring in the Kitchen is in poor condition and needs to be replaced.
2. VCT in the Kitchen Storage is in fair condition and will need replacement.
3. Paint on CMU walls throughout the Kitchen, Serving Line and Cafeteria is in fair condition and will need refurbishment.
4. 2x2 Lay-in Ceiling in Kitchen Storage room is in fair condition and will need replacement;
5. 2x2 Lay-in Ceiling in Cafeteria is in fair condition and will need replacement; several dirty ceiling tiles were observed and need replacement.

Administration
1. Rolled carpet in the Administration Corridor is in poor condition and needs replacement.
2. Painted gypsum board walls in the Teachers' Workroom and Lounge are in fair condition and will need to be refurbished.
3. Casework in the Teachers' Workroom and Lounge is in fair condition and will need replacement.

Corridors
1. VCT flooring in all Classroom Corridors is in fair condition and will need replacement.
2. Rubber base throughout Classroom Corridors is in poor condition and needs replacement.
3. Trim for plastic laminate wall panels throughout the Classroom Corridors is in fair condition and will need replacement.
4. Rubber treads at all Stairwells are in poor condition and need replacement.
5. Plastic laminate wall panels throughout the Stairwells are in fair condition and will need replacement.
6. Rolled carpet at the Main Corridor Ramp is in poor condition and needs replacement.
7. Trim for plastic laminate wall panels throughout the Classroom Corridors is in poor condition and needs replacement.

Restrooms
1. Toilets in the Main Corridor and Classroom Corridor Restrooms are in fair condition and will need to be replaced.
2. All urinals in Classroom Restrooms are in fair condition and will need replacement.
3. Lavatories at the Staff Restrooms are in poor condition and need replacement.
4. Lavatory in the Nurse Restroom is in fair condition and will need replacement.
5. Plastic Laminate toilet partitions in all Restrooms are in fair condition and will need replacement.
6. Plastic Laminate toilet partitions in the Girls' Main Corridor Restroom are in poor condition and need replacement.
7. Semi-recessed trash receptacles in the Nurse Restroom are in fair condition and will need replacement.
8. Semi-recessed trash receptacle at the Boys' Main corridor Restroom is in poor condition and needs replacement.
9. Ceramic tile floors in the Classroom Restrooms are in fair condition and will need replacement.
10. Ceramic tile in the Staff Restrooms is in poor condition and needs replacement.
11. Several lay-in ceiling tiles in the Boys' Main corridor Restroom need replacement.

Support
1. Water stains were observed in the ceiling tile at the 1st floor Electrical Closet.

DOORS, FRAMES, & HARDWARE

Exterior
1. Repaint (3) hollow metal doors and frames

Interior
1. Replace (4) wood doors and repaint frames.
2. Refurbish (76) wood doors and repaint frames.

CASEWORK

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

MISCELLANEOUS

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. No deficiencies noted.

ADA/TAS DEFICIENCIES

1. No turning radius provided in the Kitchen Storage room.
2. Missing the 18" clear space on the pull side of the second exit door out of the main Mechanical room.
3. No accessible route to the high density storage in the Book Storage room.
4. No turning radius and the rear grab bar is non-compliant in the Nurse restroom.
5. The drinking fountains in the main Corridor do not have the required approach clear floor space.
6. All Boys student restrooms are missing an alternate stall.
7. The water closet does not fall within the 16"-18" dimension range and the grab bars and toilet paper dispensers are non-compliant at both the Boys and Girls restrooms near the Gym.
8. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. The handrails at the main Corridor ramp are in fair condition and will need refurbishing.
2. The handrails at the Stage are in poor condition and need replacing.
3. The second exit out of the main Electrical room is through a room not allowed by code (Storage).
4. The exit path out of the IDF and Electrical closets on both the first and second floors in the classroom wing are through rooms not allowed by code (Electrical/Janitor) and the IDF path is through two intervening rooms.
5. All Electrical rooms and the Music room are missing panic exit hardware.
6. The riser height at the stairs to the Stage is non-compliant.

Mechanical Systems

The mechanical systems at Murchison Elementary School consist of Lennox split systems and McQuay split systems, Lennox and Aaon Gas/Electric packaged rooftop units, and Semco make-up air units. The control system serving the campus is Novar.

The equipment was manufactured in 1999 and is at the end of its recommended service life. It is recommended that these units be replaced in 2014.

Electrical Systems

Murchison Elementary School is served by a 1600 amp 480/277V 3 phase Square D MSB in good condition. The MSB has approximately 3300 Amps of breakers already in the panel with little room for expansion. The remaining panels are primarily Square D in good condition, but with little room for expansion. The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition and have some room for expansion; however, if significant technology renovations are pursued, then there will need to be additional computer panels.

There are currently six panels and one transformer on the roof that serve the HVAC system that are in poor condition. They are beginning to corrode badly, and it is recommended that they be replaced.

It is recommended that the service be upsized to accommodate future technology expansion on the campus. It is also recommended that additional computer panels with isolated ground and TVSS be added as needed to accommodate technology expansion on the campus.

Lighting Systems

The lighting system is primarily composed of T8 fixtures electronic ballasts. These are in good condition.

Plumbing Systems

The plumbing system consists of floor mount water closets, wall mount lavatories, floor mount urinals and wall mount water coolers. The valves are all manual. The lavatories, water closets, and urinals are in good condition. The water coolers are in poor condition and it is recommended that these be replaced. The water heaters are in good condition.
The building is sprinkled.

Fire Alarm

The fire alarm system at Murchison ES is Silent Knight and is in good condition with adequate coverage. The recommended service life for a fire alarm system is 12 years.

Deficiencies

- Replace all HVAC in 2014
- Upsize MSB and add computer panels with TVSS and isolated ground if there are significant technology additions.
- Replace 6 roof mounted panels and transformer
- Replace 14 water coolers.



Cerberus Fire Alarm Panel



Roof mounted panel in poor condition



MSB



Computer Panel with TVSS and Isolated Ground



1) Roof system installed 2000
2) Approximate square footage: 57,677
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Blistering occurring throughout the system.
5) Heavy Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which has lessened the life of the membrane and or the system.
6) Current continual conditions will require the roof to be overlaid or replaced within the next 4-5 years.
7) Replacement by year 2017
   a. Overlay: $347,000.00
   b. Total Reroof: $1,300,000.00

   *costs in 2014 dollars



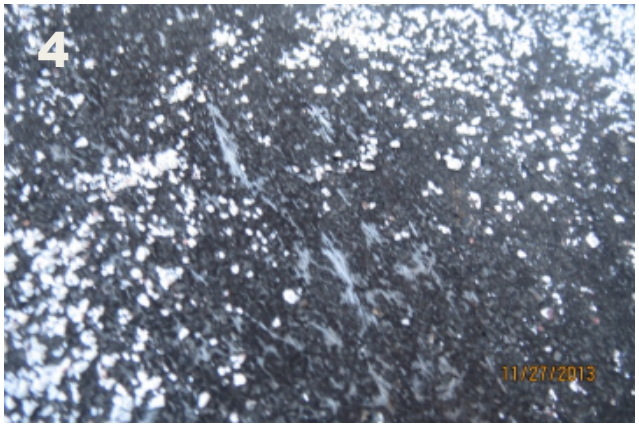
Overview of the Facility



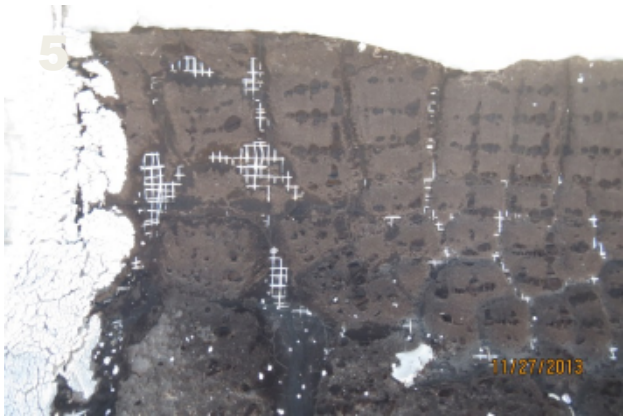
Overview of the roof system.



Blister occurring in the field of the roof



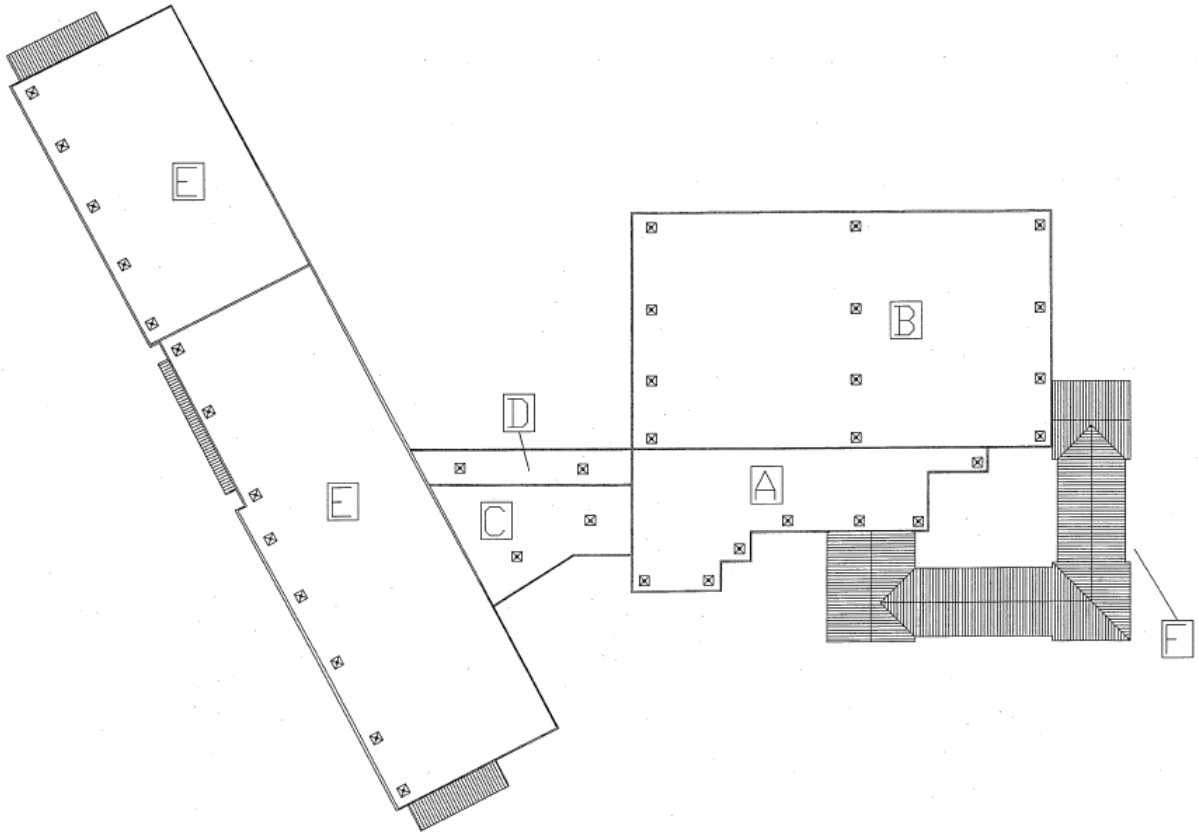
Granular erosion and exposed fiberglass reinforcement.



Scrim is exposed in the base flashing



Granules are eroding significantly exposing the inter ply fiberglass.


E
E
D
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F

SECURITY

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. No deficiencies noted.

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Northwest Elementary School

Huckabee



Northwest Elementary School is in the far southwest corner of the district and has an Austin address. Built in 1986, the school sits on 11 acres and faces to the east on Thermal Drive. This portion of the district is built out with apartments and single-family residential surrounding the site. The enrollment is within capacity at this time and is expected to remain stable and within capacity for the foreseeable future. The significant near term capital items include roof replacement, door and hardware replacement, HVAC work, and plumbing work.

NORTHWEST ELEMENTARY SCHOOL 14014 Thermal Dr. Pflugerville, TX 78728	
Facility #	104
Year Built	1986
No. of Buildings	1
No. of Portables	2
Approx. Total Square Footage	62,000
Grades Served	PK-5
Current Enrollment (2013/14)	532
Approx. Capacity	586
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$12,000.00
2. Accessibility	Fair	$280,000.00
3. Site Playgrounds	Fair	$20,000.00
4. Building Envelope Systems	Fair	$550,000.00
5. Roofs	Poor	$1,200,000.00
6. Door, Frames, and Hardware	Poor	$140,000.00
7. Interior Finishes	Fair	$175,000.00
8. Restrooms	Fair	$450,000.00
9. Food Service	Good	$30,550.00
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$200,000.00
13. Site – Civil	Fair	$260,000.00
14. Structural Systems	Fair	$134,000.00
15. Mechanical Systems	Poor	$760,000.00
16. Commissioning	Good	$21,700.00
17. Electrical Systems	Poor	$162,500.00
18. Plumbing Systems	Poor	$130,000.00
19. Energy Systems and Controls	Fair	$285,000.00
20. Life Safety – Low Voltage Systems	Good	$93,000.00
21. Fire Sprinklers	N/A	$170,500.00
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$60,775.00
24. Administration and Maintenance Departments	Good	$21,500.00
25. Educational Adequacy	Good	$15,000.00
CAMPUS TOTAL		$5,171,525.00

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Northwest Elementary School resides on a 11+/- acre site located in the City of Austin Jurisdiction. The site is a sloping tract that falls from the north to the south line of the tract toward a drainage easement. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are currently 4 handicapped spaces and 151 parking spaces for a total of 155 parking spaces. . The detention pond is onsite and a part of District maintenance. The pond is currently fenced with a chain link fence and a wrought iron fence.

Drainage Conditions:

1. Large pond of water in grass area on north side of building.

2. Large area of missing grass at the playground area.

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Parking and Pavement Conditions:

1. Visible degradation of expansion joint material in sidewalk areas and at back of curb.

2. Visible degradation of expansion joint material in concrete paving.

3. Visible degradation of expansion joint material in courtyard wall where it connect to curb and gutter.

4. large crack at concrete paving.

5. Fatigue cracking in service courtyard entrance.

6. parking and curb striping fading.

7. Gate on east drive has damage.

8. Needs additional 2 ADA spaces to comply

BUILDING CONDITION: EXTERIOR

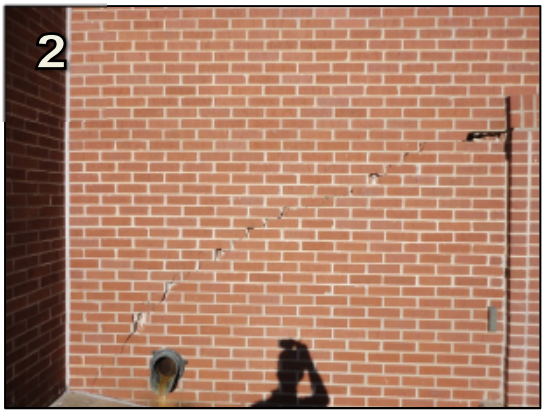
Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a brick and glass block veneer, aluminum windows and insulated glass, and plaster soffits.

BUILDING CONDITION: EXTERIOR



Glass Block at Entry



Crack at Gym



Typical Weep Condition



Typical Window Sill Condition

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Veneer at all windows needs cleaning due to mold and water stains.
3. Control joints and expansions joints are in poor condition and need new sealant.
4. No through-wall flashing observed at foundation or lintels.
5. All steel lintels need to be repainted.
6. Cracks in veneer at Cafeteria pilaster, Gym & Room 209.
7. Stucco veneer at front entry canopy needs cleaning.

Exterior windows

1. All window sills are flat and do not properly drain water.
2. All windows around the building are in poor condition and need to be replaced.
3. Glass block windows at front entry canopy and Library are in poor condition and need to be replaced.

Soffits

1. All porch soffits are in fair condition and need to be refinished.

Canopies

1. No deficiencies noted.

Playgrounds

1. Both playgrounds do not have an accessible pathway. Grade is too steep.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x4 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Sagging Ceiling Tile



Boys Restroom



Non-compliant Stall.



Gym

FINISHES

Classrooms
1. Rolled carpet in all Classrooms is in poor condition and need replacement.
2. VCT flooring in all Classrooms is in fair condition and will need replacement.
3. Rubber base throughout all Classrooms is in poor condition and needs replacement.
4. Paint on gypsum board walls is in fair condition and will need refurbishing.
5. 2x4 Lay-in ceilings in all Classrooms are in poor condition and need replacement.

Library
1. Rolled carpet in the Library is in poor condition and needs replacement.
2. VCT flooring in the Library Office and Storage Room is in fair condition and will need replacement.
3. Paint on gypsum board walls in the Library Storage Room is in fair condition and will need refurbishing.
4. 2x4 Lay-in ceiling in Library is in poor condition and needs replacement.

Physical Education
1. Rolled carpet in the Gym and Gym Office is in poor condition and needs replacement.
2. Paint on CMU walls in the Gym and Gym Office is in fair condition and will need refurbishment.
3. Cracks were observed on pilasters in the Gym.
4. Wall padding is needed at side backboards mounted close to CMU walls.
5. Backboard padding in Gym is in poor condition and needs replacement.
6. 2x4 Lay-in ceilings in the Gym and Gym Office are in fair condition and will need replacement.

Fine Arts
1. Rolled carpet in the Music and Music Storage Room is in poor condition and needs replacement.
2. Wood flooring on the stage is in poor condition and needs replacement.
3. Rubber base in the Music Room is in poor condition and needs replacement.
4. Paint on CMU walls on the Stage is in poor condition and needs to be refurbished.
5. Paint on CMU walls at the Music room is in fair condition and will need to be refurbished.
6. Folding partition wall on the Stage is in poor condition and needs replacement.
7. Casework in the Music Room is in poor condition and needs replacement.
8. 2x4 Lay-in ceiling tiles at the Stage and Music Room are in poor condition and need replacement.

Cafetorium/Kitchen
1. Ceramic tile in the Cafeteria, Storage and Custodial Rooms is in poor condition and needs replacement.
2. Quarry flooring tiles throughout the Kitchen and Serving Line are in fair condition and will need replacement.
3. Paint on CMU walls throughout the Kitchen, Serving Line and Cafeteria is in fair condition and will need refurbishment.
4. Cracking was observed in the CMU Cafeteria wall to the left of the Stage.
5. Metal window sill in the Cafeteria is in poor condition and needs replacement.
6. 2x4 Lay-in Ceiling tile in Cafeteria and Storage Room is in fair condition and will need replacement.
7. 2x4 Vinyl-faced ceiling tile in the Kitchen and Serving Line are in poor condition and need replacement.

Administration
1. Rolled carpet and VCT throughout Administration Rooms are in poor condition and need replacement.
2. Paint on gypsum board and CMU walls throughout is in fair condition and will need to be refurbished.
3. Paint on gypsum board walls in the Staff Restrooms is in poor condition and needs to be refurbished.
4. 2x4 Lay-in ceilings in the Reception Area and Offices are in fair condition and will need replacement.
5. 2x4 Lay-in ceilings in the Bookroom, Workroom and Lounge are in poor condition and need replacement.

Corridors
1. All rolled carpet, VCT and Ceramic Tile flooring in all Corridors are in poor condition and need replacement.
2. Paint on CMU walls in Main Corridor and Classroom corridors is in fair condition and will need to be

refurbished.
3. A crack in the CMU wall was observed above a column in the Main Corridor.
4. Plastic laminate panels throughout the Classroom Corridors are in fair condition and need replacement.
5. 2x4 Lay-in ceiling tiles in all classroom corridors are in fair condition and will need replacement.
6. Water stains were observed in the ceiling tile near the Library.

Restrooms
1. Toilets throughout the campus are in fair condition and will need replacement.
2. Toilets in Girls' Main Corridor Restroom are in poor condition and need replacement.
3. All urinals are in poor condition and need replacement.
4. All lavatories throughout the campus are in poor condition and need replacement.
5. Solid plastic Toilet partitions in all Restrooms are in poor condition and need replacement.
6. Ceramic tile floors and walls throughout are in poor condition and need replacement.
7. Painted-on CMU walls throughout are in fair condition and need to be refurbished.
8. 2x4 Lay-in ceiling tile in Restroom 209 is in poor condition and needs replacement.

Support
1. Painted concrete and VCT in all Custodial, Electrical and Data Closets are in poor condition and need replacement.
2. Gypsum Board walls in all Custodial, Electrical and Data Closets are in poor condition and needs replacement.
3. Paint on all CMU walls in all Custodial, Electrical and Data Closets is in poor condition and needs refurbishment.
4. 2x4 Lay-in ceilings in all Custodial, Electrical and Data Closets are in poor condition and need replacement.

DOORS, FRAMES, & HARDWARE

Exterior
1. Replace (6) storefront doors and frames.
2. Replace (1) hollow metal doors and frames.

Interior
1. Replace (1) wood door and hollow metal frame.
2. Replace (72) wood doors and repaint frames.
3. Replace serving line motorized, coiling door.

CASEWORK

Classrooms
1. Casework throughout all classrooms is in poor condition and needs replacement.

Library
1. Casework throughout the Library is in fair condition and needs replacement.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. Casework throughout all administrative rooms is in poor condition and needs replacement.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.
Library
1. No deficiencies noted.
Physical Education
1. No deficiencies noted.
Cafetorium/Kitchen
1. No deficiencies noted.
Administration
1. No deficiencies noted.
Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.
Library
1. No deficiencies noted.
Physical Education
1. No deficiencies noted.
Cafetorium/Kitchen
1. No deficiencies noted.
Administration
1. No deficiencies noted.
Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx. 2,600sf, the existing Library is undersized. For the designed maximum capacity of 586, the TEA required size is 3,258sf.

ADA/TAS DEFICIENCIES

1. No turning radius in the Nurse restroom.
2. The majority of the door hardware throughout the campus is non-compliant knobs that will need replacement.
3. The accessible stalls in the Boys and Girls student restrooms in the 400 wing are not 59" wide and the grab bars are non-compliant.
4. The water closet room in the Kitchen restroom is fully non-compliant.
5. The water closet in the Admin and Nurse restrooms do not fall within the 16"-18" dimension range off of the adjacent wall.
6. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. Stairs at back entry/exit to Administration have non-compliant treads and the handrails are missing the 12" extensions.
2. The handrails in the main corridor are missing the 12" extensions.

Mechanical Systems

The mechanical system at Northwest Elementary School is a four-pipe, chilled water / hot water system comprised of Carrier air handling units (AHUs), Carrier air cooled chillers, and a Raypak hot water boiler. The system also consists of Lennox and Ruud DX Gas packaged rooftop units.
The building EMCS is a Novar control system.

The Carrier air handling units are approximately 28 years old. The recommended service life for this equipment is 20 years, so it is recommended that they be replaced in 2014. These AHUs serve approximately 35 variable air volume that regulate the flow of conditioned air into the classroom spaces. These boxes were installed at approximately the same time as the AHUs and should be replaced when the AHUs are replaced.

The Ruud DX Gas packaged rooftop units (RTUs) serving the gymnasium are approximately 19 years old. The recommended service life for this equipment is 15 years, so it is recommended that they be replaced in 2014. The gas piping serving the gas electric rooftop units is in poor condition and should be replaced when the units are replaced. The condensate piping is also showing signs of wear and will need to be replaced when the units are replaced. The remaining RTUs are Lennox units that were installed in 2002 and 2004. It is being recommended that these units be replaced in 2019.

The Carrier air cooled chillers were installed in 2003 and are working adequately at this time. The Raypak hot water boiler is in good condition and should have some useful life left. The plant's associated pumps are in moderate condition.

Electrical Systems

Northwest Elementary School is served by a single service. The building is served by a Federal Pacific 1200A 480/277V 3 Phase MSB that is in moderate to poor condition and has little room for expansion. The remainder of the newer building is served by GE and Challenger panels that are in good condition without much room for expansion. The distribution panels throughout the facility are Federal Pacific and are in moderate to poor condition.

The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition, but do not have adequate room for expansion if a large number of computers are added to the campus.

It is recommended that all Federal Pacific panels and the Federal Pacific MSB be replaced as they have been shown to be an extreme fire hazard.

Lighting Systems

The lighting system is in good condition and is primarily composed of T8 lamps.

It is being recommended that more exterior wall packs be installed to increase outdoor lighting.

Plumbing Systems

The plumbing system consists of wall floor mount water closets, wall mount wash stations, and wall mount water coolers. The flush valves are all manual. The systems are in moderate to poor condition.

The building is not sprinkled.

Fire Alarm

The fire alarm panel at Northwest is an Intelli Knight model that was installed in 2005. The system is in good condition and provides adequate coverage to the campus. The recommended service life for a fire alarm system is 12 years.

Deficiencies

- Replace Carrier AHUs and Boxes in 2014.
- Replace RUUD and Lennox RTUs
- Replace Chilled and Hot Water Pumps
- Replace Heating Water Boiler
- Replace gas piping when HVAC system is replaced
- Replace condensate when HVAC system is replaced
- Replace all Federal Pacific Panels
- Replace and Upsize MSB
- Provide additional computer panels with TVSS and isolated ground if computers are added to the campus.
- Replace Make-Up Air Unit
- Provide Fire Protection to building.



Federal Pacific Main Switchgear



Partially corroded chilled water pump



Typical Wall to Floor Urnial



Typical Federal Pacific Transformer



Typical Federal Pacific Distribution Panel



Computer Panel Isolated Ground



1) Roof system installed 1999
2) Approximate square footage: 66,016
3) System installed appears to be a two ply modified bitumen over rigid board insulation. Metal standing seam panels.
4) Blistering occurring throughout the system on the low slope roofing.
5) Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.
6) Current continual conditions will require the roof to be overlaid or replaced within the next three years.
7) Replacement by year 2017
   a. Overlay: $400,000.00
   b. Total Reroof: $ 1,200,000.00

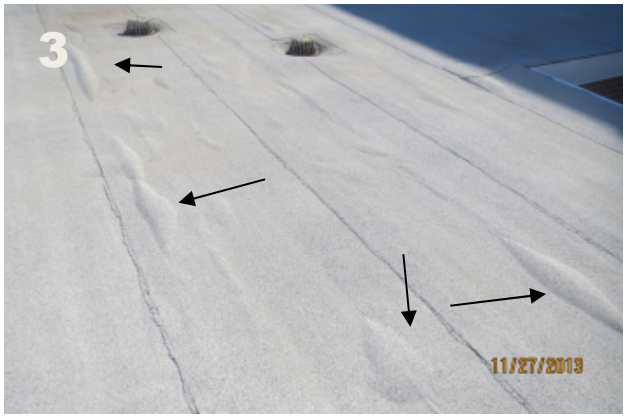
      *costs in 2014 dollars



Overview of the Facility



Overview of the roof system.



Blister occurring in the field of the roof



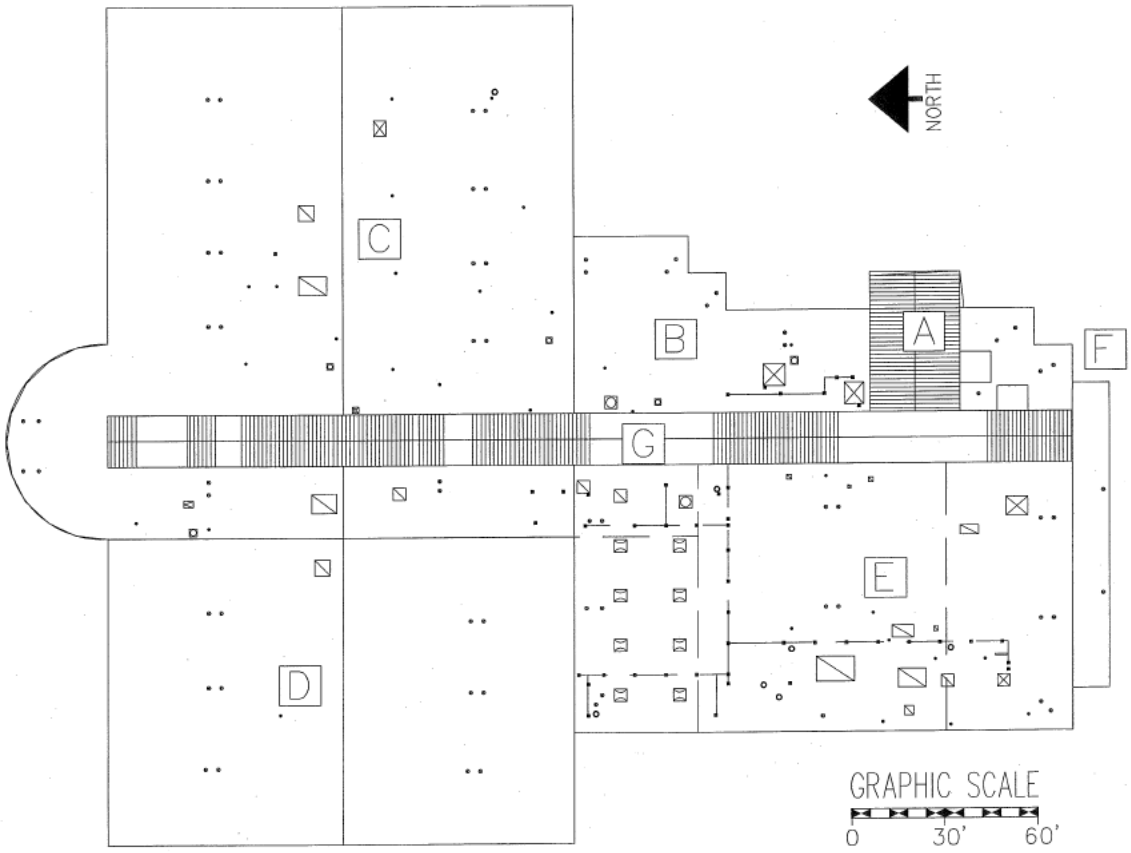
Overview of the roof system and blister



Blister in the field of the roof.



Blister occurring on the lap of the membrane.


NORTH
A
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C
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E
F
G
GRAPHIC SCALE
0
30'
60'

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Compensation Hood System (1)

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Parmer Lane Elementary School

Huckabee

CAMPUS DATA



Parmer Lane Elementary School opened in 1982 and is one of the oldest schools in the district. The school sits on 7 acres of land facing SSW on Parmer Lane in the far western portion of the district. The campus backs up to Westview Middle School and is surrounded by a built-out residential and commercial area along the Parmer Lane Corridor. The enrollment is stable and is projected to remain below capacity for the foreseeable future. The significant near term capital items include roof replacement, HVAC work, adding a fire sprinkler system, interior finish work, accessibility work, and new playground equipment.

PARMER LANE ELEMENTARY SCHOOL 1806 Parmer Ln. Austin, TX 78727	
Facility #	102
Year Built	1982
No. of Buildings	1
No. of Portables	1
Approx. Total Square Footage	63,634
Grades Served	PK-5
Current Enrollment (2013/14)	408
Approx. Capacity	651
Building Levels	2

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$12,000.00
2. Accessibility	Poor	$110,000.00
3. Site Playgrounds	Poor	$200,000.00
4. Building Envelope Systems	Fair	$450,000.00
5. Roofs	Poor	$1,264,000.00
6. Door, Frames, and Hardware	Fair	$160,000.00
7. Interior Finishes	Poor	$775,000.00
8. Restrooms	Poor	$325,000.00
9. Food Service	Good	$50,790.00
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$80,000.00
12. TEA Standards	Good	$0
13. Site – Civil	Fair	$825,000.00
14. Structural Systems	Fair	$194,500.00
15. Mechanical Systems	Poor	$669,500.00
16. Commissioning	Good	$22,271.90
17. Electrical Systems	Fair	$55,000.00
18. Plumbing Systems	Fair	$70,000.00
19. Energy Systems and Controls	Fair	$285,000.00
20. Life Safety – Low Voltage Systems	Fair	$95,451.00
21. Fire Sprinklers	N/A	$174,994.00
22. Vertical Circulation	Fair	$100,000.00
23. Security Systems and Design	Poor	$68,970.00
24. Administration and Maintenance Departments	Good	$18,000.00
25. Educational Adequacy	Fair	$842,000.00
CAMPUS TOTAL		$6,847,476.90

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Parmer Lane Elementary School resides on a 3.46+/- acre site located in the City of Austin Jurisdiction. The site is a sloping tract that falls from the north to the south line of the tract towards Parmer Lane. The site shares site space with Westview Middle school. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There is no defined service courtyard at this site. There are currently 2 handicapped spaces and 124 parking spaces for a total of 126 parking spaces. . The water quality pond is of a sand filter type. The water quality pond and detention pond is onsite and a part of District maintenance. The pond is currently fenced with a chain link fence.

Drainage Conditions:

1. Large pond of water in grass area on north side of building.

2. Large area of missing grass at the playground area.

.

Parking and Pavement Conditions:

1. Visible degradation of expansion joint material in sidewalk areas and at back of curb.

2. Visible degradation of expansion joint material in concrete paving.

3. Visible degradation of expansion joint material in courtyard wall where it connect to curb and gutter.

4. Settlement is occurring at dumpster area.

5. Needs additional 3 ADA spaces to comply

6. Additional queuing space / more parking is required.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of tilt-up concrete panels, aluminum windows and insulated glass, and plaster soffits.

BUILDING CONDITION: EXTERIOR



Typical Window Condition



Crack in Concrete Panel



Crack in Concrete Panel



Non-Compliant Guardrail

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. The tilt-up concrete panels are in fair condition. At all window and door openings and corners, there are cracks and chips in the concrete. Repairs are needed.
2. All downspouts and gutters are in poor condition and need to be replaced.

Exterior windows

1. All windows are in poor condition and need to be replaced.

Soffits

1. All porch soffits are in fair condition and need to be refinished.

Canopies

1. Plaster soffit and metal siding at both entry canopies are in poor condition and need to be replaced.

Playgrounds & Site

1. Playground equipment is in poor condition.
2. Pathway to playground is non-accessible. Grade is too steep.
3. Main entry handrails and ramp are non-compliant in height and grade.
4. Secondary entry handrails are non-compliant.
5. Side stair handrails and guardrail are non-compliant.
6. Access to building along back drive is non-compliant. Grade is too steep at all doors.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, glazed brick, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x4 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Plastic Laminate Wall Panel



Library Mezzanine Stairs



Student Restroom



Glazed Brick at Corridor

FINISHES

Classrooms

1. VCT flooring in all classrooms is in fair condition and will need replacement.
2. Vinyl faced gypsum wall panels in all classrooms are in fair condition and will need replacement.
3. 2x4 Lay-in ceilings in all classrooms are in fair condition and will need replacement.

Library

4. Rolled carpet in the Library is in poor condition and needs replacement.
5. VCT flooring in the Library storage room is in fair condition and will need replacement.
6. Plywood flooring and rolled carpet at Library mezzanine rooms are in fair condition and will need to be replaced.
7. Painted qypsum wall boards in the Library and Library Office and Storage are in fair condition and will need replacement.
8. Painted qypsum wall boards at the Library Stairs and Mezzanine rooms are in fair condition and will need replacement.
9. 2x4 Lay-in ceilings in the Library Office and Storage rooms are in fair condition and will need to be replaced.
10. 2x4 Lay-in ceiling in the Library are in poor condition and need to be replaced.
11. Water stains were observed in ceiling tile at the Library and Mezzanine Closet.
12. Skylights at the Library Stairs are in poor condition and need replacement.
13. Cracks were observed in the concrete stairs leading the to the Libarary mezzanine; the stairs and handrails are in poor condition and need to be replaced.

Physical Education

14. Rolled carpet in the Gym and Gym office is in poor condition and needs replacement.
15. VCT in the Gym office is in fair condition and will need replacement.
16. Painted qypsum wall boards at the Gym and Gym Office are in fair condition and will need replacement.
17. Rubber base throughout the Gym is in poor condition and will need replacement.
18. Plastic laminate wall panels throughout the Gym are in poor condition and will need replacement.
19. The folding partition wall at the Gym is in poor condition and needs replacement.
20. Concrete Tilt-up walls in the Gym are in fair condition and will need to be refurbished.
21. Wall pads throughout the Gym are in poor condition and will need replacement.
22. 2x4 Lay-in ceiling in the Gym Custodian closet is in fair condition and will need replacement.

Fine Arts

23. VCT in the Music Storage is in fair condition and will need replacement
24. Gypsum board walls throughout the Art Room, Music Room and Stage are in poor condition and need replacement.
25. Wood trim and base throughout the Stage are in poor condition and need replacement.
26. Casework in the Art room is in poor condition and needs replacement.
27. 2x4 Lay-in ceiling tiles in the Art and Music room are in poor condition and need replacement.

Cafetorium/Kitchen

28. Ceramic throughout the Kitchen and Kitchen Office are in fair condition and will need to be replaced.
29. VCT flooring at the Cafeteria, Kitchen Mop Sink and Kitchen Corridors is in poor condition and needs replacement.
30. Sealed concrete at the Kitchen storage room is in fair condition and will need to be refurbished.
31. Paint on qypsum board walls at the Kitchen is in fair condition and will need refurbishment.
32. Burnished masonry walls at the Kitchen Restroom and Storage are in fair condition and will need to be refurbished.
33. Vinyl Covered gypsum board walls at the Mop Sink and Kitchen Corridors are in poor condition and will need to be replaced.

34. 2x4 Lay-in ceiling in the Cafeteria is in fair condition and will need replacing.
35. 2x4 Vinyl-faced ceilings in the Kitchen and supporting rooms are in fair condition and will need replacing.

Administration
36. VCT flooring at the Teachers' Lounge and Bookroom are in poor condition and need replacement.
37. Painted vinyl walls throughout are in fair condition and will need to be refurbished.
38. 2x4 Lay-in ceilings in the Nurse's Office, Teachers' Lounge, Workroom, and Bookroom are in fair condition and will need to be replaced.

Corridors
39. Glazed Brick flooring and VCT in the Main Corridor and Classroom Corridors is in fair condition and will need to be replaced.
40. Painted gypsum walls and Plastic laminate panels throughout the corridors are in fair condition and will need to be replaced.
41. Trim to plastic laminate panels throughout corridors is in poor condition and will need to be replaced.
42. 2x4 Lay-in ceiling in the Main Corridor is in fair condition and will need to be replaced.
43. 2x4 Lay-in ceilings in the Classroom Corridors are in poor condition and will need to be replaced.

Restrooms
44. Classroom and Nurse's toilets throughout the campus are in fair condition and will need to be replaced.
45. All urinals are in poor condition and need to be replaced.
46. Lavatories at the Classroom restrooms are in poor condition and need replacement.
47. Lavatories at the Main corridor restrooms are in fair condition and will need replacement.
48. Lavatories in the Nurse's and Kitchen restrooms are in fair condition and will need to be replaced.
49. Toilet partitions in all restrooms are in fair condition and will need to be replaced.
50. Ceramic tile floors and wall throughout are in poor condition and will need replacement.
51. 2x4 Vinyl-faced ceiling in the Kitchen restroom is in poor condition and will need to be replaced.

Support
52. Concrete flooring in the Main Mechanical room is in fair condition and will need refurbishing.
53. Vinyl faced gypsum wall panels in all Classroom Storage rooms are in fair condition and will need replacement.

Vinyl faced gypsum wall panels in all Classroom Corridor Closets are in poor condition and need replacement.

DOORS, FRAMES, & HARDWARE

Exterior
1. Replace (6) storefront doors and frames.
2. Replace (7) hollow metal doors and frames.

Interior
1. Replace (1) wood door and hollow metal frame.
2. Replace (11) wood doors and repaint frames.
3. Refurbish (82) wood doors and repaint frames.

CASEWORK

Classrooms
1. Casework in all classrooms is in fair condition and will need replacement.

Library
2. No deficiencies noted.

Physical Education
3. No deficiencies noted.

Cafetorium/Kitchen

4. No deficiencies noted.

Administration

5. Casework in the Teachers' Lounge is in fair condition and will need to be replaced.

Restrooms

6. No deficiencies noted.

TEACHING TOOLS

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

MISCELLANEOUS

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. No deficiencies noted.

ADA/TAS DEFICIENCIES

1. The restrooms in the Pre-K and K wing and the Teacher Lounge Womens Restroom do not have the required turning radius floor clearance.
2. The Teacher Lounge Restrooms do not have the required 18" clearance on the pull side of the doors.
3. The Nurse Storage room does not have the required 12" clearance on the push side of the door.
4. The Storage/Office rooms in the Special Education Classrooms do not have the required 12" clearance on the push side of the doors.
5. The ramp to the Stage does not have a non-slip/textured floor material, the run slope exceeds 1:12, and the handrails are missing the 12" extensions.
6. There is no elevator to the Library Mezzanine.
7. The accessible stalls in the Pre-K and K wing Restrooms are not adequately sized.
8. The two central Boys/Girls Restrooms are missing alternate stalls.
9. The accessible water closets in the Pre-K and K wing Restrooms as well as the Teachers Lounge Mens Restroom do not fall within the 16"-18" dimension range from centerline to adjacent wall.
10. The grab bars and flush controls are non-compliant in the Nurse Restroom.
11. The mirrors are non-compliant in all Student Restrooms, all Pre-K/K Classroom Restrooms, Nurse Restroom, and Teachers Lounge Restrooms.
12. The sink in Science does not have the required knee space clearance or toe space clearance and the sink in the Teacher Lounge does not have the required knee space clearance.
13. The sinks the Girls Student Restrooms, Pre-K/K Classroom Restrooms do not have insulation on exposed piping.
14. The sink in the Teacher Lounge Mens Restroom does not have the required approach clear floor space.
15. Music and Art have soap/paper towel dispensers that are outside of allowable reach range.
16. Nearly all of the signage in the building is non-compliant.
17. The Library circulation desk and Reception desk do not have accessible transaction counters.
18. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. The guardrails/handrails at the Stage, Science, Library Mezzanine are in poor condition and need replacement.
2. The Science stairs have open risers.
3. The Science and all Mechanical/Electrical rooms are missing panic exit hardware.

Mechanical Systems

The mechanical systems at Parmer Elementary School consists of Trane fan coil units, Carrier air handling units, Armstrong pumps, Carrier chillers, a Raypak hot water boiler, Addison make up air units, and one Evapco cooling tower. The building EMCS is a Novar control system.

The Carrier chilled water hot water air handling units are approximately 31 years old. The recommended service life for this equipment is 20 years, so it is recommended that they be replaced by 2014. The Trane fan coil units are approximately 3 years old. This equipment is in good condition. The Carrier water cooled chillers and Evapco cooling tower are approximately 10 years old. The recommended service life for this equipment is 20 years, so it is recommended that they be replaced by 2023. The Addison packaged DX rooftop make up air units are approximately 11 years old. The recommended service life for this equipment is 15 years, so it is recommended that they be replaced by 2017. The Raypak hot water boiler is in poor condition, so it is recommended that it be replaced by 2014. The Armstrong pumps serving the chilled and hot water system should be replaced when the chillers and boiler are replaced. The condensate piping on the older equipment is also showing signs of wear and will need to be replaced when the units are replaced.

Electrical Systems

Parmer Lane Elementary School is served by one electrical service. The building is served by an Eaton 2000A 480/277V 3 Phase MSB that is in good condition, but has little room for expansion. The remainder of the building is served by Eaton, GTE and Siemens panels. The Eaton and Siemens panels are in good condition. The GTE panels are in moderate condition. There is not much room for expansion throughout the facility.

There are not dedicated computer panels on site.

It is recommended that computer panels with TVSS and isolated grounds be added for future technology upgrades.

Lighting Systems

The interior lighting system is in good condition and is primarily composed of T8 lamps.

The exterior lighting needs to be upgraded. Existing parking lot lighting is in poor condition and needs to be replaced. There are wall packs located on the exterior. However they are only located on one side of the building.

Plumbing Systems

The plumbing system consists of wall mount water closets, wall mount lavatories, and wall mount water coolers. The flush valves are all manual. The systems are in moderate condition.

The building is not sprinkled and is not up to code. In order for this facility to be completely up to code, a fire protection system should be installed.

Fire Alarm

The fire alarm system at Parmer Lane is in moderate condition and provides adequate coverage to the campus. The Gamewell World Wide was installed in 2002. The recommended service life for a main panel is 12 years, so it is recommended to be replaced by 2014.

Deficiencies

- Replace Carrier air handling units by 2014
- Replace Raypak hot water boiler by 2014
- Replace Addison make up air package units by 2017
- Replace gas piping when HVAC system is replaced
- Replace condensate when HVAC system is replaced
- Add additional computer panels.
- Replace exterior parking lot lights.
- Replace fire alarm panel by 2014
- Upsize MSB and add computer panels with TVSS and isolated ground if there are significant technology additions.
- Install a fire protection system throughout the entire facility.



Raypak Hot Water Boiler.



Fire Alarm Panel.



Existing Parking Lot Lighting.



Eaton Main Switch Gear.



1) Roof system installed approximately 1997
2) Approximate square footage: 70,184
3) System installed appears to be a multiple ply asphalt built up roof with aggregate surfacing over insulation.
4) Multiple areas of repairs were noted during the assessment.
5) Current continual conditions will require the roof to be replaced within the next two years.
6) Wall panels need to be replaced at the time of the re-roof.
7) Replacement by year 2014
   a. Total Reroof: $ 1,264,000.00
      *cost in 2014 dollars



Overview of the Facility



Overview of the roof system.



Overview of the roof system



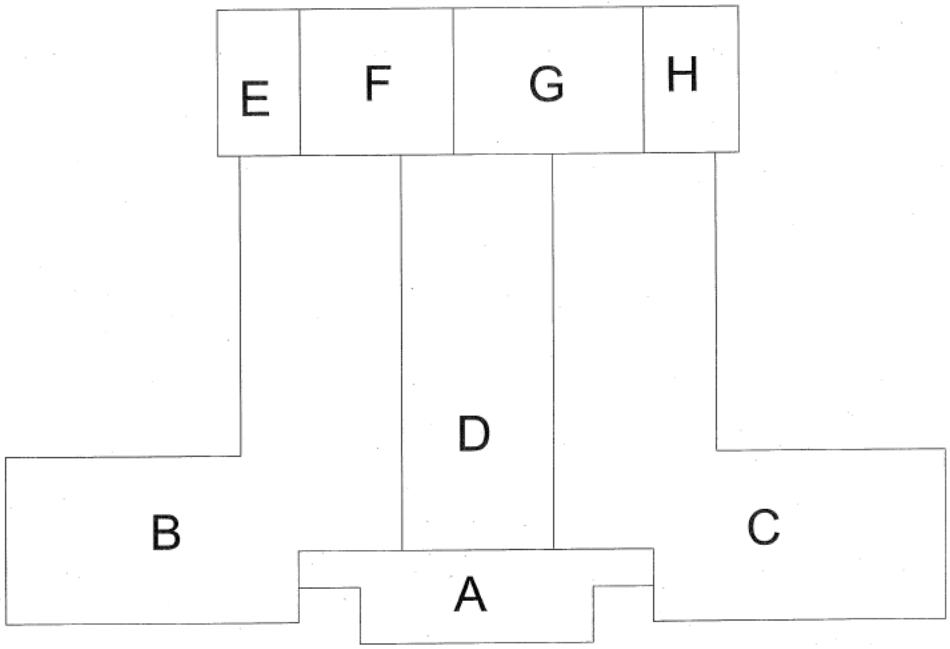
Overview of the roof system exposed felts



Overview of the roof system where photo voltaic is being installed.



Overview of the roof system


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This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Steamer (1)
2. New Compensation Hood System (1)

ENGINEERING REPORT - STRUCTURAL

STRUCTURE

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modifications to the concrete panel walls are desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Pflugerville Elementary School

Huckabee

CAMPUS DATA



Pflugerville Elementary School opened in 1978 and is one of the oldest schools in the district. The building sits on 23 acres of property on Immanuel Rd in the central part of the district and is surrounded by residential property and recreational ball fields. Enrollment is below capacity and, since this area is built out, is projected to remain stable for the foreseeable future. The significant near term capital items include building envelope work, replacing doors and hardware, sitework, and HVAC work.

PFLUGERVILLE ELEMENTARY SCHOOL 701 Immanuel Road Pflugerville, TX 78660	
Facility #	101
Year Built	1978
No. of Buildings	1
No. of Portables	1
Approx. Total Square Footage	61,616
Grades Served	K-5
Current Enrollment (2013/14)	493
Approx. Capacity	625
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$12,000.00
2. Accessibility	Fair	$270,000.00
3. Site Playgrounds	Good	$10,000.00
4. Building Envelope Systems	Poor	$650,000.00
5. Roofs – (2021)	Good	$1,350,000.00
6. Door, Frames, and Hardware	Poor	$225,000.00
7. Interior Finishes	Fair	$750,000.00
8. Restrooms	Fair	$500,000.00
9. Food Service	Good	$0
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$80,000.00
12. TEA Standards	Good	$200,000.00
13. Site – Civil	Poor	$260,000.00
14. Structural Systems	Good	$22,500.00
15. Mechanical Systems	Fair	$319,500.00
16. Commissioning	Good	$21,565.60
17. Electrical Systems	Good	$0
18. Plumbing Systems	Good	$5,000.00
19. Energy Systems and Controls	Fair	$285,000.00
20. Life Safety – Low Voltage Systems	Good	$92,424.00
21. Fire Sprinklers	N/A	$169,444.00
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Good	$1,000.00
24. Administration and Maintenance Departments	Good	$150,000.00
25. Educational Adequacy	Good	$12,000.00
CAMPUS TOTAL		$5,385,433.60

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

Pflugerville Elementary School resides on a 23.71+/- acre site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the south to the north line of the tract towards Immanuel Road. . Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There is no defined service courtyard at this site. There are currently 8 handicapped spaces and 97 parking spaces for a total of 105 parking spaces. .. The detention pond is onsite and a part of District maintenance. The pond is currently fenced with a chain link fence.

Drainage Conditions:

1. Damage by vehicle to bottom of detention pond.

.

Parking and Pavement Conditions:

1. Visible degradation of expansion joint material in sidewalk areas and at back of curb.

2. Visible degradation of expansion joint material in concrete paving.

3. Visible degradation of expansion joint material in courtyard wall where it connect to curb and gutter.

4. Asphalt paving is severely degraded. Recommend re-topping asphalt.

8. Striping is poor on this site. Recommend restriping parking.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The Pflugerville Elementary campus consists of three buildings:

1. The main building exterior envelope consists of a brick and metal panel veneer, aluminum windows and non-insulated glass, and plaster soffits. The building has had an addition since the original construction.
2. The classroom building exterior envelope consists of tilt-up concrete panels and brick veneer, aluminum windows and non-insulated glass, and plaster soffits.
3. The gym exterior envelope consists of a metal building wall panel system.



Typical Window Condition



No Weeps



Gym



Cracked Plaster Soffit

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

Main Building

1. No weeps are visible around the perimeter of the original construction. Weeps are in good condition at the addition.
2. The metal panel is in poor condition and needs to be replaced at the original construction. The metal panel at the addition needs to be repainted.
3. No through-wall flashing observed at foundation or lintels of the original construction. Through-wall flashing was observed at the addition.
4. The fascia, downspouts and gutters are in poor condition and need to be replaced at the original construction. The fascia and gutters are in good condition, and the downspouts need to be repainted at the addition.
5. Control joints and expansions joints are in poor condition and need new sealant at original construction and addition.

Classroom Building

6. The fascia, downspouts and gutters are in poor condition and need to be replaced.

Gym

7. The exterior metal panel is in poor condition and needs to be replaced.
8. The fascia, downspouts and gutters are in poor condition and need to be replaced.

Exterior windows

Main Building

1. The windows are in poor condition and need to be replaced at original construction and addition.
2. The mechanical louvers are in poor condition and need to be replaced at original construction and addition.

Classroom Building

3. The windows are in poor condition and need to be replaced.
4. The mechanical louvers are in poor condition and need to be replaced.

Gym

5. No deficiencies noted.

Soffits

Main Building

1. The plaster soffits at the original construction are in good condition. The plaster soffits at the addition are in poor condition and need to be replaced.

Classroom Building

2. The plaster soffits are in poor condition and need to be replaced.

Gym

3. No deficiencies noted.

Canopies

Main Building

1. The exposed steel columns need to be repainted. The plaster soffit is in poor condition and needs to be replaced.

Classroom Building

2. The exposed steel columns and metal decking at the three canopies need to be repainted.

Gym

3. No deficiencies noted.

Playgrounds

1. No accessible route to playground.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x2 lay-in tile ceiling.



Typical Corridor



Non-compliant Drinking Fountains



Non-compliant Restroom



Administration

FINISHES

Classrooms
1. Rolled carpet and VCT in all Classrooms are in poor condition and need replacement.
2. Painted-on gypsum board walls in all Classrooms are in fair condition and will need replacement.
3. 2x4 Lay-in ceilings in all Classrooms are in fair condition and will need replacement.
4. Water stains were observed in the Special Education room and Science room.

Library
1. Rolled carpet in the Library, Offices and Storage Area Rooms is in poor condition and needs replacement.
2. VCT flooring in the Library Storage Room is in fair condition and needs replacement.
3. Paint on gypsum board walls in the Library Office area is in fair condition and will need refurbishment.
4. 2x4 Lay-in ceilings in all Library Offices and Storage Areas are in fair condition and will need replacement.
5. Water stains were observed in the ceiling of the Library Office.

Physical Education
1. Rolled carpet in the Gym Office is in poor condition and needs replacement.
2. Wood paneling throughout the Gym and Gym Office is in poor condition and needs replacement.
3. 2x4 tectum ceiling panels in the Gym are in fair condition and will need replacement.
4. 2x4 Lay-in ceiling tiles in the Gym Office are in poor condition and need replacement.

Fine Arts
1. Rolled carpet and VCT in the Music Room, Art Room and Stage are in poor condition and need replacement.
4. Wood flooring on the stage is in fair condition and will need replacement.
5. Paint on Gypsum board and CMU walls in the Music Rooms and Art Rooms is in fair condition and will need to be refurbished.
6. Paint on Gypsum board and CMU walls at the Stage is in poor condition and needs to be refurbished.
7. 2x4 Lay-in ceiling tiles at the Stage and Music Rooms are in poor condition and need replacement.
8. 2x4 Lay-in ceiling in the Art room is in fair condition and will need replacement.

Cafetorium/Kitchen
1. VCT flooring in the Cafeteria is in fair condition and will need replacement.
2. Quarry Tile in the Kitchen is in poor condition and needs replacement.
3. Plastic laminate at the Cafeteria is in poor condition and needs replacement.
4. Paint on CMU throughout the Kitchen and Cafeteria is in fair condition and will need to be refurbished.
5. Several cracks were observed in the gypsum board walls of the Cafeteria.
6. 2x4 Lay-in ceiling in the Cafeteria is in fair condition and will need replacement.

Administration
1. VCT flooring in the Lounge and Reception Offices is in fair condition and will need replacement.
2. Rolled Carpet and VCT in the Nurse's Room, Conference Room, Counselor's office and Reception Storage are in poor condition and needs replacement.
3. Paint on gypsum board walls throughout is in fair condition and will need to be refurbished.
4. 2x2 Lay-in Ceiling in the Workroom and Reception offices are in fair condition and will need replacement.

Corridors
1. VCT flooring in all Corridors is in fair condition and will need replacement.
2. Paint on gypsum board walls throughout all Corridors is in fair condition and will need refurbishment.
3. Plastic laminate panels throughout all Corridors are in fair condition and will need replacement.
4. Plastic Laminate panels in the 100 Wing Corridor are in poor condition and need replacement.
5. Several cracks were observed in the CMU walls of the 100 wing corridor.
6. Trim for plastic laminate panels in Corridors is in poor condition and needs replacement.
7. Tackstrips throughout Corridors are in poor condition and need replacement.
8. 2x2 Lay-in ceiling in all Corridors is in fair condition and will need replacement.

Restrooms
1. Toilets in the Main Corridor, Kindergarten, Guest, and Lounge Restrooms are in fair condition and will need replacement.
2. Urinals in the Boys' Main Corridor and Guest Restrooms are in fair condition and will need replacement.
3. Lavatories in the Main Corridor Restrooms are in poor condition and need replacement.
4. Lavatories in the Kindergarten, Nurse's Office, Guest, Special Education, Lounge and Reception Restrooms are in fair condition and will need replacement.
5. Toilet partitions in the Girls' Main corridor restroom and all Classroom Corridor Restrooms are in fair condition and will need replacement.
6. Toilet partitions in the Boys' Main Corridor Restroom are in poor condition and will need replacement.
7. Ceramic tile floors in the Main Corridor Restrooms are in fair condition and will need replacement.
8. Ceramic wall tile in the Nurse's Restroom is in poor condition and needs replacement.
9. Wood wall paneling in the Gym Restroom is in poor condition and needs replacement.
10. Lay-in ceilings in the Main Corridor, Kindergarten, Lounge and Gym Restrooms are in fair condition and will need replacement.

Support
1. Rolled carpet and VCT in all Custodial, Electrical and Data Closets are in poor condition and need replacement.
2. Painted gypsum board walls at all Custodial Closets are in poor condition and need replacement.
3. Painted gypsum board walls at all Electrical and Data Closets are in fair condition and need replacement.
4. 2x4 Lay-in ceilings in all Custodial, Electrical and Data Closets are in fair condition and will need replacement.

DOORS, FRAMES, & HARDWARE

Exterior
1. Replace (19) hollow metal doors and frames.

Interior
1. Replace (11) wood doors and hollow metal frames.
2. Replace (80) wood doors and repaint frames.
3. Refurbish (26) wood doors and repaint frames.
4. Replace Gym manual, coiling door.

CASEWORK

Classrooms
1. Casework in all Kindergarten Classrooms and the Science Room is in poor condition and needs replacement.
2. Casework in the Special Education Classroom and Literature Lab Closet is in fair condition and will need replacement.

Library
1. Casework in the Library and Library Office is in fair condition and will need replacement.
2. Casework in the Library Storage Room is in poor condition and needs replacement.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. Casework in the Teacher's lounge is in poor condition and needs replacement.
2. Casework in the Work Room is in fair condition and will need replacement.
3. Upper Cabinets in the Nurse's Room are in poor condition and need replacement.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. Chalkboards throughout are in poor condition and need replacement.
Library
1. No deficiencies noted.
Physical Education
1. No deficiencies noted.
Cafetorium/Kitchen
1. No deficiencies noted.
Administration
1. No deficiencies noted.
Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
2. Washer and Dryer in Special Education room are in poor condition and need replacement.
Library
2. No deficiencies noted.
Physical Education
2. No deficiencies noted.
Cafetorium/Kitchen
2. No deficiencies noted.
Administration
2. No deficiencies noted.
Restrooms
2. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx. 2,500sf, the existing Library is undersized. For the maximum capacity of 625, the TEA required size is 3,375sf.

ADA/TAS DEFICIENCIES

1. The following doors have non-compliant knobs that need replacement – Gym Storage, Gym Toilet, all Classroom Closets, Kitchen, Music Closet, Library Storage, Library Office, Records
2. All Electrical Rooms are missing panic exit hardware.
3. All Classroom Doors in the 100 wing do not have 18" clear on the pull side.
4. The automatic door opener on the entry door does not work.
5. The Stage door to the Corridor does not have 18" clear on the pull side.
6. Faculty restrooms near the Administration suite do not have 18" clear on the pull side.
7. The slope of the ramp to the Stage exceeds 1:12.
8. The handrails on the ramp to the Stage are missing the 12" extensions.
9. All drinking fountains in corridors do not have adequate knee space and the spout heights are non-compliant.
10. The spout location is non-compliant in the Kindergarten rooms and the Special Education room.
11. The Gym Toilet is fully non-compliant.
12. At all Kindergarten classroom restrooms, the location of the water closet does not fall within the 16"-18" dimension range and the grab bars and toilet paper dispensers are non-compliant.
13. The grab bars in the Reception restroom are non-compliant.
14. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. The handrails at the Stage are non-compliant.
2. The riser heights on the steps to the Stage are non-compliant.

Mechanical Systems

The mechanical system at Pflugerville Elementary School consists of Lennox splits systems replaced in 2012, a Valent make-up air unit replaced in 2009, Carrier and ICP split systems manufactured in 1997, and a RUUD packaged units manufactured in 1997 serving the gym.

The Carrier and ICP split systems, and the RUUD packaged units manufactured in 1997 are in poor condition, and it is recommended that these be replaced.

Electrical Systems

Pflugerville Elementary School is served by a 1600 amp 480/277V 3 phase Eaton MSB in excellent condition. There is room for expansion in this panel and in the distribution panels. The remaining panels are in good condition with room for expansion. The computers are fed from panels with TVSS. The computer panels are in good condition with almost no room for expansion. If additional computers are added to the campus, panels with TVSS and isolated ground power will need to be added. There is space in the current electrical system to add computer panels.

Lighting Systems

The lighting system is primarily composed of T8 fixtures. These are in good condition.

Plumbing Systems

The plumbing system consists of floor mount water closets, wall mount lavatories, floor mount urinals, and wall mount water coolers. The flush valves are all manual. All plumbing fixtures except for the lavatory and water closet in the gym restroom are in good condition. This lavatory and water closet needs to be replaced.

The water heaters are in good condition.

The building is not sprinkled and not up to code. In order for this facility to be completely up to code, a fire protection system should be installed.

Fire Alarm

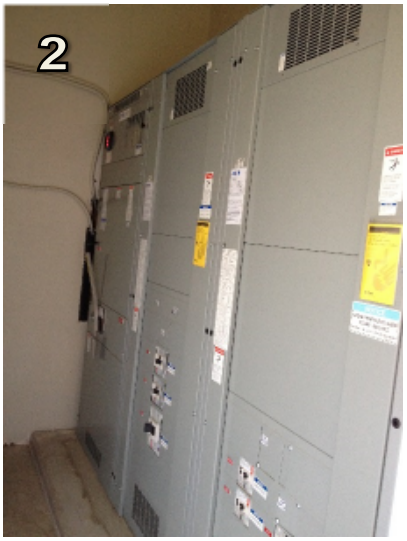
The fire alarm system at Pflugerville Elementary School is in good condition with adequate coverage. The recommended service life for this equipment is 12 years.

Deficiencies

- Computer Panels with TVSS and isolated ground power need to be added if computers are added to the campus.
- Replace Carrier, ICP, and RUUD units.
- Replace lavatory and water closet in gym restroom.
- Install a fire protection system throughout the facility.



Fire Alarm Panel



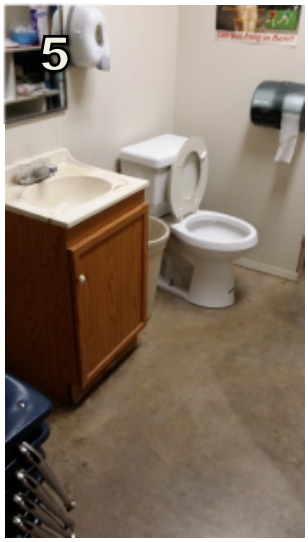
Main Switchboard



Computer Panel With TVSS



Panel with Room for Expansion



Lavatory and Water Closet in Gym

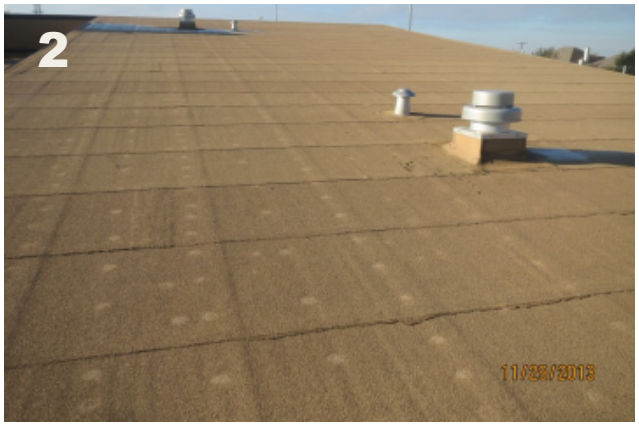


1) Roof system installed approximately 2007
2) Approximate square footage 75,415
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Areas of repair were noted by the HVAC units
5) Current continual conditions will require the roof to be overlaid or replaced prematurely.
6) Replacement by year 2021
   a. Overlay: $450,000.00
   b. Total Reroof: $ 1,350,000.00

      *costs in 2014 dollars



Overview of the Facility



Overview of the roof system



Repairs to the field of the roof



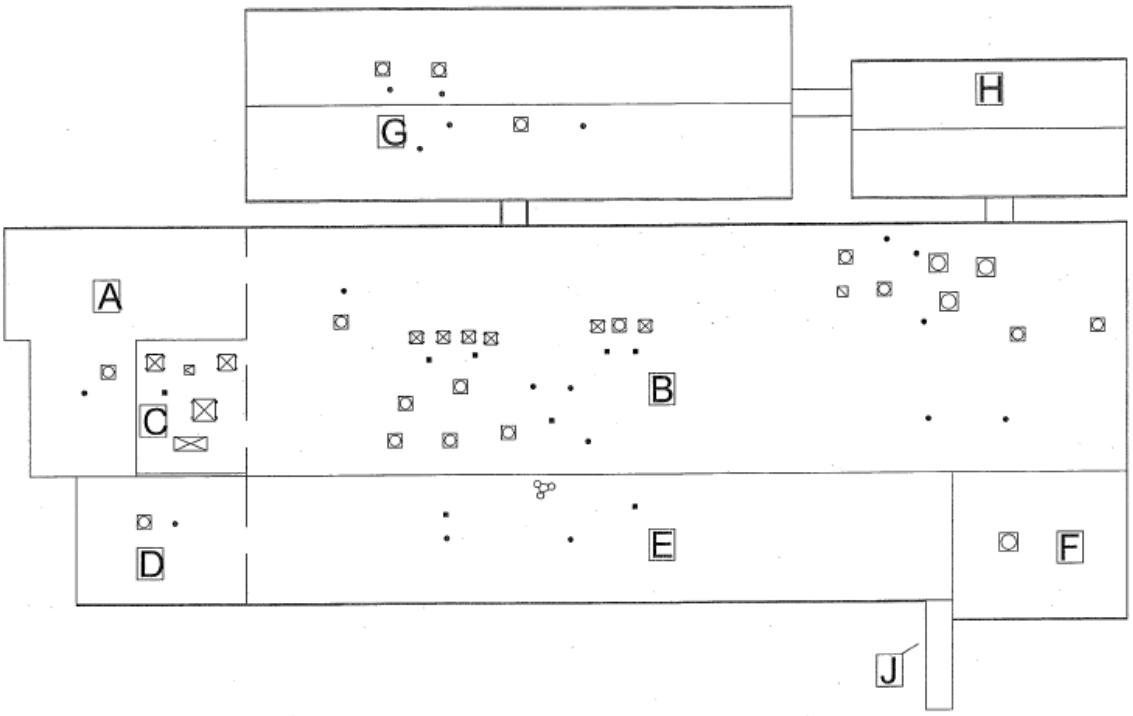
Exposed membrane where the granules have eroded



Overview of roof area



Loose granules


G
H
A
B
C
D
E
F
J

SECURITY

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. No deficiencies noted.

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Riojas Elementary School





Rioja Elementary School is one of PISD's newer schools having recently opened in 2010. The school sits on 13.5 acres facing to the south on Crispin Hall Rd in the newly growing northeastern portion of the district. While the current enrollment is at-or-slightly above capacity, this campus enrollment is projected to grow significantly each year and the school will need relief in the near future. As such, the district should consider an addition to this campus as its capacity is less than that of other elementary schools in the district.

RIOJAS ELEMENTARY SCHOOL 3400 Crispin Hall Ln. Pflugerville, TX 78660	
Facility #	118
Year Built	2010
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	71,624
Grades Served	K-5
Current Enrollment (2013/14)	650
Approx. Capacity	645
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$10,000.00
2. Accessibility	Good	$21,500.00
3. Site Playgrounds	Good	$1,500.00
4. Building Envelope Systems	Good	$250,000.00
5. Roofs – (2024)	Good	$1,243,000.00
6. Door, Frames, and Hardware	Good	$0
7. Interior Finishes	Good	$8,000.00
8. Restrooms	Good	$3,000.00
9. Food Service	Good	$0
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$0
13. Site – Civil	Good	$0
14. Structural Systems	Good	$23,400.00
15. Mechanical Systems	Good	$0
16. Commissioning	Good	$25,068.40
17. Electrical Systems	Good	$0
18. Plumbing Systems	Good	$0
19. Energy Systems and Controls	Good	$245,000.00
20. Life Safety – Low Voltage Systems	Good	$0
21. Fire Sprinklers	Good	$0
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Good	$0
24. Administration and Maintenance Departments	Good	$28,500.00
25. Educational Adequacy	Good	$170,000.00
CAMPUS TOTAL		$2,028,968.40

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Riojas Elementary School resides on an 13.45 acre site located in the City of Pflugerville and Travis County Jurisdiction. The site is a gently sloping tract that falls from north to south to a drainage easement located on the south line of the tract. This school was recently constructed and completed. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are currently 6 handicapped spaces and 145 parking spaces for a total of 151 parking spaces. The water quality pond is onsite and a part of District maintenance. The detention pond is maintained by the developer of the subdivision and is offsite.

Drainage Conditions:

1. No deficiencies were noted.

Parking and Pavement Conditions:

1. No deficiencies were noted.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a mix of a brick veneer and concrete tilt-up panels, aluminum windows and insulated glass, and metal panel soffis.

BUILDING CONDITION: EXTERIOR



Front Entry



Typical Window Condition



Typical Weep Condition

BUILDING CONDITION: EXTERIOR

Roof
1. Reference roof report.

Exterior walls
1. Weeps are at or below grade at administration area.
2. No through-wall flashing observed at areas of brick veneer.
3. Cracks in brick veneer and concrete at Workroom, Rooms 417/617 & 714/713/513.

Exterior windows
1. No deficiencies noted.

Soffits
1. No deficiencies noted.

Canopies
1. No deficiencies noted.

Playgrounds
1. Drinking fountains at side playground are in poor condition.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, carpet tiles, painted drywall and CMU walls, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Corridor



Typical Classroom



Library



Cafeteria

FINISHES

Classrooms
1. No deficiencies noted.

Library
1. Water stains were observed near the kiva.

Physical Education
1. No deficiencies noted.

Fine Arts
1. Gypsum board wall adjacent to the corridor door of the Stage is in poor condition and needs replacement.

Cafetorium/Kitchen
1. VCT and Quarry flooring tiles throughout the Kitchen and Storage Rooms are in poor condition and need replacement.

Administration
1. No deficiencies noted.

Corridors
1. No deficiencies noted.

Restrooms
Solid plastic toilet partitions in the 400 Wing Corridor Restrooms are in fair condition and will need replacement.

Support
1. No deficiencies noted.

DOORS, FRAMES, & HARDWARE

Exterior
1. No deficiencies noted.

Interior
1. No deficiencies noted.

CASEWORK

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. No deficiencies noted.

ADA/TAS DEFICIENCIES

1. The cross slope of the floor of the Serving Lines exceeds 2% due to the floor drains.
2. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. The second exit out of the main Electrical room is through a room not allowed by code (Storage).

Mechanical Systems

The mechanical system at Riojas Elementary School consists of Lennox Gas/Electric packaged rooftop units in good condition and Innovent Multizone units in good condition. The control system serving the campus is Novar. There are no deficiencies noted in the mechanical system.

Electrical Systems

Wieland Elementary School is served by a 2000 amp 480/277V 3 phase Square D MSB in good condition. The MSB has approximately 2600 Amps of breakers already in the panel with some space for expansion. The remaining panels are primarily Square D in good condition with some room for expansion. The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition with some room for expansion; however, if significant technology renovations are pursued, there will need to be additional computer panels.

Lighting Systems

The lighting system is primarily composed of T8 fixtures. These are in good condition.

Plumbing Systems

The plumbing system consists of wall mount water closets, wall mount wash stations, wall mount urinals and wall mount water coolers. The flush valves are all manual and the wash fountains are automatic. All plumbing fixtures are in good condition.

The water heaters are in good condition.

The building is sprinkled.

Fire Alarm

The fire alarm system at Riojas ES is Silent Knight and is in good condition with adequate coverage.

Deficiencies

- If further research reveals the need for more than 30 new computers, additional computer panels will need to be added.



Silent Knight Fire Alarm Panel



MSB



Campus-Wide TVSS



1) Roof system installed approximately 2009
2) Approximate square footage 69,021
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Lack of continual maintenance may require the roof to be overlaid or replaced prematurely.
5) Replacement by year 2024
   a. Overlay: $415,000.00
   b. Total Reroof: $ 1,243,000.00

      *costs in 2014 dollars



Overview of the Facility



Overview of the roof system



Overview of the roof system



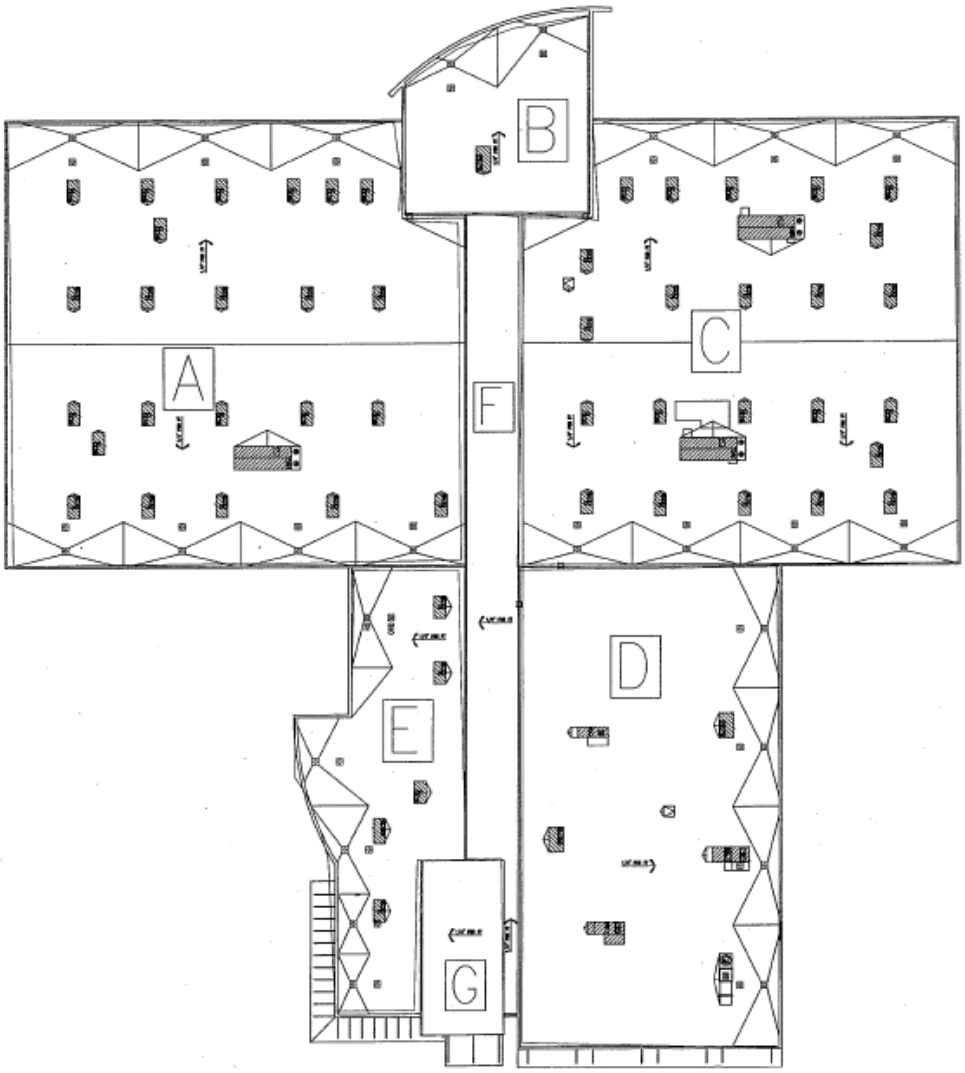
Overview of the roof system



Overview of roof area



Overview of the roof sysetm


A
B
C
D
E
F
G

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. No deficiencies noted.

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modifications to the concrete panel walls are desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

River Oaks Elementary School

Huckabee

CAMPUS DATA



River Oaks Elementary School opened in 1993 on a 13.5 acre site on Scofield Farms Drive. This area is just south of Parmer Lane in the far western portion of the district and has residential and apartment properties surrounding the campus. Enrollment is under capacity at this time and is projected to decrease in the coming years. This campus needs sizable HVAC work within the next 3 years.

RIVER OAKS ELEMENTARY SCHOOL 12401 Scofield Farms Dr. Austin, TX 78758	
Facility #	107
Year Built	1993
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	66,512
Grades Served	PK-5
Current Enrollment (2013/14)	535
Approx. Capacity	688
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$22,000.00
2. Accessibility	Good	$35,000.00
3. Site Playgrounds	Good	$10,000.00
4. Building Envelope Systems	Fair	$550,000.00
5. Roofs – (2026)	Good	$1,300,000.00
6. Door, Frames, and Hardware	Fair	$146,500.00
7. Interior Finishes	Fair	$800,000.00
8. Restrooms	Fair	$40,000.00
9. Food Service	Good	$33,705.00
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$200,000.00
13. Site – Civil	Fair	$110,000.00
14. Structural Systems	Fair	$202,500.00
15. Mechanical Systems	Good	$742,500.00
16. Commissioning	Good	$23,279.20
17. Electrical Systems	Good	$50,000.00
18. Plumbing Systems	Good	$105,000.00
19. Energy Systems and Controls	Good	$285,000.00
20. Life Safety – Low Voltage Systems	Good	$0
21. Fire Sprinklers	Good	$182,908.00
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$65,450.00
24. Administration and Maintenance Departments	Good	$27,800.00
25. Educational Adequacy	Good	$12,000.00
CAMPUS TOTAL		$4,943,642.20

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville River Oaks Elementary School resides on a 13.5+/- acre site located in the City of Austin Jurisdiction. The site is a flat tract that falls from the north to the south line of the tract. . Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 4 handicapped spaces, 1 additional space is needed to become ADA compliant. There are 113 parking spaces for a total of 117 parking spaces. There are several water quality ponds near the school. The south most ponds appear to filter and detain the school site improvements while the west most ponds appear to handle a portion of Scofield Farms Drive. Both ponds look to be on-the school property and are maintained by the school district.

Drainage Conditions:

1. Front canopy down spouts surface flow and are not tied into the storm sewer system. Slight erosion is occurring past the splash blocks.
2. There is evidence of slope water ponding issues at the north entrance in the back of the building.
3. Compacted soils/missing grass are present at the rear entrance at the north side of the building.
4. The hydrant located in the back of the building is bagged indicating that it is "out of service".

Parking and Pavement Conditions:

1. Visible degradation and/or missing expansion joint material in sidewalk areas and at back of curb.

2. Missing expansion joint material in concrete paving and at intersection of paving and building.

3. Ponding is occurring at the bus drive exist and parent drive entrance.

4. Curbing at parent drive entrance needs caulking.

5. The courtyard area has very few bollards around the dumpster as compared to other school sites.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a brick veneer, aluminum windows and non-insulated glass, and plaster soffits.



Typical Window Condition



Effloresence at Library



Steel Lintel

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Veneer at all windows needs cleaning due to mold and water stains.
3. Control joints and expansion joints are in poor condition and need new sealant.
4. No through-wall flashing observed at foundation or lintels.
5. All steel lintels need to be repainted.
6. Effflorescence in the veneer observed at the Library.
7. Cracks in veneer at Room 109 & Kitchen.
8. Screen wall parapet caps at Kitchen are in poor condition and need to be replaced.

Exterior windows

1. All window sills are flat and do not properly drain water.
2. All windows are in poor condition and need to be replaced.

Soffits

1. No deficiencies noted.

Canopies

1. No deficiencies noted.

Playgrounds

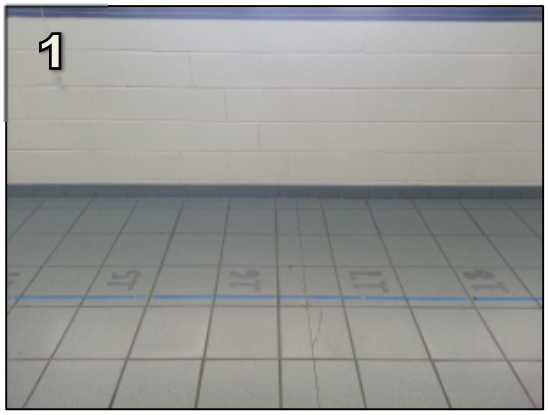
1. No accessible route to side playground. Walkway needed.

BUILDING CONDITION: INTERIOR

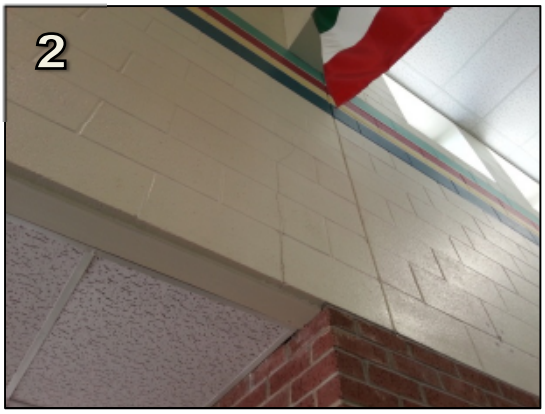
Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x4 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Crack in CMU and Floor



Crack in CMU



Drinking Fountain



Cafeteria Door

FINISHES

Classrooms
1. VCT in Rooms 102 and 110 is in fair condition and will need replacement.
2. Painted vinyl wall covering in all classrooms is in fair condition and will need refurbishment.
3. Painted vinyl wall covering in Rooms 101 and 109 is in poor condition and needs refurbishment.
4. Moveable partitions in rooms 204, 207, 309, 402, and 405 are in fair condition and will need replacement.
5. 2x4 lay-in ceilings throughout Classrooms are in fair condition and will need replacement.

Library
1. No deficiencies noted.

Physical Education
1. Rolled carpet in the Gym is in poor condition and needs replacement.

Fine Arts
- Rolled carpet in the Music Room is in fair condition and will need replacement.
- Wood flooring on the stage is in fair condition and will need replacement.
- Cracked wood at the Stage Steps will need replacement.
- Base at the Stage Ramp is loose and will need replacement.
- Paint on gypsum board and CMU walls of the Music Room and Stage is in fair condition and will need refurbishment.
- Gypsum board wall below the chalkboard of the Music Room has holes and needs replacement.
- Cracks were observed in the CMU walls of the Music Room.
- 2x4 lay-in ceiling at the Stage is in poor condition and needs replacement.

Cafetorium/Kitchen
1. VCT and Quarry flooring tiles throughout the Kitchen, Serving Line and Cafeteria are in poor condition and need replacement.
2. Cracks were observed in the Cafeteria and Kitchen CMU walls.
3. 2x4 Lay-in Ceiling tile in Cafeteria is in fair condition and will need replacement.
4. 2x4 Vinyl-faced ceiling tile in the Kitchen and Serving Line is in poor condition and needs replacement.

Administration
1 Rolled carpet throughout the Reception Area and Administrative Offices is in poor condition and needs replacement.
2 Painted vinyl walls throughout the Reception Area and Administrative Offices are in poor condition and needs refurbishment.
3 VCT in the Breakroom is in fair condition and will need replacement.
4 Painted vinyl walls throughout the Reception Area and Administrative Offices are in fair condition and will need replacement.
5 2x4 Lay-in ceilings throughout are in fair condition and will need replacement.

Corridors
- Joint sealant at expansion joints in Classroom Corridors is in poor condition and needs replacement.
- Paint on CMU walls in Main Corridor is in fair condition and will need refurbishment.
- Drinking fountains throughout Main Corridor and Classroom Corridors are in poor condition and need replacement.
- 2x4 Lay-in ceiling tiles in all Classroom Corridors are in fair condition and will need replacement.
- 2x4 Lay-in ceiling tiles in the Main Corridors are in poor condition and need replacement.
- A crack was observed below a beam in the Main Corridor CMU wall.

Restrooms
1. The toilet and lavatory in the Kitchen Restroom is in fair condition and will need replacement.
2. Plastic laminate toilet partitions throughout the campus are in poor condition and need replacement.
3. Quarry tile in the Kitchen Restroom is in fair condition and will need replacement.

4. Paint on the CMU wall of the Kitchen Restroom is in fair condition and will need refurbishment.
5. Lockers in the Kitchen Restroom are in fair condition and will need replacement.
6. Vinyl-faced ceiling in the Kitchen Restroom is in poor condition and needs replacement.
7. Caulk around all toilets, urinals and lavatories is in poor condition and needs replacement.

Support

1. Rolled carpet in the 100 Wing IDF room is in fair condition and will need replacement.
2. Vinyl wall covering in the 100 Wing IDF room is in fair condition and will need replacement.
3. 2x4 Lay-in ceilings in the 100 Wing IDF Room and the 400 Wing Custodial room are in poor condition and need replacement.
4. 2x4 Lay-in ceiling in the 400 Wing Electrical Room is in fair condition and will need replacement.

DOORS, FRAMES, & HARDWARE

Exterior

1. Replace (4) hollow metal doors and repaint frames.

Interior

1. Replace (2) wood doors and hollow metal frames.
2. Replace (7) wood doors and repaint frames.
3. Refurbish (82) wood doors and repaint frames.

CASEWORK

Classrooms

1. Casework in Room 105 is in poor condition and needs replacement.
2. Plastic laminate countertop in Room 112 is in poor condition and needs replacement.

Library

1. No deficiencies noted.

Physical Education

2. No deficiencies noted.

Cafetorium/Kitchen

4. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

TEACHING TOOLS

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Fine Arts

1. Chalkboard will need replacement.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. Chalkboards throughout will need replacement.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx. 2,600sf, the existing Library is undersized. For the designed maximum capacity of 688, the TEA required size is 3,564sf.

ADA/TAS DEFICIENCIES

1. The Music Storage room has no accessible approach/entry/exit path.
2. No turning radius in the Nurse restroom.
3. All student restrooms are missing alternate stalls.
4. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. The handrails at the Stage are in fair condition and will need refurbishing. They are also installed at a non-compliant height and are missing the 12" extensions.
2. The second exit out of the main Electrical room is through a room not allowed by code (Mechanical).
3. Missing handrails at the tiered seating in Music.
4. All Electrical room doors and the doors from the Stage are missing panic exit hardware.
5. Missing a drinking fountain or water dispenser in the Cafetorium.

Mechanical Systems

The mechanical system at Riojas Elementary School consists of Lennox Gas/Electric packaged rooftop units in good condition and Innovent Multizone units in good condition. The control system serving the campus is Novar. There are no deficiencies noted in the mechanical system.

Electrical Systems

Wieland Elementary School is served by a 2000 amp 480/277V 3 phase Square D MSB in good condition. The MSB has approximately 2600 Amps of breakers already in the panel with some space for expansion. The remaining panels are primarily Square D in good condition with some room for expansion. The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition with some room for expansion; however, if significant technology renovations are pursued, there will need to be additional computer panels.

Lighting Systems

The lighting system is primarily composed of T8 fixtures. These are in good condition.

Plumbing Systems

The plumbing system consists of wall mount water closets, wall mount wash stations, wall mount urinals and wall mount water coolers. The flush valves are all manual and the wash fountains are automatic. All plumbing fixtures are in good condition.

The water heaters are in good condition.

The building is sprinkled.

Fire Alarm

The fire alarm system at Riojas ES is Silent Knight and is in good condition with adequate coverage. The recommended service life for fire alarm equipment is 12 years.

Deficiencies

1. If further research reveals the need for more than 30 new computers, additional computer panels will need to be added.



Silent Knight Fire Alarm Panel



Main Switchboard



Campus-Wide TVSS



1) Approximate year Roof system installed 2005
2) Approximate square footage: 69,724
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Continual maintenance will be required for to meet the expected life cycle. Photo voltaic system will have to be removed at the time of re-roofing.
5) Replacement by year 2026
   a. Overlay: $ 420,000.00
   b. Total Reroof: $ 1,300,000.0

   *costs in 2014 dollars



Overview of the Facility



Overview of the roof system and photo voltaic system



Overview of roof system



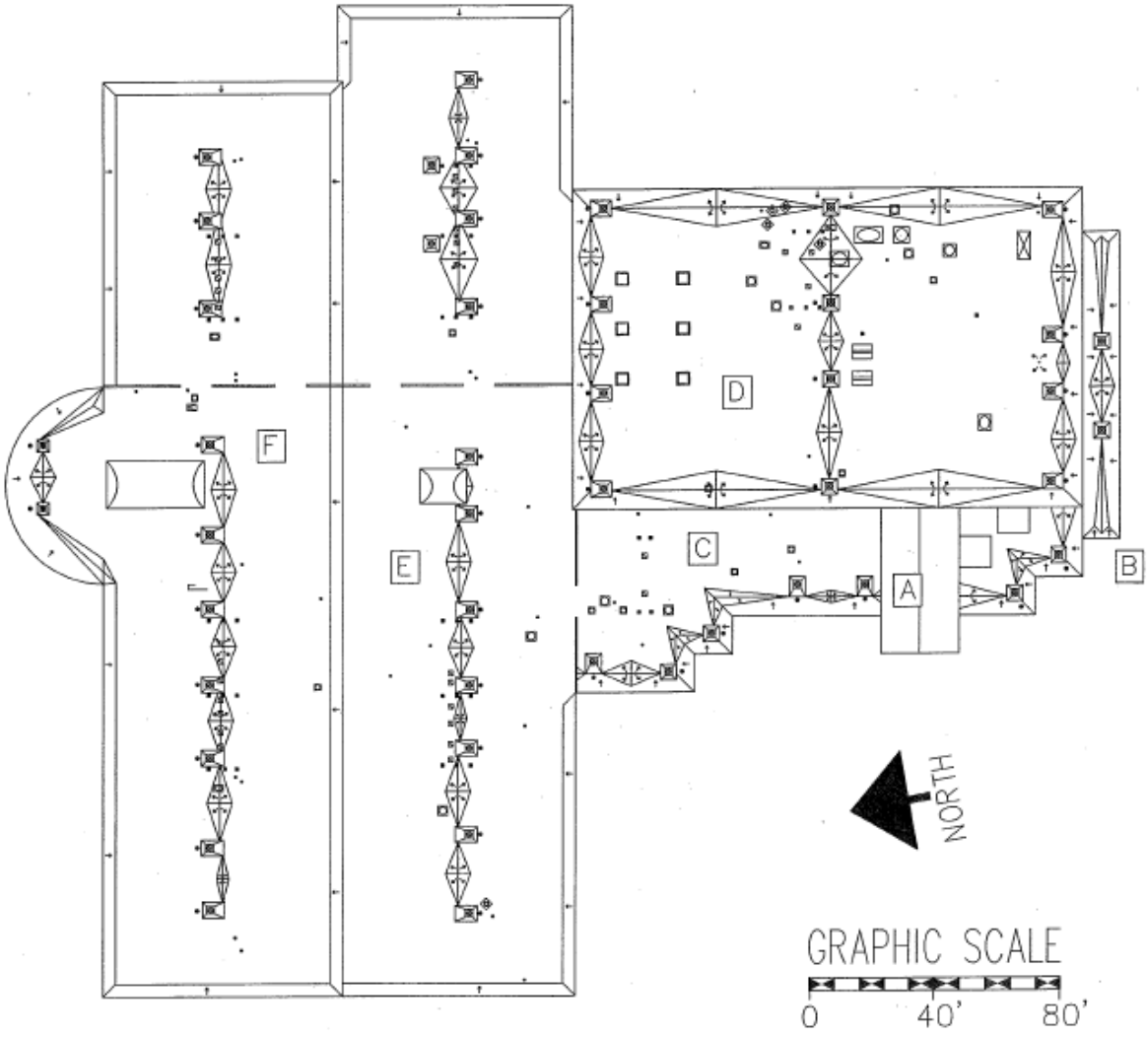
Overview of the roof system



Overview of the roof system.



Overview of the roof system. Some granule loss


F
E
D
C
A
B
NORTH
GRAPHIC SCALE
0
40'
80'

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Steamer (1)

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further Study is recommended to determine the extent of cracking in facility floors. Repairing all known cracks due to foundation movement is recommended.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

Further Study is recommended to determine the extent of cracking in masonry walls due to foundation movement. Repair of such cracks or retrofitting new structural components may be recommended.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Rowe Lane Elementary School

Huckabee

CAMPUS DATA



Rowe Lane Elementary School opened in 2005 in the growing north central portion of the district. The campus sits on 11.2 acres on Speidel Drive which is in the northern portions of the Blackhawk neighborhood area with single-family housing to the west and vacant land to the east. The school's enrollment is currently over capacity and growth is expected to continue for the foreseeable future making this campus in need of a 4 Classroom addition. Since the building is relatively new, the building and its systems are in good condition.

ROWE LANE ELEMENTARY SCHOOL 3112 Speidel Dr. Pflugerville, TX 78660	
Facility #	115
Year Built	2005
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	78,000
Grades Served	K-5
Current Enrollment (2013/14)	894
Approx. Capacity	767
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$35,000.00
2. Accessibility	Good	$10,000.00
3. Site Playgrounds	Good	$0
4. Building Envelope Systems	Good	$160,000.00
5. Roofs	Good	$1,600,000.00
6. Door, Frames, and Hardware	Good	$5,000.00
7. Interior Finishes	Good	$925,000.00
8. Restrooms	Good	$30,000.00
9. Food Service	Good	$0
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$0
13. Site – Civil	Good	$120,000.00
14. Structural Systems	Fair	$234,500.00
15. Mechanical Systems	Good	$1,322,500.00
16. Commissioning	Good	$27,300.00
17. Electrical Systems	Good	$1,200.00
18. Plumbing Systems	Good	$0
19. Energy Systems and Controls	Good	$285,000.00
20. Life Safety – Low Voltage Systems	Good	$0
21. Fire Sprinklers	Good	$0
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Good	$84,425.00
24. Administration and Maintenance Departments	Good	$29,200.00
25. Educational Adequacy	Good	$1,000,000.00
CAMPUS TOTAL		$5,869,125.00

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville Rowe Lane Elementary School resides on a 11.26+/- acre site located in the Travis County Jurisdiction. The site is a sloping tract that falls from the east to the west line of the tract towards a drainage easement. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 5 handicapped spaces 137 parking spaces for a total of 142 parking spaces. A regional detention pond handles storm water from the site and is not maintained by the school district.

Drainage Conditions:

1. Erosion is occurring at the sidewalk on the west side at Rowe Lane.
2. Compacted soils/missing grass are present near the playground areas.
3. The gas meter near the street needs bollards.
4. A few water valves on the south side need to be adjusted approximately 6" lower to clear mower deck.

Parking and Pavement Conditions:

1. Visible degradation and/or missing caulk at expansion joints was noted throughout site.

2. Missing expansion joint material in concrete paving and at intersection of paving and building.

3. Ponding is occurring at the bus drive exist and parent drive entrance.

4. Curbing at parent drive entrance needs caulking.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a mix of a brick veneer and concrete tilt-up panels, aluminum windows and insulated glass, and plaster soffits.

BUILDING CONDITION: EXTERIOR



Front Entry



Cracks in Concrete Panel

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Cracks in concrete tilt-up panels at all classroom windows.
2. No through-wall flashing observed at areas of brick veneer.

Exterior windows

1. No deficiencies noted.

Soffits

1. No deficiencies noted.

Canopies

1. No deficiencies noted.

Playgrounds

1. No deficiencies noted.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Cafeteria



Corridor



Library



Typical Classroom



Administration

FINISHES

Classrooms
1. Rolled carpet in Classrooms 202 209 211 301 303 400 401 409 410 is in poor condition and needs replacement.
2. VCT in Room 107 is in fair condition and will need replacement.
3. Paint on gypsum board walls in Room 105 Restroom 107, 107 restroom, 201, 201 restroom and 211 are in fair condition and will need refurbishment.
4. Paint on gypsum board walls below all Classroom light switches is in poor condition and needs refurbishment.
5. Casework in the Science Room is in fair condition and will need replacement.
6. 2x4 Lay-in ceilings in all Classrooms are in poor condition and need replacement.

Library
1. Rolled carpet in the Library is in poor condition and needs replacement.
2. VCT flooring in the Library Storage Room is in fair condition and will need replacement.
3. Painted vinyl wall covering in the Library and Library Office is in poor condition and need replacement.
4. 2x4 Lay-in ceilings in all Library room are in poor condition and need replacement.

Physical Education
1. Rolled carpet in the Gym is in poor condition and needs replacement.
2. Rolled carpet at the Gym bench is in poor condition and needs replacement.
3. Paint on CMU walls in the Gym is in fair condition and will need refurbishment.
4. 2x2 Lay-in ceiling tiles in the Gym are in fair condition and will need replacement.

Fine Arts
1. Rolled carpet in the Music Room is in fair condition and needs replacement.
2. Transition strips are needed between the Stage wood floor and the rubber ramp flooring.
3. Gypsum board walls at the Corridor Door to the ramp are in poor condition and need replacement.
4. 2x4 Lay-in ceiling tiles at the Stage and Music Room are in poor condition and need replacement.

Cafetorium/Kitchen
1. Quarry tile in the Kitchen is in fair condition and will need replacement.
2. Paint on CMU walls in the Cafeteria Custodial Room is in fair condition and will need refurbishment.
3. The coiling door at the tray-return window of the Kitchen is in fair condition and will need replacement.
4. 2x4 Vinyl-faced ceiling tile in the Kitchen and Serving Line is in poor condition and needs replacement.
5. Water stains were observed in the lay-in ceiling tile of the Kitchen Dry Storage Room.

Administration
1. Rolled carpet in the Teachers' Lounge is in poor condition and needs replacement.
2. VCT in the Bookroom is in fair condition and will need replacement.
3. Paint on gypsum board walls in the Teachers' Lounge and Workroom are in poor condition and need refurbishment.
4. Paint on gypsum board walls in Reception Area and Staff Offices are in fair condition and will need refurbishment.
5. 2x4 Lay-in ceilings in the Reception Area and Offices are in fair condition and will need replacement.
6. 2x4 Lay-in ceilings in the Bookroom, Workroom and Lounge are in Poor condition and need replacement.

Corridors
1. VCT flooring in the Main Classroom Corridor and 400 Classroom Corridor is in fair condition and will need replacement.
2. VCT at transition strips throughout Classroom Corridors is cracking and needs replacement.
3. Gypsum board walls near the Exterior Doors of the 300-400 Wing Corridor are in poor condition and need replacement.

4. Gypsum board soffits in the Main Classroom Corridor are in poor condition and need replacement.
5. Paint on CMU walls in Main Classroom Corridor is in fair condition and will need replacement.
6. Trim for the plastic laminate panels in the 100-200 Wing Corridor and Main Classroom Corridor is in poor condition and needs replacement.

Restrooms
1. Ceramic floor tile in the guest restroom is in fair condition and will need to be replaced.
2. Paint on the CMU walls of the guest restroom is in fair condition and will need refurbishing.

Support
1. VCT in the 100 Wing IDF Room is in fair condition and will need replacement.
2. Water stains were observed in the lay-in ceiling tile of the 400 Wing IDF and Storage Rooms.

DOORS, FRAMES, & HARDWARE

Exterior
1. Repaint (8) hollow metal doors and frames

Interior
2. Refurbish (1) wood door and repaint frame.

CASEWORK

Classrooms
1. Casework in the Music Room is in poor condition and needs replacement.
2. Casework in the 102 Workroom is in fair condition and will need replacement.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.
Library
2. No deficiencies noted.
Physical Education
3. No deficiencies noted.
Fine Arts
4. Painted metal handrails in the Music Room and Ramp are in fair condition and need to be refurbished
Cafetorium/Kitchen
5. No deficiencies noted.
Administration
6. No deficiencies noted.
Restrooms
7. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. No deficiencies noted.

ADA/TAS DEFICIENCIES

1. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. The Electrical and IDF rooms exit through rooms not allowed by code (Janitor and Storage, respectively).
2. The second exit out of the main Electrical room is through a room not allowed by code (Storage).
3. The Library and Electrical rooms are missing panic exit hardware.

Mechanical Systems

The mechanical system at Rowe Lane Elementary School consist of Lennox Gas/Electric packaged rooftop units in good condition and Engineered Air make-up air units in good condition. The control system serving the campus is Novar. The HVAC system will reach its recommended service life of 15 years in 2019 and will need to be replaced.

Electrical Systems

Rowe Lane Elementary School is served by a 2000 amp 480/277V 3 phase Square D MSB in good condition. The remaining panels are primarily Square D in good condition with some room for expansion. The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition with almost no room for expansion. If additional computers are added to the campus, panels with TVSS and isolated ground power will need to be added.

Lighting Systems

The lighting system is primarily composed of T8 fixtures. These fixtures are in good condition.

Plumbing Systems

The plumbing system consists of wall mount water closets, wall mount wash stations, wall mount urinals and wall mount water coolers. The flush valves are all manual and the wash fountains are automatic. The plumbing fixtures are in good condition.

The water heaters are in good condition.

The building is sprinkled.

Fire Alarm

The fire alarm system at Rowe Lane Elementary School is in good condition. There are currently no strobes in the main corridor. It is recommended that these devices be added to the system. The recommended service life of the fire alarm system is 12 years.

Deficiencies

- Computer Panels with TVSS and isolated ground power need to be added if computers are added to the campus.
- Replace HVAC system in 2019.
- Expand fire alarm



Fire Alarm Panel



Computer Panels with TVSS and Isolated Ground Power



1) Roof system installed 2005
2) Approximate square footage 69,021
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Blistering occurring throughout the system.
5) Current continual conditions will require the roof to be overlaid or replaced prematurely.
6) Replacement by year 2025
   a. Overlay: $415,000.00
   b. Total Reroof: $ 1,600,000.00

      *costs in 2014 dollars



Overview of the Facility



Overview of the roof system.



Blister occurring in the field of the roof

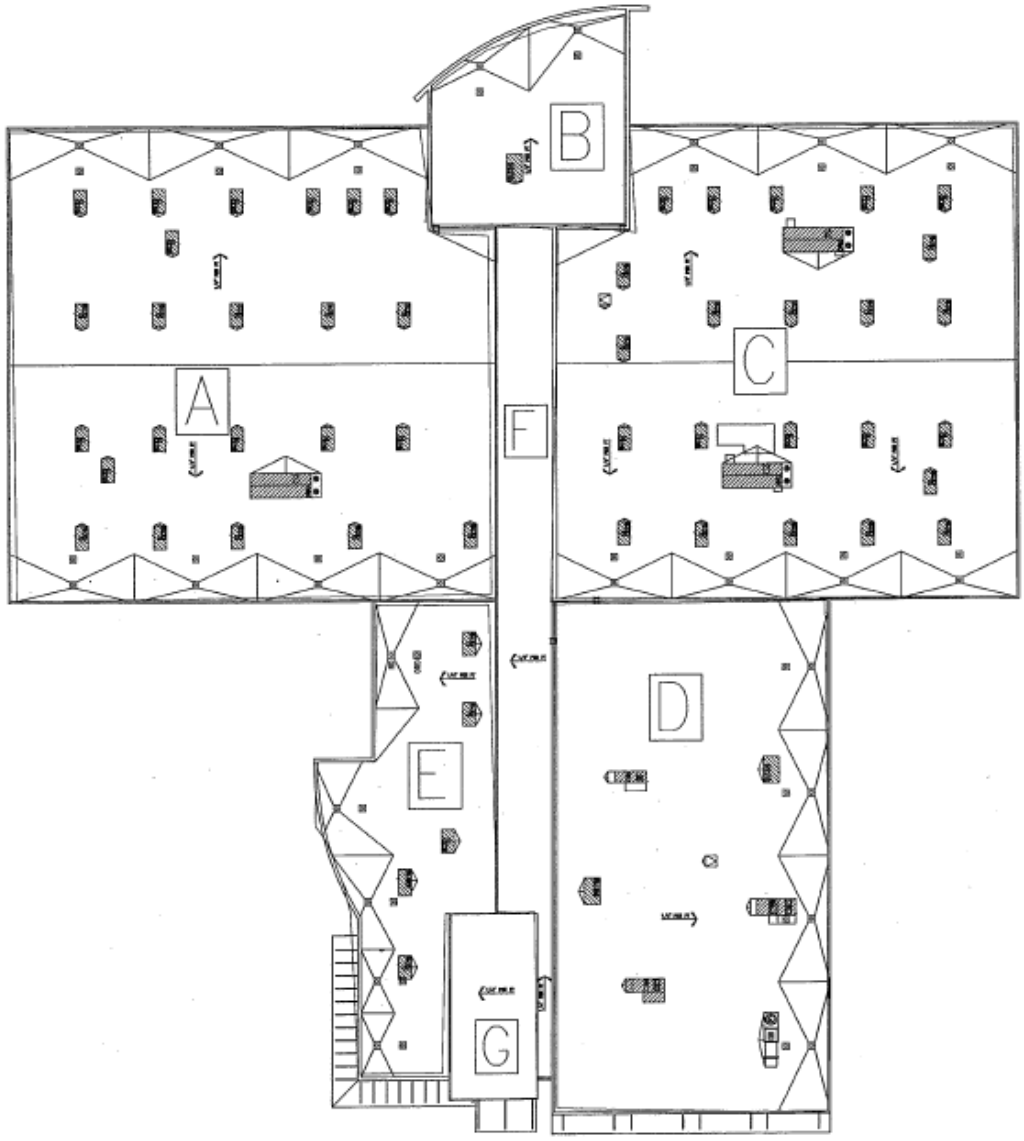


Overview of the roof system



Overview of the roof system


Open Base Flashings occurring on the lap of the membrane.


B
A
C
F
D
E
G

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. No deficiencies noted.

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

Further study of the concrete tilt-wall load-bearing wall system is recommended to determine the extent of cracking within the panels.

If any modifications to the walls are desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Spring Hill Elementary School

Huckabee



Spring Hill Elementary sits on the corner of S. Heatherwilde Blvd and Old Pflugerville Rd/Settler's Valley Drive in the city of Pflugerville, Texas. The site consists of approximately 12 acres of land with parking for staff/visitors and includes an informal jogging area and two covered playground areas for students. The school is a single one-story, brick veneer building with a flat roof that fronts to the southeast. This campus is approaching 20 years of age and is in need of a variety of improvements. The significant near term capital items include roof replacement, interior finish work, a 6-Classroom addition, and conversion to the District standard energy management system.

SPRING HILL ELEMENTARY SCHOOL 600 South Heatherwilde Pflugerville, TX 78660	
Facility #	109
Year Built	1996
No. of Buildings	1
No. of Portables	2
Approx. Total Square Footage	68,600
Grades Served	K-5
Current Enrollment (2013/14)	695
Approx. Capacity	670
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$20,000.00
2. Accessibility	Good	$43,000.00
3. Site Playgrounds	Good	$80,000.00
4. Building Envelope Systems	Fair	$485,000.00
5. Roofs	Poor	$1,256,000.00
6. Door, Frames, and Hardware	Fair	$50,000.00
7. Interior Finishes	Poor	$2,800,000.00
8. Restrooms	Good	$0
9. Food Service	Good	$34,479.00
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$200,000.00
13. Site – Civil	Fair	$110,000.00
14. Structural Systems	Good	$23,000.00
15. Mechanical Systems	Good	$162,500.00
16. Commissioning	Good	$25,000.00
17. Electrical Systems	Good	$50,000.00
18. Plumbing Systems	Good	$0
19. Energy Systems and Controls	Fair	$285,000.00
20. Life Safety – Low Voltage Systems	Good	$102,900.00
21. Fire Sprinklers	N/A	$188,650.00
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$45,870.00
24. Administration and Maintenance Departments	Good	$40,900.00
25. Educational Adequacy	Fair	$2,055,000.00
CAMPUS TOTAL		$8,057,299.00

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville Spring Hill Elementary School resides on an 11.9+/- acre site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the south to the north line of the tract towards Old Austin Pflugerville Road. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 7 handicapped spaces and 121 parking spaces for a total of 128 parking spaces. Storm water detention is controlled on site and is maintained by the district.

Drainage Conditions:

1. Erosion is occurring at the sidewalk on the west side at street.
2. Compacted soils/missing grass are present near the playground areas.
3. Water is ponding at the fire lane near the portable buildings.
4. Gabions should be adjusted and fill added to correct flow into the pond.

Parking and Pavement Conditions:

1. Visible degradation and/or missing calk at expansion joints was noted throughout site.

2. Missing expansion joint material in concrete paving and at intersection of paving and building.

3. Asphalt pavement at courtyard entrance has major fatigue cracking.

4. Fire lane striping needs to be repainted.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a brick veneer, aluminum windows and insulated glass, and plaster soffits.

BUILDING CONDITION: EXTERIOR



Typical Weep Condition



Cracked Veneer



Flat Grading

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Veneer at all windows needs cleaning due to mold and water stains.
3. Control joints and expansion joints are in poor condition and need new sealant.
4. No through-wall flashing observed at foundation or lintels.
5. All steel lintels need to be repainted.
6. Efflorescence in the veneer observed at Room 312.
7. Cracks in veneer at Rooms 408/409 & 211/212.

Exterior windows

1. All window sills are flat and do not properly drain water.
2. Sealant around all windows needs to be replaced.

Soffits

1. Plaster soffit at Cafeteria has water damage, possibly due to a roof leak.

Canopies

1. No deficiencies noted.

Playgrounds

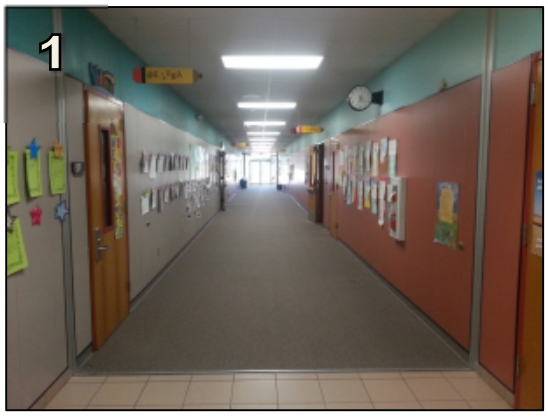
1. Side playground is not accessible. A curb ramp is needed.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Corridor



Typical Classroom



Non-compliant Casework



Flood Stains

Spring Hill Elementary School

BUILDING CONDITION: INTERIOR

FINISHES

Classrooms
1. Rolled carpet and VCT in all Classrooms is in poor condition and needs replacement.
2. Rolled carpet in Music and Record Storage is in poor condition and needs replacement.
3. Paint on gypsum board walls is in fair condition in all Classrooms and will need refurbishment.
4. Lay-in ceiling in Room 107 is in poor condition and needs replacement.

Library
1. Rolled carpet is in fair condition and will need replacement.
2. VCT in Library Storage is in fair condition and will need replacement.

Physical Education
1. Rolled carpet in the Gym is in poor condition and needs replacement.
2. VCT in Gym Storage is in fair condition and will need replacement.

Cafetorium/Kitchen
1. VCT in the Cafetorium Storage is in poor condition and needs replacement.
2. Quarry tile in the Kitchen is in fair condition (poor condition around freezer/cooler) and will need replacement.
3. Wood flooring on the Stage is in fair condition and will need replacement.

Administration
1. Rolled carpet throughout is in poor condition and needs replacement.
2. VCT in Teacher Workroom and Teacher Lounge is in fair condition and will need replacement.

Restrooms
1. No deficiencies noted.

Support
1. Chipped ceramic tile in the Main Entry.
2. Ramp in Main Corridor does not have non-slip floor surface.
3. Corners and trim of plastic laminate wall system is in poor condition and needs replacement.
4. Crack in CMU wall in corridor outside of Cafetorium.

DOORS, FRAMES, & HARDWARE

Exterior
1. Replace (4) hollow metal doors and frames.

Interior
2. Replace (1) wood door and repaint frame.
3. Refurbish (27) wood doors and repaint frames.

CASEWORK

Classrooms
1. Casework in Rooms 107 and 111 is in poor condition and needs replacement.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. Countertop in Nurse's Office is in poor condition and needs replacement.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. Classrooms have chalkboards that need to be replaced with IDEA paint.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx. 2,600sf, the existing Library size is undersized. For the designed maximum school capacity of 670 students, the TEA required size is 3,510sf.

ADA/TAS DEFICIENCIES

1. Side playground is not accessible – need to add curb ramp.
2. Restroom in the Clinic does not have a compliant turnaround area (5' radius or T-turn).
3. In the Clinic, the storage cabinet next to the door overlaps the required approach clear floor space.
4. The slope of the ramp to the Stage is non-compliant.
5. The drinking fountains at the Student Restrooms do not have the required approach clear floor space.
6. Alternate stalls in Student Restrooms are missing grab bars.
7. The water closet in the Administration Restroom does not fall within the 16"-18" range from adjacent wall to centerline of fixture.
8. The water closet in the Kitchen Restroom does not have the required clear floor space at the controls side.

BUILDING CODE DEFICIENCIES

1. The Main Electrical Room is missing a 2nd exit.
2. Missing a drinking fountain in the Cafetorium.

Mechanical Systems

The mechanical system at Spring Hill Elementary School consists of Lennox DX split systems and Semco and Air Exchange make up air units. There are also two hot water boilers on site providing hot water to four of the split systems. The building EMCS is a Novar control system.

The Lennox split system units were installed in 2010. They are in good condition and should have several years of useful life left.

The Semco make up air units are approximately 17 years old. The recommended service life for this equipment is 15 years, so it is being recommended they be replaced in 2014.

The condensate piping, gas piping, and the refrigerant piping are in good to moderate condition.

There is one Raypack and one Lochinvar hot water boilers in the facility. These units serve the split system units 5A, 6A, and 7A that are located in the mezzanines. Each boiler is served by a 1.5 HP Bell & Gossett hot water pump. The boilers and hot water pumps are in good condition.

Electrical Systems

Spring Hill Elementary School is served by a 1600 amp, 480/277 volt, 3 phase General Electric Main Switch Board (MSB) which is in good condition. The MSB has approximately 2400 total amps from the breakers. There is little room for expansion.

The panels at the facility are manufactured by General Electric. Overall, the panels are in good condition. The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition, but do not have adequate room for expansion if a large number of computers are added to the campus.

Lighting Systems

The lighting system is in good condition and is primarily composed of T8 lamps with electronic ballasts. The parking lot light is sufficient. There are no wall pack lights on the exterior wall of the facility.

Plumbing Systems

The plumbing system consists of floor mounted water closets, wall to floor urinals with floor drains, wall mounted lavatories, wash stations, floor mount urinals and wall mount water coolers. The water closets are manual flush and are in good condition. The urinals are manufactured by Eljer, automatic flush, and in good condition. The wash stations are manual and in good condition. The wall mounted lavatories have hot and cold water and are in moderate condition. The water coolers were manufactured by Elkay and are in good condition. The classroom sinks are a mixture of metered and manual T&S units.

Three are water heaters located in the facility. The General Electric water heater is located in the custodian closet near the cafeteria. The Rudd water heater is located in the custodian closet near the library. The State Select water heater is located in the main mechanical room. The General Electric and Rudd units are electric water heaters. The General Electric unit is in good condition. The Rudd unit is in moderate condition. The State Select unit is a gas fired water heaters and is in good condition.

The building is not sprinkled and is not up to code. In order for this facility to be up to code, a fire protection system should be installed throughout the building.

Fire Alarm

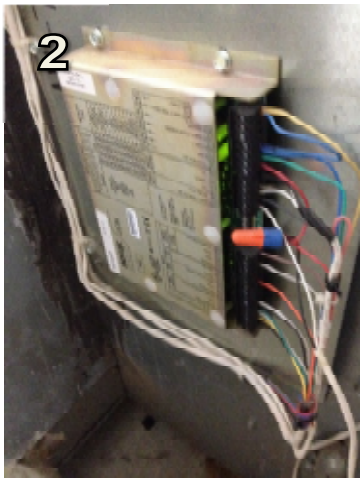
The fire alarm panel at Spring Hill ES is an IntelliKnight 5820XL. Silent Knight is the manufacturer. The panel was installed in 2008. The typical useful life for this equipment is 12 years, so it is being recommended that the panel be replaced by 2020.

Deficiencies

- Replace Semco makeup air units in 2014.
- Replace fire alarm panel by 2020.
- Upsize MSB and add computer panels with TVSS and isolated ground if there are significant technology additions.
- Install a fire protection system throughout the entire facility.



Silent Knight Fire Alarm Panel



Typical Novar controller



Main Switchgear



Computer Panel with TVSS and Isolated Ground



Typical Semco MUA



1) Roof system installed approximately 1998
2) Approximate square footage: 69,724
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) All roof areas are in poor condition and need to be replaced.
5) Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.
6) Current continual conditions will require the roof to be overlaid or replaced within the next 1-2 years.
7) Replacement by year 2014
   a. Overlay: $425,000.00
   b. Total Reroof: $ 1,256,000.00

      *costs in 2014 dollars



Overview of the Facility



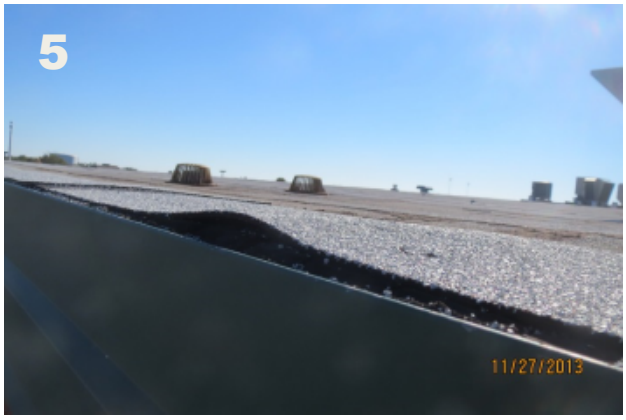
Repairs at HVAC equipment.



Open base flashing



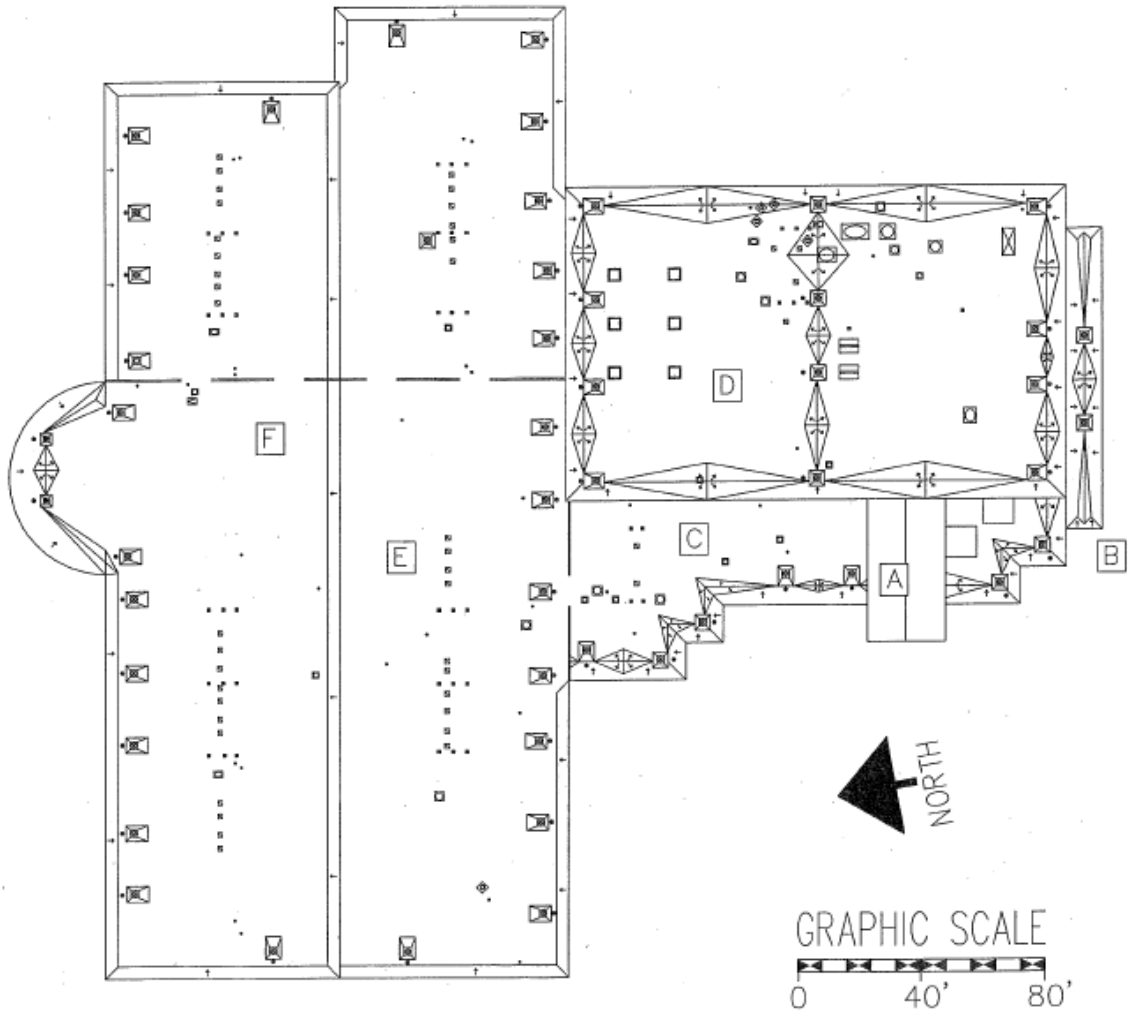
Wall flashings are deteriorated



Open edge strip in, probable water entry point.



Areas are ponding water.


F
E
D
C
A
B
NORTH
GRAPHIC SCALE
0
40'
80'

SECURITY

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Walk-in Cooler/Freezer (1)
2. New Slicer (1)

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Timmerman Elementary School

Huckabee

CAMPUS DATA



Timmerman Elementary School opened in 1955 and is the oldest school building in PISD. Situated on 11 acres on the north side of Pecan Street, the school faces to the south and enjoys a stable enrollment that is slightly above capacity. As this school is over 50 years of age, the building has significant code and infrastructure issues. When considering the cost of repairs/renovations to make this structure viable for another 50 years, a more cost-effective approach would be to repurpose/demolish the current structure and rebuild a new school building on the same or nearby site.

TIMMERMAN ELEMENTARY SCHOOL 700 West Pecan St. Pflugerville, TX 78660	
Facility #	103
Year Built	1955
No. of Buildings	1
No. of Portables	3
Approx. Total Square Footage	58,792
Grades Served	PK-5
Current Enrollment (2013/14)	499
Approx. Capacity	487
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$20,000.00
2. Accessibility	Good	$22,000.00
3. Site Playgrounds	Good	$15,000.00
4. Building Envelope Systems	Poor	$1,000,000.00
5. Roofs	Poor	$1,233,000.00
6. Door, Frames, and Hardware	Poor	$1,400,000.00
7. Interior Finishes	Poor	$750,000.00
8. Restrooms	Fair	$375,000.00
9. Food Service	Good	$11,466.00
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Fair	$400,000.00
13. Site – Civil	Fair	$110,000.00
14. Structural Systems	Fair	$180,800.00
15. Mechanical Systems	Poor	$1,143,172.00
16. Commissioning	Good	$30,414.65
17. Electrical Systems	Poor	$125,000.00
18. Plumbing Systems	Good	$0
19. Energy Systems and Controls	Fair	$285,000.00
20. Life Safety – Low Voltage Systems	Good	$88,188.00
21. Fire Sprinklers	N/A	$161,678.00
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Poor	$73,205.00
24. Administration and Maintenance Departments	Good	$20,600.00
25. Educational Adequacy	Fair	$12,000.00
CAMPUS TOTAL		$7,456,523.65

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville Timmerman Elementary School resides on a 10.16+/- acre site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the west to the east line of the tract towards Main Street. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 5 handicapped spaces and 91 parking spaces for a total of 96 parking spaces. There are no water quality or detention ponds on the site.

Drainage Conditions:

1. Compacted soils/missing grass are present near the playground areas.
2. Water is ponding at northeast end at lower classroom.

Parking and Pavement Conditions:

1. Visible degradation and/or missing calk at expansion joints was noted throughout site.

2. Missing calk material in concrete paving and at intersection of paving and building.

3. Fire lane striping needs to be repainted.

4. Playgrounds are not ADA accessible.

5. Signage for handicapped spaces are too short and do not comply with current regulations.

6. Additional queuing space for parents is needed.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The Timmerman Elementary campus consists of three buildings:

1. The main building has had several additions over the years and the exterior envelope consists of a brick and wood panel veneer, aluminum windows, and plaster soffits.
2. The art & music building exterior envelope consists of tilt-up concrete panels and aluminum windows.
3. The maintenance building exterior envelope consists of a structural, single-wythe concrete block.



BUILDING CONDITION: EXTERIOR



Window Sill Condition



Brick Repairs



Cafeteria Wall



200 Classroom Wing



200 Classroom Wing & Cafeteria



Maintenance Building

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

Main Building

1. The envelope at the Administration, Gym & 100 Classroom Wing is in fair condition.
    a. No cracks were noted in the veneer at these areas, but cracks in the back-up wall were noted at the interior.
    b. The weeps are at or below grade around perimeter of building.
    c. Veneer at all windows needs cleaning due to mold and water stains.
    d. Control joints and expansion joints are in poor condition and need new sealant.
    e. No through-wall flashing observed at foundation or lintels.
2. The envelope at the Cafeteria, Library & 200 Classroom Wing is in poor condition.
    a. The brick, wood paneling & glass block veneers are in poor condition. Cracks and breaks in the veneer are present, and there are several locations where bricks have been replaced.
    b. The weeps are at or below grade or non-existent around perimeter of building.
    c. Control joints and expansion joints are in poor condition and need new sealant.
    d. No through-wall flashing observed at foundation or lintels.
    e. All downspouts, gutters and fascia are in poor condition and need to be replaced.

Art & Music Building

3. The tilt-up concrete panels are in fair condition. There are cracks and chips in the concrete. Repairs are needed.
4. Paint is in poor condition.
5. Control joints and expansion joints are in poor condition and need new sealant.
6. All downspouts, gutters and fascia are in poor condition and need to be replaced.

Maintenance Building

7. Single-wythe masonry is in poor condition. Cracking is present at all sides and paint is in poor condition.
8. Downspouts and gutters are in poor condition.
9. Plaster soffits are in poor condition.

Exterior windows

Main Building

1. The window sills at the Administration, Gym & 100 Classroom Wing are flat and do not properly drain water. Sealant around all windows needs to be replaced.
2. The windows at the Cafeteria, Library & 200 Classroom Wing are in poor condition. All window sills are flat and do not properly drain water.

Soffits

Main Building

1. All porch soffits are in poor condition and need to be replaced.

Canopies

1. Canopy at the Art & Music building is in poor condition and needs to be replaced.

Playgrounds

1. There is no accessible route to the playgrounds from the building. Grading and ramps are too steep.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, and 2x4 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Lower Floor Classroom/Storage



Corridor



Cafeteria



Typical Classroom



Student Restroom



Crack in CMU

FINISHES

Classrooms
1. VCT in Room 110 is in fair condition and will need replacement.
2. VCT in Rooms 201 – 210 and the Reading Room is in poor condition and needs replacement.
3. Paint on CMU walls throughout the Classrooms is in poor condition and will need refurbishment.
4. Cracks were observed at the demising CMU walls and control joints below windows at exterior walls of all Classrooms.

Library
1. Paint on CMU walls in the Library storage room is in fair condition and will need replacement.
2. The desk in the Library is in fair condition and will need replacement.
3. 2x4 Lay-in ceilings in Library and Library Storage Room are in poor condition and need replacement.

Physical Education
1. All flooring in the Gym, Storage and Office is in poor condition and needs replacement.
2. Paint on CMU walls in the Gym is in poor condition and needs refurbishment.
3. Paint on CMU walls in the Gym Office and Storage Rooms is in fair condition and will need refurbishment.
4. Several cracks were observed in the CMU walls of the Gym.
5. 2x4 Lay-in ceiling tiles in the Gym Office are in poor condition and need replacement.
6. Water stains were observed in the lay-in ceiling of the Gym Storage Room.

Fine Arts
1. VCT in the Music and Arts Room is in poor condition and needs replacement.
2. Wood flooring at the stage is in fair condition and will need replacement.
3. Painted gypsum board walls in the Music and Arts Room are in poor condition and need replacement.
4. 2x4 Lay-in ceiling tiles at the Arts and Music Room are in poor condition and need replacement.

Cafetorium/Kitchen
1. VCT and Quarry flooring tiles throughout the Kitchen, Serving Line and Cafeteria are in poor condition and need replacement.
2. Paint on CMU walls throughout the Kitchen and Serving Line is in poor condition and needs refurbishment.
3. Paint on CMU and gypsum walls in the Cafeteria is in fair condition and needs refurbishment.
4. Holes and cracking were observed throughout masonry Kitchen walls.
5. 2x4 Lay-in Ceiling tile in Cafeteria is in poor condition and needs replacement.
6. 2x4 Vinyl-faced ceiling tile in the Kitchen and Serving Line is in poor condition and needs replacement.
7. The tray return window is in poor condition and needs replacement.

Administration
1. Rolled carpet and VCT throughout are in poor condition and need replacement.
2. Painted vinyl walls throughout are in fair condition and will need to be refurbished.
3. 2x4 Lay-in ceilings in the Reception Area and Offices are in fair condition and will need replacement.
4. 2x4 Lay-in ceilings in the Bookroom, Workroom and Lounge are in poor condition and need replacement.

Corridors
1. VCT flooring in the Main Lobby and 100 Wing Classroom Corridor is in fair condition and will need replacement.
2. VCT flooring in the 200 Wing Classroom Corridor is in poor condition and needs replacement.
3. Paint on CMU walls and ceramic wall tile in Classroom Corridors is in poor condition and needs to be refurbished.
4. Cracking in CMU walls was observed throughout the classroom corridors.
5. 2x4 Lay-in ceiling tiles in all Classroom Corridors and Main Lobby are in poor condition and need replacement.

Restrooms

1. Toilets in the 200 Wing Corridor Restrooms and Room 110 Restroom are in fair condition and will need replacement.
2. Urinals in the 200 Wing Corridor Restroom are in fair condition and will need replacement.
3. Lavatories at the 200 Wng Corridor Restrooms are in fair condition and will need replacement.
4. Ceramic tile floors in the 200 Wing Restrooms are in fair condition and will need replacement.
5. Quarry tile floors in the Kitchen Restrooms are in poor condition and need replacement.
6. VCT floors in the Staff Restrooms are in fair condition and will need replacement.
7. Ceramic wall tile at the Kitchen and Staff Restrooms is in poor condition and needs replacement.
8. 2x4 lay-in ceiling tile in restroom 110 is in fair condition and will need replacement.
9. Gypsum board walls throughout arts corridor restrooms are in fair condition and will need refurbishment.
10. 2x4 lay-in ceiling tile in the Arts Corridor Restroom is in poor condition and needs replacement.

Support

No deficiencies noted.

DOORS, FRAMES, & HARDWARE

Exterior

1. All exterior doors and frames are in poor condition.

Interior

1. Replace (5) wood doors and hollow metal frames.
2. Refurbish (23) wood doors and repaint frames.

CASEWORK

Classrooms

1. Casework and shelves in Rooms 107, 108, 109, 112 and the Computer Lab are in poor condition and need replacement.

Library

2. No deficiencies noted.

Physical Education

3. No deficiencies noted.

Fine Arts

1. Casework in the Arts and Arts Lounge is in poor condition and needs replacement.

Cafetorium/Kitchen

4. No deficiencies noted.

Administration

5. No deficiencies noted.

Restrooms

No deficiencies noted

TEACHING TOOLS

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx. 1,850sf, the existing Library is undersized. For the designed maximum capacity of 487, the TEA required size is 2,948sf.
2. At 600sf each, 4th Grade Classrooms 203, 204, and 205 are under the TEA minimum requirement of 700sf.
3. At 700sf each, Kindergarten and 1st Grade Classrooms 103, 104, 105, 106, 107, 108, 109, and 111 are under the TEA requirement of 800sf.

ADA/TAS DEFICIENCIES

1. No turning radius, door too small, and missing the 12" clearance on the push side of the door in the Kitchen Restroom.
2. The run slope of the ramp to the Stage exceeds 1:12.

BUILDING CODE DEFICIENCIES

1. The railing at the Stage is mounted at a non-compliant height.
2. The floor material at the ramps at the Stage and Lobby are not non-slip/textured.
3. The handrails on the ramp to the Stage are missing the 12" extensions.
4. The stair treads and nosing dimensions at the stairs to the Stage are non-compliant.

Mechanical Systems

The mechanical systems at Timmerman Elementary School consists of Lennox, Dectron and Aaon packaged gas/electric rooftop units serving the newer building, Lennox split systems serving the free standing gym, and a Carrier hot water/Direct Expansion multi-zone air handler serving the original building. The building EMCS is a Novar control system.

The gas/electric packaged rooftop units, split systems, and the multi-zone unite are approximately 13 years old. The recommended service life for this equipment is 15 years, so it is recommended that they be replaced by 2016. The gas piping serving the gas electric rooftop units is in poor condition and should be replaced when the units are replaced. The condensate piping is also showing signs of wear and will need to be replaced when the units are replaced. The heating water boiler serving the multi-zone unit is in poor condition and will need to be replaced when the unit is replaced.

All systems in the free standing service building are in poor condition and are in need of replacement.

It should also be noted that each packaged rooftop unit serves multiple classrooms. This control scenario is not ideal and modification of this system is recommended when the system is replaced. It is recommended that each classroom have a dedicated packaged rooftop unit with its own thermostat.

Electrical Systems

Timmerman Elementary School is served by two electrical services. The newer building is served by a Federal Pacific 1200A 480/277V 3 Phase MSB that is in good condition, but has little room for expansion. The remainder of the newer building is served by GE and Challenger panels in good condition without much room for expansion. The original building is served by an exterior MSB and exterior panels. These panels are Federal Pacific and show extreme corrosion. There is also a free standing service building with corroded federal pacific panels.

The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition, but do not have adequate room for expansion if a large number of computers are added to the campus.

It is recommended that all Federal Pacific panels and federal pacific MSB be replaced as they have been shown to be an extreme fire hazard. It is recommended that that all corroded panels on the free standing building and all corroded panels at the original building be replaced. It is also recommended that the MSB in the newer building be upsized to take in the original building and any planned computer upgrades.

Lighting Systems

The lighting system is in good condition and is primarily composed of T8 lamps.

The lighting in the free standing service building is in poor condition and needs to be replaced.

Plumbing Systems

The plumbing system consists of wall mount water closets, wall mount lavatories, and wall mount water coolers. The flush valves are all manual. The systems are in good condition.

All systems in the free standing service building are in poor condition and need to be replaced.

The building is not sprinkled. This facility is not up to code. In order for this facility to be up to code, a fire protection system should be installed.

Fire Alarm

The fire alarm system at Timmerman is in good condition and provides adequate coverage to the campus. The recommended service life for this equipment is 12 years.

Deficiencies

- Replace and Redesign HVAC system by 2016
- Replace gas piping when HVAC system is replaced
- Replace condensate when HVAC system is replaced
- Replace all Federal Pacific Panels
- Replace and Upsize MSB
- Add computer panels with TVSS and isolated ground if there are significant technology additions.
- Replace all systems in the free standing service building
- Install a fire protection system throughout the facility.



Corroded Federal Pacific Panels Serving Original Building.



Boiler Serving Multi-zone Unit



Typical Rooftop Unit



Typical Rooftop Unit



Multi-zone Unit



Multi-Zone Condenser



1) Roof system installed 2002
2) Approximate square footage: 68,457
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Areas B, D and M are in poor condition and need to be replaced. Excessive ponding water has caused the areas to prematurely fail. Multiple areas of repair are noted on the roof areas mentioned.
5) Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.
6) Current continual conditions will require the roof to be overlaid or replaced within the next 3-4 years.
7) Areas B, D and M Replacement by year 2015
   a. Overlay: $410,000.00
   b. Total Reroof: $ 1,233,000.00 (Areas B, D and M only 414,000.00)

   *costs in 2014 dollars



Overview of the Facility



Repairs at rise wall and HVAC equipment



Overview of roof and repairs



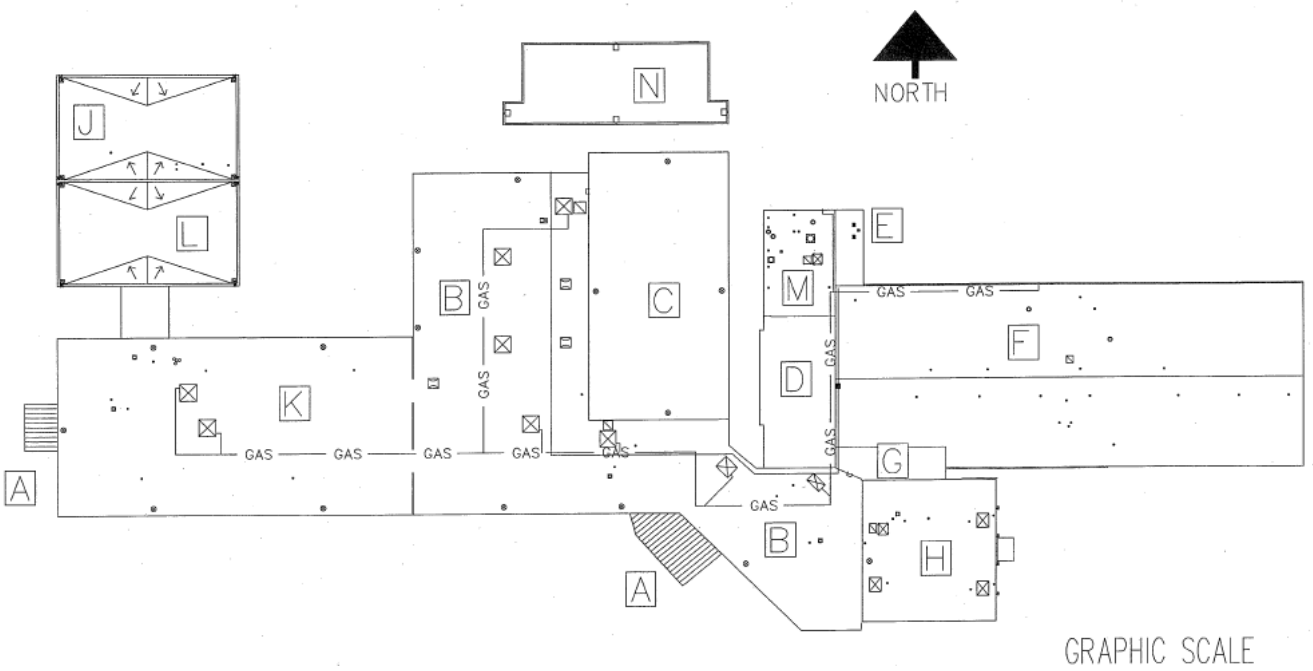
Overview of roof system



Open base flashings and repairs



Area is ponding water significantly.


NORTH
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M
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H
GAS
GRAPHIC SCALE

SECURITY

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. Reach Through Warmer (1)
2. Reach Through Cooler (1)

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further Study is recommended to confirm that there is not a vapor barrier under the slab. If this is the case, recommend any new flooring be systems which allow moisture to breathe through the system or systems that have sufficiently moisture-resistant adhesives if possible or removing and replacing the slab with a new slab over a new vapor barrier.

Further Study is recommended to determine the extent of differential foundation-related movement, and resulting distress. Repairing all known cracks due to foundation movement is recommended.

Relevelling or replacement of all or some of the existing floor slab and possibly the perimeter gradebeams/piers is recommended to address sloping floors due to significant foundation movement.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modifications to the walls are desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Further Study of the mechanical anchorage of the wood framing members from the wood roof trusses to the foundation is recommended. Installing retrofit connectors to provide net uplift resistance may be recommended.

Further Study is recommended to determine if the Pre-Engineered Metal Building has sufficient wind uplift purlin bridging. Installation of new purlin bridging may be recommended.

If any modification to the Pre-Engineered Metal Building is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Due to the building's age and the possibility of hidden structural causes of concern, we recommend Further Study of all building components, with the possibility of destructive testing being performed as well.

Wieland Elementary School

Huckabee



Wieland Elementary School opened in 2007 making it one of the newest campuses in PISD. The school sits on 12 acres on Tudor House Rd in the south-central portion of the district just south of Wells Branch Parkway and west of Dessau Rd. The campus is surrounded by residential property and some undeveloped land leaving room for some growth in this area. The campus is under capacity today and the slight projected growth is not anticipated to exceed capacity for the foreseeable future. In the next 3 years, the building needs minor HVAC work, a new gym floor, and a new Fire Alarm panel.

WEILAND ELEMENTARY SCHOOL 900 Tudor House Rd. Pflugerville, TX 78660	
Facility #	117
Year Built	2007
No. of Buildings	1
No. of Portables	4
Approx. Total Square Footage	71,346
Grades Served	PK-5
Current Enrollment (2013/14)	495
Approx. Capacity	530
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$42,000.00
2. Accessibility	Good	$10,000.00
3. Site Playgrounds	Good	$2,000.00
4. Building Envelope Systems	Good	$225,000.00
5. Roofs – (2027)	Good	$1,334,000.00
6. Door, Frames, and Hardware	Good	$5,000.00
7. Interior Finishes	Good	$285,000.00
8. Restrooms	Good	$2,000.00
9. Food Service	Good	$0
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$0
13. Site – Civil	Good	$45,000.00
14. Structural Systems	Good	$23,400.00
15. Mechanical Systems	Good	$0
16. Commissioning	Good	$24,971.10
17. Electrical Systems	Good	$0
18. Plumbing Systems	Good	$30,000.00
19. Energy Systems and Controls	Good	$285,000.00
20. Life Safety – Low Voltage Systems	Good	$0
21. Fire Sprinklers	Good	$0
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$81,730.00
24. Administration and Maintenance Departments	Good	$27,800.00
25. Educational Adequacy	Fair	$1,123,000.00
CAMPUS TOTAL		$3,545,901.10

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

Pflugerville Wieland Elementary School resides on an 11.98+/- acre site located in the City of Austin Jurisdiction. The site is a sloping tract that falls from the north to the south line of the tract towards Tudor House Road. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 6 handicapped spaces and 138 parking spaces for a total of 144 parking spaces. Water quality and detention ponds are on site and maintained by the district.

Drainage Conditions:

1. Erosion is occurring at granite islands near the front of the building.
2. Compacted soils/missing grass are present near the playground areas.

Parking and Pavement Conditions:

1. Some degradation and/or missing caulk at expansion joints was noted throughout site.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a mix of a concrete block veneer and concrete tilt-up panels, aluminum windows and insulated glass, and plaster soffits.

BUILDING CONDITION: EXTERIOR



Flat Sill



Typical Weep Condition



No Emergency Egress

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. No through-wall flashing observed at foundation or lintels.

Exterior windows

1. All window sills are flat and do not properly drain water.
2. The glass at Room 107 is in poor condition and needs to be replaced.

Soffits

1. No deficiencies noted.

Canopies

1. No deficiencies noted.

Playgrounds

1. Drinking fountains at both playgrounds are non-functioning.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



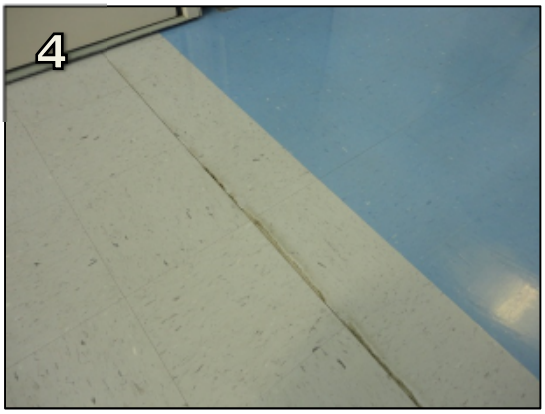
Main Corridor



Library



Typical Classroom



Corridor VCT

FINISHES

Classrooms
1. Paint on gypsum board walls throughout all Classrooms is in poor condition and needs to be refurbished.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Fine Arts
1. Rolled carpet in the Music Room is in poor condition and needs replacement.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. Painted gypsum board walls throughout are in fair condition and will need refurbishment.

Corridors
1. Paint on CMU concrete tilt walls in Main Corridor is in fair condition and will need refurbishment.

Restrooms
1. Minor re-grouting is needed at Lavatory Partition Walls.
2. Access panels in the Main Corridor and Classroom Corridor Restrooms are rusted and need replacement.

Support
1. Several cracks were observed in the gypsum board walls of the Classroom Wing Custodian Closet near the mop sink.

DOORS, FRAMES, & HARDWARE

Exterior
1. Repaint (8) hollow metal doors and frames

Interior
1. Refurbish (4) wood doors and repaint frames.

CASEWORK

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. No deficiencies noted.

ADA/TAS DEFICIENCIES

1. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. The second exit out of the main Electrical room is through a room not allowed by code (Storage).
2. The exit out of the IDF off of the main Electrical room is through a room not allowed by code (Electrical).
3. The exits out of the IDF and Electrical closets in the classroom wing are through rooms not allowed by code (Storage and Janitor, respectively).
4. All Electrical rooms and the Music room are missing panic exit hardware.

Mechanical Systems

The mechanical system at Wieland Elementary School consists of Lennox Gas/Electric packaged rooftop units in good condition and Engineered Air make-up air units in good condition. The control system serving the campus is Novar. There are no deficiencies noted in the mechanical system.

Electrical Systems

Wieland Elementary School is served by a 2000 amp 480/277V 3 phase Square D MSB in good condition. The MSB has approximately 3000 Amps of breakers already in the panel with some space for expansion. The remaining panels are primarily Square D in good condition with some room for expansion. The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition with some room for expansion; however, if significant technology renovations are pursued, there will need to be additional computer panels.

Lighting Systems

The lighting system is primarily composed of T8 fixtures. These are in good condition.

Plumbing Systems

The plumbing system consists of wall mount water closets, wall mount wash stations, wall mount urinals and wall mount water coolers. The flush valves are all manual and the wash fountains are automatic. The lavatories, water closets, water coolers, and urinals are in good condition. The wash fountains are in need of repair. Two are marked out of order and the others are running constantly.

The water heaters are in good condition.

The building is sprinkled.

Fire Alarm

The fire alarm system at Wieland ES is Silent Knight and is in good condition with adequate coverage. The recommended service life for the equipment is 12 years.

Deficiencies

- If further research reveals the need for more than 30 new computers, additional computer panels will need to be added.
- Repair 6 Wash Stations



Silent Knight Fire Alarm Panel



Main Switchgear



Wash Fountain Out of Order



1) Roof system installed 2006
2) Approximate square footage: 74,176
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Blistering occurring throughout the low slope roof system
5) Base flashing sliding. Manufacturer needs to visit the system to warrant the items in question.
6) Continual maintenance is required for the roof to meet the expected life cycle.
7) Replacement by year 2027
   a. Overlay: $445,000.00
   b. Total Reroof: $ 1,334,000.00

      *costs in 2014 dollars



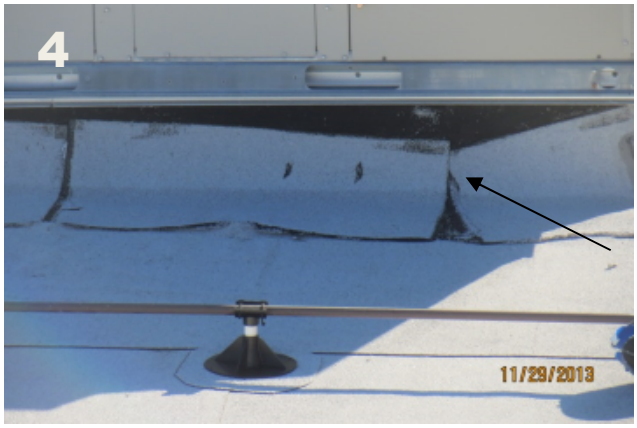
Overview of the Facility



Heavy blistering occurring in the field of the roof.



Blister occurring in the field of the roof



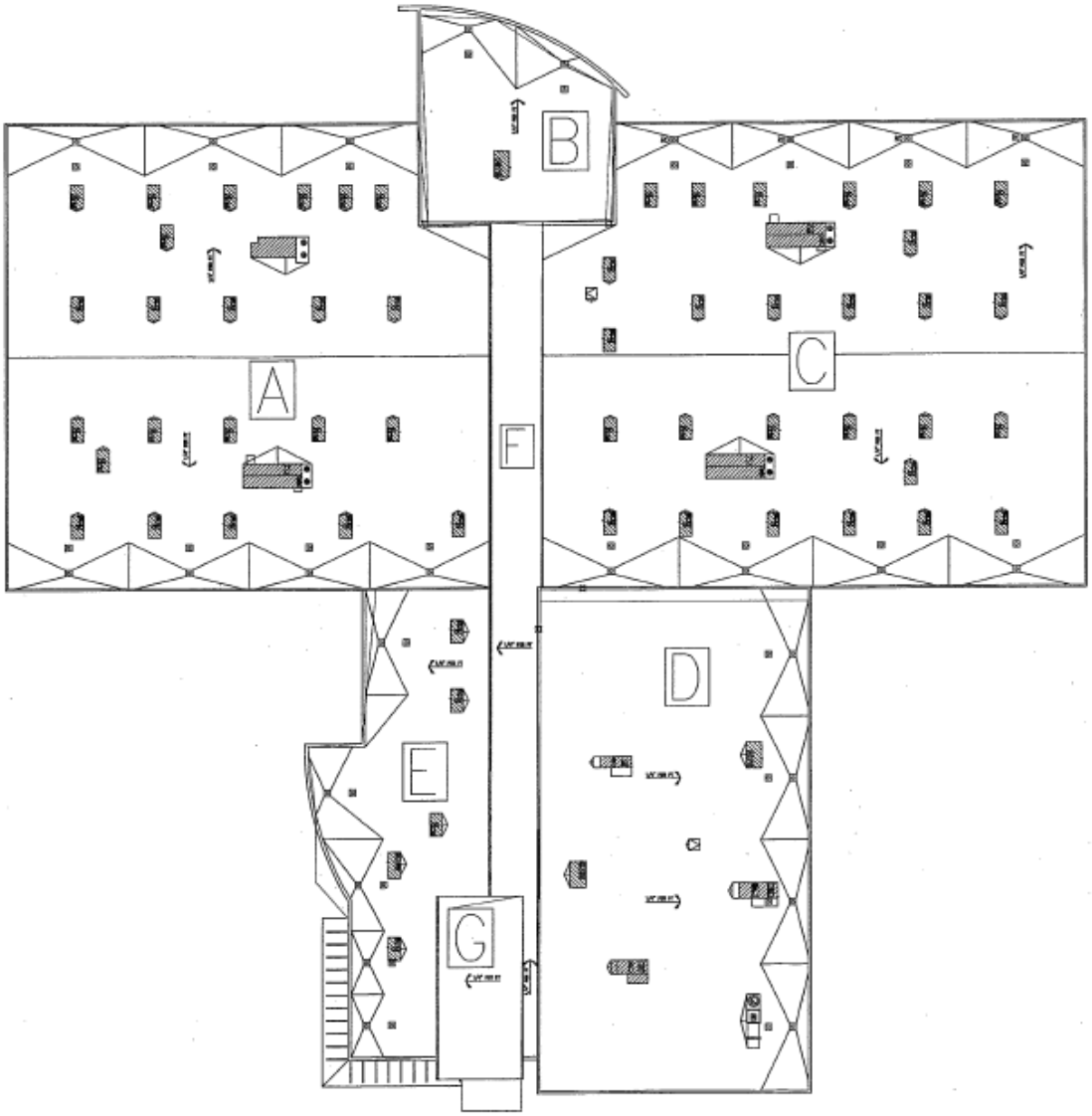
Base flashings are sliding. Indicates improper installation.



Overview of roof system



Slippage occurring in the membrane flashing


B
A
C
F
D
E
G

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. No deficiencies noted.

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modifications to the walls are desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Windermere Primary School

Huckabee



Windermere Primary School opened in 1998 on 7 acres adjacent to the Windermere Elementary School. The school is in a residential built-out area of the district and is expected to remain below enrollment capacity for the foreseeable future. The significant near term capital needs include roof replacement, HVAC work, accessibility work, interior finish work, and replacement of the fire alarm system.

WINDERMERE PRIMARY SCHOOL 429 Grand Avenue Parkway Pflugerville, TX 78660	
Facility #	110
Year Built	1998
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	68,752
Grades Served	PK-2
Current Enrollment (2013/14)	456
Approx. Capacity	641
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$45,000.00
2. Accessibility	Poor	$151,000.00
3. Site Playgrounds	Good	$2,000.00
4. Building Envelope Systems	Fair	$500,000.00
5. Roofs	Poor	$1,635,000.00
6. Door, Frames, and Hardware	Good	$15,000.00
7. Interior Finishes	Poor	$1,025,024.00
8. Restrooms	Fair	$498,000.00
9. Food Service	Good	$45,405.00
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$200,000.00
13. Site – Civil	Good	$65,000.00
14. Structural Systems	Good	$23,100.00
15. Mechanical Systems	Fair	$945,000.00
16. Commissioning	Good	$24,063.20
17. Electrical Systems	Fair	$57,500.00
18. Plumbing Systems	Fair	$92,000.00
19. Energy Systems and Controls	Fair	$285,000.00
20. Life Safety – Low Voltage Systems	Poor	$103,128.00
21. Fire Sprinklers	N/A	$189,068.00
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$50,160.00
24. Administration and Maintenance Departments	Good	$140,200.00
25. Educational Adequacy	Good	$12,000.00
CAMPUS TOTAL		$6,102,648.20

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville Windermere Primary School resides on a 7.61+/- acre site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the north to the south line of the tract towards an existing drainage easement. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 4 handicapped spaces and 131 parking spaces for a total of 135 parking spaces. Water quality and detention ponds are on site and maintained by the district.

Drainage Conditions:

1. Ponding in small areas was evident all over parking lot.
2. Compacted soils/missing grass are present near the playground areas

Parking and Pavement Conditions:

1. Some degradation and/or missing calk at expansion joints was noted throughout site.
2. Granite paths should be replaced with concrete sidewalks.
3. Asphalt parking needs patching, cracks sealed and surface coated.
4. Re-stripe parent and bus drives.
5. Signage for handicapped spaces are too short and do not comply with current regulations.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a brick veneer, aluminum windows and insulated glass, and plaster soffits.

BUILDING CONDITION: EXTERIOR



Front Entry



Typical Window Condition



Typical Weep Condition

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Veneer at all windows needs cleaning due to mold and water stains.
3. Control joints and expansion joints are in poor condition and need new sealant.
4. No through-wall flashing observed at foundation or lintels.
5. All steel lintels need to be repainted.
6. Effloresence in the veneer observed at the entry, Workroom, and Room 304.
7. Cracks in veneer at Rooms 109/110, 309/310, 408/409 & 208/209.

Exterior windows

1. All window sills are flat and do not properly drain water.
2. Sealant around all windows needs to be replaced.
3. The window at the Library is in poor condition and needs to be replaced.

Soffits

1. No deficiencies noted.

Canopies

1. No deficiencies noted.

Playgrounds

1. Drinking fountains at the side playground are in poor condition.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Music Room



Library



Student Toilet



Typical Classroom

FINISHES

Classrooms
1. Rolled carpet and VCT in all Classrooms are in fair condition and will need replacement.
2. Rolled carpet in the Literature Lab is in poor condition and needs replacement.
3. Paint on gypsum board walls of the Science Room is in fair condition and will need replacement.

Library
1. Rolled carpet in the Library is in poor condition and needs replacement.
2. 2x4 Lay-in ceilings in Library Room are in poor condition and need replacement.

Physical Education
1. Rolled carpet in the Gym is in poor condition and needs replacement.
2. VCT in the Gym Office is in poor condition and needs replacement.
3. Paint on CMU walls in the Gym, Office and Storage Rooms is in fair condition and will need refurbishment.
4. Cracks were observed in the CMU wall of the office near the window.
5. Basketball wall padding is in poor condition and needs replacement.

Fine Arts
1. Rolled carpet and VCT in the Music and Music Storage Room is in poor condition and needs replacement.
2. Wood flooring at the Stage is in fair condition and will need replacement.
3. Ceramic tile at the Stage Ramp is in fair condition and will need replacement.
4. 2x4 Lay-in ceiling at the Music Storage Room is in poor condition and needs replacement.
5. Water stains were observed in the Music Storage Room.

Cafetorium/Kitchen
1. Epoxy flooring in the Kitchen is in poor condition and needs replacement.
2. Ceramic tile in the Serving Line is in fair condition and will need replacement.
3. Painted concrete in the Cafeteria Custodial Closet is in fair condition and will need refurbishment.
4. VCT in the Cafeteria Storage Room is in fair condition and will need replacement.
5. Rubber base throughout the Cafeteria is in poor condition and needs replacement.
6. The mop sink in the Cafeteria Custodial Room is in poor condition and needs replacement.
7. Paint on CMU walls throughout the Kitchen and Cafeteria Custodial Room is in fair condition and will need refurbishment.
8. 2x4 Vinyl-faced ceiling tile in the Kitchen and Serving Line is in fair condition and will need replacement.

Administration
1. Rolled carpet in the Conference Room is in fair condition and will need replacement.
2. VCT in the Records Room and Nurse's Office is in fair condition and will need replacement.
3. Rolled carpet throughout the Reception Area and Staff Offices is in poor condition and needs replacement.
4. Painted vinyl walls throughout are in fair condition and will need refurbishment.
5. 2x4 Lay-in ceilings in the Reception Area and Offices are in fair condition and will need replacement.
6. 2x4 Lay-in ceilings in the Bookroom, Workroom and Lounge are in poor condition and need replacement.

Corridors
1. VCT flooring in all Classroom Corridors is in fair condition and will need replacement.
2. Corner trim for plastic laminate panels where Classroom Corridors intersect the Main Classroom Corridor is in poor condition and needs replacement.
3. A crack in the CMU wall was observed near Classroom 404.
4. 2x4 Lay-in ceiling tiles in all Classroom Corridors are in poor condition and need replacement.
5. Water stains were observed in the ceiling tile near the Library.

Restrooms
1. Lavatory in Room 201 Restroom is in fair condition and will need replacement.
2. Semi-recessed paper towel dispensers in Room 201 and Nurse's Restrooms are in poor condition and

need replacement.
3. Epoxy flooring in the Kitchen Restroom is in fair condition and will need replacement.
4. Ceramic tile in Room 201 Restroom is in poor condition and needs replacement.
5. Ceramic tile FRP and paint on gypsum board walls in Room103 restroom is in fair condition and will need replacement/refurbishment.
6. Water stains were observed on the lay-in ceiling tiles of the 201 restroom.

Support

7. VCT in the 400 Wing Custodian Closet is in poor condition and needs replacement.
8. Paint on gypsum board wall of the 400 Wing Custodian Closet is in fair condition and will need replacement.
9. The mop sink at the 400 Wing Custodian Closet is in poor condition and needs replacement.

DOORS, FRAMES, & HARDWARE

Exterior

1. No deficiencies noted.

Interior

1. Replace (5) wood doors and repaint frames.
2. Refurbish (5) wood doors and repaint frames.

CASEWORK

Classrooms

1. Casework in Kindergarten Classrooms is in fair condition and will need replacement.
2. Casework in Room 201 is in poor condition and needs replacement.

Library

3. Casework throughout the library and office are in poor condition and needs replacement.

Physical Education

4. No deficiencies noted.

Fine Arts

5. Casework throughout the art room is in poor condition and needs replacement.

Cafetorium/Kitchen

6. No deficiencies noted.

Administration

7. No deficiencies noted.

Restrooms

8. No deficiencies noted.

TEACHING TOOLS

Classrooms

1. Chalkboards are in poor condition and need replacement.

Library

2. No deficiencies noted.

Physical Education

3. No deficiencies noted.

Fine Arts

4. Chalkboards are in poor condition and need replacement.

Cafetorium/Kitchen

5. No deficiencies noted.

Administration

6. No deficiencies noted.

Restrooms

7. No deficiencies noted.

MISCELLANEOUS

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Fine Arts

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx. 2,600sf, the existing Library is undersized. For the maximum capacity of 641, the TEA required size is 3,423sf.

ADA/TAS DEFICIENCIES

1. The Music Storage room does not have an accessible approach/entry/exit path.
2. The door to Gym Storage does not have 12" clear on the push side.
3. The door to the restroom off of Classroom 107 does not have 12" clear on the push side.
4. The Nurse restroom does not have the required turning radius clear floor space.
5. The floor material of the ramps at the Stage and main Corridor are not non-slip/textured.
6. The handrails at the Stage are not mounted at the correct height.
7. All of the drinking fountains do not have the required approach clearance and knee space.
8. The Boys and Girls restrooms in the classroom wing are missing alternate stalls and have non-compliant mirrors.
9. The following restrooms have non-compliant grab bars, toilet dispensers, and mirrors – Classroom 103 restroom, Classroom 201 restroom, and Nurse restroom.
10. The Kitchen restroom has a non-compliant mirror.
11. The Art room sink is too deep and does not have adequate knee or toe space.
12. The sinks in the Kitchen and Kitchen restroom do not have adequate toe space and the soap/paper towel dispensers are outside of allowable reach range.
13. The sinks in the Library Storage and 200 wing Workroom are too deep and the soap/paper towel dispensers are outside of allowable reach range.
14. The soap/paper towel dispensers in the 100 wing Workroom, Classroom 201, Music, and the Teacher Workroom are outside of allowable reach range.
15. The shower controls in the restroom off of Classroom 201 are non-compliant.
16. The lavatory in the Nurse restroom does not have adequate approach clear floor space.
17. The sinks in Nurse, the Teacher Breakroom, and the Teacher Workroom are too deep and the sink in the Teacher Breakroom does not have adequate toe clearance.
18. The following rooms are missing or have non-compliant room signage – Kitchen, Kitchen restroom, Serving Line, Cafetorium, Stage, Library, Library Storage, Library Office, 100 wing Workroom, 200 wing Workroom, Gym, restroom off of Classroom 103, Music, Music Storage, Book Storage, Conference Room, Reception, all of the Admin offices, Record Storage, Nurse, Teacher Breakroom, and Teacher Workroom.
19. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. Missing handrails at the tiered seating in the Music room.
2. Both exits out of the main Electrical room are through rooms that are not allowed by code (Mechanical and Storage).
3. The exit path out of the Electrical room in the classroom wing is through a room not allowed by code (Janitor).
4. Missing a drinking fountain in the Cafetorium.

Mechanical Systems

The mechanical systems at Windermere Primary consists primarily of Lennox direct expansion fan coil unit heat pumps with condensing units on the roof. There are a few units that are equipped with hot water heating from two small Lochinvar Boilers located in the main mechanical room. The fan coil units are supplied make-up air by six, Semco air handling units. The Semco MAUs use Trane condensing units for their operation. The building EMCS is a Novar control system.

The HVAC equipment is original to the school which was constructed in 1998. The recommended service life for this equipment is 15 years, so it is recommended that they be replaced in 2014. The condensate piping is showing signs of wear and will need to be replaced when the units are replaced. The hot water boilers were manufactured in 1997 by Lochinvar and are currently in moderate condition. The boilers will need to be replaced in approximately five years.

Electrical Systems

Windermere Primary is served by a single electrical services. The Main Switch Board (MSB) is a General Electric 1600 Amp 480Y/277V 3 Phase switch gear. The system appears to be in moderate condition and has little room for expansion. The facility is served by General Electric panels located throughout the building. The electrical panels appear to be in moderate condition with some room for expansion. There is a 300 KVA transformer located on the roof that is corroded and in poor condition.

The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition, but do not have adequate room for expansion if a large number of computers are added to the campus.

It is recommended that that the corroded 300 KVA transformer on the roof be replaced with a new transformer. It is also recommended that the main be upsized for any planned computer upgrades or building additions.

Lighting Systems

The lighting system is in good condition and is primarily composed of T8 lamps with electronic ballasts.

The parking lots and entry areas are equipped with pole lighting and canopy lighting with wall pack lights surrounding the building.

Plumbing Systems

The plumbing system consists of Kohler wall mount urinals with floor drains and no flush valves. The water closets are Kohler floor mounted fixtures with manual flush valves. The lavatories are wash stations with automatic control. The electric water coolers are wall mounted and manufactured by Elkay. The systems appear to be in moderate condition.

The main hot water heater is a PVI 250 gallon unit located in the main mechanical room. The unit was manufactured in 2005 and in moderate condition. There are also two small State Patriot hot water heaters located in custodial closets.

There is no fire sprinkler system in place at Windermere Primary School. In order for this facility to be up to code, such a system should be installed.

Fire Alarm

The fire alarm system at Windermere Primary was manufactured by Cerberus Pyrotronics in 1998 and appears to be reaching the end of its useful life. The recommended service life for this equipment is 12 years. There appears to be a sufficient amount of smoke detectors and strobes throughout the facility which provides adequate coverage to the campus.

Deficiencies

- Replace transformer on roof.
- Replace condensate when HVAC system is replaced
- Upsize MSB and add computer panels with TVSS and isolated ground if there are significant technology additions.
- Repair leaking expansion piping above hot water heater
- Replace HVAC system in 2014.
- Replace hot water heater in 2016.
- Replace Fire Alarm Panel in 2014.
- Install a fire protection system throughout the facility.



MSB



300 KVA Transformer Corroding



TVSS and Isolated Ground



Pipe Leak Above Hot Water Heater



1) Roof system installed approximately 2002
2) Approximate square footage90,786
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.
5) Current continual conditions will require the roof to be overlaid or replaced within the next two years.
6) Replacement by year 2015
   a. Overlay: $545,000.00
   b. Total Reroof: $ 1,635,000.00

   *costs in 2014 dollars



Overview of the Facility



Overview of roof area.



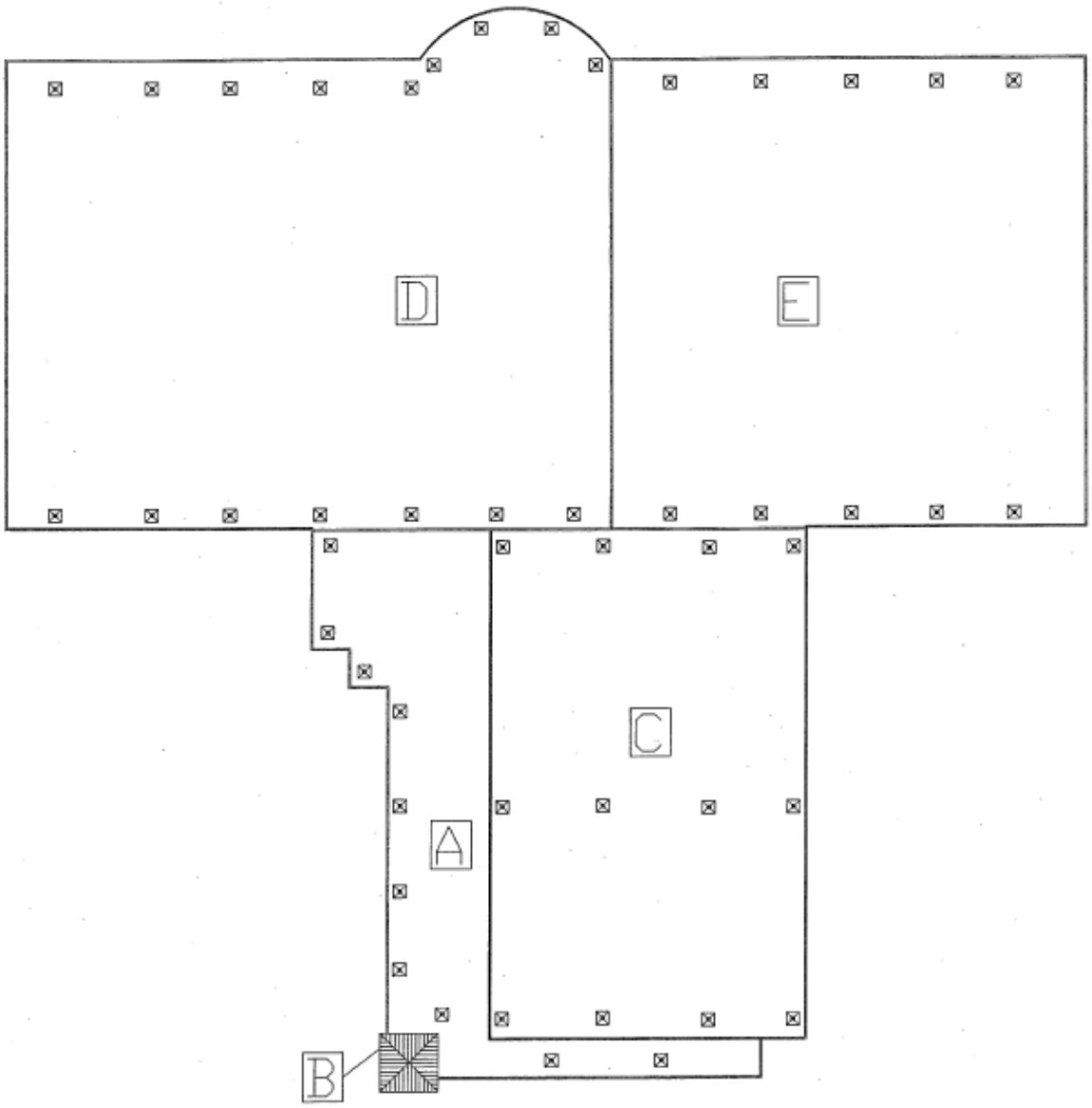
Overview of roof area



Base flashing need to be maintained.



Overview of roof area.


D
E
C
A
B

This report intentionally removed for safety and security purposes.

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Steamer (1)

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Windermere Elementary School

Huckabee

CAMPUS DATA



Windermere Elementary School opened in 1989 making this campus in the "oldest third" segment of the district's schools. The 9-acre site is located on Picadilly Drive is adjacent to the Primary School in a northern area of the district that is now built out with residential properties surrounding the site. The campus enrollment is currently slightly below capacity and is projected to remain so for the foreseeable future. The significant near term capital items are new playground equipment, door and hardware replacement, interior finish work, and conversion to the District standard energy management system.

WINDERMERE ELEMENTARY SCHOOL 1101 Picadilly Dr. Pflugerville, TX 78660	
Facility #	110
Year Built	1989
No. of Buildings	1
No. of Portables	1
Approx. Total Square Footage	66,272
Grades Served	3-5
Current Enrollment (2013/14)	495
Approx. Capacity	530
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$11,000.00
2. Accessibility	Good	$21,000.00
3. Site Playgrounds	Poor	$150,000.00
4. Building Envelope Systems	Fair	$615,000.00
5. Roofs – (2018)	Fair	$1,350,000.00
6. Door, Frames, and Hardware	Poor	$1,600,000.00
7. Interior Finishes	Poor	$800,000.00
8. Restrooms	Fair	$525,000.00
9. Food Service	Good	$42,257.00
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$200,000.00
13. Site – Civil	Fair	$275,000.00
14. Structural Systems	Good	$22,900.00
15. Mechanical Systems	Fair	$1,129,000.00
16. Commissioning	Good	$23,195.20
17. Electrical Systems	Fair	$50,000.00
18. Plumbing Systems	Fair	$83,000.00
19. Energy Systems and Controls	Fair	$285,000.00
20. Life Safety – Low Voltage Systems	Fair	$99,408.00
21. Fire Sprinklers	N/A	$182,248.00
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$107,250.00
24. Administration and Maintenance Departments	Good	$44,400.00
25. Educational Adequacy	Good	$12,000.00
CAMPUS TOTAL		$7,627,658.20

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville Windermere Elementary School resides on a 9.09+/- acre site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the north to the south line of the tract towards an existing drainage easement. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 5 handicapped spaces and 116 parking spaces for a total of 121 parking spaces. Water quality and detention ponds are on site and maintained by the district.

Drainage Conditions:

1. Ponding in small areas was evident all over parking lot.
2. Compacted soils/missing grass are present near the playground areas.

Parking and Pavement Conditions:

1. Some degradation and/or missing calk at expansion joints was noted throughout site.
2. One bollard at the entrance to the courtyard is bent.
3. It is evident that a temporary parking lot has been constructed indicating that additional parking is needed.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a brick veneer, aluminum windows and insulated glass, and plaster soffits.

BUILDING CONDITION: EXTERIOR



Glass Block at Entry



Flat Sill



Weep

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Veneer at all windows needs cleaning due to mold and water stains.
3. Control joints and expansion joints are in poor condition and need new sealant.
4. No through-wall flashing observed at foundation or lintels.
5. Effloresence in the veneer observed at Administration, Library, Rooms 10, 27, & 34.
6. Kitchen screen walls are in poor condition.

Exterior windows

1. All window sills are flat and do not properly drain water.
2. All windows around the building are in poor condition and need to be replaced.
3. Glass block windows at front entry canopy and Library are in poor condition and need to be replaced.

Soffits

1. Front entry porch soffit is in fair condition and needs to be refinished.

Canopies

1. No deficiencies noted.

Playgrounds

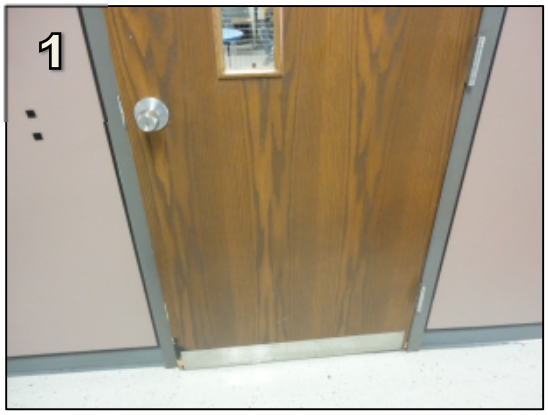
1. Playground equipment is in poor condition

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x4 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Typical Door



Typical Classroom



Corridor



Gym



Administration

FINISHES

Classrooms
1. Rolled carpet in all Classrooms is in poor condition and needs replacement.
2. Vinyl wall covering in all Classrooms is in poor condition and needs replacement.
3. Casework in all Classrooms is in fair condition and will need replacement.

Library
1. Rolled carpet and VCT in the Library, Office and Storage Room is in fair condition and will need replacement.
2. VCT flooring in the Library Storage Room is in fair condition and will need replacement.
3. Paint on gypsum board walls in the Library is in fair condition and will need refurbishment.
4. 2x4 Lay-in ceilings in the Library Office and Storage Room are in poor condition and need replacement.

Physical Education
1. Rolled carpet in the Gym and Gym Office is in poor condition and needs replacement.
2. VCT in the Gym Storage is in fair condition and will need replacement.
3. Paint on CMU walls in the Gym and Gym Office is in fair condition and will need refurbishment.
4. Backboards in the Gym are in poor condition and need replacement.
5. Wall padding in the Gym is in fair condition and will need replacement.
6. Cracking was observed in the CMU walls of the Gym Storage Room.
7. Water stains were observed in the lay-in ceiling of the Gym Storage Room.

Fine Arts
1. Rolled carpet and VCT in the Music and Music Storage Room is in fair condition and will need replacement.
2. 2x2 Lay-in ceiling at the Music Storage Room is in poor condition and needs replacement.
3. Water stains were observed in the ceiling tile of the Music and Music Storage Rooms.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. Rolled carpet in the Conference Room is in fair condition and will need replacement.
2. VCT in the Records Room and Nurse's Office is in fair condition and will need replacement.
3. Rolled carpet throughout the Reception Area and Staff Offices is in poor condition and needs replacement.
4. Painted vinyl walls throughout are in fair condition and will need refurbishment.
5. 2x4 Lay-in ceilings in the Reception Area and Offices are in fair condition and will need replacement.
6. 2x4 Lay-in ceilings in the Bookroom, Workroom and Lounge are in poor condition and need replacement.

Corridors
1. VCT flooring in all Main Corridor and Classroom Corridors is in fair condition and will need replacement.
2. Painted CMU in the Main Corridor is in fair condition and will need refurbishment.
3. Drinking fountains in the Main Corridor and Classroom Corridors are in poor condition and will need replacement.
4. Plastic laminate panels in the Classroom Corridors are in poor condition and need replacement.
5. Paint on CMU walls in Main Corridor and Classroom Corridors is in fair condition and will need refurbishment.

Restrooms
1. Classroom and Nurse's toilets throughout the campus are in fair condition and will need replacement.
2. All urinals are in poor condition and need replacement.
3. Lavatories at the Classroom Restrooms are in poor condition and need replacement.
4. Lavatories at the Main Corridor Restrooms are in fair condition and will need replacement.
5. Lavatories in the Nurse's and Kitchen Restrooms are in fair condition and will need replacement.

6. Toilet partitions in all Restrooms are in fair condition and will need replacement.
7. Ceramic tile floors and wall throughout are in poor condition and will need replacement.
8. 2x4 Vinyl-faced ceiling in the Kitchen Restroom is in poor condition and will need replacement.

Support

1. Painted concrete floor in the Cafeteria Custodian and Electrical Rooms is in fair condition and will need refurbishment.
2. Paint on CMU walls in the Cafeteria Custodian and Electrical Rooms are in fair condition and will need refurbishment.
3. Vinyl-faced lay-in ceilings in the Cafeteria Custodian and Electrical Rooms are in poor condition and will need replacement.

DOORS, FRAMES, & HARDWARE

Exterior

1. Replace (7) storefront doors and frames.
2. Replace (5) hollow metal doors and frames.

Interior

1. Replace all wood doors and repaint frames.

CASEWORK

Classrooms

1. No deficiencies noted.

Library

2. Casework in the Library is in poor condition and needs replacement.
3. Casework in the Library Office is in fair condition and will need replacement.

Physical Education

4. No deficiencies noted.

Cafetorium/Kitchen

5. No deficiencies noted.

Administration

6. Casework throughout the Reception Area and Nurse's Office is in fair condition and will need replacement.

Restrooms

7. No deficiencies noted.

TEACHING TOOLS

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. Chalkboards are in poor condition and need replacement.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx. 2,600sf, the existing Library is undersized. For the designed maximum capacity of 530, the TEA required size is 3,090sf.

ADA/TAS DEFICIENCIES

1. The door hardware on nearly all of the doors in the building are non-compliant knobs and need replacing.
2. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. The main Electrical room exits through a room not allowed by code (Mechanical).
2. All Electrical rooms are missing panic exit hardware.

Mechanical Systems

The mechanical systems at Windermere Elementary School consist of three Lennox packaged gas/electric rooftop units, two Ruud and one Carrier direct expansion split system units, and five McQuay chilled and hot water variable air volume air handling units (AHUs) that serve the building. The air handling units serve approximately 35 fan powered VAV boxes with hot water reheat coils that control airflow to the classroom spaces. The air handling units are served chilled water by two Carrier air cooled chillers and hot water by one Lochinvar hot water boiler. The central plant consists of two chilled water pumps and two hot water pumps. The building EMCS is a Novar control system.

The gas/electric packaged rooftop units and the vav air handling units are approximately 7 to 10 years old. The recommended service life for this equipment is 15-20 years, so it is recommended that the rooftop units be replaced in 2016 and the AHUs be replaced in 2021. The gas piping serving the gas electric rooftop units is in poor condition and should be replaced when the units are replaced. The condensate piping is also showing signs of wear and will need to be replaced when the units are replaced. The vav boxes should be replaced when the air handling units are replaced. The air cooled chillers and hot water boiler were manufactured in 2003 and are currently in moderate condition. The chillers and boiler will need to be replaced in approximately 10 years.

Electrical Systems

Windermere Elementary School is served by two electrical services. The Main Switch Board (MSB) is a Siemens 1600A 480Y/277V 3 Phase with a secondary Siemens 800A 208Y/120V 3 Phase MSB that is in good condition. Both systems have little room for expansion. The building is mainly served by Siemens panels with a few Cutler Hammer panels located in various areas. The electrical panels appear to be in moderate condition without much room for expansion.

The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition, but do not have adequate room for expansion if a large number of computers are added to the campus.

It is recommended that the main be upsized for any planned computer upgrades or building additions.

Lighting Systems

The lighting system is in good condition and is primarily composed of T8 lamps with electronic ballasts.

The parking lots and entry areas are equipped with pole lighting and canopy lighting with wall pack lights surrounding the building.

Plumbing Systems

The plumbing system consists of Kohler wall mount urinals with floor drains and water closets are Kohler floor mounted fixtures. The flush valves were all manual. The lavatories are Bradley wash stations with automatic control. The electric water coolers are wall mounted and manufactured by Elkay. The systems appear to be in moderate condition.

The hot water heater for the building is a State Sandblaster manufactured in 2004. The units appears to be in moderate condition but may be reaching the end of its useful life. The unit may need to be replaced in the next seven years.

There is no fire sprinkler system in place at Windermere Elementary School. In order for this facility to be up to code, such a system should be installed.

Fire Alarm

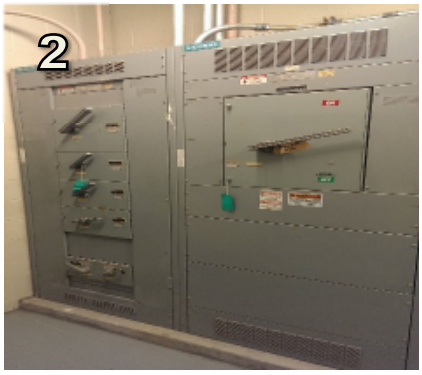
The fire alarm system at Windermere was manufactured by Silent Knight in 2006 and appears to be in moderate condition. The recommended service life for this equipment is 12 years. There appears to be a sufficient amount of smoke detectors and strobes throughout the facility which provides adequate coverage to the campus.

Deficiencies

- Replace RTUs in 2016
- Replaces AHUs and VAV boxes in 2021
- Fan Powered VAV Boxes missing from HVAC List – Metal Industries Inc M-408FV, S-27662
- Replace gas piping when HVAC system is replaced
- Replace condensate when HVAC system is replaced
- Upsize MSB and add computer panels with TVSS and isolated ground if there are significant technology additions.
- Replace fire alarm panel in six years
- Replace hot water heater in next seven years
- Install a fire protection system throughout the entire facility



480V Main Switchgear



208V MSB



TVSS and Isolated Ground



1) Roof system installed 2001
2) Approximate square footage 66,149
3) System installed appears to be a two ply modified bitumen over rigid board insulation. Metal standing seam.
4) Blistering occurring throughout the low slope roof system. Metal appears to be acceptable
5) Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.
6) Current continual conditions will require the roof to be overlaid or replaced within the next five (5) years.
7) Replacement by year 2018
   a. Overlay: $390,000.00
   b. Total Reroof: $ 1,350,000.00

   *costs in 2014 dollars



Overview of the Facility



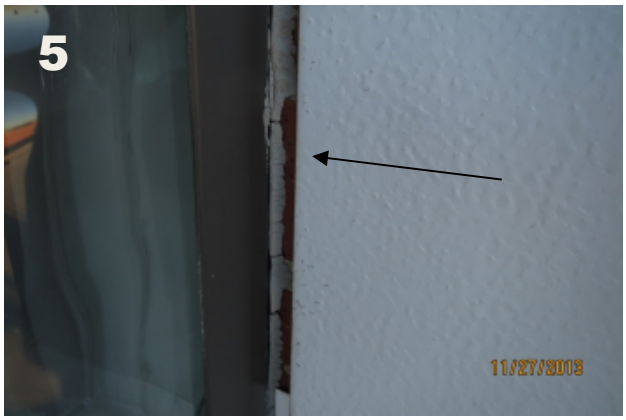
Heavy blistering occurring in the field of the roof.



Blister occurring in the field of the roof



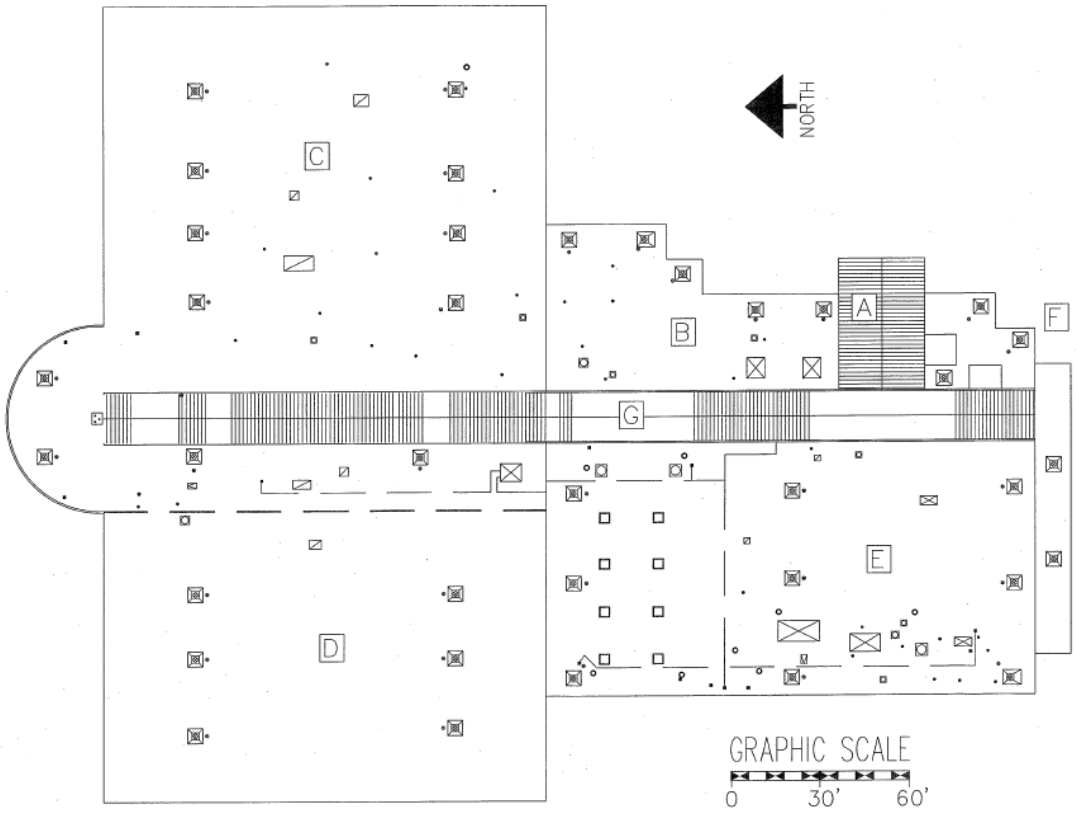
Blisters occurring in the roof system



Glazing and control joint sealants need to be replaced.



Blister occurring in the membrane.


NORTH
A
B
C
D
E
F
G
GRAPHIC SCALE
0
30'
60'

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Steamer (1)
2. New Reach Through Warmer (1)
3. New Reach Through Cooler (1)

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modifications to the walls are desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Further Study of structural components within the vicinity of the vehicular-related impact that occurred approximately 1-2 years ago is recommended to ensure all damaged components have removed and replaced.

Cele Middle School



CAMPUS DATA



Cele Middle School is PISD's newest campus having recently opened for the 2013/14 school year. The school sits on the southern portion of a 134 acre site in the rural, east-central portion of the district. The property is surrounded by farm land and, while significant growth is planned for this area, there currently is limited road access and built public infrastructure. Enrollment today is well below capacity and the campus should be able to serve the expected growth for the foreseeable future. The only significant near term capital items at this time are the options to install artificial turf on the play field and a rubber surfacing on the track.

CELE MIDDLE SCHOOL 6000 Cele Rd. Pflugerville, TX 78660	
Facility #	048
Year Built	2013
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	163,473
Grades Served	6-8
Current Enrollment (2013/14)	679
Approx. Capacity	1,170
Building Levels	3

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$0
2. Accessibility	Good	$10,000.00
3. Site Playgrounds	Good	$0
4. Building Envelope Systems	Good	$0
5. Roofs	Good	$0
6. Door, Frames, and Hardware	Good	$0
7. Interior Finishes	Good	$0
8. Restrooms	Good	$0
9. Food Service	Good	$0
10. Athletic Components	Good	$943,518.00
11. Fine Arts	Good	$0
12. TEA Standards	Good	$0
13. Site – Civil	Good	$0
14. Structural Systems	Good	$0
15. Mechanical Systems	Good	$0
16. Commissioning	Good	$57,215.55
17. Electrical Systems	Good	$0
18. Plumbing Systems	Good	$0
19. Energy Systems and Controls	Good	$345,000.00
20. Life Safety – Low Voltage Systems	Good	$0
21. Fire Sprinklers	Good	$0
22. Vertical Circulation	Good	$0
23. Security Systems and Design	Good	$0
24. Administration and Maintenance Departments	Good	$0
25. Educational Adequacy	Good	$0
CAMPUS TOTAL		$1,355,733.55

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Cele Middle School resides on a 135.31+/- acre site located in the Travis County Jurisdiction. The site is a sloping tract that falls from the North to the south line of the tract towards Cele Road. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 7 handicapped spaces and 239 parking spaces for a total of 246 parking spaces. Water quality and detention ponds are on site and maintained by the district.

Drainage Conditions:

1. No deficiencies noted.

Parking and Pavement Conditions:

1. No deficiencies noted.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a mix of brick and stone veneers, aluminum windows and insulated glass, and metal panel soffits. The exterior envelope is in good condition and requires no work.

BUILDING CONDITION: EXTERIOR



Front Entry



2nd Floor Porch

BUILDING CONDITION: EXTERIOR

Roof
1. Reference roof report.

Exterior walls
1. No deficiencies noted.

Exterior windows
1. No deficiencies noted.

Soffits
1. No deficiencies noted.

Canopies
1. No deficiencies noted.

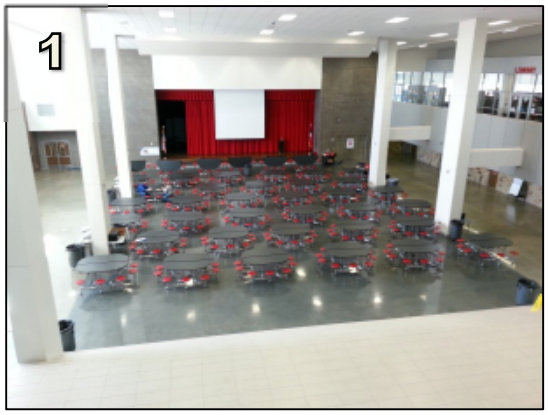
Playgrounds
1. No deficiencies noted.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT, ceramic and carpet floor tiles, exposed concrete floors, painted drywall and CMU walls, ceramic wall tiles, and lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Cafetorium



Library

FINISHES

Classrooms
1. No deficiencies noted.
Library
1. No deficiencies noted.
Physical Education
1. No deficiencies noted.
Cafetorium/Kitchen
1. No deficiencies noted.
Administration
1. No deficiencies noted.
Restrooms
1. No deficiencies noted.
Support
1. No deficiencies noted.

DOORS, FRAMES, & HARDWARE

Exterior
1. No deficiencies noted.
Interior
1. No deficiencies noted.

CASEWORK

Classrooms
1. No deficiencies noted.
Library
1. No deficiencies noted.
Physical Education
1. No deficiencies noted.
Cafetorium/Kitchen
1. No deficiencies noted.
Administration
1. No deficiencies noted.
Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.
Library
1. No deficiencies noted.
Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

MISCELLANEOUS

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

TEA DEFICIENCIES

1. No deficiencies noted.

ADA/TAS DEFICIENCIES

1. No drinking fountains in the Cafeteria.

BUILDING CODE DEFICIENCIES

1. No deficiencies noted.

Mechanical Systems

The mechanical system at Cele Middle consists of Geothermal Florida Heat Pumps located in mechanical rooms throughout the building. Outside air is supplied to the heat pumps by Valent outside air handling units. The building EMCS is an Alerton control system installed by Cohesive Automation.

The HVAC equipment is original to the school which was constructed in 2012. The units are in good condition. The recommended service life for this equipment is 15-20 years so there is no need for replacement of HVAC equipment. The condensate piping is in good condition but may need to be replaced when the units are replaced.

The HVAC system is also equipped with an AIRCUITY system that monitors and controls CO2 levels in the classroom spaces.

Electrical Systems

Cele Middle School is served by a single electrical services. The Main Switch Board (MSB) is a Square D 2500 Amp 480Y/277V 3 Phase switch gear. The system is in good condition but has little room for expansion. The facility is served by Square D electrical panels located throughout the building. The electrical panels are in good condition with some room for expansion.

The computers are fed from panels with TVSS and built in isolated ground and power monitoring. These panels are in good condition and appear to have adequate room for expansion if computers are added to the campus.

The Mezzanine area has a light switch behind the stage. If the mezzanine is accessed from electrical room 406B there is not a light switch nearby. It is recommended to install a light switch for the mezzanine in electrical room 406B. It is also recommended that the main be upsized for any planned building additions.

Lighting Systems

The lighting system is in good condition and is primarily composed of T8 lamps with electronic ballasts. The gym is equipped with T5HO light fixtures

The parking lots and entry areas are equipped with pole lighting and canopy lighting with wall pack lights surrounding the building.

Plumbing Systems

The plumbing system consists of Kohler wall mount urinals with manual flush valves. The water closets are Kohler wall mounted fixtures with manual flush valves. The lavatories are Intersan counter mount fixtures with manual control. The electric water coolers are wall mounted and manufactured by Elkay. The systems are in good condition.

The main hot water heaters are three State Ultra Force, 200,000 BTU, 100 gallon units located in the mechanical room mezzanine. The units are in good condition.

The building is sprinkled.

Fire Alarm

The fire alarm system at Cele Middle School was manufactured by Silent Knight and is in good condition. There appears to be a sufficient amount of smoke detectors and strobes throughout the facility which provides adequate coverage to the campus.

Deficiencies

- Upsize MSB if addition is built.
- Provide mezzanine light switch in electrical room 406B
- Fill piping hole penetration in storage 832



Panel with built in Isolated Ground



AIRCUITY System



Unlit Mezzanine Access. Electrical 406B



Unfilled Pipe Penetration. Storage 832

Fields Study and Renovation Master Plan

Field Inventory

The Cele Middle School campus stadium includes a natural grass football/soccer field, surrounded by a four (4) lane asphalt running track with interior and exterior 6" wide concrete curbs. The track is in good condition with minimal heave at the outside edge sidewalk. The field is approximately 100,000 square feet. The field is crowned in the middle and sloped at around 2% from the crown to the track edge. The field has an underground irrigation system, permanent football goal posts and an extensive underground drainage system with three (3) catch basins running up each side of the field and one each in the "D" zones. The stadium has overhead lighting, scoreboard, bleachers and a bathroom/concession stand. The stadium has a 6' security fence with a 4' fence separating the bleachers from the field. The track is a four (4) lane asphalt track with a four (4) lane straight-a-way on the west side of the stadium.



Field Conditions

Natural Turf
It is a natural grass soil based field with a full irrigation system. The field has over head lighting and scoreboard.



Field Grade
The field has a 2% crown from the center of the field to the sidelines. Rain water will sheet drain from the crown to the sidelines. The field grades look fairly smooth and has not heaved. The grade is fairly even on at all edges for conversion to synthetic turf.



Field Edges
The inside track edge is a complete concrete edge surrounding the field. The concrete track edge will easily act as a hard edge for the wood edge nailer required for sytnehtic turf.

Drainage
The sidelines of both sides of the field have four (4) concrete catch basins to drain water that sheets to the edge. These attach underground to the school storm system. This would be able to handle a conversion to synthetic turf. The track would not need to be modified.



In Conclusion
The concrete curb would be ideal for the installation of a synthetic turf field. The curb would act as a solid edge to attach a wood edge anchor for the synthetic turf. The field grades are fairly even at all edges so no major grading would need to be performed besides the excavation for the field drainage layer. The field would simply need to be excavated, the subsoil stabilized and the new field drainage system could be attached to existing underground storm drain pipes.



SECURITY

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. No deficiencies noted.

ENGINEERING REPORT - STRUCTURAL

STRUCTURE

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

If any modification to the Structurally Suspended Slab areas is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

If any modification to the Masonry walls is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Dessau Middle School

Huckabee



Dessau Middle School was PISD's 4th middle school which opened in 2000 on the 35 acre shared site that also includes Delco Primary School and Dessau Elementary School. The campus fronts to the east on Dessau Rd and has a green belt to south. The campus enrollment was reduced with the opening of Cele MS and is projected to remain below capacity for the next 6 to 7 years. With this building approaching 15 years in age, it needs significant HVAC work, upgrades to its Cafeteria sound and lighting, an expanded Choir Area, storage for PE/Athletics, interior finish work, and a new fire alarm panel.

DESSAU MIDDLE SCHOOL 12900 Dessau Road Austin, TX 78754	
Facility #	045
Year Built	2000
No. of Buildings	1
No. of Portables	3
Approx. Total Square Footage	121,200
Grades Served	6-8
Current Enrollment (2013/14)	828
Approx. Capacity	1,058
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$20,000.00
2. Accessibility	Fair	$185,000.00
3. Site Playgrounds	N/A	N/A
4. Building Envelope Systems	Fair	$850,000.00
5. Roofs – (2022)	Good	$1,265,000.00
6. Door, Frames, and Hardware	Fair	$53,500.00
7. Interior Finishes	Fair	$1,950,000.00
8. Restrooms	Fair	$1,000,000.00
9. Food Service	Good	$48,736.00
10. Athletic Components	Fair	$628,870.00
11. Fine Arts	Fair	$1,238,500.00
12. TEA Standards	Good	$200,000.00
13. Site – Civil	Fair	$150,000.00
14. Structural Systems	Good	$27,400.00
15. Mechanical Systems	Poor	$1,512,500.00
16. Commissioning	Good	$42,420.00
17. Electrical Systems	Good	$90,000.00
18. Plumbing Systems	Good	$20,500.00
19. Energy Systems and Controls	Fair	$415,000.00
20. Life Safety – Low Voltage Systems	Fair	$181,800.00
21. Fire Sprinklers	Good	$0
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$107,030.00
24. Administration and Maintenance Departments	Good	$27,700.00
25. Educational Adequacy	Good	$484,000.00
CAMPUS TOTAL		$10,497,956.00

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

Pflugerville Dessau Middle School resides on an 34.96+/- acre site located in the City of Austin Jurisdiction. The site is a sloping tract that falls from the north to the south line of the tract towards an existing drainage easement. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 6 handicapped spaces and 125 parking spaces for a total of 131 parking spaces. Dessau Middle school shares parking with Delco Primary school. Water quality and detention ponds are on site and maintained by the district.

Drainage Conditions:

1. Compacted soils/missing grass are present near track and field events.

Parking and Pavement Conditions:

1. Visible degradation and/or missing calk around building and sidewalk areas including areas behind curb.

2. Asphalt parking lots have fatigue cracking.

3. Fire lane, bus lane, and all other striping are faded. Needs restriping.

4. Ponding in small areas was evident all over the parking lot.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

Dessau Middle School consists of two buildings and a stadium:

1. The exterior envelope of the middle school consists of a mix of brick, concrete block and stone veneers, aluminum windows and non-insulated glass, and plaster soffits.
2. The exterior envelope of the stadium concessions consists of a structural, single-wythe concrete block and a plywood soffit.
3. The stadium press box is a pre-manufactured building with metal panel exterior siding.

BUILDING CONDITION: EXTERIOR



Entry Canopy



Flat Sill



Gym Soffit



Weep

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Veneer at all classroom windows needs cleaning due to mold and water stains.
3. Control joints and expansion joints are in poor condition and need new sealant.
4. All steel lintels need to be repainted.
5. Steel lintels at D112/D110 are in poor condition and need to be replaced.
6. Cracks in veneer at D-wing lintels.
7. Wood trim at lintels along north wall of Gym is in poor condition and needs to be replaced.

Exterior windows

1. All classroom window sills are flat and do not properly drain water.
2. All windows are in poor condition and need to be replaced.

Soffits

1. No deficiencies noted.

Canopies

1. No deficiencies noted.

Athletics

1. Concessions Building:
    a. Concrete block needs to be repainted.
    b. Drinking fountains are in poor condition and need to be replaced.
    c. Signage at restrooms is non-compliant.
    d. Plywood soffit is in poor condition and needs to be replaced.
2. Overall, the press box is in fair condition but has no accessible path.
3. Goal posts need to be repainted.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Crack in Drywall



Water Stains on Ceiling



Band Room



Typical Classroom



FINISHES

Classrooms
1. Rolled carpet in all Classrooms is in fair condition and will need replacement.
2. VCT in ISS, Content Mastery and Science Prep Rooms is in fair condition and will need replacement.
3. Casework and chair rails in all Classrooms are in poor condition and need replacement.
4. Paint on gypsum board walls in all Classrooms is in fair condition and will need replacement.
5. Rubber tile in the Kick-Start Room is in fair condition and will need replacement.
6. Lay-in ceiling tiles in the Kick-Start Room are in poor condition and need replacement.
7. Partial height gypsum partitions and acoustic panels in the Industrial Technology Room are poor and need replacement.
8. Science equipment is in fair condition and will need replacement.

Library
1. No deficiencies noted.

Physical Education
2. Painted concrete flooring throughout all Locker Rooms is in poor condition and need to be refurbished.
3. Benches throughout all Locker Rooms are in poor condition and need replacement.
4. VCT in the Coach's Offices is in fair condition and will need replacement.
5. 2 lockers are missing in the Girls Locker Room and need replacement.
6. Paint on CMU walls throughout Athletics Rooms is in fair condition and need to be refurbished.
7. Cracks were observed in the CMU walls of the Girls Athletic Locker Rooms and Girls Coach's Office.
8. Lay-in ceilings in all Locker Rooms and Coach's Offices are in fair condition and will need replacement.
9. Rubber tile in the Weight Room is in poor condition and needs replacement.
10. Lay-in ceiling in the Weight Room is in fair condition and will need replacement

Fine Arts
1. Wood flooring at the Stage is in fair condition and will need refurbishing.
2. VCT in the Stage Dressing Room is in poor condition and needs replacement.
3. Rolled carpet in the Choir is in poor condition and needs replacement.
4. Paint on CMU walls throughout the Stage and Music Rooms is in fair condition and will need refurbishing.
5. Lay-in ceiling at the Stage is in fair condition and will need replacement; ceiling tiles adjacent to all registers are in poor condition and need replacement.
6. Lay-in ceiling tile in the Stage and Music Corridor are in fair condition and will need replacement.
7. The painted gypsum board soffit above the Stage ramp is in fair condition and will need to be refurbished.

Cafetorium/Kitchen
1. VCT, quarry and ceramic tile throughout Kitchen, Cafeteria and Serving Lines are in poor condition and need replacement.
2. The mop sink in the Kitchen Custodian Room is in poor condition and needs replacement.
3. Paint on CMU throughout the Cafeteria and Kitchen Rooms is in fair condition and will need to be refurbished.
4. Lay-in, vinyl-faced and plywood ceiling throughout are in fair condition and will need replacement; ceiling tiles adjacent to all registers in the Cafeteria are in poor condition and need replacement.
5. One large water stain was observed in the Cafeteria ceiling tile.

Administration
1. VCT in the Book Storage Room is in poor condition and needs replacement.
2. VCT in the Administration Storage Room is in fair condition and will need replacement.
3. Rubber base throughout the Reception area and Administrative Offices is in poor condition and needs replacement.
4. Paint on gypsum board wall throughout is in fair condition and will need replacement.
5. Lay-in ceiling tile in the Administration IDF Closet is in fair condition and will need replacement.

6. Rolled carpet in Classroom Offices is in poor condition and needs replacement.
7. Plastic laminate panels in Classroom Offices are in poor condition and need replacement.

Corridors

1. Ceramic tile in the Main Corridor is in poor condition and needs replacement.
2. Ceramic tile in the Gym and Administration Corridors is in fair condition and will need replacement; ceramic base tiles are in poor condition and need replacement.
3. VCT in the Classroom, Athletics, and Music Corridors is in fair condition and will need replacement; VCT adjacent to expansion joints, ramps, and Restrooms is in poor condition and will need replacement
4. Rubber base throughout the Classroom Corridors is in poor condition and needs replacement.
5. Gypsum wall board throughout the Main Corridor is in poor condition and needs replacement.
6. Trim at all plastic laminate panels throughout the Classroom Corridors is in poor condition and needs replacement.
7. Glazed CMU walls throughout the Administration Corridor are in fair condition and will need refurbishing.
8. Several cracks were observed in the walls of the Main Corridor.

Restrooms

1. Toilets in the Kitchen and Cafeteria Restrooms are in fair condition and will need replacement.
2. Urinals in the Boys Cafeteria and Locker Room Restrooms are in fair condition and will need replacement.
3. Lavatories in the Main Corridor, Classroom Corridor, Locker Room and Kitchen Restrooms are in fair condition and will need replacement.
4. Plastic laminate partitions in the Locker Room Restrooms are in fair condition and will need replacement.
5. Plastic laminate partitions in the Main, Cafeteria and Classroom Corridor Restrooms are in poor condition and need replacement.
6. Ceramic floor tile in the Kitchen D111 and Locker Room Restrooms is in poor and need replacement.
7. Ceramic floor tile in the Main, Cafeteria, and Classroom Corridor Restrooms is in fair condition and will need replacement.
8. Ceramic floor tile in all Administration and Staff Restrooms is in fair condition and will need replacement.
9. Ceramic floor tile in the Locker Room and Cafeteria Restrooms is in fair condition and will need replacement.
10. Lay-in ceilings in the Main Corridor, Classroom Corridor, Cafeteria Corridor, and Locker Room Restrooms are in poor condition and need replacement.
11. Lay-in ceiling in the Kitchen Restroom is in fair condition and needs replacement.

Support

1. Mop sinks in the Athletics, Stage and Room 101 Custodian Room are in poor condition and need replacement.
2. Lay-in ceilings in the Main Electrical Room, Administration Data Closet and Custodian Room 101 are in fair condition and will need replacement.
3. Painted concrete flooring in the Athletics Laundry Room is in poor condition and needs refurbishing.
4. The washing machine in the Athletics Laundry Room is severely corroded at the base.
5. Casework in the Athletics Laundry Room is in fair condition and will need replacement.
6. VCT in Electrical/Storage Closet 102 is in poor condition and needs replacement.
7. VCT in the Main Electrical Room is in fair condition and will need replacement.
8. Painted concrete in Electrical/Custodian Room 101 is in poor condition and needs replacement.
9. Gypsum board walls in the Custodian Room 101 are in poor condition and need replacement.
10. Sealed concrete and gypsum board walls in the Classroom Wing Custodian Closets are poor and need replacement.

Concessions Building

1. Toilets in the Concession Restrooms are in poor condition and need replacement.
2. Lavatories in the Concession Restrooms are in fair condition and will need replacement.
3. Plastic laminate partitions in the Concession Restrooms are in fair condition and will need replacement.
4. Sealed concrete floors throughout the Concessions Building are in fair condition and will need refurbishing.
5. Paint on CMU walls throughout the Concessions Building is in fair condition and will need refurbishing.
6. Cracks were observed in the CMU walls of the Concession Restrooms.

7. Plywood ceilings throughout the Concessions Building are in fair condition and will need refurbishing.

DOORS, FRAMES, & HARDWARE

Exterior
1. Replace (11) storefront doors and frames.
2. Replace (10) hollow metal doors and repaint frames.

Interior
1. Replace (5) wood doors and repaint frames.
2. Refurbish (175) wood doors and repaint frames.

Stadium Concessions
1. Repaint (6) hollow metal doors and frames.
2. Replace (1) aluminum, counter door.

CASEWORK

Classrooms
1. Casework throughout all Classrooms is in poor condition and needs replacement.

Library
1. No deficiencies noted.

Physical Education
1. Casework in the Laundry Room is in fair condition and will need replacement.

Fine Arts
1. Casework Art Room and Stage Dressing Room is in poor condition and needs replacement

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. Casework in the Break Room and Work Room is in fair condition and will need replacement.

Restrooms
1. No deficiencies noted.

Concessions
1. Casework in the Concessions Room is in poor condition and needs replacement.

TEACHING TOOLS

Classrooms
1. Chalkboards need replacement with Idea paint.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms

1. Chair rails in the ISS and Content Mastery Rooms are in poor condition and need replacement.

Library

2. No deficiencies noted.

Physical Education

3. No deficiencies noted.

Fine Arts

4. No deficiencies noted.

Cafetorium/Kitchen

5. No deficiencies noted.

Administration

6. No deficiencies noted.

Restrooms

7. No deficiencies noted.

Concessions

1. The vending machine in the Concessions Room is in poor condition and needs replacement.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx. 3,200sf, the existing Library is undersized. For the maximum capacity of 1,058, the TEA required size is 4,674sf.

ADA/TAS DEFICIENCIES

1. The door to Music Storage does not have the required 12" clearance at the push side.
2. The threshold at the door to the Girls Coaches Restroom is non-compliant.
3. The doors to the following rooms are missing panic exit hardware – Boys Locker Rooms, Girls Locker Rooms, Industrial Technology, all Electrical rooms, and all Science Labs.
4. The restrooms in the Administration suite, A wing Staff Restroom, and Kitchen do not have the required turning radius clear floor space.
5. The drinking fountains in the following areas are non-compliant – Boys Locker Rooms, Girls Locker Rooms, Music, classroom wings, Administration, Cafetorium, and main corridor.
6. The accessible stalls in the Boys Locker Rooms are not adequately sized.
7. The doors to the accessible stalls in the Girls Locker Rooms are non-compliant.
8. The water closets in the accessible stalls in the following restrooms do not fall within the 16"-18" dimension range from centerline to adjacent wall – Kitchen Restroom, Admin Restrooms, all Staff Restrooms, Girls Coaches Restroom, and Nurse Restroom.
9. The mirrors in the following rooms are non-compliant – Boys Locker Rooms, Girls Locker Rooms, restrooms near the Cafetorium, restrooms in the classroom wings, and restrooms off of the main corridor.
10. The accessible showers in the Boys Locker Rooms do not have compliant shower controls or seats.
11. The following rooms have sinks with non-compliant rim heights – Kitchen Restroom, Admin Restrooms, Girls PE Locker Room.
12. The sinks in the Library Office and Science Prep rooms do not have adequate knee space clearance.
13. The sinks in the following rooms are too deep – Serving Lines, Kitchen, Library Office, Science Prep rooms, Stage Dressing rooms, and Nurse.
14. The sinks in the following rooms do not have adequate approach clear floor space – Science Prep rooms, A wing Staff Restroom, the restroom off of Classroom D111.
15. The sinks in the following rooms do not have adequate toe space clearance – Library Office, Science Labs, Science Prep rooms, Concessions, Teacher Breakroom, Stage Dressing rooms, Teacher Workroom, Nurse, Classroom D111, Music Workroom, and Art.
16. The sinks in the following rooms do not have insulation on the exposed piping – Boys Locker Rooms, Serving Lines, Kitchen, Kitchen Restroom, Admin Restrooms, Girls Locker Rooms, restrooms near the Cafetorium, all Staff Restrooms, and restrooms in classroom wings.
17. The following rooms have soap/paper towel dispensers that are outside of allowable reach range – Boys Locker Rooms, Serving Lines, Kitchen, Kitchen Restroom, Industrial Technology, Boys Coaches Restroom, Admin Restrooms, Science Labs, Science Prep rooms, A wing Staff Restroom, Concessions, Music Workroom, and Art.
18. The Science Labs, Science Prep rooms, and A wing Staff Restroom have non-compliant faucet controls.
19. The following rooms have non-compliant signage – Boys Locker Rooms, Library, Serving Lines, Kitchen, Kitchen Restroom, Industrial Technology, Library Office, Administration, Cafetorium, Athletics wing, Fine Arts wing, Science Prep rooms, Cust/Elec near Classroom A101, Elec/Stor near Classroom A102, Storage near Classroom A106, Concessions, and Weight Room.
20. The tables in the Administration area do not have adequate knee space.
21. The Boys Locker Rooms and Girls Locker Rooms do not have compliant changing benches.
22. The Reception desk and Library circulation desk do not have accessible transaction counters.
23. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. Missing master utility shutoffs in all Science Prep rooms.
2. The eyewash stations in Science Labs A114, C112, and D118 and the safety shower in Science Lab C112 are in poor condition and need replacement. The eyewash station in Science Lab C111 has inadequate water flow.
3. Missing fire extinguisher in the C wing Science Prep room.
4. The guardrails/handrails at the mezzanine over Technology Education are in poor condition and need replacement.
5. The handrails at the ramps/stairs in the classroom wings are in fair condition and will need refurbishing.

Mechanical Systems

The mechanical systems at Dessau Middle School consists of Lennox split systems, Lennox Gas/Electric packaged rooftop units, and Semco makeup air units. The control system serving the campus is Novar.

The packaged rooftop units and the makeup air units were manufactured in 1999 and are beyond their recommended service life. It is recommended that these units be replaced.

The split systems are a combination of units manufactured in 1999 and 2006. The units manufactured in 2006 are in good condition, while the 1999 units are beyond their recommended service life. It is recommended that the 1999 units be replaced.

It is also recommended that the refrigerant, condensate, and gas piping be replaced when the units are replaced.

Electrical Systems

Dessau Middle School is served by a 2000 amp 480/277V 3 phase General Electric MSB in good condition. The MSB has approximately 3800 Amps of breakers already in the panel with little room for expansion. The remaining panels are primarily General Electric in good condition with some room for expansion. The computers are fed from panels with TVSS, and are in good condition with little room for expansion.

There are currently four panels and one transformer on the roof that serve the HVAC system that are in poor condition. They are beginning to corrode badly, and it is recommended that they be replaced.

It is recommended that the service be upsized to accommodate future technology expansion on the campus. It is also recommended that additional computer panels with isolated ground and TVSS be added as needed to accommodate technology expansion on the campus.

There are two roof mounted transformers that show signs of extreme corrosion. It is recommended that these transformers be replaced.

Lighting Systems

The lighting system is primarily composed of T8 fixtures with electronic ballasts. These are in good condition.

Plumbing Systems

The plumbing system consists of floor mount water closets, wall mount lavatories, floor mount urinals and wall mount water coolers. The valves are all manual. All plumbing fixtures are in good condition.

All water heaters are in good condition except for a 10 gallon State water heater. It is recommended that this water heater be replaced.

The building is sprinkled.

Fire Alarm

The fire alarm system is a combination of Cerberus and Silent Knight. There are no smoke detectors in the corridors, gyms, and commons. It is recommended that the system be expanded to provide smoke detectors in these areas. The recommended service life for a fire alarm system is 12 years.

Deficiencies

- Replace split systems, RTUs, and makeup air units manufactured in 1999.
- Upsize MSB to allow for technology expansion
- Replace two roof mounted transformers
- Expand fire alarm system
- Replace state 10 gallon water heater



Silent Knight



MSB



Corroded Transformers



Corroded Condenser



Distribution Panel with Expansion Capability



Computer Panel with TVSS



Corroded Water Heater



1) Roof system installed approximately 2004
2) Approximate square footage 66,149
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.
5) Current continual conditions will require the roof to be overlaid or replaced within ten years
6) Replacement by year 2022
    a. Overlay: $400,000.00
    b. Total Reroof: $ 1,265,000.00

    *costs in 2014 dollars



Overview of the Facility



Overview of the roof system.



Overview of the roof system



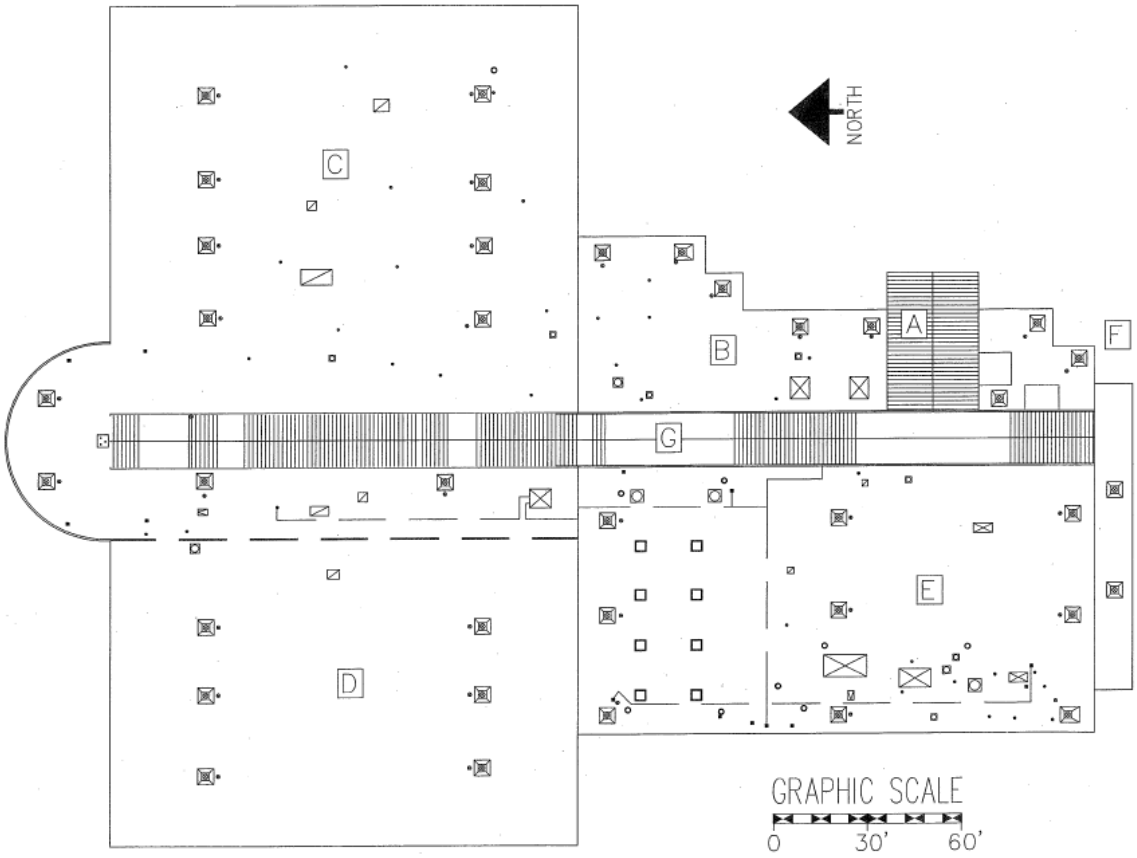
Overview of the roof system



Drain appears to be non- functional.



Overview of the roof system and photo voltaic system


NORTH
A
B
C
D
E
F
G
GRAPHIC SCALE
0
30'
60'

Fields Study and Renovation Master Plan

Field Inventory

The Dessau Middle School campus stadium includes a natural grass field approximately 100,000 square feet sloped from the center crown to the sidelines. The field has an underground irrigation system, permanent football goal posts and an extensive underground drainage system with four (4) catch basins running up each side of the field. The stadium has overhead lighting, scoreboard, bleachers and a bathroom/concession stand. The stadium has a 6' security fence with a 4' fence separating the bleachers from the field. There is a discus field event pad in the southwest corner of the field. To the east of the stadium, the campus has a 100 meter four (4) lane asphalt track with a straight-a-way.



Field Conditions

Natural Turf
It is a natural grass soil based field with a full irrigation system. The Field has over head lighting and scoreboard. There is a concrete discus pad in the southwest side of the field.



Field Grade
The field has a 2% crown from the center of the field to the sidelines. Rain water will sheet drain from the crown to the sidelines. The field grades looks fairly smooth and has not heaved. The grade is fairly even on all edges for conversion to synthetic turf.



Field Edges
The stadium has a 6' security fence surrounding the field and bleachers. There is a 4' fence between the bleachers and the field. The 4' fence is set in a concrete sidewalk. This is the only concrete edge that is currenlty capable of attaching a wood nailer if the field is converted synthetic turf.



Drainage
The sidelines of both sides of the field have four concrete catch basins to drain water that sheets off the field. These attach underground to the school storm system. This would be able to handle a conversion to synthetic turf.

In Conclusion
A concrete curb would have to be installed at three quarters of the field edge to install synthetic turf. This would act as a solid edge to attach a wood edge anchor for the synthetic turf. The field grades are fairly even at all edges so no major grading would need to be performed besides the excavation for the field drainage layer. The field would simply need to be excavated, the subsoil stabilized and the new field drainage system could be attached to existing underground storm drain pipes.



Asphalt Running Track

The track to the east of the stadium is a 4 lane 100 meter running track with straight-a-way. It also has an asphalt pole vault runway. The asphalt is in okay condition but has drainage issues on the west side because of the steep slopes. Mud and debris cover the north and west sides of the track from runoff. I would not install rubberized surface on this track since the asphalt is so old. It looks that a full sized track could be installed if you remove the existing track and turn it 90 degrees. There is sufficient land to the east to build it.



This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Walk-in Cooler/Freezer
2. New Steamer

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Kelly Lane Middle School

Huckabee



Kelly Lane Middle School was PISD's 5th middle school and opened in 2006 on 21 acres adjacent to Hendrickson HS. The school fronts to the east on Falcon Point Rd and shares a rear circulation road with Hendrickson HS. The Central Plant Bldg is at the rear of the campus. The enrollment for this campus was reduced by the opening of Cele Middle School this school year and this school should b able to accommodate its growth for the next 7 to 8 years. The campus needs at this time include an expanded Band Hall, storage for PE/Athletics, upgrades to the Cafeteria sound and lighting systems, and a new fire alarm system.

KELLY LANE MIDDLE SCHOOL 18900 Falcon Pointe Boulevard Pflugerville, TX 78660	
Facility #	046
Year Built	2006
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	140,000
Grades Served	6-8
Current Enrollment (2013/14)	1,004
Approx. Capacity	1,142
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$0
2. Accessibility	Good	$23,000.00
3. Site Playgrounds	N/A	N/A
4. Building Envelope Systems	Good	$500,000.00
5. Roofs – (2026)	Good	$2,678,000.00
6. Door, Frames, and Hardware	Good	$106,500.00
7. Interior Finishes	Fair	$1,000,000.00
8. Restrooms	Good	$45,000.00
9. Food Service	Good	$0
10. Athletic Components	Fair	$851,148.00
11. Fine Arts	Fair	$470,000.00
12. TEA Standards	Good	$0
13. Site – Civil	Good	$70,000.00
14. Structural Systems	Good	$28,700.00
15. Mechanical Systems	Good	$2,479,000.00
16. Commissioning	Good	$49,000.00
17. Electrical Systems	Good	$0
18. Plumbing Systems	Good	$55,000.00
19. Energy Systems and Controls	Fair	$415,000.00
20. Life Safety – Low Voltage Systems	Poor	$210,000.00
21. Fire Sprinklers	Good	$0
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$68,420.00
24. Administration and Maintenance Departments	Good	$30,900.00
25. Educational Adequacy	Good	$631,000.00
CAMPUS TOTAL		$9,710,668.00

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

Pflugerville Kelly Lane Middle School resides on an 21.47+/- acre site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the west to the east line of the tract towards Railroad Ave. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 8 handicapped spaces and 159 parking spaces for a total of 167 parking spaces. Dessau Middle school shares parking with Delco Primary school. There are no detention or water quality ponds on site.

Drainage Conditions:

1. Compacted soils/missing grass are present near track area.

Parking and Pavement Conditions:

1. Visible degradation and/or missing calk around building and sidewalk areas including areas behind curb.

2. Asphalt parking needs seal coating to prevent future cracking.

3. Parent drop off and bus lane striping is faded. Needs repainting.

4. Ponding in small areas was evident all over parking lot.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a mix of brick, concrete block and stone veneers, aluminum windows and insulated glass, and aluminum panel soffits.

BUILDING CONDITION: EXTERIOR



Front Entry



Flat Sill



Weep

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade at 300 wing.
2. All classroom window sills are flat and do not properly drain water.
3. Cracks in veneer mortar at 100 & 300 wings.
4. Downspouts at Cafeteria need to be repainted and need new boots.

Exterior windows

1. Curtain wall windows at Cafeteria are in fair condition. Frames are missing trim pieces, several glass panels need to be replaced. The sealant around the windows is in poor condition and needs to be replaced.

Soffits

1. No deficiencies noted.

Canopies

1. Steel canopies and columns need to be repainted at the Front Entry, Library & Cafeteria.

Athletics

1. Goal posts need to be repainted.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic wall panels, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Cafeteria



Library



Corridor



Science Lab

FINISHES

Classrooms
1. Rolled carpet throughout all Classrooms is in poor condition and needs replacement.
2. Gypsum board at the rear walls of all Classrooms is in poor condition and needs replacement; gypsum board corners at all columns need refurbishing.
3. Gypsum board walls in the ISS Room are in poor condition and need replacement.
4. Gypsum board columns in Rooms 101, 112, 212, 215 and 216 are in poor condition and need replacement.
5. Cracking in the expansion joints was observed in Rooms 209, 210, 301 and 311.

Library
6. Rolled carpet in the Library is in fair condition and will need replacement.

Physical Education
1. Paint on CMU walls throughout the Gym is in fair condition and needs refurbishing to 8'-0" above finish floor.
2. Paint on CMU walls throughout the Locker Rooms is in fair condition and needs refurbishing to 8'-0" above finish floor.
3. Painted concrete floors throughout the Locker Rooms are in fair condition and will need refurbishing.
4. Cracks were observed in the CMU walls of the Gym.
5. Basketball wall padding in the Gym is in poor condition and need replacement.
6. Paint on CMU walls in the Training Room is in fair condition and will need refurbishing.

Fine Arts
1. Wood flooring on the Stage is in fair condition and will need refurbishing.
2. Rolled Carpet and VCT throughout the Music Rooms are in poor condition and needs replacement.
3. Rubber base in Art Room 301 is in poor condition and needs replacement.
4. Paint on CMU walls throughout all Music Rooms and the Stage is in fair condition and will need refurbishing.
5. Painted gypsum board walls in Art Room 301 are in fair condition and will need refurbishing.
6. Plastic laminate panels near the exterior door of Art Room 301 are in poor condition and need replacement.
7. Acoustic Panels in the Choir, Ensemble, and Practice Rooms are in fair condition and will need replacement.
8. Casework in the Band Equipment Storage Room is in fair condition and will need replacement.

Cafetorium/Kitchen
1. Masonry walls in the Cafeteria are in fair condition and will need refurbishing.
2. Quarry floor tiles near floor drains in the Kitchen are cracked and will need replacement.
3. Paint on CMU walls throughout the Kitchen is in fair condition and will need refurbishing.

Administration
1. Rolled carpet throughout all Administration Rooms is in fair condition and will need replacement.
2. VCT in the Book Storage Room is in fair condition and needs replacement.
3. Painted gypsum board walls throughout all Administration Rooms are in fair condition and will need refurbishing.

Corridors
1. Rolled carpet in the Music Corridor is in poor condition and need replacement.
2. VCT throughout the Classroom Corridors is in fair condition and will need replacement.
3. Painted gypsum board and CMU walls throughout all Corridors are in fair condition and will need refurbishing.
4. Cracks were observed in the gypsum board and CMU walls of the 100 Wing and Fine Arts Corridors.
5. Plastic laminate panels at corners of the 300 Wing Corridor are in poor condition and need replacement.

Restrooms
1. Solid plastic toilet partitions in the Classroom and Cafeteria Restrooms are in poor condition and need replacement.
2. Ceramic floor and wall tiles at the Cafeteria Restrooms are in poor condition and need replacement; Cracks were observed in both floors and walls.

Support
1. The mop sinks in all Custodian Rooms are in poor condition and will need replacement; Water resistant material should be installed on walls adjacent to the mop sink.

DOORS, FRAMES, & HARDWARE

Exterior
1. Replace (11) hollow metal doors and repaint frames.

Interior
1. Refurbish (30) wood doors and repaint frames.

CASEWORK

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. Ramp handrails in the 300 Wing Corridor are in fair condition and will need refurbishing.

Library
2. No deficiencies noted.

Physical Education
3. Painted concrete and wood benches in the Locker Rooms are is fair condition and need refurbishing.

Fine Arts
4. Handrails in the Stage area in fair condition and will need refurbishing.

Cafetorium/Kitchen
5. Handrails in the Cafeteria are in fair condition and will need refurbishing.

Administration
6. No deficiencies noted.

Restrooms
7. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. No deficiencies noted.

ADA/TAS DEFICIENCIES

1. The mirrors in the Boys restroom near Cafetorium are non-compliant.
2. The sinks in the Science Labs and Prep Rooms do not have adequate toe clearance and the soap/paper towel dispensers are outside of allowable reach range.
3. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. No deficiencies noted.

Mechanical Systems

The mechanical systems at Kelly Lane Middle School consists of Lennox direct expansion packaged gas/electric rooftop units. The classrooms are fed make-up air by Engineered Air make-up air units. There are also Mitsubishi mini direct expansion split system units that serve various areas in the building. The building EMCS is a Novar control system.

The HVAC equipment is original to the school which was constructed in 2005. The recommended service life for this equipment is 15-20 years, so it is recommended that they be replaced in the next 7 to 12 years. The condensate and gas piping is in moderate condition but will need to be replaced when the units are replaced.

Electrical Systems

Kelly Lane Middle School is served by a single electrical service. The Main Switch Board (MSB) is a General Electric 3000 Amp 480Y/277V 3 Phase switch gear. The system appears to be in moderate condition and has little room for expansion. The facility is served by General Electric panels located throughout the building. The electrical panels appear to be in moderate condition with some space for expansion.

The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition, and appear to have adequate room for expansion if computers are added to the campus.

It is recommended that the main be upsized for any planned computer upgrades or building additions.

Lighting Systems

The lighting system is in good condition and is primarily composed of T8 lamps with electronic ballasts.

The parking lots and entry areas are equipped with pole lighting and wall pack lights surrounding the building.

Plumbing Systems

The plumbing system consists of Crane floor mount urinals with floor drains and no flush valves. The water closets are Crane floor mounted fixtures with manual flush valves. The lavatories are wash stations with automatic control. The electric water coolers are wall mounted and manufactured by both Elkay and Halsey Taylor. The systems appear to be in moderate condition.

The main hot water heater is a PVI 250 gallon unit located in a mechanical room. The unit was manufactured in 2005 and in moderate condition. There are also two other PVI 125 gallon hot water heaters near the kitchen that appear to be in good condition. There are three small 10 gallon A.O. Smith hot water heaters located in custodial closets.

The building is sprinkled.

Fire Alarm

The fire alarm system at Kelly Lane Middle School was manufactured by EST Quickstart in 2005 and appears to be reaching the end of its useful life. The panel should be replaced in the next 5 years. There appears to be a sufficient amount of smoke detectors and strobes throughout the facility which provides adequate coverage to the campus.

Deficiencies

Replace condensate when HVAC system is replaced
Replace and Upsize MSB if additional space is needed
Replace HVAC system in 7-12 years.
Replace main hot water heater in 7 year
Upsize MSB and add computer panels with TVSS and isolated ground if there are significant technology additions.
Replace fire alarm panel in next 5 years.



MSB



TVSS and Isolated Ground



Fire Alarm Panel



1) Roof system installed 2006
2) Approximate square footage 148,742
3) System installed appears to be a two ply modified bitumen over rigid board insulation. Metal standing seam panel.
4) Blistering occurring throughout the system.
5) Open base flashings numerous areas
6) Current continual conditions will require the roof to be overlaid or replaced within 10-15 years
7) Replacement by year 2026
   a. Overlay: $900,000.00
   b. Total Reroof: $ 2,678,000.00

      *costs in 2014 dollars



Overview of the Facility



Overview of the roof system.



Blister occurring in the field of the roof



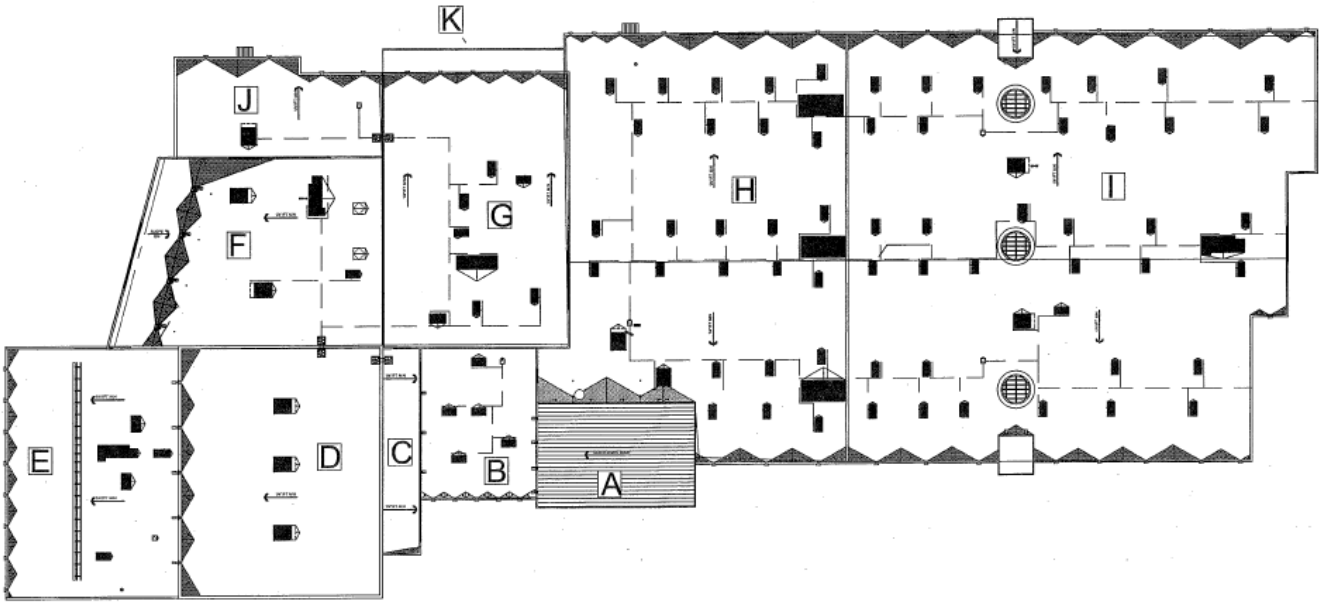
Overview of the roof system



Overview of the roof system



Blister occurring on the lap of the membrane.


K
J
G
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B
A

Fields Study and Renovation Master Plan

Field Inventory

The Kelly Lane Middle School campus stadium includes a natural grass field approximately 100,000 square feet with a center crown. The field is surrounded by a 4 lane broken back track (track drains outward instead of inward). The track is a 4 lane asphalt track with interior and exterior 6" concrete curbs. The track asphalt is cracked and heaved in numerous places. There are no track field events. The field has an underground irrigation system. The field has no underground drainage and water must sheet drain from the crown of the field across the track. The stadium is surrounded by a 6' security fence. The field has permanent football goal posts. The stadium does not have bleachers, scoreboard, concession stand or overhead lighting.



Field Conditions

Natural Turf
It's a natural grass soil based field with a full irrigation system. The field has no overhead lighting, bleachers or scoreboard.



Field Grade
The field has a 2% crown from the center of the field to the sidelines. Rain water will sheet drain from the crown to the field edge and across the broken back track. The field grades have moved indicating expansive soils. The grade is fairly even on at all edges for conversion to synthetic turf.



Field Edges
The inside track edge is a complete concrete edge surrounding the field. The concrete track edge could act as a hard edge for the wood edge nailer required for synthetic turf but the track is not in the best of shape. I would suggest replacing the track, concrete curbs and adding underground drainage on a stabilized subase.



Drainage
The field is surface drained only; there is no underground drainage system. This will have to be added in some form and drained to the west to a natural grass culvert or into the schools storm system. The existing asphalt track will have to be cut to add the underground storm system outfall pipe if the track is not replaced

In Conclusion
The existing asphalt track concrete curb could be used for the installation of a synthetic turf field. But with the damage to the track from soil movement and the lack of underground drainage I would recommend replacing the track and concrete curbs with a new track on stabilized soil. The field grades are fairly even at all edges so no major grading would need to be performed besides the excavation for the field drainage layer. The field would simply need to be excavated, the subsoil stabilized and the new field drainage system could be attached to the new underground storm drain pipes.



SECURITY

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. No deficiencies noted.

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modifications to the walls are desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Park Crest Middle School

Huckabee



Park Crest Middle School was PISD's 3rd middle school when it opened in 1995. The school sits on a 24 acre, triangular-shaped lot at the intersection of Pfennig Lane and N Railroad Ave. As the school is positioned on the eastern half of the property, a significant portion of the narrow area to the rear of the property is vacant. As this part of PISD has had and anticipates significant growth, the campus enrollment is over capacity at his time and is projected to continue to grow for the foreseeable future. With this growth and due to its age, there are several areas that need attention. The significant near term capital items include a Science Lab addition, a Choir expansion, interior finish work, door and hardware replacement, HVAC work, and a roof replacement.

PARK CREST MIDDLE SCHOOL 1500 North Railroad Avenue Pflugerville, TX 78660	
Facility #	043
Year Built	1995
No. of Buildings	1
No. of Portables	2
Approx. Total Square Footage	116,800
Grades Served	6-8
Current Enrollment (2013/14)	931
Approx. Capacity	918
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$25,000.00
2. Accessibility	Fair	$95,600.00
3. Site Playgrounds	N/A	N/A
4. Building Envelope Systems	Fair	$820,000.00
5. Roofs	Poor	$2,300,000.00
6. Door, Frames, and Hardware	Poor	$1,751,600.00
7. Interior Finishes	Poor	$800,000.00
8. Restrooms	Fair	$1,000,000.00
9. Food Service	Good	$88,304.00
10. Athletic Components	Fair	$1,549,638.00
11. Fine Arts	Fair	$933,300.00
12. TEA Standards	Good	$400,000.00
13. Site – Civil	Fair	$70,000.00
14. Structural Systems	Good	$27,100.00
15. Mechanical Systems	Fair	$227,500.00
16. Commissioning	Good	$40,880.00
17. Electrical Systems	Fair	$75,000.00
18. Plumbing Systems	Good	$0
19. Energy Systems and Controls	Fair	$415,000.00
20. Life Safety – Low Voltage Systems	Good	$175,200.00
21. Fire Sprinklers	N/A	$321,200.00
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$125,759.00
24. Administration and Maintenance Departments	Good	$24,600.00
25. Educational Adequacy	Fair	$5,158,000.00
CAMPUS TOTAL		$16,423,681.00

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville Park Crest Middle School resides on a 23.72+/- acre site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the west to the east line of the tract towards Rail Road Ave. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 7 handicapped spaces and 130 parking spaces for a total of 137 parking spaces. The water quality pond and detention pond are onsite and a part of district maintenance.

Drainage Conditions:

1. Compacted soils/missing grass are present near athletic areas and inside track.
2. Ponding in small areas is evident all over parking lot.

Parking and Pavement Conditions:

1. Visible degradation and/or missing calk around building and sidewalk areas including areas behind curb.

2. Asphalt parking needs seal coating to prevent future cracking.

3. All parking lot striping is faded and needs to be repainted.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

Park Crest Middle School consists of two buildings and a stadium:

1. The exterior envelope of the middle school consists of a mix of brick and concrete block veneers, aluminum windows and non-insulated glass, and metal panel soffits.
2. The exterior envelope of the stadium concessions consists of a structural, single-wythe concrete block and a plywood soffit.
3. The stadium press box is a pre-manufactured building with metal panel exterior siding.

BUILDING CONDITION: EXTERIOR



Efflorescence on exterior wall.



Chipped block



Typ. weep condition



Typ. sill condition

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Control joints and expansion joints are in poor condition and need new sealant.
3. Exposed steel structure and all steel lintels need to be repainted.
4. No through-wall flashing was observed at the foundation or lintels.
5. Veneer is chipped at first two courses of concrete block around perimeter of building.
6. Effloresence in the veneer was observed at entry columns, Room A101, A-wing pilasters, and Music Suite.

Exterior windows

1. All windows are in poor condition and need replacement.

Soffits

1. No deficiencies noted.

Canopies

1. Metal roof panels at back canopy is in poor condition.

Athletics

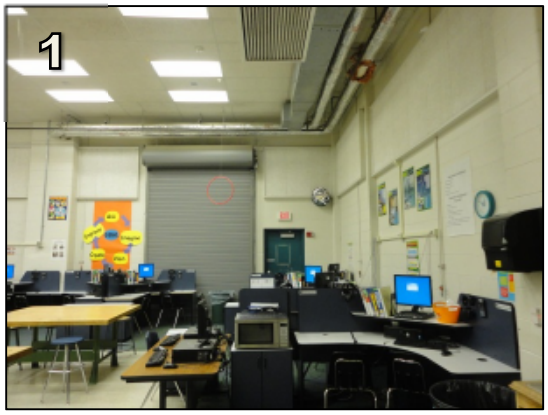
1. Concessions Building:
    a. Painted Concrete block needs refurbishment.
    b. Drinking fountains are in poor condition and need replacement.
    c. Signage at restrooms is non-compliant for ADA.
    d. Plywood soffit is in poor condition and needs replacement..
2. Overall, the press box is in fair condition but has no accessible path.
3. Two additional accessible seating areas are needed at the grandstands.
4. Paintend Goal Posts need to refurbishment.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x4 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Tech Ed Classroom



Typical Classroom



Library



Corridor



Cafeteria



Classroom Corridor

FINISHES

Classrooms
1. Rolled carpet in all Classrooms is in poor condition and needs replacement.
2. Paint on gypsum board walls in all Classrooms is in fair condition and will need refurbishment.
3. Painted concrete in the Technology Education Rooms is in fair condition and will need refurbishment.
4. VCT in Room D111 and all Science Rooms is in fair condition and will need replacement.
5. VCT and rolled carpet in the Technology Education Rooms is in poor condition and needs replacement.
6. Movable partition walls in Rooms D109 and D111 are in poor condition and need replacement.
7. Paint on CMU walls in the Technology Education Rooms is in fair condition and will need refurbishment.
8. Acoustic panels in the Technology Education Room are in fair condition and will need refurbishment.
9. 2x4 lay-in ceilings throughout all Classrooms are in fair condition and will need replacement.
10. 2x4 lay-in ceiling in Rooms D109 and D111 is in poor condition and needs replacement; water stains were observed in this ceiling.
11. Tectum ceiling panels in the Technology Education Room are in fair condition and will need replacement.

Library
1. VCT and rolled carpet in the Library and Supporting Rooms is in poor condition and needs replacement.
2. 2x4 lay-in ceilings throughout the Library and Supporting Rooms are in fair condition and will need replacement.

Physical Education
1. Painted concrete flooring and VCT throughout all Locker Rooms and Supporting Athletics Rooms is in poor condition and needs refurbishment.
2. Rubber tile in the Weight Room is in fair condition and will need replacement.
3. Paint on CMU walls throughout Athletics Rooms is in fair condition and need refurbishment.
4. Benches throughout all Locker Rooms are in poor condition and need replacement.
5. No panic hardware is provided at the Athletics Electrical Room door.
6. Painted metal lockers throughout are in fair condition and will need refurbishment; plastic laminate encasing for the lockers is in poor condition and needs replacement.
7. 2x4 lay-in ceilings are in poor condition and need replacement.
8. A coach reported poor ventilation throughout the Locker Rooms and conveyed concerns about staph infection.

Fine Arts
1. Wood flooring on the Stage is in fair condition and will need refurbishment.
2. VCT in the Stage Storage and Dressing Room is in fair condition and will need replacement.
3. VCT in the Art Room is in poor condition and needs replacement.
4. Carpet throughout the Choir, Band, Ensemble and Music Office is in poor condition and needs replacement.
5. Paint on CMU walls throughout all Fine Arts Rooms is in fair condition and will need refurbishment.
6. Gypsum board walls in the Art, Storage and Kiln Rooms are in poor condition and need replacement.
7. 2x4 lay-in ceilings throughout all Fine Arts Rooms are in fair condition and will need replacement.
8. Water stains were observed at the Stage and Dressing Room ceilings.
9. Acoustic wall panels in the Choir, Band, Ensemble and Practice Rooms are in poor condition and need replacement; wood frames are in fair condition and will need replacement.
10. Cracks were observed in the Band Storage Room walls.

Cafetorium/Kitchen
1. Ceramic base tile throughout the Cafeteria is in poor condition and needs replacement.
2. Quarry base tile at the Walk-in Cooler in the Kitchen is in poor condition and needs replacement.
3. VCT in the Kitchen Storage and Office Room is in poor condition and needs replacement.
4. Paint on CMU throughout the Kitchen, Cafeteria and supporting Rooms is in fair condition and will need

refurbishment.
5. 2x4 lay-in vinyl-faced ceilings throughout the Kitchen and Restroom are in poor condition and need replacement.
6. Lay-in ceiling throughout the Cafeteria is in fair condition and will need replacement; ceiling tiles adjacent to all registers in the Cafeteria are in poor condition and need replacement.
7. Registers and vents throughout the Kitchen are in poor condition and need replacement.

Administration

1. Rolled carpet throughout the Administration Rooms is in poor condition and needs replacement.
2. Paint on gypsum board wall throughout is in fair condition and needs refurbishment.
3. FRP backsplash in the Work Room is in poor condition and needs replacement.
4. The Nurse's Storage Room is currently being used as a Patient Room.
5. Lay-in ceilings in the Administration Rooms are in fair condition and will need replacement.

Corridors

1. VCT in the Classroom, Gym, Athletics, and Music Corridors is in fair condition and will need replacement; VCT adjacent to expansion joints, ramps, and Restrooms is in poor condition and will need replacement.
2. Trim at all plastic laminate panels throughout the Classroom Corridors is in poor condition and needs replacement.
3. Drinking fountains throughout all Classroom Corridors are in poor condition and need replacement.
4. Rubber base throughout the Band Corridor is in poor condition and needs replacement.
5. Ceramic tile in the Main and Administration Corridors is in fair condition and will need replacement.
6. Paint on CMU in the Main, Athletics and Band Corridors is in fair condition and will need refurbishment.
7. Gypsum wall board throughout the Main Corridor is in fair condition and will need replacement.
8. 2x4 lay-in ceiling throughout all Corridors is in fair condition and will need replacement.

Restrooms

1. Toilets in the Main Corridor and Classroom Corridor Restrooms are in poor condition and need replacement.
2. Lavatories in the Main Corridor and Cafeteria Restrooms are in poor condition and need replacement.
3. 2x4 lay-in ceilings in the Main Corridor, Classroom Corridor and C-wing Restrooms are in poor condition and need replacement.
4. Toilets in the Classroom Corridor Restrooms are in fair condition and will need replacement.
5. Lavatories in the Office and Staff Restrooms are in fair condition and will need replacement.
6. 2x4 lay-in ceilings in the Office Restrooms and Restroom D107 are in poor condition and need replacement.
7. Toilet in the Restroom D107 is in fair condition and will need replacement.
8. Urinals at the Classroom Corridor, Cafeteria and C-wing Restrooms are in fair condition and will need replacement.
9. Plastic laminate toilet partitions at the Main Corridor, Classroom Corridor, C-wing Corridor and Cafeteria Restrooms are in poor condition and need replacement.
10. Mirrors at the Cafeteria Restrooms are in poor condition and need replacement.
11. 2x4 lay-in ceilings in the Cafeteria Restrooms are in fair condition and will need replacement.
12. Drinking fountains and ceramic tile at the C-wing Restroom are in poor condition and need replacement.
13. Toilets in the Boys and Girls Locker Rooms are in fair condition and will need replacement.
14. Lavatories in the Girls Locker Rooms are in fair condition and will need replacement.
15. Plastic laminate toilet partitions in the Boys and Girls Locker Rooms are in poor condition and need replacement.
16. Ceramic tile in Boys and Girls Locker Rooms is in poor condition and needs replacement.
17. Paint on CMU in the Locker Rooms is in fair condition and will need refurbishment.
18. 2x4 lay-in ceilings in the Boys and Girls Locker Rooms are in fair condition and will need replacement.
19. Lavatories in the Coaches' Restrooms are in poor condition and need replacement.
20. Ceramic floor tile in the Coaches' Restrooms is in fair condition and will need replacement.
21. Paint on CMU in the Coaches' Restrooms is in fair condition and will need refurbishment.
22. 2x4 lay-in ceilings in the Boys and Girls Locker Rooms are in fair condition and will need replacement.
23. Metal lockers in the Coaches' Restrooms are in fair condition and will need refurbishment.

24. Toilets and urinals in the Concession Restrooms are in poor condition and need replacement.
25. Lavatories in the Concession Restrooms are in fair condition and will need replacement.
26. Plastic laminate toilet partitions in the Concession Restrooms are in poor condition and need replacement.
27. Painted concrete floors in the Concession Restrooms are in poor condition and need refurbishment.
28. Paint on CMU in the Concession Restrooms is in fair condition and will need refurbishment.
29. Cracks were observed in the CMU walls of the Concession Restrooms.
30. Plywood ceilings in the Concession Restrooms are in fair condition and will need replacement.

Support

1. Painted concrete flooring in the Athletics Custodian, Storage, Electrical and Laundry Rooms is in poor condition and needs refurbishment.
2. Painted concrete flooring in the Kitchen Custodian and Electrical Rooms is in poor condition and needs refurbishment.
3. Water stains were observed in the ceiling tiles of the Athletics Laundry Room.
4. 2x4 lay in ceiling tiles in the Kitchen Custodian and Electrical Rooms are in fair condition and will need replacement.

Concessions

1. Toilets in the Concession Restrooms are in poor condition and need replacement.
2. Urinals in the Concession Restrooms are in poor condition and need replacement.
3. Lavatories in the Concession Restrooms are in fair condition and will need replacement.
4. Plastic laminate partitions in the Concession Restrooms are in poor condition and need replacement.
5. Sealed concrete floors throughout the Concessions Building are in poor condition and need refurbishment.
6. Paint on CMU walls throughout the Concessions Building is in fair condition and will need refurbishment.
7. Cracks were observed in the CMU walls of the Concession Restrooms.
8. Plywood ceilings throughout the Concessions Building are in fair condition and will need refurbishment.

DOORS, FRAMES, & HARDWARE

Exterior

1. Replace (10) hollow metal doors and repaint frames.

Interior

2. Replace (210) wood doors and repaint frames.

Stadium Concessions

3. Replace (6) hollow metal doors and frames.

CASEWORK

Classrooms

1. Casework throughout all Classrooms is in fair condition and will need replacement.
2. Casework in Room D111 and the Technology Education Area is in poor condition and needs replacement.

Library

3. Casework throughout the Library and Supporting Rooms is in fair condition and will need replacement.

Physical Education

1. Lower cabinets in the Weight Room are in poor condition and need replacement.
2. Casework in the Athletics Laundry Room is in fair condition and will need replacement.

Fine Arts

1. Casework in the Stage Storage Room is in poor condition and needs replacement.
2. Laminate countertops in the Music Office are in poor condition and need replacement. Lower casework is in fair condition and will need replacement.
3. Casework in the Band Storage Room is in poor condition and needs replacement.
4. Casework in the art room is in poor condition and need replacement.

Cafetorium/Kitchen

1. Lower casework in the Kitchen and Serving Line is in poor condition and needs replacement.

Administration

1. Casework throughout the Administration Rooms is in poor condition and needs replacement.
2. Mail center is in poor condition and needs replacement.

Restrooms

1. No deficiencies noted.

TEACHING TOOLS

Classrooms

1. Chalkboards will need to be replaced with Idea paint

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

MISCELLANEOUS

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. Handrails in the cafeteria are in fair condition and will need refurishment.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approximatey 3,100sf, the existing Library is undersized. For the maximum capacity of 918, the TEA required size is 4,926sf.
2. At 1,000sf each, all of the existing Science Lab/Classrooms are under the TEA minimum of 1,200sf.

ADA/TAS DEFICIENCIES

1. The Nurse Restroom, Nurse Storage, the Restroom off of Classroom D107, and the Staff Restrooms in the classroom wing are missing the required clear floor space turning radius.
2. All drinking fountains in the Classroom Wing, near the Cafetorium, and at the Concessions Building have spout heights that are non-compliant.
3. The drinking fountains in the following locations do not have adequate knee space clearance – near the Concessions Restrooms, in the Band Corridor, and near the Girls Locker Room.
4. The accessible stalls in the restrooms near the Cafetorium and the Restrooms off of the Main Corridor are not adequately sized.
5. The Restrooms in the Concession Building are missing alternate stalls.
6. The accessible water closets in the C Wing Restrooms do not have the 16”-18” dimension range from centerline to adjacent wall.
7. The water closet in the restroom off of Classroom D107 is not within the height range of 17”-19”above finished floor.
8. The accessible water closets in the following restrooms do not have compliant flush valves – all Staff Restrooms, the Restroom off of Classroom D107, and the Restrooms in the Concessions Building.
9. The Restrooms at the Concessions Building, Stage Storage, Nurse Restroom, Restrooms off of the Main Corridor, C Wing Restrooms, Boys Locker Room, and Girls Locker Room do not have compliant mirrors.
10. The Boys Locker Room accessible shower does not have an ADA compliant seat.
11. The Girls Locker Room accessible shower does not have the required clear floor approach space.
12. The Science Prep rooms, Classroom D109, Classroom 111, Concessions, and the Restrooms at the Concessions Building have lavatories that do not have adequate knee space clearance.
13. The Concessions, Teacher Workroom, Nurse, and Weight Room have sinks that are too deep.
14. The Science Prep rooms, Classroom D111, Technology Education, Stage Dressing Rooms, Teacher Workroom, Teacher Lounge, and Nurse have sinks that do not have adequate toe space clearance.
15. The sinks in the following rooms did not have insulation on the exposed piping – Restrooms at the Concessions building, Serving Lines, Restrooms near the Cafetorium, all Staff Restrooms, Restrooms off of the Main Corridor, Boys Locker Room, Weight Room, Girls Coaches Restroom, and Special Education Restrooms.
16. The following rooms have soap/paper towel dispensers that are outside of allowable reach range – Science Prep rooms, Science Labs, restroom off of D107, Art, and the Restrooms near the Cafetorium.
17. The following rooms have faucet controls that are non-compliant – Science Prep Rooms, Science Labs, Classroom D111, and the Restrooms at the Concessions Building.
18. The following rooms have non-compliant signage – Library and associated Support Rooms, Science Prep Rooms, Technology Education, Concessions, and the Restrooms at the Concessions Building.
19. The Boys Locker Rooms and Girls Locker Rooms are missing changing benches.
20. The Kitchen Serving Lines and vending machines are not compliant.
21. There is not adequate accessible dining table space in the Cafetorium.
22. The Library Circulation Desk does not have an accessible transaction counter.
23. The Cafeteria has no drinking fountains.

BUILDING CODE DEFICIENCIES

1. The guardrail at the mezzanine above Technology Education is non-compliant.

Mechanical Systems

The mechanical systems at Park Crest Middle School consist of Lennox split systems, Lennox Gas/Electric packaged rooftop units, and six Semco makeup air units. The control system serving the campus is Novar.

The split systems and RTUs were replaced between 2006 and 2009 and are in good condition. The makeup air units are original to the building and are in poor condition. It is recommended that the makeup air units be replaced.

Electrical Systems

Park Crest Middle School is served by a 2000 amp 480/277V 3 phase General Electric MSB in good condition. The MSB has approximately 3800 Amps of breakers already in the panel with little room for expansion. The remaining panels are primarily General Electric in good condition with some room for expansion. The computers are fed from panels with TVSS and isolated ground power, and are in good condition with little room for expansion.

It is recommended that the service be upsized to accommodate future technology expansion on the campus. It is also recommended that additional computer panels with isolated ground and TVSS be added as needed to accommodate technology expansion on the campus.

Lighting Systems

The lighting system is primarily composed of T8 fixtures with electronic ballasts. These are in good condition.

Plumbing Systems

The plumbing system consists of floor mount water closets, wall mount lavatories, floor mount urinals and wall mount water coolers. The valves are all manual. All plumbing fixtures are in good condition.

All water heaters are in good condition.

The building is not sprinkled.

Fire Alarm

The Silent Knight fire alarm system is in good condition with adequate coverage. The recommended service life for a fire alarm system is 12 years.

Deficiencies

- Replace all makeup air units.
- Upsize MSB and add computer panels with TVSS and isolated ground if there are significant technology additions.
- Install fire protection to the building.



Silent Knight



Main Switchboard



Computer Panel with TVSS



Typical Makeup Air Unit



1) Roof system was installed approximately 1998
2) Approximate square footage: 128,523
3) System installed appears to be a two-ply, modified bitumen over rigid board insulation. Standing seam metal panel.
4) There are numerous repairs at drains, base flashings and walls. Blistering is occurring throughout the system.
5) Granular erosion is occurring leaving the modified membrane exposed to the elements which will lessen the life of the membrane and/or the system.
6) Current continual conditions will require the roof to be overlaid or replaced within two years.
7) Recommend replacement by year 2015
   a. Overlay: $772,000.00
   b. Total Reroof: $ 2,300,000.00

      *costs in 2014 dollars



Overview of the Facility



Overview of the roof system repairs.



Base flashings are deteriorated.



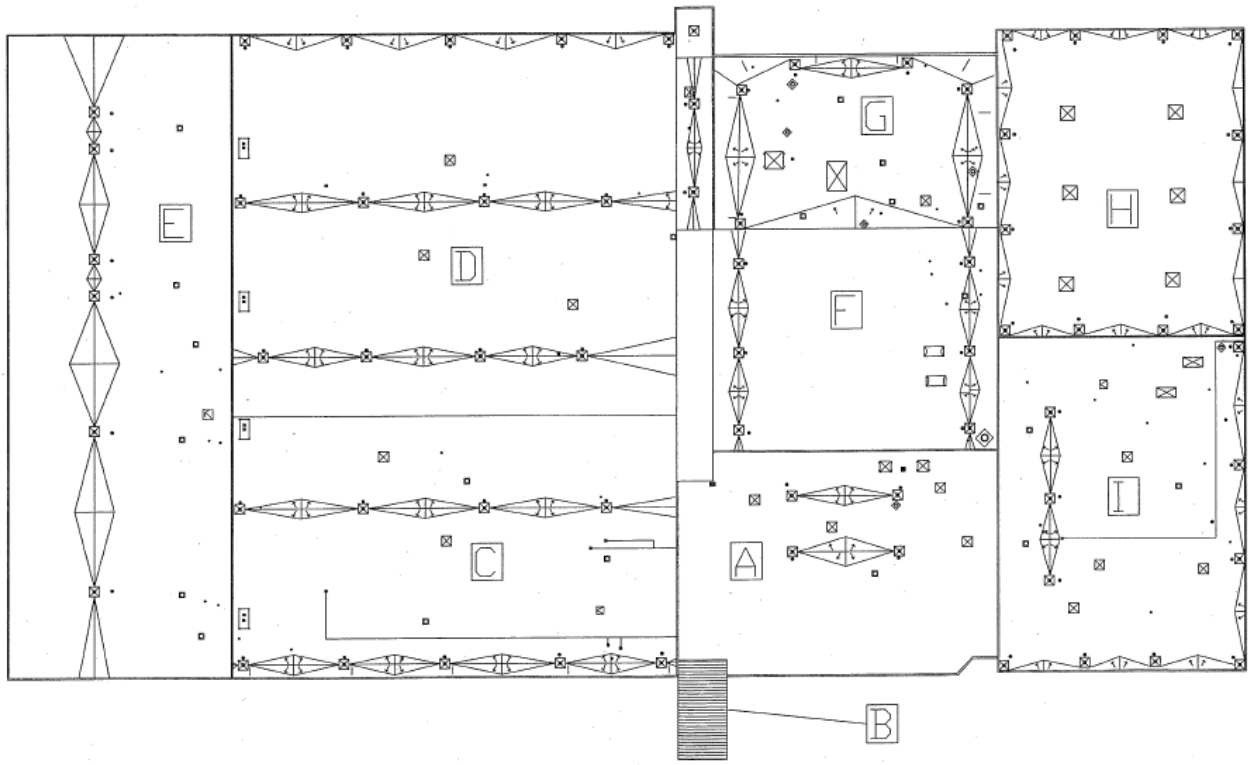
Overview of the roof system



Overview of the roof system and repairs



Blister occurring on the lap of the membrane.


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Fields Study and Renovation Master Plan

Field Inventory

The Park Crest Middle School campus stadium includes a natural grass field approximately 100,000 square feet sloped to the north. The stadium has several sets of bleachers, a press box and a bathroom/concession stand on the home side (east). The field includes underground irrigation, permanent football goal posts, overhead lighting and a scoreboard. The stadium is surrounded by a 6' fence and a 4' fence separates the bleachers from the grass surface. The field is surface drained only and there is no underground storm system. The campus also has a 100 meter asphalt track and straight-a-way to the north of the school with a small grass field.



Field Conditions

Natural Grass
It is a natural grass soil based field with a full irrigation system. The field has over head lighting and scoreboard.

Field Grade
The field grade is sloped from the south to the north. All rain water will sheet to the north and drain off site by a natural grass swale.

Field Edges
The stadium has a 6' security fence surrounding the field and bleachers. There is a 4' fence between the bleachers and the field. The 4' fence is set in a concrete sidewalk. This is the only concrete edge that is currenlty capable of attaching a wood nailer if the field is converted synthetic turf.

Drainage
There is no storm drainage on the site. This will need to be added. It will have to run from the field area to the school storm system probably attaching in the parking lot or at some other catch basin that was not discovered during the inspection.

In Conclusion
A concrete curb would have to be installed at three quarters of the field edge to install synthetic turf. This would act as a solid edge to attach a wood edge anchor for the synthetic turf. The field grade will most likely need to be adjusted to make the field edges even. This will involve removing some of the 6' fence and balancing all the edges. The 6' fence will need to be reinstalled. An underground storm drainage system will also need to be added and attached to the school storm system.









Asphalt Running Track

The track to the east of the stadium is a 4 lane 100 meter running track with straight-a-way. It also has an asphalt pole vault runway. The asphalt is in okay condition. It has several cracks but no heave and tripping hazards. I would not install rubberized surface on this track since the asphalt is so old. It looks that a full sized track could be installed if you move it to the southwest of the stadium or incorporate it into the stadium. Several elements of the stadium would have to be relocated such as the bleachers and some lighting.



This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Steamer (1)
2. New Walk-in Cooler/Freezer (1)

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the unreinforced masonry is desired, special analysis will be required and significant architectural and structural limitations may be required.

Further study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Pflugerville Middle School

Huckabee



Pflugerville Middle School was PISD's first middle school when it opened in 1985. The campus sits on 25 acres on W Settler's Valley Drive with commercial property to the north and residential property to the south and east. Situated in the center of the city, most of this area of the district is built out with campus enrollment under capacity and anticipated to remain so for the foreseeable future. Being the first middle school in the district, subsequent middle schools were built with amenities lacking here. Specifically, this campus needs a Black Box Theater, a concrete marching pad w/Tower, a new choir room and storage for PE/Athletics/Fine Arts. Additionally, the school needs interior finish work, door and hardware replacement, restroom renovations, and a significant portion of the HVAC system needs to be replaced.

PFLUGERVILLE MIDDLE SCHOOL 1600 West Settlers Valley Drive Pflugerville, TX 78660	
Facility #	041
Year Built	1985
No. of Buildings	1
No. of Portables	
Approx. Total Square Footage	126,036
Grades Served	6-8
Current Enrollment (2013/14)	1,049
Approx. Capacity	1,170
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$28,000.00
2. Accessibility	Fair	$125,000.00
3. Site Playgrounds	N/A	N/A
4. Building Envelope Systems	Fair	$700,000.00
5. Roofs	Fair	$2,450,000.00
6. Door, Frames, and Hardware	Poor	$330,500.00
7. Interior Finishes	Poor	$1,512,300.00
8. Restrooms	Poor	$1,000,000.00
9. Food Service	Good	$69,950.00
10. Athletic Components	Fair	$874,488.00
11. Fine Arts	Fair	$1,337,600.00
12. TEA Standards	Good	$200,000.00
13. Site – Civil	Good	$70,000.00
14. Structural Systems	Good	$27,800.00
15. Mechanical Systems	Fair	$1,369,500.00
16. Commissioning	Good	$44,112.60
17. Electrical Systems	Good	$15,000.00
18. Plumbing Systems	Good	$360,000.00
19. Energy Systems and Controls	Fair	$415,000.00
20. Life Safety – Low Voltage Systems	Good	$197,421.00
21. Fire Sprinklers	N/A	$361,939.00
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$60,280.00
24. Administration and Maintenance Departments	Good	$67,000.00
25. Educational Adequacy	Fair	$1,769,000.00
CAMPUS TOTAL		$13,384,890.60

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville Middle School resides on an 25.50+/- acre site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the south to the north line of the tract towards a regional detention pond. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 4 handicapped spaces, 1 additional space is needed to become ADA compliant. There are 128 parking spaces for a total of 132 parking spaces. There are no water quality or detention ponds on site.

Drainage Conditions:

1. Compacted soils/missing grass are present near playground areas.

Parking and Pavement Conditions:

1. Visible degradation and/or missing calk around building and sidewalk areas including areas behind curb.

2. Asphalt parking needs seal coating to prevent future cracking.

3. All parking lot striping is faded and needs to be repainted.

4. Ponding in small areas was evident all over parking lot.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a mix of brick, concrete block and stone veneers, aluminum windows and non-insulated glass, and plaster soffits.

BUILDING CONDITION: EXTERIOR



Front entry



Typ. sill condition



Typ. exterior door condition



Typ. weep condition



Efflorescence on exterior wall



Typ. steel lintel condition

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Veneer at all classroom windows needs cleaning due to mold and water stains.
3. Control joints and expansion joints are in poor condition and need new sealant.
4. No through-wall flashing observed at foundation or lintels.
5. Cracks in veneer along north side of classroom wing and north and east side of Gym.
6. Effloresence is visible at all classroom wing pilasters and at the Music Room.
7. All site walls and kitchen screen walls are showing cracks and effloresence in the brick veneer.

Exterior windows

1. All classroom window sills are flat and do not properly drain water.
2. All windows are in poor condition and need to be replaced.

Soffits

1. All soffits are in poor condition and need to be replaced.

Canopies

1. No deficiencies noted.

Athletics

1. No deficiencies noted.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x4 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Typical wood door



Missing tiles at Gym corridor



Typical Classroom Corridor



Typical Classroom Restroom



Library



Cafeteria

FINISHES

Classrooms
1. Rolled carpet in all Classrooms is in poor condition and needs replacement.
2. VCT in Rooms B114, C111 and all Science Prep Rooms is in fair condition and will need replacement.

Library
1. Rolled carpet and VCT throughout the Library and Supporting Rooms is in fair condition and will need replacement.
2. 2x4 lay-in ceiling throughout the Library and Supporting Rooms is in fair condition and will replacement.

Physical Education
1. Painted concrete flooring throughout all Locker Rooms, Laundry and Storage Rooms is in poor condition and needs to be refurbished.
2. VCT in the Coaches' Offices is in poor condition and needs replacement.
3. Painted CMU throughout all Athletics Rooms is in fair condition and will need to be refurbished; Gym walls may be refurbished to 8'-0" above finish floor.
4. No wall pads are provided below the side court backboards.
5. 2x4 lay-in ceilings in the Locker Rooms and Coaches' Offices are in fair condition and will need replacement.
6. Painted metal lockers and plastic laminate encasing throughout the Locker Rooms are in poor condition and will need replacement.
7. FRP at the drinking fountains of the Locker Rooms is in poor condition and needs replacement.

Fine Arts
1. Wood flooring on the Stage is in poor condition and needs replacement.
2. VCT in the Stage Dressing Room, Storage and Office is in poor condition and needs replacement.
3. Paint on CMU at the Stage is in poor condition and needs refurbishing.
4. Cracking was observed in the CMU walls of the Stage.
5. Paint on CMU in the Stage Dressing Rooms is in fair condition and will need refurbishing.
6. Casework in the Stage Office and Dressing Rooms is in poor condition and needs replacement.
7. Lay-in ceiling in the Stage Office is in fair condition and will need replacement.
8. Rolled carpet in the Ensemble, Band and Choir Rooms is in poor condition and needs replacement.
9. VCT in the Band Storage Room is in fair condition and will need replacement.
10. Paint on CMU walls throughout the Theater Arts, Band, Band Storage and Choir Room is in fair condition and will need refurbishing.
11. Acoustic panels in the Ensemble Room are in poor condition and need replacement.
12. Acoustic Panels in the Band Room are in fair condition and will need replacement.
13. 2x4 lay-in ceiling in the Band Room is in fair condition and will need replacement.
14. 2x4 lay-in ceiling in the Art Room and Band Storage is in poor condition and needs replacement; mold was observed in the Art Room ceiling tiles.
15. VCT in the Art, Storage and Kiln Rooms is in poor condition and needs replacement.
16. Painted concrete in the Theater Arts Rooms is in poor condition and needs refurbishing.
17. Gypsum board walls throughout the Art, Storage and Kiln Room are in poor condition and need replacement.

Cafetorium/Kitchen
1. Quarry tile, VCT and painted concrete throughout Serving Line, Kitchen and Supporting Rooms are in poor condition and need replacement.
2. Ceramic tile throughout the Cafeteria is in fair condition and will need replacement.
3. Ceramic base tile and steps are in poor condition and need replacement.
4. Painted CMU throughout the Kitchen and Serving line is in fair condition and will need refurbishment.

5. Gypsum board walls in the Cafeteria are in poor condition and need replacement; brick at Cafeteria walls is in fair condition and will need refurbishing.
6. Lavatories in the Kitchen are in poor condition and need replacement.
7. 2X4 lay-in ceiling throughout the Kitchen is in poor condition and needs replacement.
8. The roof ladder in the Serving line is accessible by students.

Administration

1. Rolled carpet and VCT throughout all Administrative Rooms are in poor condition and need replacement.
2. Gypsum board walls throughout the Administrative Rooms are in poor condition and need replacement.
3. Casework throughout the Administrative Rooms is in poor condition and needs replacement.
4. Cracks were observed above the window at the Reception area.
5. Plastic laminate in the Book Storage Room is in fair condition and will need replacement.
6. 2x4 lay-in ceilings in the Assistant Principal's Office, Reception area and Staff Offices are in poor condition and need replacement.
7. Gypsum board walls in the Lounge are in poor condition and need replacement.
8. 2X4 ceiling tile in the Lounge and Assistant Principal's Office is in fair condition and will need replacement.
9. 2x4 ceiling tile in the Book Storage Room is poor and needs replacement.

Corridors

1. Ceramic tile flooring in the Main, Administration, Cafeteria and Gym Corridors is in poor condition and needs replacement.
2. VCT at the Athletics Corridor is in fair condition and will need replacement.
3. Painted CMU walls in the Cafeteria, Athletics and Gym Corridors are in fair condition and will need to be refurbished.
4. Drinking fountains and the FRP backsplash at the Athletics and Gym Corridors are in poor condition and need replacement; a standing height drinking fountain must also be added.
5. 2x4 lay-in ceiling at the Athletics Gym Corridors are in fair condition and will need replacement.
6. Rubber base throughout the Music Corridor in in poor condition and needs replacement.
7. 2x4 lay-in ceiling in the Music Corridor is in poor condition and needs replacement.
8. Gypsum board and CMU walls in the Main Corridor are in fair condition and will need replacement; brick walls in the Main Corridor are in poor condition and need refurbishing.
9. Drinking fountains in the Main Corridor are in poor condition and need replacement.
10. Lay-in ceiling in the Main Corridor is in fair condition and will need replacement.
11. Gypsum ceiling in the Main Corridor is in poor condition and needs replacement.
12. All ceramic tile and brick at the Cafeteria Corridor bench are in fair condition and will need refurbishing.

Restrooms

1. Toilets throughout the campus are in poor condition and need replacement.
2. Urinals in the Main and Cafeteria Corridors are in poor condition and need replacement.
3. Lavatories throughout the campus are in poor condition and need replacement.
4. Ceramic tile flooring throughout all Restrooms is in poor condition and needs replacement.
5. All Restroom walls are in poor condition and need refurbishing.
6. Mirrors in the Kitchen Restroom, Coaches' Restrooms and Locker Rooms are in poor condition and need replacement.
7. All plastic laminate partitions throughout the campus are in poor condition and need replacement.
8. Lay-in ceiling in the Kitchen Restroom is in poor condition and needs replacement.
9. Lay-in ceiling tile in the Staff Restrooms is in fair condition and will need replacement.

Support

1. VCT at the Athletics Custodian Room is in poor condition and needs replacement.
2. Painted concrete at the Theater Arts Closets and Gym Custodian Closet are in poor condition and need refurbishing.
3. The mop sink at the Gym Custodian Closet is in poor condition and will need replacement.
4. Gypsum board walls in the Athletics Custodian Closet are in poor condition and needs replacement.
5. Painted CMU walls in the Theater Arts Closets and Gym Custodian Closet are in fair condition and will needs replacement.
6. 2x4 lay-in ceiling in the Athletics Custodian Closet is in poor condition and needs replacement.

7. 2x4 lay-in ceiling in the Gym Custodian Closet is in fair condition and will need replacement.
8. The mop sink in the Kitchen Custodian Room is in poor condition and needs replacement.

DOORS, FRAMES, & HARDWARE

Exterior
1. Replace (18) storefront doors and frames.
2. Replace (7) hollow metal doors and frames.

Interior
1. Replace (185) wood doors and repaint frames.

CASEWORK

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Fine Arts
1. Casework in the Art Room, Music Office and Band Storage is in poor condition and needs replacement.

Cafetorium/Kitchen
1. Casework at the Serving Line is in poor condition and needs replacement.

Administration
1. Casework and chair rails throughout are in poor condition and need replacement.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Fine Arts
1. Art Room chalkboards will need to be replaced by Idea paint.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. Classrooms have chalkboards that need to be replaced with Idea paint.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Fine Arts
1. Evidence of rats near the Theater Arts Rooms was reported by the staff.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx. 3,100sf, the existing Library is undersized. For the maximum capacity of 1,170, the TEA required size is 5,010sf.

ADA/TAS DEFICIENCIES

1. The Nurse Restroom and Kitchen Restroom do not have the required turning radius clear floor space.
2. The floor slopes in the Kitchen walk-in cooler/freezers are non-compliant due to the floor drains.
3. The door to Book Storage does not have the required 12" clearance on the push side.
4. The thresholds at all of the Mechanical and Electrical rooms are non-compliant.
5. The floor material at all of the ramps on the campus are not non-slip/textured.
6. The run slope at the ramp by the Library exceed 1:12.
7. The handrails at the ramps in the classroom wings, by the Library, and Admin are non-compliant.
8. All of the ramps on the campus are missing the 12" extensions.
9. The handrails at the ramps/stairs at the following locations have non-compliant diameters – Library, Stage, Administration, Serving Lines, and Gym.
10. The drinking fountains at the main Corridor, Gym, and Locker Rooms are non-compliant.
11. The restrooms at the main Corridor, near the Cafetorium, and Locker Rooms are missing accessible stalls.
12. The grab bars at the Kitchen Restroom are non-compliant.
13. The mirrors in the following rooms are non-compliant – Nurse Restroom, Kitchen Restroom, restrooms off of the main Corridor, Boys and Girls Coaches Restrooms, and the Boys and Girls Locker Rooms.
14. The sinks in the following rooms have rim heights that are too high – Science Prep rooms, Library, and Theater Arts.
15. Sinks in the following rooms do not have adequate knee clearance – all Pre-K, K, and Special Education Classrooms, Library, and Theater Arts.
16. The sinks in the following rooms are too deep – all Pre-K, K, and Special Education Classrooms, Library, Nurse Restroom, Kitchen, Kitchen Restroom, and Theater Arts.
17. The sinks in the following rooms do not have adequate toe clearance – all Pre-K, K, and Special Education Classrooms, Library, Music Offices, Teacher Workroom and Lounge, Theater Arts, and Art.
18. The sinks in the following rooms do not have insulation on the exposed piping – Nurse Restroom, Kitchen Restroom, and Boys and Girls Locker Rooms.
19. The soap/paper towel dispensers in the following room are outside allowable reach range – all Pre-K, K, and Special Education Classrooms, Science Prep rooms, Library, Nurse Restroom, Kitchen Restroom, restrooms off of the main Corridor, and the Boys and Girls Locker Rooms.
20. The Science Prep rooms, and Library have non-compliant signage.
21. The Boys and Girls Locker Rooms do not have compliant changing benches.
22. The Serving Lines in the Kitchen are non-compliant.
23. The Library circulation desk does not have an accessible transaction counter.

BUILDING CODE DEFICIENCIES

1. The guardrail/handrails at the stairs and ramps in the classroom wings, Administration, Serving Lines, and Stage are in poor condition and need replacement.
2. The stairs up to the Stage are only 29" wide.
3. All of the Science Labs, Electrical rooms, Theater Arts room, and Gym are missing panic exit hardware.
4. The stairs at the Stage and Serving Lines have non-compliant tread, riser, and nosing dimensions.
5. The platform in Theater Arts is missing handrails at the ramp and stairs.
6. Drinking fountains are required in the Cafeteria

Mechanical Systems

The mechanical systems at Pflugerville Middle School consists of Carrier Gas/Electric packaged rooftop units in good condition, an engineered air makeup air unit in good condition, and a four pipe chilled/hot water system. The chilled/hot water system consists of McQuay air handlers serving VAV boxes, two boilers, two hot water pumps, two chilled water pumps, and two carrier chillers. The air handlers are in fair condition, the chillers are in fair condition, and the boilers and pumps are in good condition. The control system serving the campus is Novar.

The Carrier rooftop units and the Engineered Air makeup air unit will reach the end of their service life in 2019 and will need to be replaced at that time. The McQuay air handlers will reach the end of their service life in 2016 and will need to be replaced at that time. The VAV boxes and the chillers will reach the end of their service life in 2021 and will need to be replaced at that time.

Electrical Systems

Pflugerville Middle School is served by a 2000 amp 480/277V 3 phase General Electric MSB in good condition. The MSB has approximately 3400 Amps of breakers already in the panel with little room for expansion. The remaining panels are primarily General Electric and Siemens in good condition with some room for expansion. The computers are fed from panels with TVSS and isolated ground power, and are in good condition with little room for expansion.

It is recommended that the service be upsized to accommodate future technology expansion on the campus. It is also recommended that additional computer panels with isolated ground and TVSS be added as needed to accommodate technology expansion on the campus.

Lighting Systems

The lighting system is primarily composed of T8 fixtures. These are in good condition.

Plumbing Systems

The plumbing system consists of floor mount water closets, wall mount lavatories, floor mount urinals and wall mount water coolers. The valves are all manual. All plumbing fixtures are in good condition.

All water heaters are in good condition.

The building is not sprinkled and not up to code. In order for this facility to be completely up to code, a fire protection system should be installed.

Fire Alarm

The fire alarm system is Silent Knight in good condition with adequate coverage. The recommended service life for the equipment is 12 years.

Deficiencies

- Replace AHUs in 2016
- Replace RTUs and makeup air unit in 2019.
- Replace Chillers and VAV boxes in 2021
- Upsize MSB to allow for technology expansion
- Install a fire protection system throughout the facility.



Silent Knight



Main Switchgear



Computer Panel with TVSS



Typical Air Handler



1) Roof system installed approximately 2003
2) Approximate square footage: 135,887
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Blistering in the roof system.
5) Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.
6) Current continual conditions will require the roof to be overlaid or replaced within the five years
7) Replacement by year 2019
   a. Overlay: $816,000.00
   b. Total Reroof: $ 2,450,000.00

      *costs in 2014 dollars



Overview of the Facility



Overview of the roof system.



Blister in the field of the roof.



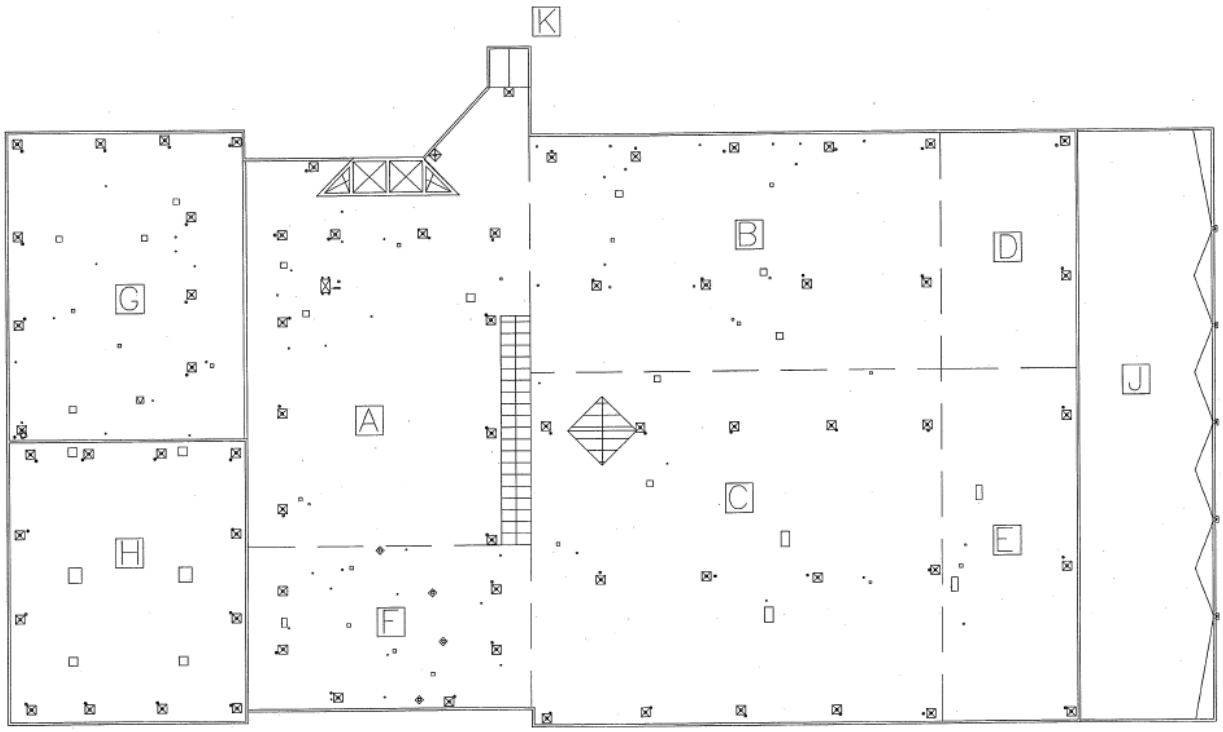
Overview of the roof system and blister



Drain appears to be non- functional.



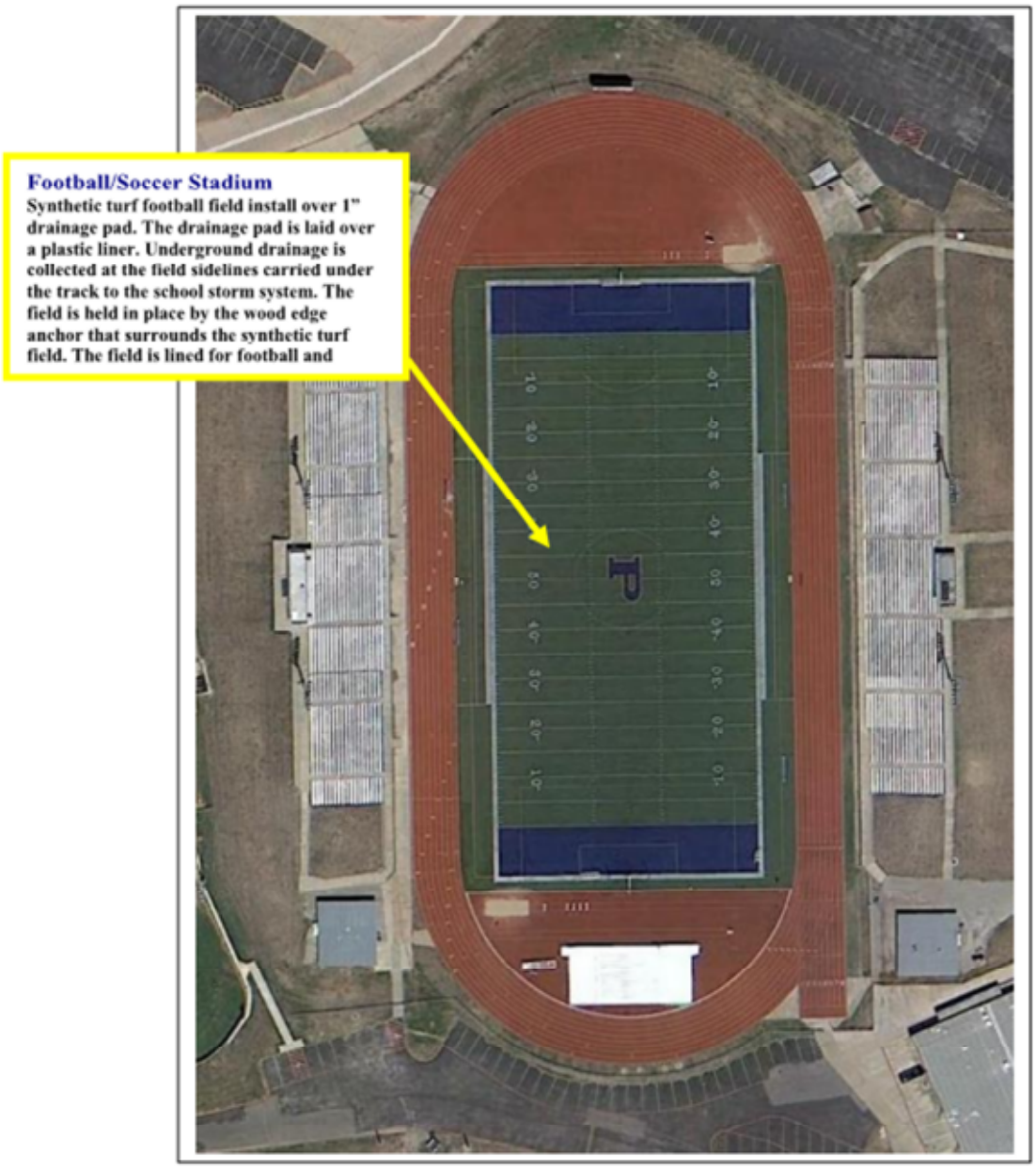
Blister occurring in the field of the roof.


K
G
A
B
D
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H
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E
F

Fields Study and Renovation Master Plan

Field Inventory

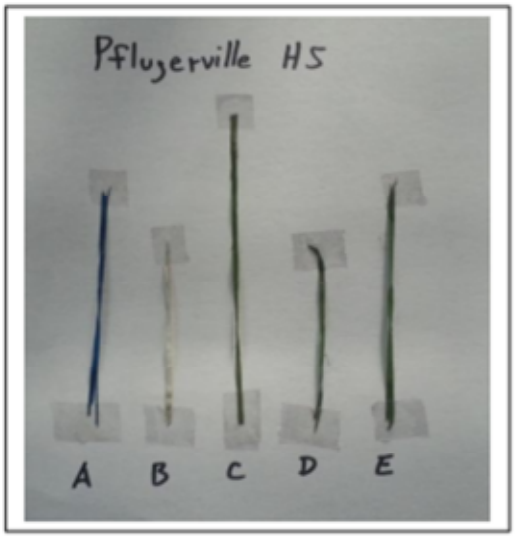
The Hendrickson High School campus stadium includes one (1) rubber infill synthetic turf football/soccer field, surrounded by a rubberized running track. The field is approximately 86,000 square feet. The subgrade drainage system is 1" thick with a drainage mat on top of a thin plastic liner. There are large drain lines at the field edge running up both sidelines to carry rain water away.



Field Conditions

Synthetic Turf

The synthetic turf has a pile height of less than 2" and is a slit film/monofilament fiber. The field synthetic turf has some degradation at the tips of the fiber (see photo to right). Fiber C is a pristine fiber from under the goal post pad. Fiber A, B, D and E are from the field and show the wear at the tips. The white (B) and blue (A) fiber is breaking down faster. If you look down the field from a quarterback perspective the white lines disappear. There are numerous seams that are failing and should be reglued. The carpet has shrunk and settled at the edges and is no longer attached at the wood edge anchor. On the north and south side "D" zone the jump pit sand has spread at the field edge causing the field to become concrete like. Jump pit covers and cleaning up off sands will help eliminate this in the future.



Field Grade

The field subgrade has moved. This is evident by the rolling of the football and soccer lines. This indicates that the subgrade has settled or heaved from water introduction.



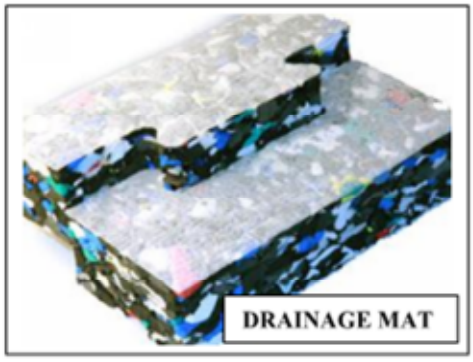
Field Edges

The track edge is several inches higher that the synthetic turf which causes a very dangerous tripping hazard or hard edge for falling players. The wood edge anchor was not treated wood and is decomposing quite rapidly. This should be replaced during the recarpeting since the rotted wood is causing impaling pieces of wood and will no longer hold the carpet nails. The concrete curb of the track has been overlaid with asphalt in the past and will need some adjustment to work as a proper edge anchor.



Drainage

The field is a drain mat system. The profile is a synthetic turf field on top of a 1" thick drain mat which sits on top of what looks to be a 20 mil plastic liner. In this system water will drain through the carpet and drain mat hitting the plastic liner. Water will than proceed to flow down slope to the field edges and enter a trench filled with gravel. At the bottom of the trench a large perorated drain pipe will be sloped downhill to drain water under the track and into a storm sewer. This system will work okay for one (1) carpeting but with the expansive soils in Texas they will tend to start to move up and down. The only way to correct this is to remove everything and replace.



DRAINAGE MAT

In Conclusion

The track concrete edge should be able to be resued with some adjustment. The synthetic field, edge anchor and subgrade will need to be replaced. This will involve disposing of the synthetic field at a land fill. The drain mat could be reused but the subgrade below will have to be heavily renovated. I would recommend pulling the drain mat setting it aside. Excavating the field profile down 6", installing a new heavier sealed plastic liner, several more drain lines and 5" of drainage aggregate. Reinstall the drain mat and place a new carpet on top.

Rubberized Track Surface

The rubberized track surface is a structural spray black mat track. The surface has been repaired in the past. The track base has been overlaid with asphalt at least once. This usually means that the surface underneath was failing and the asphalt overlay was installed to correct any heave or slump in the track grade. If this tracks rubberized surface is removed it may require the asphalt base to be rebuilt. For the most part the surface seams stable but until you put equipment on it you cannot be sure.



Baseball/Softball

These field looked in good condition. There were some drainage issues that maintenance will handle prior to the beginning of the season. There are some edge issues at the fence that could be corrected but overall these field appeared to be okay. There one main item that could be updated is drainage behind home plate. Water travel towards the backstop and gets trapped.

Tennis Courts

The tennis courts had several small cracks and some wearing of the latex top surface. There was some damage in several courts from bubbling of the latex from water getting under the surface. This would need to be repaired with new material and the entire court recovered with latex colored surface to hide the patch. The damaged courts cannot be used for competitive games until the patches are complete.



SECURITY

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Convection Oven (2)
2. New Steamer (1)
3. New 4-Burner Range (1)
4. New Pass Through Warmer (2)
5. New Pass Through Cooler (2)
6. New Conveyor Dishwasher (1)
7. New Ice Bin (1)
8. New Hot Food Well (1)

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Westview Middle School

Huckabee



Westview Middle School was PISD's 2nd middle school when it opened in 1988. The campus sits on 20 acres of property on Scofield Rd adjacent to Parmer Lane Elementary. Situated in a predominantly residential area, this portion of the district is built out and therefore enrollment, which today is under capacity, is expected to remain under capacity for the foreseeable future. The significant near term capital items are interior finish work, door and hardware replacement, restroom renovations, HVAC work, installation of a fire sprinkler system, and conversion to the District standard energy management system.

WESTVIEW MIDDLE SCHOOL 1805 Scofield Lane Austin, TX 78727	
Facility #	042
Year Built	1988
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	112,245
Grades Served	6-8
Current Enrollment (2013/14)	858
Approx. Capacity	946
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$16,000.00
2. Accessibility	Fair	$195,000.00
3. Site Playgrounds	N/A	N/A
4. Building Envelope Systems	Fair	$705,000.00
5. Roofs	Fair	$2,138,000.00
6. Door, Frames, and Hardware	Poor	$331,500.00
7. Interior Finishes	Poor	$1,596,940.00
8. Restrooms	Poor	$812,500.00
9. Food Service	Good	$35,733.00
10. Athletic Components	Fair	$980,788.00
11. Fine Arts	Fair	$1,639,300.00
12. TEA Standards	Good	$450,000.00
13. Site – Civil	Good	$70,000.00
14. Structural Systems	Good	$26,800.00
15. Mechanical Systems	Fair	$823,250.00
16. Commissioning	Good	$39,285.75
17. Electrical Systems	Good	$75,000.00
18. Plumbing Systems	Good	$15,000.00
19. Energy Systems and Controls	Fair	$415,000.00
20. Life Safety – Low Voltage Systems	Fair	$168,368.00
21. Fire Sprinklers	N/A	$308,674.00
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Fair	$72,655.00
24. Administration and Maintenance Departments	Good	$46,000.00
25. Educational Adequacy	Fair	$783,990.00
CAMPUS TOTAL		$11,744,783.75

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville Westview Middle School resides on an 12.23+/- acre site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the south to the north line of the tract towards Immanuel Road. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 5 handicapped spaces and 132 parking spaces for a total of 137 parking spaces. The water quality pond and detention pond are onsite and a part of district maintenance.

Drainage Conditions:

1. Compacted soils/missing grass are present near playground areas.
2. Ponding in small areas was evident all over parking lot.

Parking and Pavement Conditions:

1. Visible degradation and/or missing calk around building and sidewalk areas including areas behind curb.

2. Asphalt parking needs seal coating to prevent future cracking.

3. All parking lot striping is faded and needs to be repainted.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

Westview Middle School consists of two buildings and a stadium:

1. The exterior envelope of the middle school consists of a brick veneer, aluminum windows and insulated glass, and plaster soffits.
2. The exterior envelope of the stadium concessions consists of a structural, single-wythe concrete block and a plywood soffit.
3. The stadium press box is a pre-manufactured building with plastic panel exterior siding.

BUILDING CONDITION: EXTERIOR



Steel lintels at Main Entrance are rusting



Rusting access panel above Main Entrance



Grade rising above line of weep holes



Typical exterior Hollow Metal Door



Exposed concrete foundation and masonry wall



Window sill

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. No weeps were observed.
2. Veneer at all classroom windows needs cleaning due to mold and water stains.
3. Control joints and expansion joints are in poor condition and need new sealant.
4. All steel lintels need to be repainted.
5. No through-wall flashing observed at foundation or lintels.
6. Steel lintels around perimeter of classroom wing are sagging.
7. Efflorescence in the veneer observed at kitchen screen walls.

Exterior windows

1. All classroom window sills are flat and do not properly drain water.
2. Sealant around all windows needs to be replaced.

Soffits

1. Entry, classroom wing and Orchestra porch soffits are in fair condition and need to be refinished.

Canopies

1. No deficiencies noted.

Stadium

1. Concessions Building:
    a. Drinking fountains are in poor condition and need to be replaced.
    b. Signage at restrooms is non-compliant.
2. Overall, the press box is in fair condition but has no accessible path.
3. Six additional accessible seating areas are needed at the grandstands.
4. The grandstands have no handrails at access aisle steps.
5. Goal posts need to be repainted.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x4 lay-in tile ceiling.



Plastic laminate joint at typical lockers



Chipped tile in Gymnasium Corridor



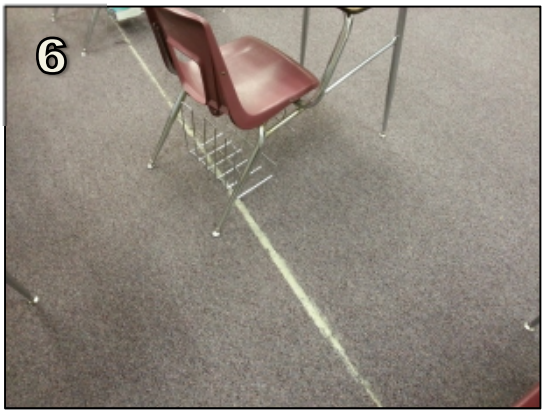
Instrument storage in Band Hall



Noncompliant accessible toilet



Noncompliant sink at Art Room



Carpet at Typical Classroom

FINISHES

Classrooms
1. Rolled carpet and VCT throughout all Classrooms are in poor condition and need replacement.
2. Paint on gypsum board walls in all Classrooms is in fair condition and will need refurbishment.
3. Cracks were observed in the exterior walls of Rooms 106 and 107.
4. 2x4 lay-in ceiling tiles throughout all Classrooms are in fair condition and will need replacement.
5. Water stains were observed in the ceiling tiles at Rooms 102 and 103.
6. The folding partition wall in Life Skills Room 409 is in poor condition and needs replacement.

Library
1. Rolled carpet and VCT throughout all Library and Supporting Rooms are in poor condition and needs replacement.
2. Casework throughout the Library and Supporting Rooms is in poor condition and needs replacement.
3. Water stains were observed the Library ceiling tiles.

Physical Education
1. Threshold and wood floor between basketball courts in the Gym are in poor condition and need replacement.
2. Paint in the Gym is in fair condition and will need replacement; walls may be repainted to 7'-0" above finish floor.
3. Tectum ceiling panels in the Gym are in fair condition and will need replacement.
4. Bleachers in the Gym are in poor condition and need replacement.
5. Sealed concrete throughout the Athletic Laundry and Storage Rooms is in poor condition and needs refurbishing.
6. All backboards throughout the Gym are in poor condition and need replacement.
7. Paint on CMU in the Gym and Football Storage Rooms is in fair condition and will need replacement.
8. 2x4 lay-in ceiling in the Gym Storage and Laundry Room is in fair condition and will need replacement.
9. Sealed concrete in the Boys and Girls Locker Rooms is in poor condition and needs refurbishing.
10. Paint on CMU in the Locker Rooms is in fair condition and will need replacement.
11. Metal lockers and plastic laminate encasing in the Locker Rooms are in poor condition and need replacement.
12. Benches throughout the Locker Rooms are in poor condition and need replacement.
13. Drinking fountains and mirrors in the Locker Rooms are in poor condition and need replacement.
14. 2x4 Ceiling tile in the Locker Rooms is in poor condition and needs replacement.
15. Metal cage and gate in the Girls' Locker Room is in poor condition and needs replacement.
16. Carpet in the Weight and Training Rooms is in poor condition and needs replacement.
17. Paint on CMU walls in the Weight and Training Room is in fair condition and will need replacement.
18. Vinyl-faced ceilings in the Weight and Training Rooms are in poor condition and need replacement.

Fine Arts
1. Wood floor on the Stage is in poor condition and needs replacement.
2. Paint on CMU walls at the Stage and Stage Storage is in fair condition and will need refurbishing.
3. Casework in the Stage Storage Room is in poor condition and needs replacement.
4. VCT in the Stage Storage and Art Kiln Room is in poor condition and needs replacement.
5. Rolled carpet in the Choir Room is in poor condition and needs replacement.
6. Paint on gypsum walls of the Art Room is in fair condition and will need replacement.
7. 2x4 lay-in ceiling in the Art and Supporting Rooms is in fair condition and will need replacement.
8. Rolled carpet in the Choir Room is in poor condition and needs replacement.
9. 2x4 ceilings in the Stage Storage, Music Office and Choir are in fair condition and will need replacement.
10. 2x4 ceiling at the Stage is in poor condition and will need replacement.

11. Acoustic panels in the Band Room are in poor condition and need replacement.
12. Acoustic panels in the Ensemble, Choir and Practice Rooms are in fair condition and will need replacement.

Cafetorium/Kitchen

1. Quarry tile and VCT throughout the Serving Line, Kitchen and Supporting Rooms are in poor condition and need replacement.
2. Ceramic tile base and steps throughout the Cafeteria are in poor condition and need replacement.
3. Casework at the Serving Line is in poor condition and needs replacement.
4. 2x4 lay-in ceiling throughout the Serving Line, Kitchen and Supporting spaces is in poor condition and needs replacement.

Administration

1. Rolled carpet throughout the Administration Rooms is in poor condition and needs replacement.
2. VCT throughout the Administration Rooms is in fair condition and will need replacement.
3. Paint of gypsum walls of the Administration Rooms is in fair condition and will need replacement.
4. Casework throughout the Administration Rooms is in poor condition and needs replacement.
5. Plastic laminate panels in the Administration area are in fair condition and will need replacement.
6. 2x4 ceilings throughout the Administration Rooms is in poor condition and needs replacement

Corridors

1. Ceramic tile in the Main and Administration Corridors is in poor condition and needs replacement.
2. VCT in the Music and Athletics Corridors is in fair condition and will need replacement; VCT at expansion joints is in poor condition and will need replacement at these locations.
3. Paint on CMU and gypsum board walls throughout all Corridors is in fair condition and will need refurbishing.
4. Rubber base in the Athletics Corridor is in poor condition and needs replacement.
5. 2x4 ceilings throughout the Main, Administration and Gym Corridors are in fair condition and will need replacement
6. 2x4 ceilings throughout the Classroom Corridors are in poor condition and need replacement
7. Plastic Laminate throughout the Classroom Corridors is in fair condition and will need replacement.
8. Plastic laminate encasing at all student lockers is in poor condition and needs replacement.

Restrooms

1. Toilets in the Main, Cafeteria, and Classroom Corridor Restrooms are in poor condition and need replacement.
2. Toilets in the Staff Restrooms are in fair condition and will need replacement.
3. Urinals in the Main, Cafeteria, and Classroom Corridor Restrooms are in fair condition and will need replacement.
4. Lavatories throughout the campus are in poor condition and need replacement.
5. Plastic laminate toilet partitions in the Main, Cafeteria, and Classroom Corridor Restrooms are in poor condition and need replacement.
6. Ceramic floor and wall tile throughout all Restrooms is in poor condition and need replacement.
7. 2x4 lay-in ceilings in the Main, Cafeteria, and Classroom Corridor Restrooms are in poor condition and need replacement.

Support

5. Mop sink in the Kitchen Custodian Room is in poor condition and needs replacement.

Concession Building

1. Vending machine and casework in the Concession Room are in poor condition and need replacement.
2. Plywood ceilings in the Concession Room and Restrooms are in poor condition and need replacement.
3. Toilets in the Concession Restrooms are in poor condition and need replacement.
4. Urinals in the Concession Restrooms are in fair condition and will need replacement.
5. Lavatories in the Concession Restrooms are in poor condition and need replacement.
6. Plastic laminate toilet partitions in the Concession Restrooms are in poor condition and need replacement.

DOORS, FRAMES, & HARDWARE

Exterior
1. Repaint (9) hollow metal doors and frames

Interior
1. Replace (210) wood doors and repaint frames.

Stadium Concessions
1. Replace (6) hollow metal doors and frames.

CASEWORK

Classrooms
1. Casework in Life Skills Room is in poor condition and needs replacement.

Library
2. No deficiencies noted.

Physical Education
3. Casework in the Training Room is in poor condition and needs replacement.

Fine Arts
4. Casework in the Band Storage Room is in poor condition and needs replacement.
5. Casework in the Stage Office is in fair condition and will need replacement.

Cafetorium/Kitchen
6. No deficiencies noted.

Administration
7. No deficiencies noted.

Restrooms
8. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Corridors

1. Handrails at ramps throughout the Classroom Corridors are in fair condition and will need to be repainted.

Restrooms

1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At approx. 3,100sf, the existing Library is undersized. For the designed maximum capacity of 946, the TEA required size is 4,338sf.
2. At between 1,070sf and1,090sf each, the Science Labs are under the TEA requirement of 1,200sf.

ADA/TAS DEFICIENCIES

1. The Nurse Restroom and Kitchen Restroom do not have the turning radius clear floor space.
2. The following rooms have non-compliant door hardware that needs replacement – Classroom 101, 102, 103, 106, 107, 108, 109, Library, 100 wing Electrical, 300 wing Elec/Cust/Storage, 300 wing Mech/Elec room, and Book Storage.
3. The floor material on the ramps at the Cafetorium and in the classroom wings are not non-slip/textured.
4. The handrails at the Stage are missing the 12" extensions.
5. The ramps in the classroom wings exceed the run slope of 1:12.
6. The accessible stalls/clear floor spaces are non-compliant in the following rooms – restrooms at the Concession building, restrooms near the Cafetorium, restrooms in the classroom wings, Girls Locker Room, restroom off of Life Skills.
7. The restrooms at the Concessions building are missing alternate stalls.
8. The grab bars are non-compliant in accessible stalls in the following restrooms – restrooms at the Concessions building, restrooms near the Cafetorium, restrooms in the classroom wings, Kitchen Restroom, Girls Locker Room, Girls Coaches Restroom, Restroom off of Life Skills.
9. The doors to the accessible stalls are non-compliant in the following restrooms – restrooms near the Cafetorium, restrooms in the classroom wings, and Girls Locker Room.
10. The accessible water closets at the restrooms at the Concessions building and the Girls Coaches Restroom do not fall within the 16"-18" dimension range from centerline to adjacent wall.
11. The mirrors are non-compliant in the following rooms – restrooms at the Concession building, restrooms near the Cafetorium, and the restrooms in the classroom wings.
12. The accessible showers in the Girls Locker Rooms and Girls Coaches Restroom do not have compliant shower controls or seats and have curbs that exceed ½".
13. The sinks at Concessions and the Library exceed the allowable rim height.
14. The sinks in the restrooms at the Concessions building and in the Library do not have adequate knee space.
15. The sinks are too deep in the following rooms – Concessions, restrooms at the Concessions building, Library, restrooms near the Cafetorium, restrooms in the classroom wings, all Staff Restrooms, Serving Lines, Stage Office, Girls Locker Rooms, Girls Coaches Restroom, and the restroom off of Life Skills.
16. The sinks in the following rooms do not have adequate toe space clearance – Concessions, Library, Teacher Workroom and Lounge, Nurse, Art, Stage Office, and Life Skills.
17. The sinks in the following rooms do not have insulation on the exposed piping – restrooms at the Concessions building, restrooms in the classroom wings, all Staff Restrooms, Serving Lines, Girls Locker Room, and Training Room.
18. The sinks in the Library and Nurse Restroom do not have adequate approach clear floor space.
19. The soap/paper towel dispensers in the Classrooms 102, 106, 107, 108, 109, Concessions, Library, Kitchen Restroom, Art, and Girls Coaches Restroom are outside of allowable reach range.
20. The following rooms have non-compliant signage – Classroom 102, Classroom 108, Concessions, restrooms at the Concessions building, Library, and Book Storage.
21. The Girls Locker Rooms are missing changing benches and the mirror size is non-compliant.

22. The Serving Lines in the Kitchen are non-compliant.
23. The counter at Concessions and the Library circulation desk are missing an accessible transaction surface.

BUILDING CODE DEFICIENCIES

1. No utility shutoffs or fire extinguishers in Science Preps off of Science Labs 108 & 109.
2. The handrails at the Cafetorium and Stage are in poor condition and need replacement.
3. The stairs up to the Stage are only 28" wide.
4. Drinking Fountains are required in the Cafeteria.

Mechanical Systems

The mechanical systems at Westview Middle School is a four-pipe, chilled water / hot water system comprised of McQuay air handling units (AHUs), Lennox split systems, Carrier air cooled chillers, and Lochinvar hot water boilers. The building EMCS is a Novar control system.

The McQuay AHUs were installed in 1995 and are in moderate to poor condition. The recommended service life for this equipment is 20 years, so it is being recommended they are replaced by 2015.

A majority of the Lennox split system units were installed in 2012 and are in good condition. They should have several years of useful life left. Two Lennox split system units were installed in 1992. The recommended service life for this equipment is 15 years, so it is being recommended that these two units be replaced in 2014.

A Lennox DX Gas rooftop unit was installed in 2006 to serve the orchestra hall area. It is in moderate condition and is recommended to be replaced by 2021.

The Carrier air cooled chillers were installed in 2003. They are in good condition and should have several years of useful life left. The hot water boilers were installed in 2006. They are also in good condition and should have several years of useful life left.

Electrical Systems

Westview Middle School is served by a single electrical service. The main switchgear is a General Electric 2000A 480/277V 3 Phase MSB that is in good condition, but has little room for expansion. The entire facility is served by GE, Square D, and Cutler Hammer panels that are in good condition but have little to no room for expansion.

The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition, but do not have adequate room for expansion if a large number of computers are added to the campus.

Lighting Systems

The lighting system throughout the facility is in good condition. The standard ballast is electronic and T8 is the standard lamp size. Exterior and parking lot lighting are sufficient.

Plumbing Systems

The plumbing system consists of floor mount water closets, wall mount urinals, wall mount lavatories, and wall mount water coolers. The flush valves are all manual. The systems are in moderate condition.

The cafetorium stage is the only section of the building that is sprinkled. The rest of the facility is not up to code. In order for the facility to be completely up to code, a fire protection system should be installed.

Fire Alarm

The fire alarm panel is an Intelli Knight panel that was installed in 2006. Suggested service life for this equipment is 12 years, so it is recommended that fire alarm system be replaced by 2018.

Deficiencies

- Replace McQuay AHUs in 2015
- Replace two Lennox split system units in 2014
- Replace Lennox rooftop unit by 2021
- Upsize MSB and add computer panels with TVSS and isolated ground if there are significant technology additions.
- Install a fire protection system throughout the entire facility.



IntelliKnight Fire Alarm Panel (2006)



Computer Panels with Isolated Ground



Novar Controls

Fields Study and Renovation Master Plan

Field Inventory

The Westview Middle School campus stadium includes a natural grass field (approx. 90,000 square feet) sloped from the crown of the field to the edges. The field has surface drainage only, no underground storm drainage system. The stadium has overhead lighting, underground irrigation, permanent football goal posts and bleachers. There is a 6' fence surrounding the stadium for security and a 4' fence separating the bleachers from the grass field. There is a discus field event in the northwest corner of the field. The campus also has a 100 meter asphalt track and straight away to the northeast of the school with a small grass field.



Field Conditions

Natural Turf
It is a natural grass soil based field with a full irrigation system. The field has over head lighting and scoreboard.

Field Grade
The field grade is sloped from a center crown to the field edges. All rain water will sheet to the edges and split to the north and the south and drain off site.

Field Edges
The stadium has a 6' security fence surrounding the field and bleachers. There is a 4' fence between the bleachers and the field. The 4' fence is set in a concrete sidewalk. This is the only concrete edge that is currenlty capable of attaching a wood nailer if the field is converted synthetic turf.

Drainage
There is no storm drainage on the site. This will need to be added. It will have to run from the field area to the school storm system probably attaching in the parking lot or storm drainage pond to the south of the stadium.

In Conclusion
A concrete curb would have to be installed at three quarters of the field edge to install synthetic turf. This would act as a solid edge to attach a wood edge anchor for the synthetic turf. The field grade will most likely need to be adjusted to make the field edges more even. This will involve removing some of the 6' fence and balancing all the edges. The 6' fence will need to be reinstalled. An underground storm drainage system will also need to be added and attached to the school storm system.









Asphalt Running Track

The track to the east of the stadium is a 4 lane 100 meter running track with straight-a-way. It also has an asphalt pole vault runway. The asphalt is in okay condition. It has several cracks but no heave and tripping hazards. I would not install rubberized surface on this track since the asphalt is so old. There is very little room on this campus for a full size track.





1) Roof system installed 2002
2) Approximate square footage 118,770
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Blistering occurring throughout the system.
5) Open base flashings numerous areas
6) Current continual conditions will require the roof to be overlaid or replaced within 8-10 years
7) Replacement by year 2019
   a. Overlay: $715,000.00
   b. Total Reroof: $ 2,138,000.00

   *costs in 2014 dollars



Overview of the Facility



Overview of the roof system.



Blister occurring in the field of the roof



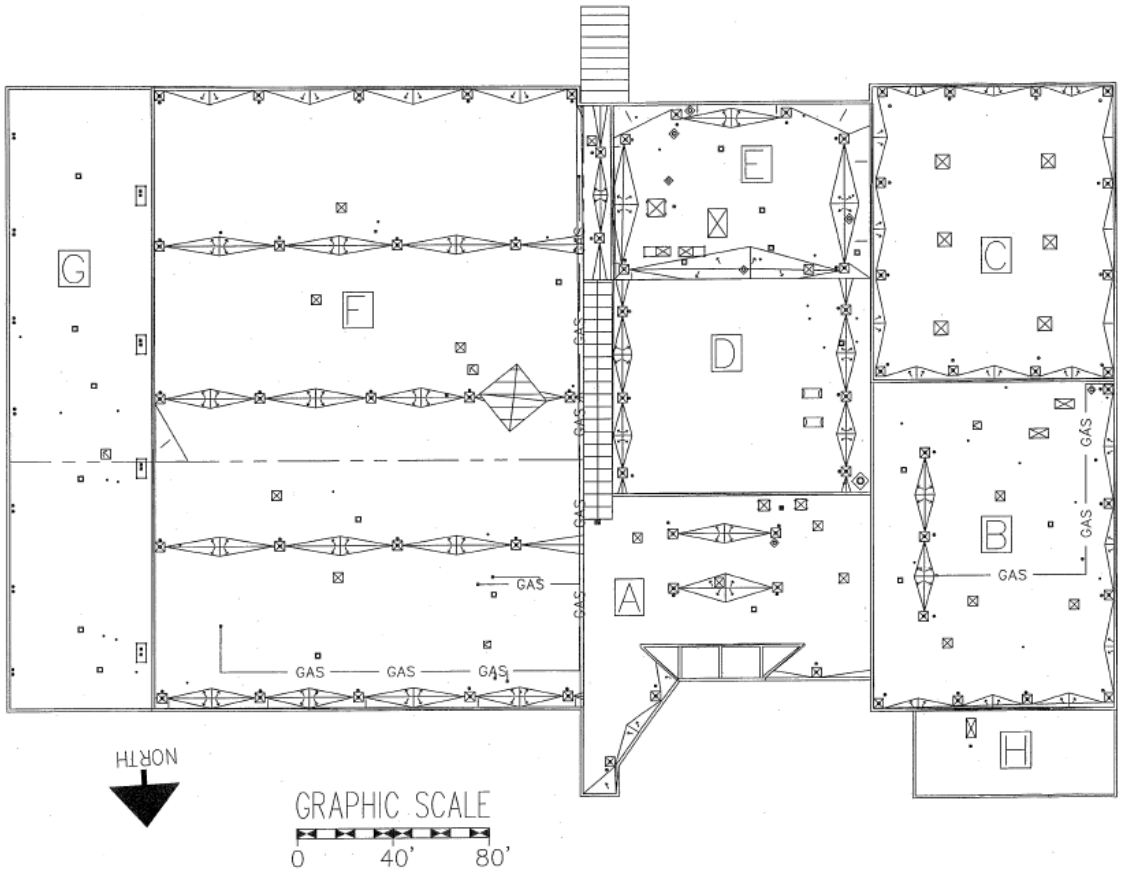
Overview of the roof system. Photo voltaic system being installed.



Overview of the roof system



Blister occurring on the lap of the membrane.


G
F
E
D
C
B
A
H
GAS
GAS
GAS
GAS
GAS
GAS
GAS
GAS
NORTH
GRAPHIC SCALE
0
40'
80'

SECURITY

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Steamer (1)
2. New Reach Through Warmer (2)
3. New Reach Through Cooler (2)

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Connally High School

Huckabee

CAMPUS DATA



John B. Connally High School was PISD's 2nd high school when it opened in 1996. The school sits on 90 acres on an elongated tract of land along N Lamar Blvd in Austin, Texas. This site is immediately west of IH-35 and most of the surrounding area is commercial property. Serving the built-out west side of the district, this campus is under capacity and is expected to remain so for the next 8 to 9 years. As with any high school built more than 10 years ago however, there are numerous career & technical program classroom/lab needs as well as expansion and renovation needs for Fine Arts and Athletics areas. Certain of the interior finishes need to be replaced such carpeting/flooring and acoustical panels and there are major infrastructure replacement needs for HVAC systems, roofing, and fire alarm panels. Overall, the campus is in fair shape and is simply showing the aging effects of a ~20 year old, vibrant high school program.

CONNALLY HIGH SCHOOL 13212 North Lamar Blvd. Austin, TX 78753	
Facility #	003
Year Built	1996
No. of Buildings	
No. of Portables	0
Approx. Total Square Footage	380,790
Grades Served	9-12
Current Enrollment (2013/14)	1,945
Approx. Capacity	2,475
Building Levels	2

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$27,000.00
2. Accessibility	Good	$30,000.00
3. Site Playgrounds	N/A	N/A
4. Building Envelope Systems	Fair	$2,042,320.00
5. Roofs – (2016)	Poor	$3,500,000.00
6. Door, Frames, and Hardware	Good	$300,000.00
7. Interior Finishes	Poor	$4,456,608.00
8. Restrooms	Fair	$2,276,500.00
9. Food Service	Good	$45,878.00
10. Athletic Components	Fair	$1,102,400.00
11. Fine Arts	Fair	$4,864,300.00
12. TEA Standards	Good	$378,000.00
13. Site – Civil	Good	$350,000.00
14. Structural Systems	Good	$40,900.00
15. Mechanical Systems	Poor	$2,418,250.00
16. Commissioning	Good	$133,276.50
17. Electrical Systems	Good	$252,415.00
18. Plumbing Systems	Good	$40,500.00
19. Energy Systems and Controls	Fair	$1,030,000.00
20. Life Safety – Low Voltage Systems	Poor	$571,185.00
21. Fire Sprinklers	Good	$0
22. Vertical Circulation	Good	$0
23. Security Systems and Design	Fair	$218,695.00
24. Administration and Maintenance Departments	Good	$112,000.00
25. Educational Adequacy	Fair	$5,797,900.00
CAMPUS TOTAL		$29,988,127.50

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville Connally School resides on an 52.12+/- acre site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the east to the west line of the tract towards an existing drainage easement. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 35 handicapped spaces 946 parking spaces for a total of 981 parking spaces. Water quality and detention ponds are on site and maintained by the district.

Drainage Conditions:

1. Compacted soils/missing grass are present near field events, around track and northeast corner of building.
2. Ponding in small areas was evident all over parking lot.
3. Failure at water quality pond outlet pipe with water flowing around gabion wall damaging earthen berm on north side.
4. Outlet of detention pond is clogged with debris due to failure in pond wall.

Parking and Pavement Conditions:

1. Visible degradation and/or missing calk around building and sidewalk areas including areas behind curb.

2. Fire lane striping faded and needs repainting.

Building floor plan intentionally removed for safety and security purposes.

Connally High School consists of five buildings and a stadium:

1. The exterior envelope of the high school consists of a brick veneer, aluminum windows and non-insulated glass, and plaster soffits.
2. The exterior envelope of the athletics building consists of a brick veneer, aluminum windows and non-insulated glass, and plaster soffits.
3. The exterior envelope of the athletics locker building consists of a concrete block veneer and metal panel soffits.
4. The exterior envelope of the home concessions consists of a brick veneer and plywood soffits.
5. The exterior envelope of the visitor concessions consists of brick and concrete block veneers, aluminum windows and insulated glass, and plywood soffits.
6. The home and visitor press boxes are pre-manufactured buildings with metal and wood panel exterior siding.

BUILDING CONDITION: EXTERIOR



Rusting on steel above exterior signage



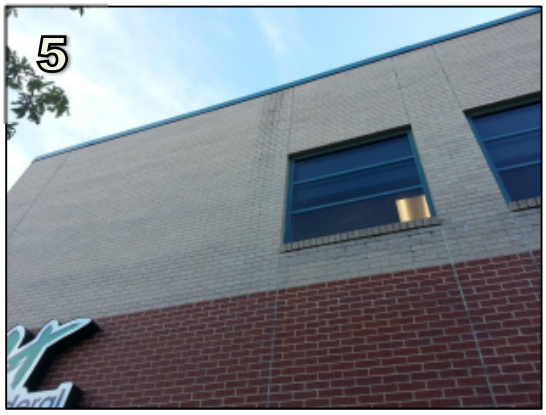
Exterior handrails



Typical expansion joint



Weeps below grade at exterior walls



Effects of moisture in masonry at sill and roof



Typical window sill

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Control joints and expansion joints are in poor condition and need new sealant.
3. No through-wall flashing observed at foundation or lintels.
4. Exposed steel structure and steel lintels at front entry towers need to be repainted.
5. Efflorescence in the veneer observed at northeast corner of building.
6. Cracks in veneer at Room 409.

Exterior windows

1. All windows are in good condition but have non-insulated glass.
2. Sealant around all windows needs to be replaced.

Soffits

1. No deficiencies noted.

Canopies

1. No deficiencies noted.

Athletics Complex

1. Athletics Building
    a. Weeps are at or below grade and clogged around perimeter of building.
    b. Control joints are in poor condition and need new sealant.
    c. No through-wall flashing observed at foundation or lintels.
    d. All windows are in good condition but have non-insulated glass.
    e. Sealant around all windows needs to be replaced.
2. Athletics Locker Building
    a. No deficiencies noted.
3. Home Concessions
    a. Weeps are at or below grade and clogged around perimeter of building.
    b. Control joints are in poor condition and need new sealant.
    c. No through-wall flashing observed at foundation or lintels.
    d. Downspouts are in poor condition and need to be replaced.
    e. Plywood soffit is in poor condition and needs to be replaced.
4. Visitor Concessions
    a. No weeps, control joints or through-wall flashing observed. Cracking in the brick veneer.
    b. No accessible drinking fountains.
    c. Sealant around all windows needs to be replaced.
5. The stadium home press box is in fair condition but has no accessible path.
6. The stadium visitor press box is in poor condition and needs new exterior wood siding and new interior finishes.

7. Visitor grandstands are missing benches at several rows.
8. Goal posts are in poor condition at practice field and need to be replaced.
9. Stadium speakers are in poor condition.
10. Softball stands have no handrails at access aisle steps.
11. Softball press box is in good condition but has no accessible path.
12. Baseball stands have no handrails at access aisle steps or accessible seating areas.
13. Baseball press box is in good condition but has not accessible path.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, 2x2 lay-in tile ceiling and 2x4 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Rubber stair treads in library



Lavatory at Main Corridor Restroom



Typical interior handrail



Elevator door



Door at Cafeteria stuck on tile floor



Water stains above Main Corridor Stairs

FINISHES

Classrooms

1. VCT and rolled carpet throughout classrooms are in fair condition and will need replacement.
2. Rolled Carpet in rooms E1018, G30001, G3004, H4006, H4007 and H4011 is in poor condition and needs replacement.
3. Quarry tile in room I5001 is in fair condition and will need replacement.
4. Rubber base in room E116 is in poor condition and needs replacement.
5. Paint on gypsum board walls throughout classrooms is in fair condition and will need to be refurbished.
6. Paint on gypsum board walls in rooms E1011, G3000, and G3004 is in poor condition and needs to be refurbished.
7. 2x4 lay-in ceilings throughout classrooms are in fair condition and will need replacement.
8. 2x4 lay-in ceilings in rooms C304, D404, E1007, E1012, E2003, G3000, G3002, and H4001 are in poor condition and need replacement; water stains were observed in these classrooms.
9. Rolled carpet in the TECH Offices and Drafting Lab is in poor condition and needs replacement.
10. Paint on CMU in the Tech Lab, Tech Offices and Drafting Lab is in fair condition and will need replacement.
11. Plastic Laminate countertops in the Drafting Lab are in poor condition and need replacement.
12. 2x4 lay-in ceilings in the Drafting Lab and Geometry for Construction Rooms are in fair condition and will need replacement.
13. Several water stains and holes were observed in the lay-in ceiling tiles of the small corridor between rooms H4000 and H4001.

Library

1. VCT and rolled carpet in the Library, Library Offices and storage rooms are in poor condition and need replacement.
2. Rubber stair treads in the library are in poor condition and need replacement.

Physical Education

1. Rubber tile flooring in the Weight Room is in fair condition and will need replacement.
2. Paint on CMU throughout the Weight Room is in poor condition and needs replacement.
3. 2x4 lay-in ceiling in the Weight Room is in poor condition and needs replacement.
4. Painted concrete flooring throughout the Boys' Girls' and Coaches' Locker Rooms is in poor condition and needs refurbishing.
5. Paint on CMU walls throughout the Boys Locker Rooms is in fair condition and will need refurbishing.
6. Cracks were observed in the CMU walls of the Boys' and Boys Coaches' Locker Rooms.
7. 2x4 lay-in ceiling tile throughout the Locker Rooms is in fair condition and will need replacement.
8. 2x4 ceiling tile in the Boys' and Girls' PE Locker Rooms is in poor condition and needs replacement; water stains were observed in these rooms.
9. Wood and carpet benches throughout all Locker Rooms are in poor condition and need replacement.
10. VCT and ceramic tile in the Training Room are in poor condition and need replacement.
11. Plastic laminate countertops in the Training Room are in poor condition and need replacement.
12. 2x4 lay-in ceiling in the Training Room is in fair condition and will need replacement.
13. Ceramic floor and wall tile in the Boys' PE Shower Room is in fair condition and will need replacement; Ceramic tile base is in poor condition and needs replacement.
14. 2x4 lay-in ceiling in the Boys' PE Shower Room is in poor condition and needs replacement.

Fine Arts

1. Rolled carpet throughout the 1st and 2nd floor of the PAC Theater is in poor condition and needs replacement.
2. Painted Concrete flooring at the 2nd floor of the PAC Theater is in fair condition and will need replacement.

3. Acoustic panels throughout the PAC Theater are in poor condition and need replacement.
4. Gypsum board half-height walls at the PAC Stage are in poor condition and need replacement.
5. Plastic laminate countertops in the PAC Dressing rooms are in poor condition and need replacement.
6. Wood flooring at the PAC Stage is in fair condition and will need replacement.
7. Handrails at the PAC Stage are in fair condition and need refurbishing.
8. Wood and rubber treads to the PAC Stage are in poor condition and need replacement.
9. VCT in the PAC Stage shop is in poor condition and needs replacement.
10. Paint on CMU walls of the PAC Shop and Storage Room are in fair condition and will need replacement.
11. Water stains were observed in the lay-in ceiling of the PAC Shop and Storage Rooms.
12. Paint on CMU throughout the PAC 2nd Floor Storage Room is in fair condition and will need refurbishing.
13. Painted concrete flooring and rubber stair treads in the Black Box are in poor condition and need replacement.
14. Paint on CMU walls in the Black Box is in fair condition and will need refurbishing.
15. Rolled Carpet throughout all music rooms is in poor condition and needs replacement.
16. Paint on CMU walls throughout all music rooms is in fair condition and will need refurbishing.
17. Casework throughout all music rooms is in poor condition and needs replacement.
18. Acoustic panels in all practice rooms are in poor condition and need replacement.
19. Cracking in CMU walls was observed in the practice rooms.
20. Water stains were observed on the 2x4 ceilings in the practice rooms.
21. VCT in the Band Storage room is in fair condition and will need replacement.
22. Paint on CMU walls on the Band Storage and auxiliary rooms is in fair condition and will need refurbishing.
23. Casework throughout the Band Office, Library and Workroom is in fair condition and will need replacement.
24. Wood flooring at the Cafetorium stage is in poor condition and needs replacement.
25. Curtains to the Cafetorium Stage are in poor condition and need replacement.
26. CMU walls at the Cafetorium Stage are in fair condition and will need replacement.

Cafetorium/Kitchen

1. Ceramic tile in the Cafeteria is in poor condition and needs replacement.
2. Paint on gypsum board walls of the Cafeteria is in fair condition and will need refurbishing.
3. 2x4 Lay-in ceiling of the Cafeteria is in fair condition and will need replacement.
4. Ceramic and Quarry tile throughout the Serving Line and Kitchen are in fair condition and will need replacement; tile base throughout these rooms is in poor condition and needs replacement.
5. Caulking at the base of the walk-in cooler of the Kitchen is in poor condition and needs replacement.
6. Rusting was observed at the base of the walk-in cooler.
7. Ceramic tile on the walls of the Serving Line is in poor condition and needs replacement.
8. Paint on CMU walls of the Kitchen is in fair condition and will need refurbishing.
9. Vinyl-faced ceiling tile in the Serving Line is in fair condition and will need replacement.
10. Vinyl-faced ceilings throughout the Kitchen are in poor condition and need replacement.

Administration

1. Carpet tile throughout the reception office and corridors is in fair condition and will need replacement.
2. Rolled Carpet throughout all administrative rooms, staff offices and workrooms is in poor condition and needs replacement.
3. VCT and carpet in the Breakroom and Graduation Storage Room are in poor condition and need replacement.
4. Paint on gypsum board walls throughout all administrative rooms is in fair condition and will need refurbishing.
5. 2x4 ceiling in the English Workroom is in poor condition and need replacement.
6. 2x4 ceiling in the Conference Room is in fair condition and will need replacement.

Corridors, Elevators and Stairwells.

1. Ceramic Tile and VCT throughout the 1st and 2nd floor Main Classroom Corridors and Stairs are in fair condition and will need replacement.
2. Plastic laminate panels throughout all 1ST and 2nd floor Corridors and Stairs are in fair condition and will need replacement.

3. Cracks were observed in the gypsum board walls of the Main Classroom Corridor from wings H-G.
4. Lay-in Ceilings throughout the Main Classroom Corridors are in fair condition and will need replacement; Water stains were observed in the lay-in ceilings at the stairs.
5. VCT and ceramic tile flooring throughout the Classroom Corridors are in fair condition and will need replacement.
6. VCT at the 1ST floor Classroom Elevator Vestibule is in fair condition and will need replacement.
7. Plastic laminate panels on the walls and ceiling of the Classroom Elevator are in poor condition and will need replacement.
8. 2x4 Lay-in ceilings throughout the Classroom Corridors are in fair condition and will need replacement; water stains were observed in various locations.
9. 2x4 lay-in ceiling in the Classroom Elevator vestibule is in fair condition and will need replacement.
10. The operating condition of the Classroom Elevator was observed to be in poor condition.
11. The PAC Elevator was observed to be out of order.
12. Rubber treads at the PAC Stairwells are in fair condition and will need replacement.
13. Gypsum board walls at the PAC Stairwells are in poor condition and need replacement.
14. Rubber base at the Gym Stairwell is in poor condition and needs replacement.
15. Handrails at the Gym Stairwell are in fair condition and will need refurbishing.
16. Rubber stair treads in the A, E, H and D wing Stairwells are in poor condition and need replacement.
17. VCT in the PAC corridor is in fair condition and will need replacement; cracking was observed in tile at expansion joints.
18. Treads at the PAC Corridor steps are in poor condition and need replacement.
19. Handrails at the PAC Corridor steps are in fair condition and will need refurbishing.
20. Paint on CMU at the PAC, Music and Athletics Corridors is in fair condition and will need refurbishing.
21. Lay-in ceilings throughout the Music and Athletics corridors are in poor condition and need replacement; severe water stains were observed in these locations.
22. Lay-in ceiling tile at the PAC corridor is in fair condition and will need replacement; water stains were observed in this location.
23. Paint on CMU walls at the Cafetorium Ramp Corridor is in fair condition and will need refurbishing; gypsum board walls at this location are in poor condition and need replacement.
24. Paint on CMU walls of the Gym corridor is in poor condition and will need refurbishing.
25. Lay-in ceiling in the Gym corridor is in fair condition and will need replacement; The gypsum board fur down at this location is in poor condition and needs replacement.
26. Rubber base at the Main Athletics Corridor is in poor condition and needs replacement.
27. VCT and concrete flooring at the ramp of the Main Athletics Corridor are in poor condition and needs replacement; severe holes in the concrete were observed at this location;
28. Paint on CMU walls in the Main Athletics Corridor is in poor condition to 88" above finish floor and needs refurbishing. Cracking was observed in the wall opposite the Tech Lab.
29. Painted metal handrails at the ramp of the Main Athletics Corridor are in fair condition and will need to be refurbished.
30. Lay-in ceiling tiles in the Main Athletics Corridor are in fair condition and will need replacement.

Restrooms

1. Toilets, Urinals and Lavatories throughout all Classroom Restrooms are in fair condition and will need replacement.
2. Plastic laminate toilet partitions throughout the Classroom Restrooms are in poor condition and need replacement.
3. Ceramic floor tile throughout the Classroom Restrooms is in fair condition and will need replacement.
4. Ceramic floor tile in the E-wing Classroom Restroom is in poor condition and needs replacement.
5. Ceramic wall tile throughout the Classroom Restrooms is in poor condition and needs replacement.
6. 2x4 lay-in ceilings throughout the Classroom Restrooms are in fair condition and will need replacement.
7. 2x4 lay-in ceiling in the E-wing Classroom Restrooms is in poor condition and needs replacement; Water stains, dents and holes were observed in this location.
8. Ceramic wall tile in the Conference Room Restrooms is in fair condition and will need replacement
9. Painted gypsum board walls in the English Workroom Restroom are in fair condition and will need

refurbishing.
10. Toilet in the Kitchen Restroom is in poor condition and needs replacement.
11. Urinals in the Boys' Athletic Locker Rooms are in fair condition and will need replacement.
12. Urinals in the Boys' PE Locker Rooms are in poor condition and need replacement.
13. Lavatories in the Men's Administration and Boys' Music Restrooms are in poor condition and need replacement.
14. Plastic laminate partitions in the Administration and Music Restrooms and the Girls' PE Locker Rooms are in fair condition and will need replacement.
15. Plastic laminate partitions in the Men's Staff Restrooms are in poor condition and need replacement.
16. Ceramic floor and wall tile in the Boys PE Toilet Room are in poor condition and need replacement.
17. Painted metal lockers in the Kitchen Restroom are in poor condition and need replacement.
18. ADA bench in the Boys' Coaches' Shower is in poor condition and needs replacement.
19. Paint on CMU walls of the PAC Restroom Vestibules is in fair condition and will need refurbishing.
20. Lay-in ceiling tiles in the Men's Staff and Girls' PE Restrooms are in fair condition and will need replacement.
21. Lay-in ceiling in the Boys' PE Restroom is in poor condition and needs replacement.
22. Several water stains were observed in the ceiling tiles of the PAC Restrooms.

Support
1. VCT in the Elevator is in poor condition and needs replacement.
2. Painted concrete floors in all Mechanical, Electrical, MDF and Custodian Closets are in poor condition and need refurbishing.
3. Paint on CMU walls in all Mechanical, Electrical, MDF and Custodian Closets is in fair condition and will need refurbishing.
4. 2x4 ceiling in the Main Corridor Custodian Closet is in poor condition and needs replacement.
5. Painted concrete in the Athletics Laundry and Girls' Athletic Custodian Rooms is in poor condition and needs refurbishing.
6. The mop sinks in the Kitchen and Girls' Athletic Custodian Rooms are in poor condition and need replacement.
7. Paint on CMU walls of the Athletics Laundry Room are in fair condition and will need refurbishing.

Athletics Buildings
1. VCT and ceramic tile throughout the Athletics Building 1 are in poor condition and need replacement.
2. Painted concrete in the Locker Rooms is in poor condition and needs refurbishing.
3. Rolled carpet throughout the office is in poor condition and needs replacement.
4. Paint on CMU throughout the offices and corridors is in fair condition and will need refurbishing.
5. Ceramic wall tile at the Athletics Building 1 Locker Room is in poor condition and needs replacement.
6. Ceramic wall tile at the Athletics Building 1 Coaches Office is in fair condition and will need replacement.
7. Casework throughout the Athletics Building 1 is in fair condition and will need replacement.
8. 2x4 lay-in ceilings throughout the Athletics Building 1 are in poor condition and need replacement.
9. Toilets, Urinals and Lavatories in Athletics Building 1 Locker Rooms are in poor condition and need replacement.
10. Toilets in the Coaches' office are in fair condition and will need replacement.
11. Plastic Laminate partitions in the Locker Rooms and Coaches' Office are in poor condition and need replacement.
12. Cracks were observed in the masonry walls of the Athletics Building 2 Locker Rooms.
13. Locker in the Athletics Building 1 Locker rooms are in fair condition and will need refurbishing.
14. Benches throughout the Locker Rooms and Coaches' Office are in poor condition and need replacement.
15. Lay-in ceiling at the Athletics Building 1 Locker Rooms is in poor condition and needs replacement.
16. Lay-in ceiling tiles at the Athletics Building 1 Restrooms are in fair condition and will need replacement.

Home Concessions Building
1. Painted concrete flooring throughout the building is in fair condition and will need replacement.
2. Casework throughout the building is in poor condition and needs replacement.
3. Plywood ceiling throughout the building is in fair condition and will need replacement.
4. Lavatories throughout the restrooms are in fair condition and will need replacement.

5. Toilet partitions throughout the building are in poor condition and need replacement.

Visitors Concessions Building

1. Painted concrete flooring throughout the building is in poor condition and needs replacement.
2. Paint on CMU walls throughout the building is in fair condition and will need replacement.
3. Casework throughout the building is in poor condition and needs replacement.
4. Toilets, urinals and lavatories throughout the restrooms are in fair condition and will need replacement.
5. Toilet partitions throughout the building are in fair condition and will need replacement.

DOORS, FRAMES, AND HARDWARE

Exterior

1. Repaint (3) hollow metal doors and frames

Interior

1. Replace (1) wood doors and hollow metal frames.
2. Replace (84) wood doors and repaint frames.
3. Refurbish (94) wood doors and repaint frames.

Athletics Building

1. Replace (4) hollow metal doors and repaint frames
2. Replace (30) wood doors and repaint frames.

Athletics Locker Building

1. No deficiencies noted.

Home Concessions

1. No deficiencies noted.

Visitor Concessions

1. No deficiencies noted.

CASEWORK

Classrooms

1. The casework in Science Labs E1007, F2002, F2004, F2005, G3000, and G3003 is in poor condition and needs replacement.
2. The casework and sinks in Science Labs E1005, E1007, E1010, F2002, F2004, F2005, G3002, G3003, and H4000 are in fair condition and will need replacement.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

TEACHING TOOLS

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At between 700-735sf, Computer Labs C303, F2006, and I5002 are under the TEA requirement of 900sf.
2. At between 1,150-1,250sf, Science Lab/Lecture Combinations E1005, E1007, E1010, F2002 F2004, and F2005 are under the TEA requirement of 1,400sf.

ADA/TAS DEFICIENCIES

1. The Teacher Workroom Restroom and Kitchen Restroom/Locker Room are missing the required turning radius clear floor space.
2. The following rooms are missing the 12" clearance on the push side of the door – ESP Office, Teacher Workroom Restroom, ADA Lift Room at the Auditorium.
3. In the Kitchen Restroom/Locker, the room door swings into the clear floor space for the toilet stalls.
4. Science Labs E1007, E1010, F2002, and G3003 do not have accessible student stations.
5. The accessible stalls in the Athletics Coaches Restrooms and Concessions Visitor Restrooms are not adequately sized.
6. The following rooms are missing compliant alternate stalls – A Corridor Mens Restroom, C Corridor Mens Restroom, E Corridor Mens Restroom, H Corridor Mens Staff Restroom, Athletics Locker Rooms, Concessions Visitor Restrooms, and the Auditorium Restrooms.
7. The accessible stalls in the following rooms do not have compliant stall doors – C Corridor Mens Restroom, E Corridor Mens Restroom, Athletics Locker Rooms, Athletics Coaches Restrooms, and Concessions Home Restrooms.
8. The water closets in the Athletics Locker Rooms and Athletics Coaches Restrooms do not fall within the 16"-18" dimension range from centerline to adjacent wall.
9. The flush controls in the Concession Home Restrooms are non-compliant.
10. The mirrors in the G Corridor Mens Restroom are non-compliant.
11. The accessible shower in the Boys PE Locker Rooms does not have an accessible shower seat.
12. The sinks in the following rooms are too deep – Science Labs D403, E1007, E1010, F2002, G3003, Athletics Training Room, Home Concessions, Teacher Breakroom, and the Band Office/Workroom.
13. The sinks in the following rooms do not have the required approach clear floor space – Athletics Locker Rooms, Athletics Restrooms, and Concessions Home Restrooms.
14. The sinks in the following rooms do not have adequate toe clearance – Science Lab G3000, Library, Home Concessions, Visitor Concessions, Teacher Workroom in the classroom wing, Teacher Breakroom, Band Workroom, Auditorium Ticket Booth
15. The sinks in the following rooms do not have insulation on exposed piping - Home Concessions, Visitor Concessions, Kitchen, Kitchen Restroom/Locker, Training Room, Girls Athletics Locker Room, and Auditorium Restrooms.
16. The following rooms have soap/paper towel dispensers outside of allowable reach range – Library, A Corridor Mens Restroom, C Corridor Mens Restroom, E Corridor Mens Restroom, Classrooms D401, I5001, English Wing Workroom Restroom, H Wing Workroom Restroom, Technology Lab, Restrooms near Music, Boys PE Locker Rooms, Athletics Locker Rooms, Athletics Coaches Restrooms, Athletics Restrooms, Athletics Training Room, Home Concessions, Concessions Home Restrooms, and Concessions Visitor Restrooms.
17. The following rooms have faucet/shower controls that are non-compliant – Athletics Locker Rooms, Concessions Home Restrooms, and Concessions Visitor Restrooms.
18. The following rooms have non-compliant signage – Athletics Locker Rooms, Athletics Coaches Restrooms, Home Concessions, Visitor Concessions, Concessions Visitor Restrooms.

19. The following rooms do not have compliant changing benches or mirrors – Athletics Locker Rooms, Athletics Coaches Restrooms, and the Girls PE Locker Room.
20. The Library circulation desk and Visitor Concessions/Ticket do not have compliant transaction counters.

BUILDING CODE DEFICIENCIES

1. The handrails in the Library, Cafetorium, and at all of the corridor ramps and stairs are in fair condition and will need refurbishing.
2. In Classrooms H4000, E1001, and I5002, one door has panic exit hardware and one is missing panic exit hardware and both doors in Classroom F2013 are missing panic exit hardware.
3. The ramp in the Technology corridor does not have compliant handrails.
4. Missing compliant drinking fountains in the Cafetorium, Athletics Locker Rooms, and Administration.

Mechanical Systems

The mechanical system at Connally High School is comprised of Lennox and Aaon packaged DX Gas rooftop units, Lennox split systems, and Semco and Valent make up air units. The building EMCS is a Novar control system.

Approximately half of the building's Lennox split system units were installed in 1998 and have reached the end of their useful life. The recommended service life for this equipment is 15 years, so it is recommended that they be replaced in 2014. The gas piping serving the gas electric rooftop units is in poor condition and should be replaced when the units are replaced. The condensate piping is also showing signs of wear and will need to be replaced when the units are replaced. The remaining split system units are Lennox units that were installed in 2009. These units are in good condition and should have several years of useful life left.

The Semco DX makeup air units are in poor condition and are at the end of their useful life. It is recommended that these units be replaced in 2014. There are two Valent make up air units that were installed in 2009. These units are in good condition and should have several years of useful life left.

The facility's six Aaon rooftop units (RTUs) are 4, 13, 15 (x3), and 20 ton units that were installed in 1995. A majority of the remaining Lennox RTUs were installed in 1995 and 1998. They are in poor condition and have reached the end of their useful life. The recommended service life for this equipment is 15 years, so it is recommended that they be replaced in 2014.

Two Lochinvar boilers provide hot water to the split system units serving the auditorium area. These boilers were installed in 1998 and are in moderate condition. They should have some useful life left.

Electrical Systems

Connally High School is served by a single electrical service. The main switchgear is a General Electric 3000A 480/277V 3 Phase MSB that is in good condition, but has little room for expansion. The entire facility is served by GE, Square D, and Cutler Hammer panels that are in good condition but have little to no room for expansion.

There are GE distribution panels and transformers located on the roof that are showing extreme corrosion. It is being recommended that this equipment be replaced in 2014.

Two of the building's four computer panels have been equipped with TVSS and isolated ground power. These panels are in good condition, but do not have adequate room for expansion if a large number of computers are added to the campus.

Lighting Systems

The lighting fixtures in approximately 70% of the building have magnetic ballasts and should be replaced in the near future. The facility's remaining fixtures have electronic ballasts are in good condition.

The standard bulb size throughout the building is T8.

Plumbing Systems

The plumbing system consists of floor mount water closets, wall mount lavatories, and wall mount water coolers. The flush valves are all manual. The water closets are in good condition, while the lavatories and water coolers are in moderate condition.

The domestic water heater in the gymnasium is in moderate to poor condition.

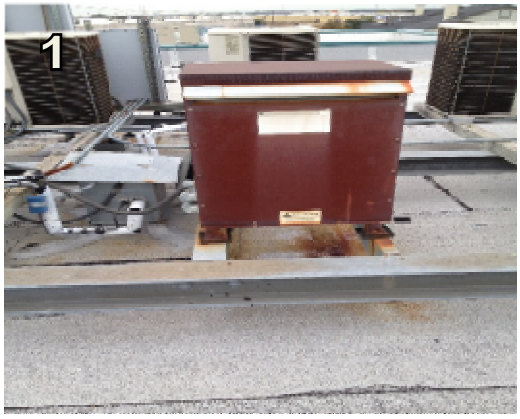
The entirety of the building is sprinkled.

Fire Alarm

The fire alarm panel at Connally is a Notifier that was installed in 1996. The recommended service life for this equipment is 12 years, so it is being recommended that it be replaced in 2014.

Deficiencies

- Replace older Lennox, Semco, and Aaon equipment
- Replace gas piping when HVAC system is replaced
- Replace condensate when HVAC system is replaced
- Replace corroded electrical equipment on the roof
- Replace lighting with magnetic ballasts
- Replace Fire Alarm system.



Corroded General Electric Transformer Located on the Roof



Corroding Electrical Panels located on Roof



Typical 1998 Lennox Condensing Unit



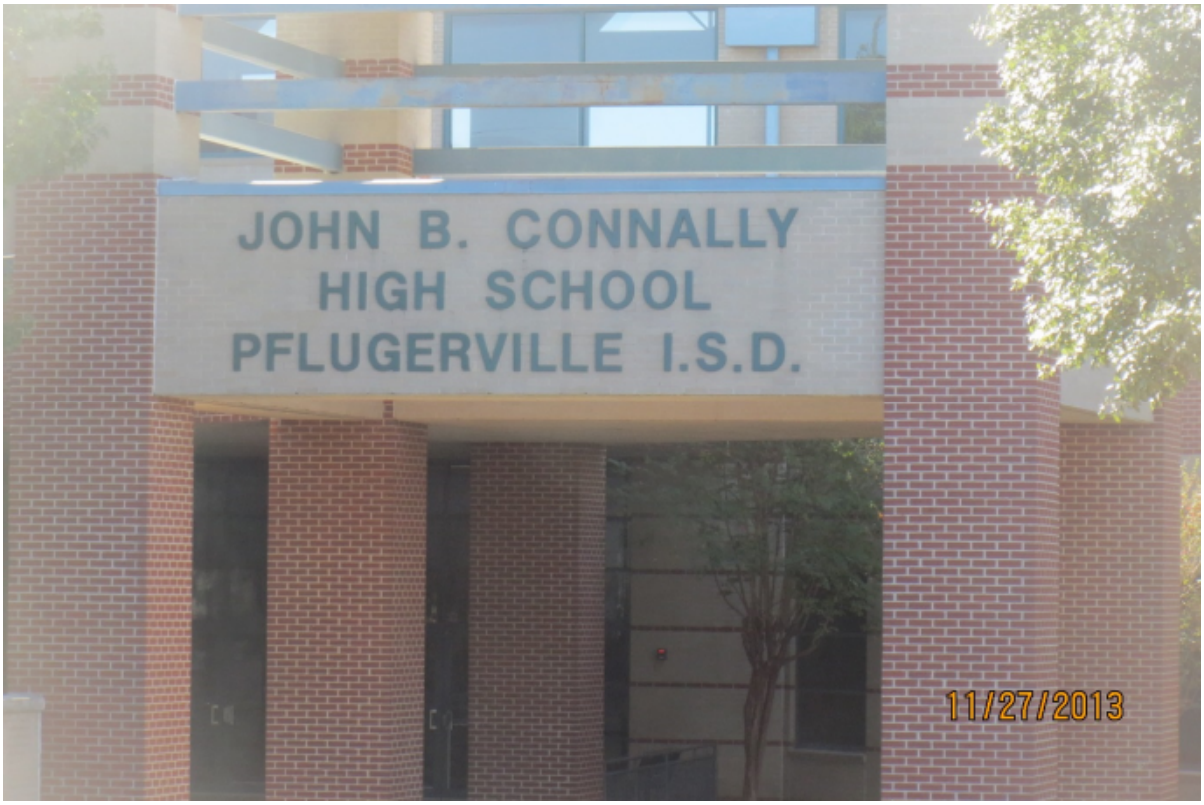
Typical Aaon Rooftop Unit



Gas Piping

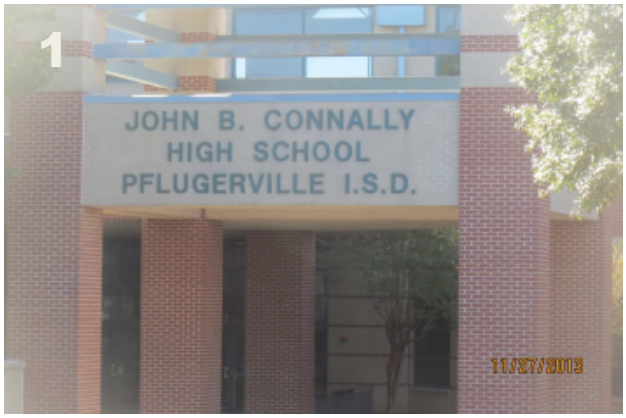


Typical Semco Make Up Air Unit



1) Roof system installed approximately 1997
2) Approximate square footage 265,278
3) System installed appears to be a two ply modified bitumen over rigid board insulation. Metal standing seam panels.
4) Blistering of the membrane is occurring throughout all roof areas.
5) Heavy Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.
6) Areas E I and N are scheduled for overlay in 2013-2014
7) Current continual conditions will require the roof to be overlaid or replaced within the next 2-3 years.
8) Replacement by year 2016
   a. Overlay: $1,150,000.00
   b. Total Reroof: $ 3,500,000.00

      *costs in 2014 dollars



Overview of the Facility



Overview of roof system. Note the granular erosion.



Overview of roof system



Overview of roof system an blisters



Modified membrane is deteriorated significantly



Repairs in metal roofing



Wrinkled membrane, open lap.



Open edge metal. Clip system has failed.



Blister in the field of the roof.



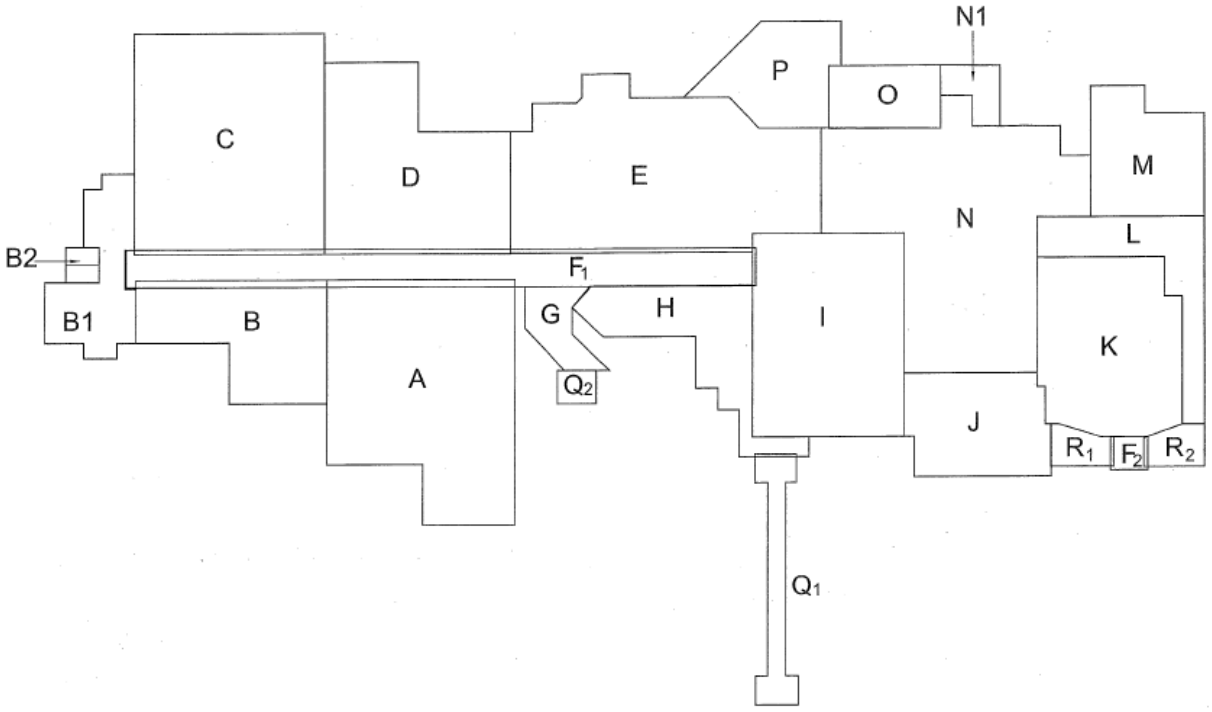
Edges repaired.



Overview of roof area.



Overview of roof area.

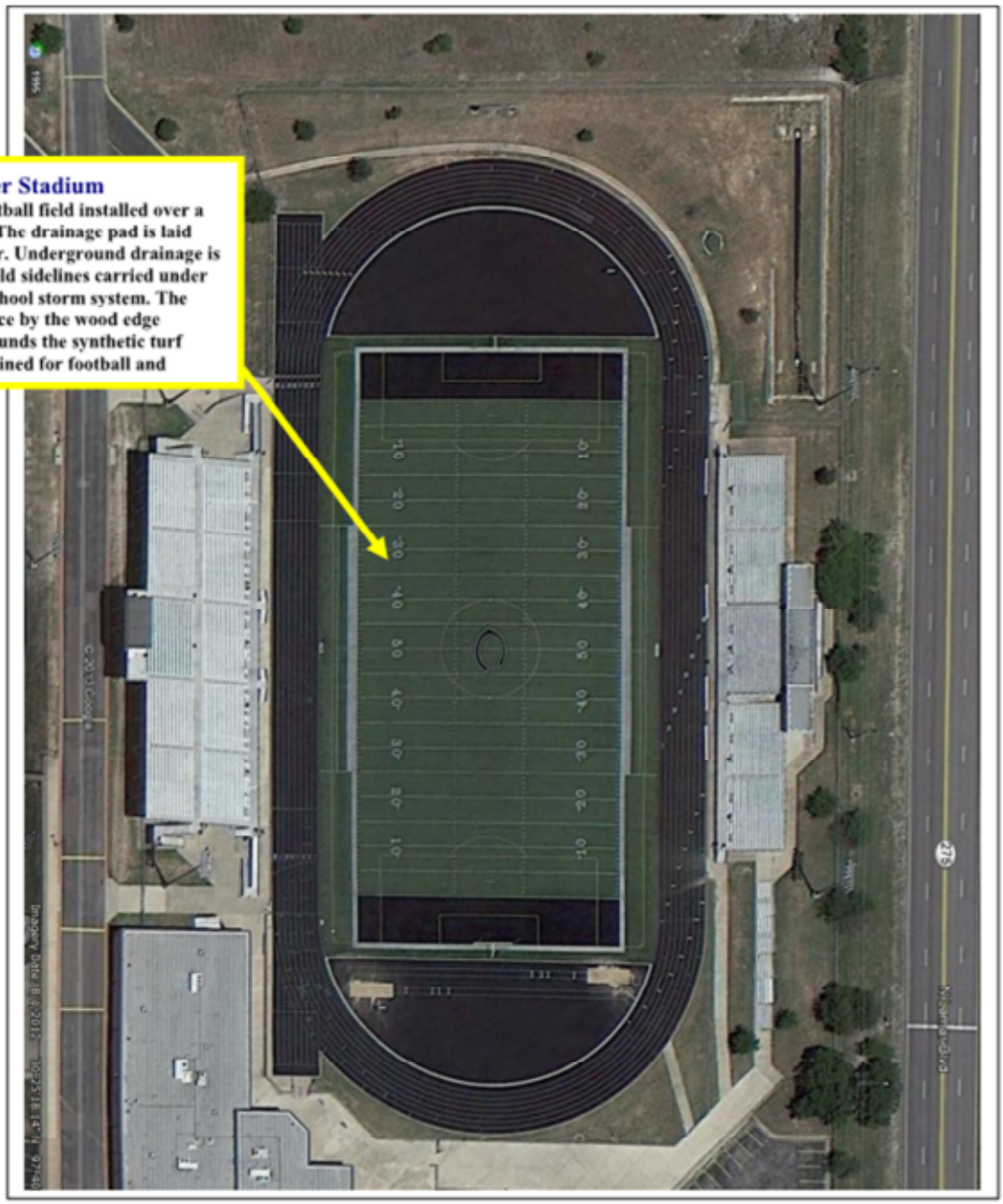

N1
P
O
C
D
E
M
N
L
B2
F1
B1
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I
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Q2
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R1
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Q1

Fields Study and Renovation Master Plan



Field Inventory

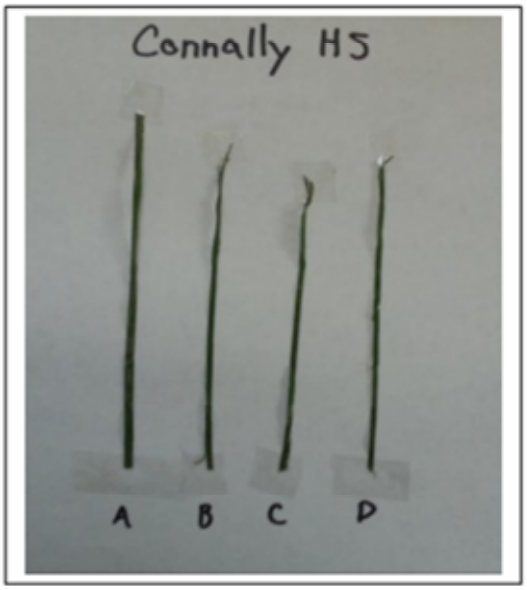
The John B. Connally High School campus stadium includes one (1) rubber infill synthetic turf football/soccer field, surrounded by a rubberized running track. The field is approximately 86,000 square feet. The subgrade drainage system is 1" thick with a drainage mat on top of a thin plastic liner. There are large drain lines at the field edge running up both sidelines to carry rain water away.



Field Conditions

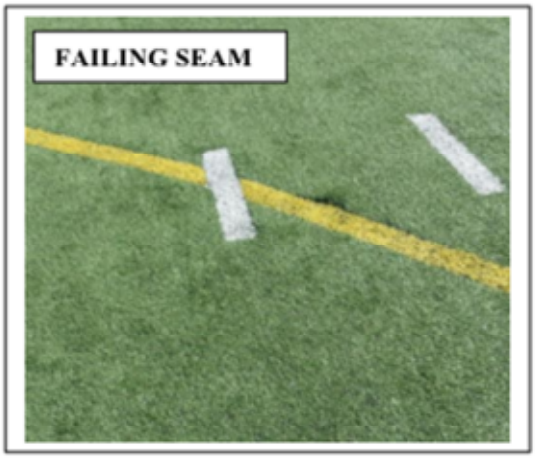
Synthetic Turf

The synthetic turf has a pile height of less than 2" and is a slit film/monofilament fiber. The field synthetic turf has some degradation at the tips of the fiber (see photo to right). Fiber A is a pristine fiber from under the goal post pad. Fiber B, C and D are from the field and show the wear at the tips. The white fiber is breaking down faster. If you look down the field from a quarterback perspective the white lines disappear. There are numerous seams that are failing and should be reglued. The carpet has shrunk at the edges and is no longer attached at the wood edge anchor. On the south side "D" zone the jump pit sand has spread at the field edge causing the field to become concrete like. Jump pit covers and the cleaning up of sands will help eliminate this in the future.



Field Grade

The field subgrade has moved. This is evident by the rolling of the football and soccer lines. This indicates that the subgrade has settled or heaved from water introduction.



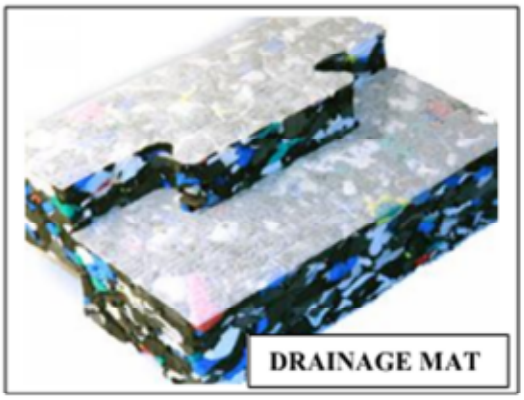
Field Edges

The wood edge anchor was not treated wood and is decomposing quite rapidly. This should be replaced during the recarpeting since the rotted wood is causing impaling pieces of wood and will no longer hold the carpet nails. The concrete curb of the track is in good shape and will not have to be replaced.



Drainage

The field is a drain mat system. The field profile is a synthetic turf field on top of a 1" thick drain mat which sits on top of what looks to be a 20 mil plastic liner. In this system water will drain through the carpet and drain mat hitting the plastic liner. Water will than proceed to flow down slope to the field edges and enter a trench filled with gravel. At the bottom of the trench a large perorated drain pipe will be sloped downhill to drain water under the track and into the campus storm sewer. Drain mat drainage systems will work okay for one (1) carpeting but with the expansive soils in Texas they will tend to start to move up and down. The only way to correct this is to remove and replace everything.



DRAINAGE MAT

In Conclusion

The track concrete edge should be able to be reused. The synthetic field, edge anchor and subgrade will need to be replaced. This will involve disposing of the synthetic field at a land fill. The drain mat could be reused but the subgrade below will have to be heavily renovated. I would suggest pulling the drain mat and setting it aside. Excavating the field profile down 6", installing a new heavier sealed plastic liner, several more drain lines and 5" of drainage aggregate. Reinstall the drain mat and place a new carpet on top.

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Charbroiler (1)

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Hendrickson High School

Huckabee



Opening in 2003, Hendrickson HS is PISD's newest high school. Situated on approximately 78 acres just off of Kelly Lane and FM 685, this campus is adjacent to Kelly Lane MS and Murchison Elem. Being the newest high school means it has the benefits of incorporating recent design strategies and modern instructional delivery methods, but since its in the fast-growth portion of the district though, this school is projected to be severely overcrowded within the next 3 to 4 years and beyond. The district will need to decide how to accommodate this growth, either with additions at this campus for short-term relief or begin construction of the district's 4th high school for long-term relief. The campus needs certain Career & Technology and Fine Arts additions as well replacements/renovations to Athletic/PE components such as the artificial turf field and the stadium press box/visitor seating. There will need to be significant HVAC and fire alarm work as well within 3 to 4 years.

HENDRICKSON HIGH SCHOOL 2905 FM 685 Pflugerville, TX 78660	
Facility #	004
Year Built	2003
No. of Buildings	
No. of Portables	0
Approx. Total Square Footage	400,130
Grades Served	9-12
Current Enrollment (2013/14)	2,658
Approx. Capacity	2,650
Building Levels	2

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$25,000.00
2. Accessibility	Good	$10,000.00
3. Site Playgrounds	N/A	N/A
4. Building Envelope Systems	Fair	$1,000,325.00
5. Roofs	Fair	$2,140,000.00
6. Door, Frames, and Hardware	Fair	$103,500.00
7. Interior Finishes	Fair	$4,659,912.00
8. Restrooms	Fair	$2,951,000.00
9. Food Service	Good	$28,808.00
10. Athletic Components	Fair	$755,700.00
11. Fine Arts	Fair	$1,571,300.00
12. TEA Standards	Good	$388,800.00
13. Site – Civil	Good	$350,000.00
14. Structural Systems	Good	$10,000.00
15. Mechanical Systems	Fair	$6,667,000.00
16. Commissioning	Good	$140,045.50
17. Electrical Systems	Good	$6,250.00
18. Plumbing Systems	Good	$50,500.00
19. Energy Systems and Controls	Good	$0
20. Life Safety – Low Voltage Systems	Poor	$600,195.00
21. Fire Sprinklers	Good	$0
22. Vertical Circulation	Good	$65,000.00
23. Security Systems and Design	Fair	$69,740.00
24. Administration and Maintenance Departments	Good	$129,800.00
25. Educational Adequacy	Fair	$6,113,900.00
CAMPUS TOTAL		$27,836,775.50

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville Hendrickson High School resides on an 66.12+/- acre site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the west to the east line of the tract towards an existing drainage easement. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 35 handicapped spaces 1024 parking spaces for a total of 1059 parking spaces. Detention pond is on site and maintained by the district.

Drainage Conditions:

1. Compacted soils/missing grass are present near bus pickup area and generally around the backside of the building.
2. Ponding in small areas was evident all over parking lot.
3. Areas missing grass are present on north side of detention pond.
4. Outlet of detention pond has brush growing inside of outlet structure.

Parking and Pavement Conditions:

1. Visible degradation and/or missing calk around building and sidewalk areas including areas behind curb.

2. All parking lot and fire lane striping is faded and needs repainting.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

Hendrickson High School consists of six buildings and a stadium:

1. The exterior envelope of the high school consists of brick, concrete block, aluminum panel and stucco veneers, aluminum windows and insulated glass, and aluminum & plaster soffits.
2. The exterior envelope of the shop building consists of a concrete block veneer and aluminum windows with insulated glass.
3. The exterior envelope of the athletics building consists of brick & stone veneers, aluminum windows and insulated glass, and plaster soffits.
4. The exterior envelope of the home & vistor concessions and ticket building consists of a cocnrete block veneer and plywood soffits.
5. The home press box is a pre-manufactured building with vinyl exterior siding.

BUILDING CONDITION: EXTERIOR



Exterior building signage



Exterior columns and soffit



Flat window sill



Weep condition



Effects of moisture in masonry at flat window sill

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade at the Entry and B100 wing.
2. Veneer at all windows needs cleaning due to mold and water stains.
3. No through-wall flashing observed at foundation or lintels.
4. Aluminum wall panels and plaster soffit at front entry need cleaning and protection from birds.
5. Ramp and stairs at kitchen dock are too narrow and the handrails are too high to meet ADA compliance.
6. Art & Kitchen screen walls are flat and do not properly drain water. Veneer needs cleaning due to water stains.
7. Downspout collection boxes are leaking at Entry, Art & A100 wing. Replace and clean veneer.

Exterior windows

1. All window sills are flat and do not properly drain water.
2. Typical classroom windows are in fair condition. Replacement is recommended if flat sills are fixed.
3. Curtain wall frames at Library and Cafeteria has several frame pieces that are in poor condition. Several panes of glass are in poor condition.

Soffits

1. No deficiencies noted.

Canopies

1. No deficiencies noted.

Shop Building & Athletic Complex

1. Shop Building
    a. No through-wall flashing observed at foundation or lintels.
2. Athletics Building
    a. Weeps are at or below grade along south and east sides of building.
    b. No through-wall flashing observed at foundation or lintels.
3. Home & Visitor Concessions and Ticket Building
    a. No through-wall flashing observed at foundation or lintels.
    b. No accessible drinking fountains.
4. Overall, the stadium press box is in fair condition and is accessible.
5. Home grandstands are missing benches at one entire section.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, 2x2 lay-in tile ceiling and 2x4 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



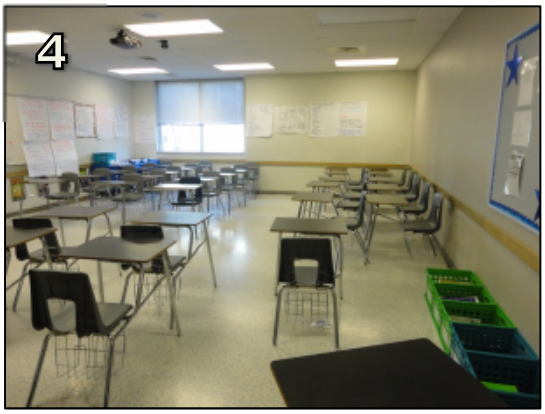
Typical Corridor



Typical Restroom



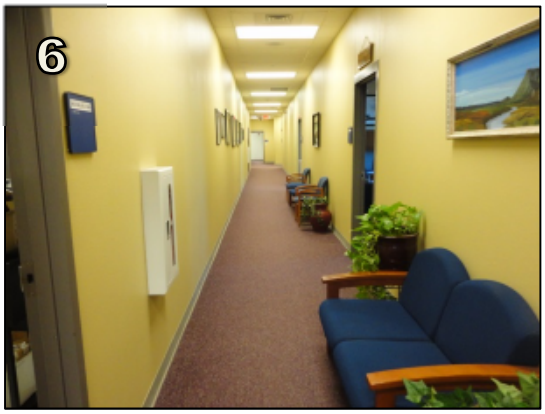
Stair treads in poor condition



Typical Classroom



Stage at Cafeteria



Administration Corridor

FINISHES

Classrooms
1. VCT Flooring in room B204 is in poor condition and needs replacement.
2. VCT flooring in the following rooms is in fair condition and will need replacement: B109, B12, B209, B214, B215, E201, F201, F202, Science Shop.
3. Paint on CMU walls in the following rooms is in fair condition and will need refurbishing: Science Shop
4. Paint on gypsum board walls throughout all classrooms is in fair condition and will need refurbishing.
5. 2x4 ceilings in the following rooms are in fair condition and will need replacement: A101, A102, A103, A104, B-wing Classrooms, Second Floor B-wing Classrooms, C105, C106, C107.
6. Water Stains were observed in Classrooms B112, B212 and B213.

Library
1. Carpet tile in the Library is in fair condition and will need replacement.
2. Paint on gypsum board walls in the Library and Library Computer Lab is in fair condition and will need refurbishing.
3. Lay-in ceiling tile in the Library Conference Room and Library AV Storage Room is in fair condition and will need replacement.
4. Lay-in ceilings in the Library Workroom and Library Computer Lab are in poor condition and need replacement.
5. Water Stains were observed on ceiling tiles in the Library and Library Computer Lab.

Physical Education
1. Rubber Tile flooring in the Dance/Drill room is in poor condition and needs replacement.
2. Paint on CMU walls in the following rooms is in fair condition and will need refurbishing: Dance/Drill Room, Dance/Drill Locker Rooms, Gym Storage, Chair Storage,
3. 2x4 Ceilings in the following rooms are in fair condition and will need replacement: Gym Storage Room.
4. 2x4 Ceilings in the following rooms are in poor condition and need replacement: Chair Storage Room, Weight Room, and Laundry Room.

Fine Arts
1. VCT Flooring in the following rooms is in poor condition and needs replacement: Band Dressing Room, Band Percussion Storage, Band Workroom, Color Guard Storage.
2. VCT flooring in the following rooms is in fair condition and will need replacement: Stage Corridor, Rehearsal Hall, Black Box.
3. Paint on gypsum board and CMU walls in the following rooms is in fair condition and will need refurbishing: PAC Lobby, PAC Dressing Rooms, all Art Rooms, Art Kiln Room, Black Box, Black Box Office, Dance Office, Dance Storage, Band Percussion Storage, Band Woodwind Storage, Band Workroom, Band Office, Band Storage.
4. Gypsum board walls in the following rooms are in poor condition and need replacement: Music Corridors, Band Hall, PAC Second Floor, Choir Library, Rehearsal Hall, Color Guard Storage.
5. Acoustic panels in the PAC Theater First Floor and Music Storage Room are in poor condition and need replacement.
6. Acoustic panels in the Band, Black Box, Music Practice, and Music Library are in fair condition and will need replacement.
7. 2x4 Ceilings in the following rooms are in fair condition and will need replacement: all Art Rooms, Band Dressing Room, Stage Corridor, Band Percussion Storage, Band Workroom, Band Office, Color Guard Storage
8. 2x4 Ceilings in the following rooms are in poor condition and need replacement: Art Storage, Band Woodwind Storage
9. The Elevator in the PAC was observed to out of order.

10. All PAC second floor lights were observed to be out of order.
11. Water Stains were observed on the ceiling tile of the Stage Corridor.

Cafetorium/Kitchen

1. Cracking was observed in the CMU walls of the Kitchen.
2. Water stains were observed on the ceiling tiles of the Cafeteria.

Administration

1. VCT flooring in the D-wing Workroom is in fair condition and will need replacement.
2. Carpet tile in the reception area is in fair condition and will need replacement.
3. Paint on gypsum board walls in the following rooms is in fair condition and will need refurbishing: Nurse's Clinic, A-wing Office, Reception Area, all Administration Offices, ISS Room, Teachers' Lounge.
4. Plastic Laminate Panels in the Teachers' Lounge and Nurse's Clinic are in poor condition and need replacement.
5. 2x4 ceiling tiles throughout all administrative rooms are in fair condition and will need replacement. B-wing Teacher's Work Room, Second Floor D-wing Office.

Corridors, Elevators, and Stairwells

1. VCT flooring in the following rooms is in poor condition and needs replacement: B-wing Corridor,
2. VCT flooring in the following rooms is in fair condition and will need replacement: D-wing Corridor, Second Floor D-wing Corridor, F-wing Corridor, Second Floor D-wing Corridor, E-wing Corridor, Second Floor E-wing Corridor, Second Floor F-wing Corridor, Stage Corridor, Athletics Corridor.
3. Paint on CMU walls in the following rooms is in fair condition and will need refurbishing: Art-wing Corridor, Stage Corridor, PAC Stairwells.
4. Paint on gypsum board walls in the following rooms is in fair condition and will need refurbishing: B-wing Corridor, C-wing Corridor, Second Floor C-wing Corridor, D-wing Corridor, E-wing Corridor, Second Floor E-wing Corridor, Main Corridor.
5. Gypsum board walls in the Athletics Corridor are in poor condition and need replacement.
6. Plastic laminate panels throughout the D-wing Corridors are in fair condition and will need replacement.
7. Lay-in ceiling tiles in the following corridors are in fair condition and will need replacement: C-wing Corridor, Second Floor C-wing Corridor, D-wing Corridor, Second Floor D-wing Corridor, E-wing Corridor, Second Floor E-wing Corridor, Main Corridor, Athletics Building Corridor.
8. Water Stains were observed in the D-wing Corridor and the Athletics Building Corridor.

Restrooms

1. Toilets in the following restrooms are in poor condition and need replacement: Kitchen ADA Stall.
2. Toilets in the following restrooms are in fair condition and will need replacement: Men's C-wing.
3. Urinals in the following restrooms are in fair condition and will need replacement: Men's C-wing.
4. Lavatories in the following rooms are in fair condition and will need replacement: Men's C-wing.
5. Plastic laminate toilet partitions in the following restrooms are in poor condition and need replacement: Men's C-wing, Men's Second Floor C-wing, Men's PE Locker Room, Men's Music Locker Room.
6. Plastic laminate toilet partitions in the following restrooms are in fair condition and will need replacement: Men's B-wing, Men's Second Floor B-wing, Men's Second Floor F-wing, Men's JV Locker Room, Men's Varsity Locker Room.
7. Ceramic floor and wall tiles in restrooms throughout the campus are in fair condition and will need replacement: Men's B-wing, Men's Second Floor B-wing, Men's C-wing, Men's F-wing, Men's Second Floor F-wing, Kitchen, Men's JV Locker Room, Men's Varsity Locker Room, Library.
8. Ceramic wall tiles in the following rooms are in poor condition and need replacement: Men's B-wing, Men's C-wing, Men's JV Locker Rooms, Women's Varsity Locker Rooms.
9. 2x4 lay-in ceiling tiles in the following restrooms are in poor condition and need replacement: Men's and Women's Music Restrooms, Men's PE Locker Rooms.
10. 2x4 lay-in ceiling tiles in the following restrooms are in fair condition and will need replacement: Men's JV Locker Rooms, Men's Varsity Locker Rooms.
11. Water stains were observed on ceiling tiles in the following restrooms: Men's PE Locker Room.

Support

1. VCT flooring in the following rooms is in fair condition and will need replacement: Main Corridor Custodian, B-wing Custodian, C-wing Custodian, E-wing Storage.

2. Concrete floors in the following rooms are in fair condition and will need refurbishing: Main Corridor Custodian, B-wing Custodian, C-wing Custodian, Second Floor C-wing Custodian, Second Floor D-wing Custodian, Gym Storage Room, Gym Chair Storage Room.
3. Paint on CMU walls in the following rooms is in fair condition and will need refurbishing: Art-wing Mechanical Room.
4. Gypsum board walls in the following rooms are in poor condition and need replacement: Music Custodian.

Athletics Building

1. Cracks were observed in the CMU walls of the Athletics Building Weight Room.
2. Carepted benches in the Locker Rooms are in fair condition and will need replacement.
3. 2x4 Lay-in Ceiling in the Athletics Building Weight Room is in fair condition and will need replacement.

DOORS, FRAMES, & HARDWARE

Exterior

1. Repaint (30) hollow metal doors and frames

Interior

1. Replace (7) wood doors and repaint frames.
2. Refurbish (15) wood doors and repaint frames.

Shop Building

1. No deficiencies noted.

Athletics Building

1. Replace (7) hollow metal doors and repaint frames.
2. Replace (30) wood doors and repaint frames.

Home & Visitor Concessions and Ticket Building

1. No deficiencies noted.

CASEWORK

Classrooms

1. The casework in Science Labs B206, B216, and C113 is in poor condition and needs replacement.
2. The casework, countertops, and sinks in Science Labs B201, B202, B204, B205, B207, B208, B209, B211, B212, B214, B215, B216, and Life Skills B112 are in fair condition and will need refurbishing.

Library

1. The Check-out Desk in the Library is in fair condition and will need replacement.

Physical Education

1. No deficiencies noted.

Fine Arts

1. Plastic Laminate countertops in the PAC Dressing Rooms are in Poor condition and need replacement.
2. Casework in the Band Woodwind Storage, Band Percussion Storage, Band Workroom is in poor condition and needs replacement.
3. Casework in all Art Rooms is in fair condition and will need replacement.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Fine Arts
1. Wood trim and handrails throughout the PAC were observed to be in fair condition and will need replacement.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. At between 1,140sf and 1,265sf, Science Lab/Lecture Combinations B201, B202, B204, B205, B206, B207, B208, B209, B210, B211, B212, B213, B214, B215, B216, and B217 are under the TEA required 1,400sf.

ADA/TAS DEFICIENCIES

1. The following restrooms are missing compliant alternate stalls – B wing Mens Restroom, C wing Mens Restroom (both floors), F wing Mens Restroom (both floors), Restrooms near the Cafetorium/Gym, Athletics Freshman Locker Room, and Athletics JV/Varsity Locker Room.
2. The accessible stall in the Restrooms near the Cafetorium/Gym is not adequately sized.
3. The accessible shower seat height does not fall within the 17"-19" range in the following rooms – Womens Freshman/JV Locker Room, Womens PE Locker Room, Womens Varsity Locker Room, Mens PE Locker Room, Mens JV Locker Room, Mens Varsity Locker Room, Coaches Restrooms, Athletics Freshman Locker Room, Athletics JV/Varsity Locker Room.
4. The shower hose is non-compliant in the Mens JV Locker Room, Athletics Freshman Locker Room, and Athletics JV/Varsity Locker Room.
5. The rim of the sink in Classroom F109 is too high.
6. The sinks in the following rooms do not have adequate toe clearance – Classrooms/Labs B201, B202, B207, B216, and B217.
7. The sinks in the following rooms do not have insulation on exposed piping - Restrooms near the Cafetorium/Gym, Serving Lines, Kitchen, Boys PE Locker Room, and the Restrooms near the Auditorium.
8. The following rooms have soap/paper towel dispensers that are outside of allowable reach range – Serving Lines, Kitchen, Kitchen Restroom, Mens Varsity Lockers, Coaches Restrooms, Atheltics Restrooms, Athletics Training Room, Athletics Freshman Locker Room, Athletics JV/Varsity Locker Room.
9. Nearly all of the signage on the campus is not mounted at a compliant height.
10. The Womens Freshman/JV Locker Room does not have a compliant changing bench.
11. The Mens JV Locker Room mirrors are non-compliant.

BUILDING CODE DEFICIENCIES

1. The handrails at the Cafetorium platform are in poor condition and need replacement.
2. The doors in the following rooms are missing panic hardware – Labs B106, B107, B108, B110, B112, B113, B201, B202, B204, B205, B206, B207, B208, B209, B210, B211, B212, B213, B214, B215, B217, C108, C201, C202, C203, C204, C208, C210, D101, D102, D103, E102, E103, F207, F208, G103, G104, and all Electrical rooms.
3. Drinking Fountains are required in the Cafeteria.

Mechanical Systems

The mechanical systems at Hendrickson High School consists of Lennox and Aaon direct expansion packaged rooftop units with gas heating. The packaged rooftop units are supplied make-up air by 12, Semco air handling units located on the roof. The Semco MAUs use Trane condensing units for their operation. The building EMCS is a Novar control system.

The HVAC equipment is original to the school which was constructed in 2003. The units were actually manufactured in 2001. The recommended service life for this equipment is 15-20 years, so it is recommended that the HVAC system be replaced in the next five to ten years. The gas piping is showing signs of wear and will need to be replaced when the units are replaced The condensate piping is also showing signs of wear and will need to be replaced when the units are replaced.

Electrical Systems

Hendrickson High School is served by a single electrical service. The Main Switch Board (MSB) is a Square D 5000A 480Y/277V 3 Phase switch board. Switchboard MDP is located in the administration offices and is a Square D 5000A 480Y/277V 3 Phase switch board. Both systems appear to be in moderate condition and have little room for expansion. The facility is served by Square D panels located throughout the building. The electrical panels appear to be in moderate condition without much room for expansion.

The computers are fed from panels with TVSS and isolated ground power. These panels are in good condition and appear to have room for expansion if computers are added to the campus.

Lighting Systems

The lighting system is in good condition and is primarily composed of T8 lamps with electronic ballasts. There are several fixtures or lamps throughout the facility that have failed and need to be replaced.

The parking lots and entry areas are equipped with pole lighting and canopy lighting with wall pack lights surrounding the building.

Plumbing Systems

The plumbing system consists of Crane wall mount urinals with floor drains that have automatic and no flush valves. The water closets are Kohler floor mounted fixtures with manual flush valves. The lavatories are Crane wall mount fixtures with manual control. The electric water coolers are wall mounted and manufactured by Elkay. The systems appear to be in moderate condition.

The main hot water heaters are two PVI 400 gallon units located in a mechanical room with outside access. The units were manufactured in 2002 and in moderate condition. There are also four smaller Rheum, Bradford White and GE hot water heaters located in custodial closets. The main hot water heaters will need to be replaced in the next 5 years.

The building is sprinkled.

Fire Alarm

The fire alarm system at Hendrickson High School was manufactured by Notifier in 2003 and is nearing the end of its useful life. There appears to be a sufficient amount of smoke detectors and strobes throughout the facility which provides adequate coverage to the campus.

Deficiencies

- Replace HVAC system in 5-10 years.
- Replace gas piping when HVAC system is replaced.
- Replace condensate when HVAC system is replaced.
- Upsize or provide new MSB if there is a building addition.
- Replace two 400 gallon PVI hot water heaters in 5 years.
- Replace approximately 50 lamps that have failed.
- Replace Fire alarm panel in next 2 years



MSB



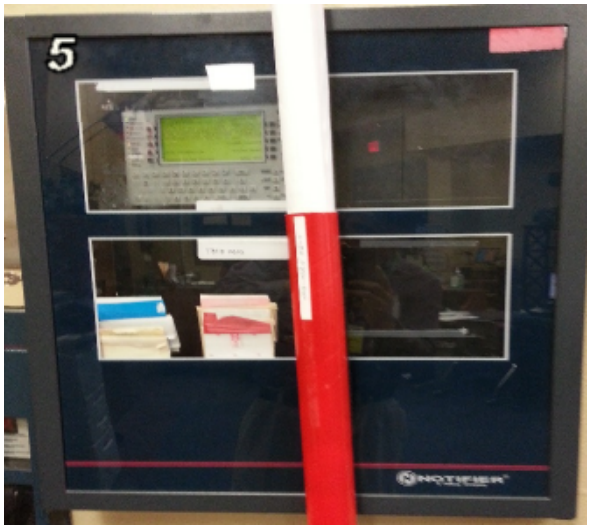
MDP



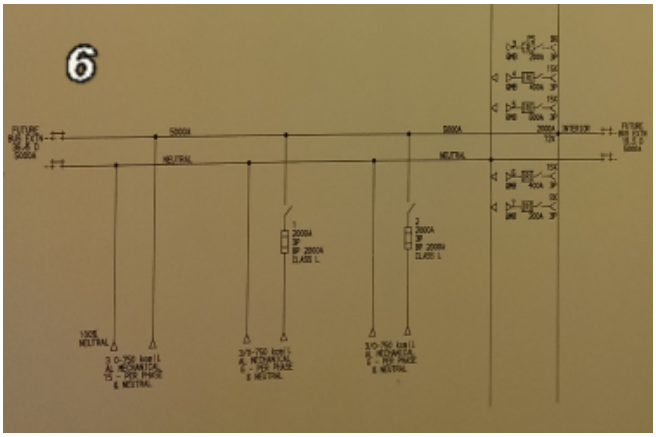
TVSS and Isolated Ground



Main Hot Water Heaters



Fire Alarm Panel



Electrical Layout of Building



1) Roof system installed 2004
2) Approximate square footage 229,897
3) System installed appears to be a two ply modified bitumen over rigid board insulation. Metal standing seam roof panels.
4) Numerous areas of open base and wall flashings.
5) Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.
6) Current continual conditions will require the roof to be overlaid or replaced within the next 10-14 years if not maintained.
7) Replacement by year 2018
   a. Overlay: $1,400,000.00
   b. Total Reroof: $ 4,140,000.00

   *costs in 2014 dollars



Overview of the Facility



Overview of the roof system.



Open base flashing at the wall system



Open Base flashing. Possible water entry point



Open ridge cap. Possible water entry point.



Blister occurring in the field of the roof.



Granules are eroding and leaving the membrane fiberglass re enforcement exposed.



Overview of the roof system.



Overview of the roof system



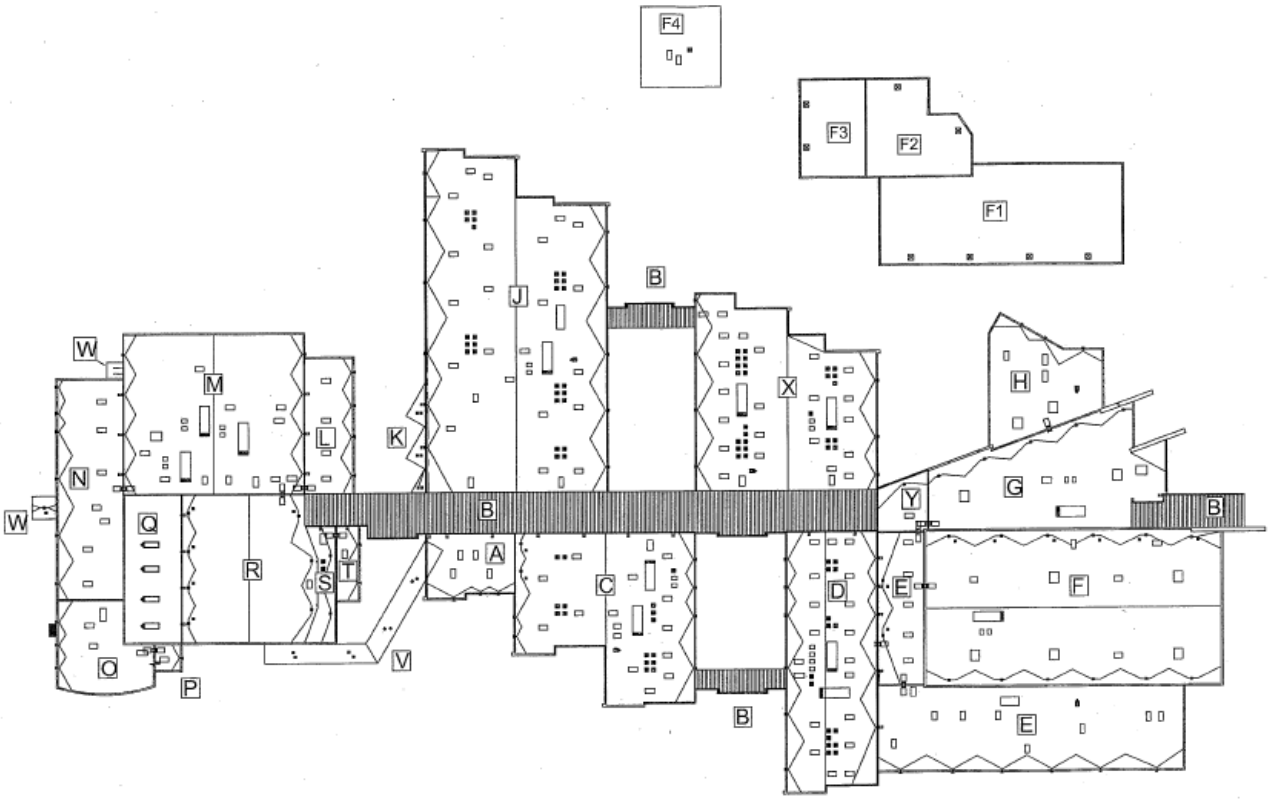
Open Base flashing. Possible water entry point



Open Base flashing. Possible water entry point



Overview of roof area


F4
F3
F2
F1
B
J
X
H
W
M
L
K
N
W
Q
R
S
T
B
A
C
D
E
Y
G
B
F
V
O
P
B
E

Fields Study and Renovation Master Plan



Field Inventory

The Hendrickson High School campus stadium includes one (1) rubber infill synthetic turf football/soccer field, surrounded by a rubberized running track. The field is approximately 86,000 square feet. The subgrade drainage system is 1" thick with a drainage mat on top of a thin plastic liner. There are large drain lines at the field edge running up both sidelines to carry rain water away.

Football/Soccer Stadium
Synthetic turf football field is installed over 1" drainage pad. The drainage pad is laid over a plastic liner. Underground drainage is collected at the field sidelines carried under the track to the school storm system. The field is held in place by the wood edge anchor the surrounds the synthetic turf field. The field is lined for football and soccer.



Field Conditions

Synthetic Turf

The synthetic turf has a pile height of less than 2" and is a slit film/monofilament fiber. The field synthetic turf has some degradation at the tips of the fiber (see photo to right). Fiber B is a pristine fiber from under the goal post pad. Fiber A, C, D and E are from the field and show the wear at the tips. The white (C) and blue (A) fiber is breaking down faster. If you look down the field from a quarterback perspective the white lines disappear. There are numerous seams that are failing and should be reglued. The carpet has shrunk at the edges and is no longer attached at the wood edge anchor. On the south side "D" zone the jump pit sand has spread at the field edge causing the field to become concrete like. Jump pit covers and the cleaning up of sands will help eliminate this in the future.



Field Grade

The field subgrade has moved. This is evident by the rolling of the football and soccer lines. This indicates that the subgrade has settled or heaved from water introduction.



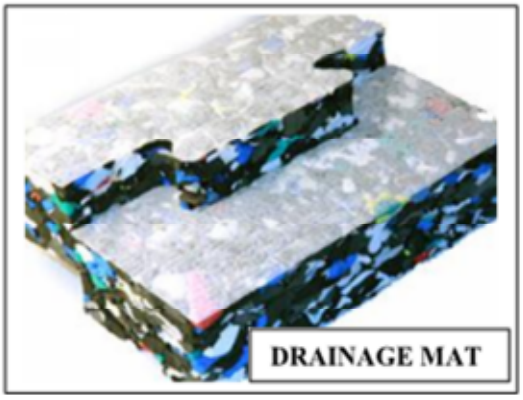
Field Edges

The track edge slot drain concrete curb was not installed on the field side. This has led to the slot drain being cracked in numerous places. The wood edge anchor was not treated wood and is decomposing quite rapidly. This should be replaced during the recarpeting since the rotted wood is causing impaling pieces of wood and will no longer hold the carpet nails. The concrete curb of the track is in good shape and will not have to be replaced.



Drainage

The field is a drain mat system. The profile is a synthetic turf field on top of a 1" thick drain mat which sits on top of what looks to be a 20 mil plastic liner. In this system, water will drain through the carpet and drain mat hitting the plastic liner. Water will than proceed to flow down slope to the field edges and enter a trench filled with gravel. At the bottom of the trench a large perorated drain pipe will be sloped downhill to drain water under the track and into a storm sewer. These systems will work okay for one carpeting but with the expansive soils in Texas they will tend to start to move up and down. The only way to correct this is to remove and replace everything.


DRAINAGE MAT

In Conclusion

The track concrete edge should be replaced or at least completed on the inside of the slot drain. The synthetic field, edge anchor and subgrade will need to be replaced. This will involve disposing of the synthetic field at a land fill. The drain mat could be reused but the subgrade below will have to be heavily renovated. I would suggest pulling the drain mat and setting it aside. Excavating the field profile down 6", installing a new heavier sealed plastic liner, several more drain lines and 5" of drainage aggregate. Reinstall the drain mat and place a new carpet on top.

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Convection Oven (1)
2. New Steamer (1)
3. New Charbroiler (1)

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior unreinforced masonry walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modification to the Unreinforced Masonry is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Pflugerville High School

Huckabee

CAMPUS DATA



Pflugerville High School was PISD's first high school when it opened in 1973. The 50 acre-campus faces north on Pecan St and has had numerous additions & remodeling projects over the years. The southwest portion of the site is shared with Pflugerville MS as well as the PACE and Provan Programs. Being in the middle of the built-out center city area, the enrollment is under capacity and is projected to grow only slightly over the next 10 years. As with any 40-year old school, there are numerous needs that include instructional items such as a variety of CATE programs as well as Fine Arts and Athletics additions and renovations. Significant HVAC work needs to be performed soon as should roof replacement, door and hardware replacement, building envelope upgrades, the installation of a complete fire sprinkler system.

PFLUGERVILLE HIGH SCHOOL 1301 Pecan Street West Pflugerville, TX 78660	
Facility #	001
Year Built	1973
No. of Buildings	Multiple Addn's
No. of Portables	2
Approx. Total Square Footage	363,144
Grades Served	9-12
Current Enrollment (2013/14)	2,228
Approx. Capacity	2,350
Building Levels	2

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$26,500.00
2. Accessibility	Fair	$81,500.00
3. Site Playgrounds	N/A	N/A
4. Building Envelope Systems	Poor	$1,952,576.00
5. Roofs	Poor	$5,060,000.00
6. Door, Frames, and Hardware	Poor	$646,200.00
7. Interior Finishes	Poor	$4,857,728.00
8. Restrooms	Fair	$2,798,250.00
9. Food Service	Good	$121,048.00
10. Athletic Components	Fair	$1,202,400.00
11. Fine Arts	Fair	$1,943,800.00
12. TEA Standards	Good	$1,000.00
13. Site – Civil	Good	$225,000.00
14. Structural Systems	Fair	$693,800.00
15. Mechanical Systems	Poor	$2,938,250.00
16. Commissioning	Good	$127,100.00
17. Electrical Systems	Good	$9,500.00
18. Plumbing Systems	Good	$142,500.00
19. Energy Systems and Controls	Fair	$1,030,000.00
20. Life Safety – Low Voltage Systems	Good	$544,719.00
21. Fire Sprinklers	Poor	$998,646.00
22. Vertical Circulation	Good	$0
23. Security Systems and Design	Good	$116,050.00
24. Administration and Maintenance Departments	Good	$250,000.00
25. Educational Adequacy	Fair	$8,464,400.00
CAMPUS TOTAL		$34,230,967.00

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville High School resides on an 11.08+/- acre site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the north to the south line of the tract towards a regional detention pond. Parking consists of Asphalt paving and the service drive / courtyard are constructed out of concrete paving. There are 30 handicapped spaces 1045 parking spaces for a total of 1079 parking spaces. A portion of the parking area is shared with the administration building. A regional detention pond takes care of the storm water from this site. No district maintenance is required.

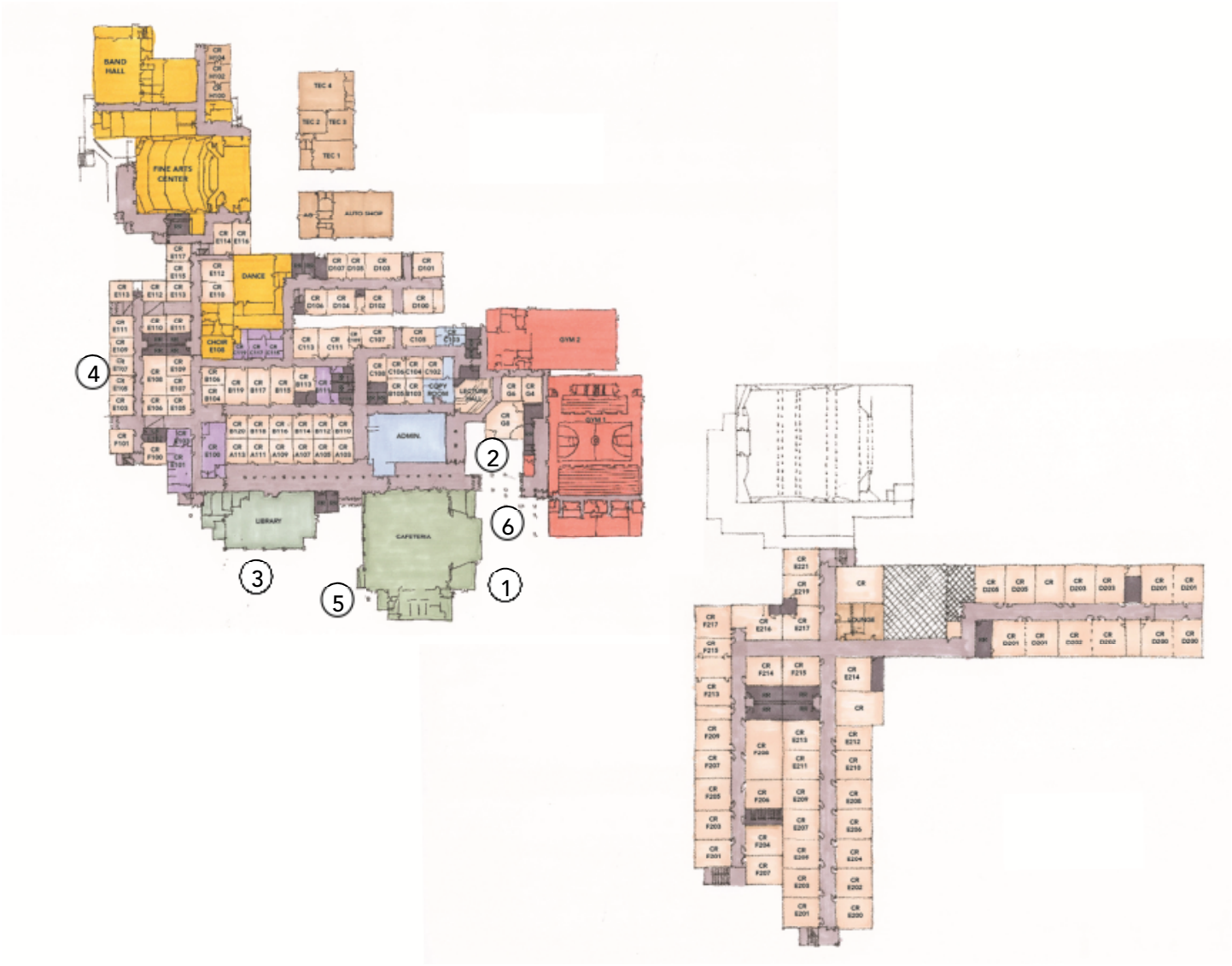
Drainage Conditions:

No deficiencies noted.

Parking and Pavement Conditions:

1. Visible degradation and/or missing calk around building and sidewalk areas including areas behind curb.
2. Seal coating is needed on paving areas along backside of building to prevent future cracking.
3. Delineation striping for parent drop off and bus lanes along with fires lane striping is faded and needs repainting.
4. Ponding in small areas was evident all over parking lot.

BUILDING CONDITION: EXTERIOR



Pflugerville High School consists of eleven buildings and a stadium:

1. The exterior envelope of the high school consists of concrete block and metal panel veneers, tilt-up concrete panels, aluminum windows and non-insulated glass, and metal panel & plaster soffits. A recent addition has been made at the Fine Arts Center.
2. The exterior envelopes of the two shop buildings consist of a metal panel.
3. The exterior envelope of the matt/training room consists of a metal panel.
4. The exterior envelope of the athletics building consists of concrete and metal panel veneers, aluminum windows and insulated glass, and metal panel soffits.
5. The exterior envelope of the softball fieldhouse consists of a concrete block veneer.
6. The exterior envelope of the tennis fieldhouse consists of a single-wythe concrete block and plywood soffits.
7. The exterior envelopes of the four stadium buildings consist of a single-wythe concrete block and plywood soffits.
8. The home and visitor press boxes are a pre-manufactured buildings.

BUILDING CONDITION: EXTERIOR



Exterior Signage



Typical storefront entrance



Typical exterior window



Typical window sill



Crack in exterior concrete wall



Exterior masonry column

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Concrete block veneer is in fair condition and needs cleaning due to mold and water stains. (Exception: fine arts addition & competition gym)
2. Weeps are at or below grade at areas of concrete block veneer. (Exception: fine arts addition & competition gym)
3. Wood paneling at practice gym is in poor condition and needs to be replaced.
4. Pre-finished metal wall panels at competition gym are in fair condition.
5. Control joints and expansion joints are in poor condition and need new sealant.
6. No through-wall flashing observed at foundation or lintels. (Exception: fine arts addition & competition gym)
7. Downspouts and gutters are in poor condition and need to be replaced. (Exception: fine arts addition & competition gym)
8. Screen and site walls at kitchen and Fine Arts Center are cracking and showing efflorescence.
9. Ramps and stairs at Fine Arts Center are non-compliant, pavement is in poor condition, and handrails are non-compliant.

Exterior windows

1. All windows are in poor condition and have non-insulated glass. Windows need to be replaced. (Exception: fine arts addition)

Soffits

1. No deficiencies noted.

Canopies

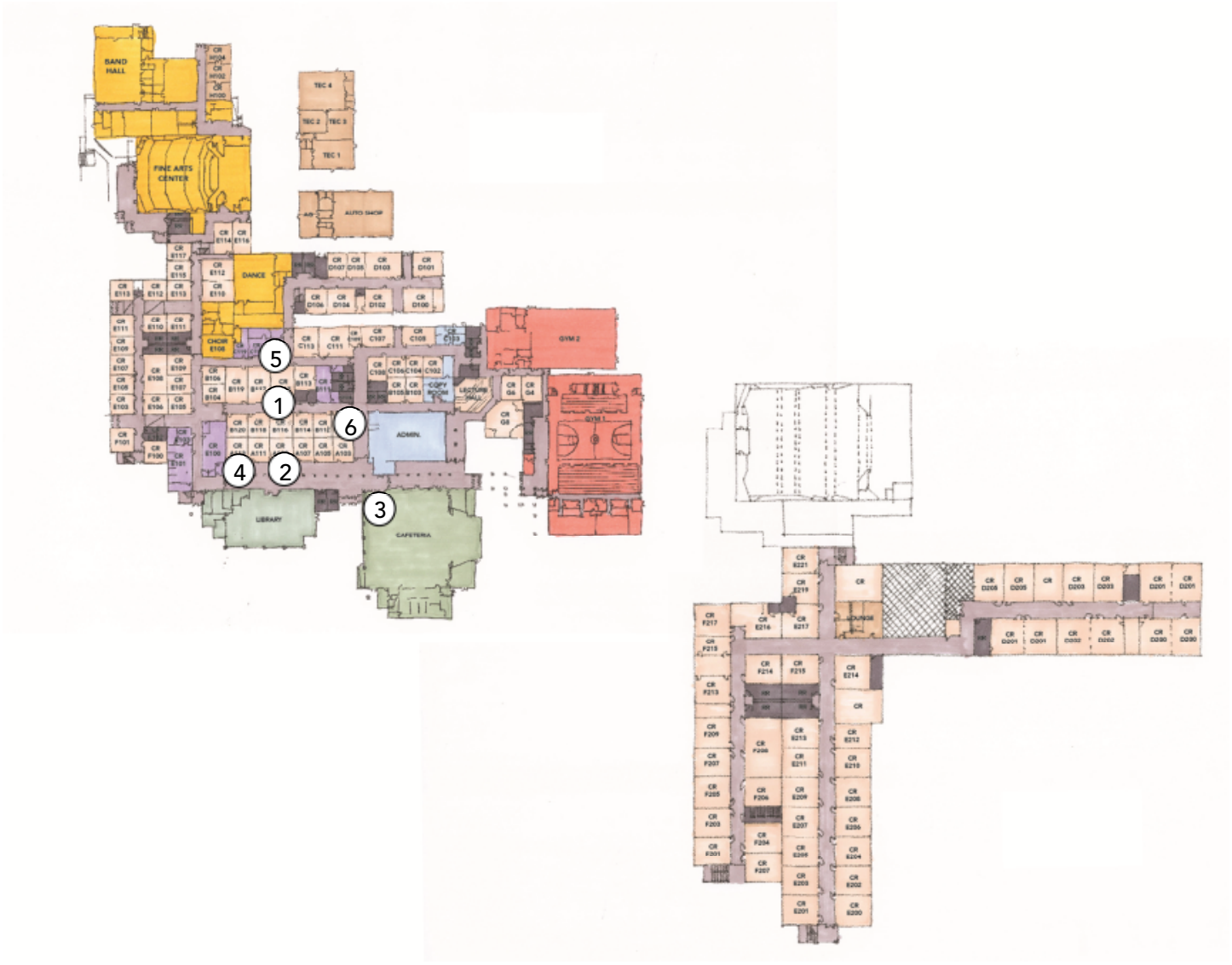
1. No defcicienies noted.

Shops & Athletic Complex

1. Auto & Tech Shop Buildings
    a. No deficiencies noted.
2. Matt/Training Room Building
    a. Pre-manufactured metal building envelope is in poor condition. Roof and walls leak.
3. Athletics Building
    a. Concrete block veneer is in fair condition and needs cleaning due to mold and water stains.
    b. Pre-finished metal wall panels are in fair condition.
    c. Downspouts are in poor condition and need to be replaced.
    d. Windows are in poor condition and need to be replaced.
    e. Metal panel soffits are in fair condition.
4. Softball Fieldhouse
    a. No deficiencies noted.
5. Tennis Fieldhouse
    a. Concrete block veneer and plywood soffit need to be repainted.
    b. No accessible drinking fountains.
6. Stadium Home & Visitor Concessions & Ticket Buildings

    a. Concrete block veneer and plywood soffit need to be repainted.
    b. No accessible drinking fountains.
    c. Signage is non-compliant.
    d. Pavement grading around north concession building is non-compliant.
7. Overall, the stadium press boxes are in fair condition but have no accessible pathway.
8. Grandstands
    a. Access aisle steps do not have handrails at home, visitor or overflow.
    b. No compliant accessible seating areas due to lack of companion seating areas.
    c. Concourse, access ramp and stair handrails and guardrails are non-compliant at home and visitor.
9. Goal posts at practice field are in poor condition and need to be replaced.

BUILDING CONDITION: INTERIOR



Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall and CMU walls, plastic laminate wall panels, ceramic wall tiles, and 2x4 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Typical locker condition



Entrance Corridor



Cafeteria



Noncompliant drinking fountains



Typical Classroom Corridor



Damaged VCT

FINISHES

Classrooms

1. VCT flooring in Classrooms throughout the A-wing, C-wing, is in poor condition and needs replacement.
2. VCT flooring in Classrooms throughout the B-wing, D-wing is in fair condition and will need replacement.
3. Rubber base in Classroom throughout the B-wing, C-wing, E-wing is in poor condition and needs replacement.
4. Paint on gypsum board walls throughout the A-wing, B-wing, C-wing, D-wing and F-wing is in poor condition and needs replacement.
5. Paint on gypsum board and CMU walls throughout the E-wing are in poor condition and need replacement.
6. Cracks were observed in the gypsum board wall of Room C113.
7. 2x4 lay-in ceilings in Classrooms throughout the A-wing and C-wing are in fair condition and will need replacement.
8. 2x4 lay-in ceilings in Classrooms throughout the E-wing and F-wing are in poor condition and need replacement.
9. Water stains were observed on ceiling tiles in Classrooms throughout the C-wing.
10. Concrete flooring in the Tech Shop is in fair condition and needs refurbishing.
11. VCT flooring in the Auto and Tech Classrooms is in poor condition and needs replacement.
12. VCT flooring in rooms G4, G6 and G10 is in poor condition and needs replacement.
13. VCT flooring throughout the photography Dark Rooms is in poor condition and needs replacement.
14. VCT flooring and Paint on CMU walls in room C17 are in poor condition and need replacement.
15. Carpet throughout the Lecture Hall is in poor condition and needs replacement.
16. VCT flooring, gypsum board walls, and 2x4 ceilings throughout the Photography Rooms F215 and F217 are in poor condition and need replacement.
17. Paint on gypsum board and CMU walls throughout the Photography Dark Rooms, Tech Classrooms and Lecture Hall is in fair condition and will need replacement.
18. Paint on gypsum board walls in rooms G4, G6, and G10 is in fair condition and will need replacement.
19. Vinyl Panels in room E210 are in poor condition and need replacement.
20. 2x4 lay-in ceilings in the Auto Shop and Tech Loft are in poor condition and need replacement.
21. 2x4 ceilings throughout the Tech Classrooms are in fair condition and will need replacement.

Library

1. Rolled Carpet and VCT flooring throughout the Library and supporting spaces are in poor condition and need replacement.
2. Paint on gypsum in the Library Offices and Storage Rooms is in fair condition and will need refurbishing.
3. Casework in the Library is in fair condition and will need replacement.
4. Casework in the Library Offices and Storage Rooms is in poor condition and needs replacement.

Physical Education

1. VCT throughout the Athletics Locker Rooms and Concession Room is in poor condition and needs replacement.
2. Epoxy flooring throughout the PE Locker Rooms is in poor condition and needs replacement.
3. Rolled carpet in the Athletics Office is in poor condition and needs replacement.
4. VCT in the Laundry Room and PE Coaches' Offices is in poor condition and needs replacement.
5. VCT in the Athletics Coaches' Office is in fair condition and will need replacement.
6. Paint on CMU walls throughout all Athletics Rooms are in fair condition and will need to be refurbished.
7. Cracks were observed in the CMU walls of the Athletics Corridor.
8. Gypsum walls throughout the PE Locker Rooms are in poor condition and need replacement.
9. 2x4 Lay-in ceilings throughout all Athletics rooms are in poor condition and need replacement.

10. Water stains were observed in the ceiling tiles of the Weight and Training Rooms.
11. Benches throughout the Athletics and PE Locker Rooms are in poor condition and need replacement.
12. 200 Lockers are is fair condition and will need to be refurbished.
13. 47 Lockers are in poor condition and need replacement.

Fine Arts

1. Rolled Carpet in the PAC Theater is in poor condition and needs replacement; sealed concrete is in fair condition and needs refurbishing.
2. VCT in the Black Box is in fair condition and will need replacement.
3. Wood Flooring at the PAC Stage is in fair condition and will need refurbishing.
4. Carpet tile in the Black Box Office is in poor condition and needs replacement.
5. The wood floor of the Cafetorium Stage is in poor condition and needs replacement.
6. One curtain is in poor condition and needs replacement.
7. VCT flooring in the Band Hall PAC Lobby, Stage Storage Room, PAC Shop and Ensemble Percussion Room is in poor condition and needs replacement
8. Tread depths and riser heights to the Stairs in the PAC shop are not compliant, and handrails are missing the required 12" extension.
9. Water stains and dripping water were observed in the PAC Shop ceiling.
10. Paint on CMU walls in the PAC Stage, Choir Room, Dance Hall, Dance Dressing Rooms, and at the PAC Ramp is in fair condition and will need replacement.
11. Paint on gypsum board walls in the Black Box and Black Box Office is in fair condition and will need replacement.
12. 2x4 Ceiling in the PAC Stage Storage Room and Choir Office is in poor condition and needs replacement.
13. Lay-in ceiling throughout the PAC is in fair condition and will need replacement; water stains were observed in various locations.

Cafetorium/Kitchen

1. Ceramic tile in the Cafeteria is in fair condition and will need replacement.
2. Cracks were observed in the burnished CMU walls of the Cafeteria.
3. VCT in the Cafeteria Storage Room is in poor condition and needs replacement.
4. Paint on CMU walls in the Cafeteria Storage Room and throughout the Kitchen is in fair condition and will need refurbishing.
5. 2x4 lay-in ceilings in the Cafeteria Storage Room and throughout the Kitchen are in poor condition and need replacement.

Administration

1. Plastic Laminate countertops in the Copy Room and Copy Room Storage are in poor condition and need replacement.
2. Rolled Carpet throughout the Administration Area is in poor condition and needs replacement.
3. VCT in the Nurse's Office is in poor condition and need replacement.
4. Paint on gypsum board walls throughout the Administration is in fair condition and will need refurbishing.
5. 2x4 lay-in ceilings in Lounge E218 and Bookroom 216 are in poor condition and need replacement.

Corridors, Elevators and Stair Wells

1. VCT throughout the Classroom Corridors and Choir Corridor is in poor condition and needs replacement.
2. Paint on CMU and gypsum board walls throughout the Classroom Corridors and Choir Corridor is in fair condition and will need replacement.
3. Trim on plastic laminate panels in corridors A, C, E and G is in fair condition and will need replacement; trim on plastic laminate panels is in poor condition and needs replacement.
4. Cracks were observed in the CMU walls of the Main Entry Corridor.
5. 1,166 Lockers are in fair condition and will need replacement; 238 Locker are in poor condition and need replacement.
6. Drinking fountains in the Athletics Corridor are in poor condition and need replacement.
7. Concrete Stairs and Metal Handrails in the Main Gym Stairwell are in poor condition and need replacement.

Restrooms

1. Ceramic flooring tile in the Copy Room Restroom is in poor condition and needs replacement.

2. Paint on gypsum board walls in Restroom E111 is in fair condition and will need refurbishing.
3. Toilets in the following restrooms are in poor condition and need replacement: Women's E-wing, Men's D-wing, Men's second floor E-wing, Men's Second Floor F-wing, all Athletics and PE Locker Rooms, all Coaches' Locker Rooms, Wrestling Room.
4. Toilets in the following restrooms are in fair condition and will need replacement: Men's Main Entrance, Men's C-wing, Men's E-wing, Men's F-wing, Women's Second Floor F-wing, Administration Office, Nurse's Office, Kitchen, Tech Room, Men's Gym, Tennis Locker Rooms, Men's Concession, Women's Concession.
5. Urinals in the following restrooms are in poor condition and need replacement: Men's Second Floor F-wing, Men's Wrestling, Room E218, and Men's PE Locker Rooms.
6. Urinals in the following restrooms are in fair condition and will need replacement: Men's Main Entrance, Men's C-wing, Men's D-wing, Men's E-wing, Men's Second Floor E-wing, Men's F-wing, Administration Office, Men's Gym, Men's Tennis, Men's Athletic Locker Rooms.
7. Lavatories in the following rooms are in poor condition and need replacement: Women's F-wing, Men's D-wing, Administrative Office, Nurse's Office, Kitchen, Room E218, Wrestling, all Athletics and PE Locker Rooms.
8. Lavatories in the following rooms are in fair condition and will need replacement: Men's E-wing, Men's Second Floor E-wing, Men's F-wing, Men's Second Floor F-wing, Men's Gym, Auto Shop, Tech Room, Coaches' Locker Rooms, Tennis Locker Rooms, Men's Concession, Women's Concession.
9. All plastic laminate toilet partitions throughout the campus are in poor condition and need replacement.
10. Ceramic floor and wall tiles in restrooms throughout the campus are in fair condition and will need replacement.
11. Ceramic floor tiles throughout the Coaches' and PE Locker Rooms are in poor condition and need replacement.
12. Ceramic wall tiles in the following rooms are in poor condition and need replacement: Men's F-wing, Room E218, Wrestling, PE Locker Rooms.
13. 2x4 lay-in ceiling tiles in the following restrooms are in poor condition and need replacement: Men's Main Entrance, Men's E-wing, Women's E-wing, Men's Second Floor E-wing, Women's Second Floor E-wing, Men's F-wing, Women's F-wing, Men's Second Floor F-wing, Women's Second Floor F-wing, Kitchen Toilet, Room E218, Women's Gym, Coaches' Locker Rooms, all Athletics and PE Locker Rooms.
14. 2x4 lay-in ceiling tiles in the following restrooms are in fair condition and will need replacement: Women's Main Entrance, Men's C-wing, and Men's Gym.
15. Water stains were observed on ceiling tiles in the following restrooms: Men's E-wing, Men's F-wing, Men's Second Floor E-wing, and Men's Second Floor F-wing.

Support

1. Painted Concrete in the Gym Custodian Room is in poor condition and needs refurbishing.
2. VCT flooring in all Mechanical, Electrical, IDF and Custodian Rooms throughout the building is in poor condition and need replacement.
3. Painted concrete in wings E & F Electrical Rooms is in poor condition and needs refurbishing.
4. Mop sink in the F wing Mechanical Room is in poor condition and needs replacement.
5. Paint on CMU and Gypsum walls of Mechanical, Electrical, IDF and Custodian Rooms throughout the building is in fair condition and needs replacement.
6. 2x4 ceilings in all Mechanical, Electrical, IDF and Custodian Rooms throughout the Building are in poor condition and need replacement.

Concessions & Ticket Buildings

7. Paint on CMU walls of the Concession & Ticket Buildings is in fair condition and will need refurbishing.
8. Plywood ceiling throughout the Concessions & Ticket Buildings is in poor condition and needs replacement.

DOORS, FRAMES, & HARDWARE

Exterior

1. Replace (10) storefront doors and frames.
2. Replace (15) hollow metal doors and frames.

Interior
1. Replace (302) wood doors and repaint frames.
2. Refurbish (16) wood doors and repaint frames.

Auto & Tech Shop Buildings
1. Replace (6) hollow metal doors and repaint frames.

Matt/Training Building
1. All exterior and interior doors are in poor condition and have non-compliant hardware.

Athletics Building
1. Replace (1) storefront doors and frame.
2. Replace (7) hollow metal doors and frames.
3. Replace (1) coiling overhead door and frame.
4. Replace (30) wood doors and repaint frames.

Softball Fieldhouse
1. No deficiencies noted.

Tennis Fieldhouse
1. Replace (4) hollow metal doors and repaint frames.

Stadium Home & Visitor Concessions & Ticket Buildings
1. Replace (24) hollow metal doors and frames.

CASEWORK

Classrooms
1. The casework, countertops, and sinks in Science Labs C111 and C113 are in poor condition and need replacement.
2. The casework, countertops, and sinks the D-wing Science Labs are in poor condition and need replacement.
3. The casework throughout classrooms in the E-wing and F-wing is in fair condition and will need replacement.
4. Casework in Room F113 is in poor condition and needs replacement.
5. Casework in the Tech Shop is in poor condition and needs replacement.
6. Casework in the Culinary Skills Room E101 is in poor condition and is not ADA compliant.
7. Plastic laminate countertops in room B105 are in poor condition and need replacement.

Library
1. No deficiencies noted.

Physical Education
1. Casework in the Laundry Room, Athletics Coaches' Offices, Concession Room and Training Room is in poor condition and will need replacement.
2. Casework throughout the Concessions Building is in poor condition and needs replacement.
3. Shelving throughout the Athletics Locker Rooms is in poor condition and needs replacement.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. Casework throughout the Administration Area is in fair condition and will need replacement. Wood trim throughout is in poor condition.
2. Casework in the Classroom Lobby is in poor condition and needs replacement.
3. Plastic laminate countertop in the Breakroom is in poor condition and needs replacement.
4. Plastic laminate countertops in the Nurse's Office are in poor condition and needs replacement.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

MISCELLANEOUS

Classrooms
1. Science Classroom C105 has gas jet beneath wood cabinets.
2. Science Classroom C117 is labeled as storage but is used as a classroom; egress for this use does not meet code.
3. A fowl, vomit-like odor was coming from the emergency shower in Classroom C113

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. Science Lab C113 does not have an accessible student station.

ADA/TAS DEFICIENCIES

1. Science Prep Room D106 and the Athletics Coaches Restrooms do not have the required turning radius clear floor space.
2. Lecture Hall Control and the Athletics Restroom doors do not have the required 12" clearance on the push side.
3. The Kitchen Restrooms do not have any of the required clearances/clear floor space.
4. The following rooms have doors with knobs that are non-compliant – Library Support, all of the E Corridor (both floors), Cafeteria Storage, Cafeteria MEP room, Kitchen, Kitchen Restrooms, the D200 wing Science Labs, Classroom F208, Gym 1 Girls Locker Room, Wrestling, Auto Shop, Technology Shop, Concessions Restrooms, Concessions Ticket Booths
5. There is no accessible route to the Lecture Hall Control Room, Technology Shop, Gym 1 Girls Locker Rooms, Wrestling, or Athletics Training.
6. The run slope of the accessible route to the Concessions Restrooms exceeds 1:20.
7. The run slope of the ramp in the F Corridor exceeds 1:12.
8. The handrails at the Cafetorium are not mounted at the correct height.
9. The drinking fountains at the following locations do not have the correct spout height – C Corridor Womens Restroom, D Corridor Womens Restroom, E Corridor Womens Restroom (second floor), F Corridor Womens Restroom (both floors), Gym Womens Restroom, Gym Corridor, D Corridor (second floor), E Corridor (second floor), F Corridor (second floor), Athletics Corridor, and Tennis Locker Room.
10. The drinking fountains at the following locations do not have the required approach clear floor space – Main Entrance Womens Restroom, E Corridor Womens Restroom (both floors), A Corridor, E Corridor (both floors), Administration, and Athletics Corridor.
11. The accessible stalls in the following restrooms are not adequately sized – E Corridor Restrooms (both floors), Gym 1 Girls Locker Rooms, Wrestling, Tennis Locker Rooms, and Concessions Restrooms.
12. The accessible stalls in the following restrooms do not have compliant toe space – E Corridor Mens Restroom (both floors), F Corridor Mens Restroom, near Wrestling, and Concessions Restrooms.
13. The grab bars in the accessible stalls in the following restrooms are non-compliant – Main Entrance Restrooms, D Corridor Restrooms, E Corridor Restrooms (both floors), Admin Restrooms, Gym 1 Girls Locker Rooms, Wrestling, Tennis Locker Rooms.
14. The following restrooms are missing alternate stalls – Main Entrance Mens Restroom, C Corridor Restrooms, D Corridor Restrooms, F Corridor Restrooms (both floors), Gym Restrooms, Wrestling, and Athletics Locker Rooms.
15. The doors of the accessible stalls in the following restrooms are non-compliant – Main Entrance Mens Restroom, C Corridor Restrooms, E Corridor Restrooms, F Corridor Restrooms, Gym Womens Restroom, Gym 1 Womens Locker Rooms, Wrestling, and Athletics Locker Rooms.
16. The accessible water closets in the following restrooms do not fall within the 16"-18" dimension range from centerline to adjacent wall – Kitchen Restrooms, Gym 1 Girls Locker Rooms, Wrestling, Athletics Restrooms, and Athletics Locker Rooms.
17. The flush controls on accessible water closets are non-compliant in the following restrooms – Kitchen Restrooms, Wrestling, Technology Shop, and Concessions Womens Restrooms.
18. The urinal in Wrestling is not mounted at a compliant height and the flush controls on the accessible urinal in the Concession Mens Restroom are not mounted at a compliant height.

19. The mirrors in the following rooms are non-compliant – Main Entrance Restrooms, E Corridor Restrooms (second floor), Kitchen Restrooms, Gym 1 Girls Locker Rooms, Wrestling, Technology Shop, Tennis Locker Rooms, and Concessions Restrooms.
20. The shower in Wrestling is fully non-compliant.
21. The accessible showers in the PE Locker Rooms and Athletics Locker Rooms do not have the required approach clear floor space.
22. The shower hose in the accessible showers in the Tennis Locker Rooms are non-compliant.
23. The curbs at the showers in the Gym 1 Girls Locker Rooms are non-compliant.
24. The sinks in the following rooms have rim heights that are non-compliant – Library Support, E Corridor Womens Restroom, Kitchen, Kitchen Restrooms, Wrestling, Technology Shop, Concessions Ticket Booths, and Biology D100.
25. The sinks in the following rooms do not have adequate knee space clearances – Library Support, Wrestling, Technology Shop, Concessions Ticket Booths, and Biology D100.
26. The sinks in the following rooms are too deep – Library Support, Science Lab C111, Kitchen, Kitchen Restrooms, Technology Shop, Concessions Ticket Booths, and Biology D100.
27. The sinks in the following rooms do not have the required approach clear floor space – Science Labs C111, C113, Athletics Coaches Restrooms, Tennis Locker Rooms, Concessions Ticket Booths, and Biology D100.
28. The sinks in the following rooms do not have adequate toe clearance – Library Support, Science Labs C105, C113, C111, D100, D102, D103, D104, E213, E219, Science Prep D104 and D106, PE Locker Rooms, and Band Dressing Restrooms.
29. The sinks in the following rooms do not have insulation on exposed piping – E Corridor Mens Restroom (both floors), Gym Mens Restroom, Kitchen, Kitchen Restrooms, Admin Restrooms, Wrestling, Technology Shop, Athletics Coaches Restrooms, Tennis Locker Rooms, Concessions Restrooms, Concessions Ticket Booths, and Athletics Laundry.
30. The following rooms have soap/paper towel dispensers that are mounted outside of allowable reach range – Library Support, Science Lab C113, D103, Main Entrance Mens Restroom, C Corridor Mens Restroom, D Corridor Mens Restroom, E Corridor Mens Restroom (second floor), F Corridor Mens Restroom (both floors), G Corridor Mens Restroom, Kitchen, Kitchen Restrooms, Admin Restrooms, Wrestling, Auto Shop, Athletics Coaches Offices, Athletics Coaches Restrooms, Athletics Training, Concessions Restrooms, Concessions Ticket Booths, Athletics Restrooms, and PE Locker Rooms.
31. The following rooms have sinks/showers with non-compliant controls – Library Support, Kitchen, Admin Restrooms, Wrestling, Tennis Locker Rooms, Concessions Restrooms,
32. The following rooms have non-compliant signage – Library Support, Library, Cafetorium, E Corridor Womens Restroom, Gym Corridor, Kitchen, Kitchen Restrooms, Administration, Gym 1 Girls Locker Rooms, Wrestling, Auto Shop, Technology Shop, Athletics Coaches Restrooms, Athletics Coaches Offices, Athletics Training, Athletics Lockers, Tennis Locker Rooms, Concessions Ticket Booths,
33. The following rooms do not have compliant changing benches – Gym 1 Girls Locker Rooms, Athletics Coaches Restrooms, Athletics Locker Rooms, Tennis Locker Rooms.
34. The Serving Lines are non-compliant.
35. The Concessions Ticket Booths do not have compliant transaction counters.

BUILDING CODE DEFICIENCIES

1. The guardrails/handrails in the following rooms are in poor condition and need replacement – G wing Corridor, all Stairs, Auto Shop mezzanine, and Technology Shop mezzanine.
2. The handrails in the Cafetorium are in fair shape and will need refurbishing.
3. The following rooms have doors that are missing panic exit hardware – all Science Labs, all Electrical rooms, and Lecture Hall Control room.
4. The stairs to the Lecture Hall Control Room do not have handrails.
5. Drinking fountains are required in the Cafeteria.

Mechanical Systems

The mechanical systems at Pflugerville High School consist of Lennox Gas/Electric packaged rooftop units in poor condition, Lennox and Trane split systems in good condition, Semco makeup air units in poor condition, and a four pipe chilled/hot water system. The chilled/hot water system consists of McQuay air handlers serving VAV boxes, one boiler, two hot water pumps, two chilled water pumps, and two Carrier chillers. The air handlers are in poor condition, the chillers are in fair condition, the boilers and hot water pumps are in poor condition, and the chilled water pump is in good condition. The control system serving the campus is Novar.

The Lennox rooftop units and the Semco makeup air units are at the end of their service life and should be replaced. The McQuay air handlers and the VAV boxes are at the end of their service life and should be replaced. The hot water boiler and the hot water pump is at the end of its service life and should be replaced. The chillers will reach the end of their service life in 2022 and will need to be replaced at that time.

The chilled water piping in the mechanical yard is showing signs of deterioration and is beginning to mold. It is recommended that this piping be replaced.

Electrical Systems

Pflugerville High School is served by a 1600 amp 480/277V 3 phase Square D MSB in good condition, and a 1200 amp 480/277V 3 phase Square D MSB in good condition. Both panels have room for expansion. The remaining panels are primarily Square D and are in good condition with some room for expansion. The computers are fed from panels with TVSS and isolated ground power, and are in good condition with some room for expansion.

The current electrical system has room for expansion, but it is recommended that additional computer panels with TVSS and isolated ground power be added to accommodate technology expansion.

In the mechanical yard there were four disconnects and a transformer that showed extreme corrosion. It is recommended that these be replaced.

Lighting Systems

The lighting system is primarily composed of T8 fixtures. These are in good condition.

Plumbing Systems

The plumbing system consists of floor and wall mount water closets, wall mount and wash station lavatories, floor and wall mount urinals and wall mount water coolers. The valves are all manual. All plumbing fixtures are in good condition.

All water heaters, with the exception of one PVI boiler, are in good condition. It is recommended that this boiler be replaced.

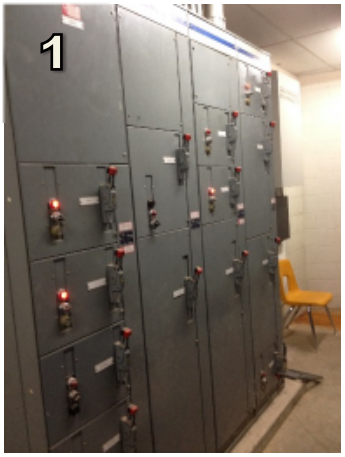
The main building is not sprinkled and not up to code. The fine arts building is sprinkled. In order for the facility to be up to code, such a system should be installed throughout the facility.

Fire Alarm

The fire alarm system is Siemens in good condition with adequate coverage. The recommended service life for the equipment is 12 years.

Deficiencies

- Replace AHUs
- Replace RTUs
- Replace VAV boxes
- Replace heating water boiler
- Replace hot water pump
- Replace gas piping
- Replace condensate piping
- Replace exterior chilled water piping from the mechanical yard to the main mechanical room
- Replace Chillers in 2022
- Replace PVI boiler
- Provide new computer panels with TVSS and isolated ground
- Replace four disconnects and the Transformer in the mechanical yard
- Install a fire protection system.



1200 AMP MSB



1600 Amp MSB



Computer Panel with Isolated Ground Power



Corroded Gas Piping



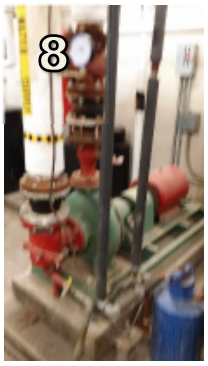
Deteriorated Chilled Water Piping



Typical Makeup Air Unit



Typical RTU



Hot Water Pump



Hot Water Boiler



Chillers



Corroded Exterior Disconnects and Transformer



1) Roof system installed 2002

2) Approximate square footage 281,085

3) System installed appears to be a two ply modified bitumen over rigid board insulation.

4) Heavy Granular erosion is occurring leaving the modified membrane exposed to the elements of nature which will lessen the life of the membrane and or the system.

5) Current continual conditions will require the roof to be overlaid or replaced within the next 2-3 years.

6) Replacement by year 2015
   a. Overlay: $1,700,000.00
   b. Total Reroof: $ 5,060,000.00

   *costs in 2014 dollars



Overview of the Facility



Overview of roof system. Note the granular erosion.



Overview of roof system



Overview of roof system



Modified membrane is deteriorated significantly



Area is ponding water



Wrinkled membrane, open lap.



Open flashing. Possible water entry point.



Granular loss on membrane.



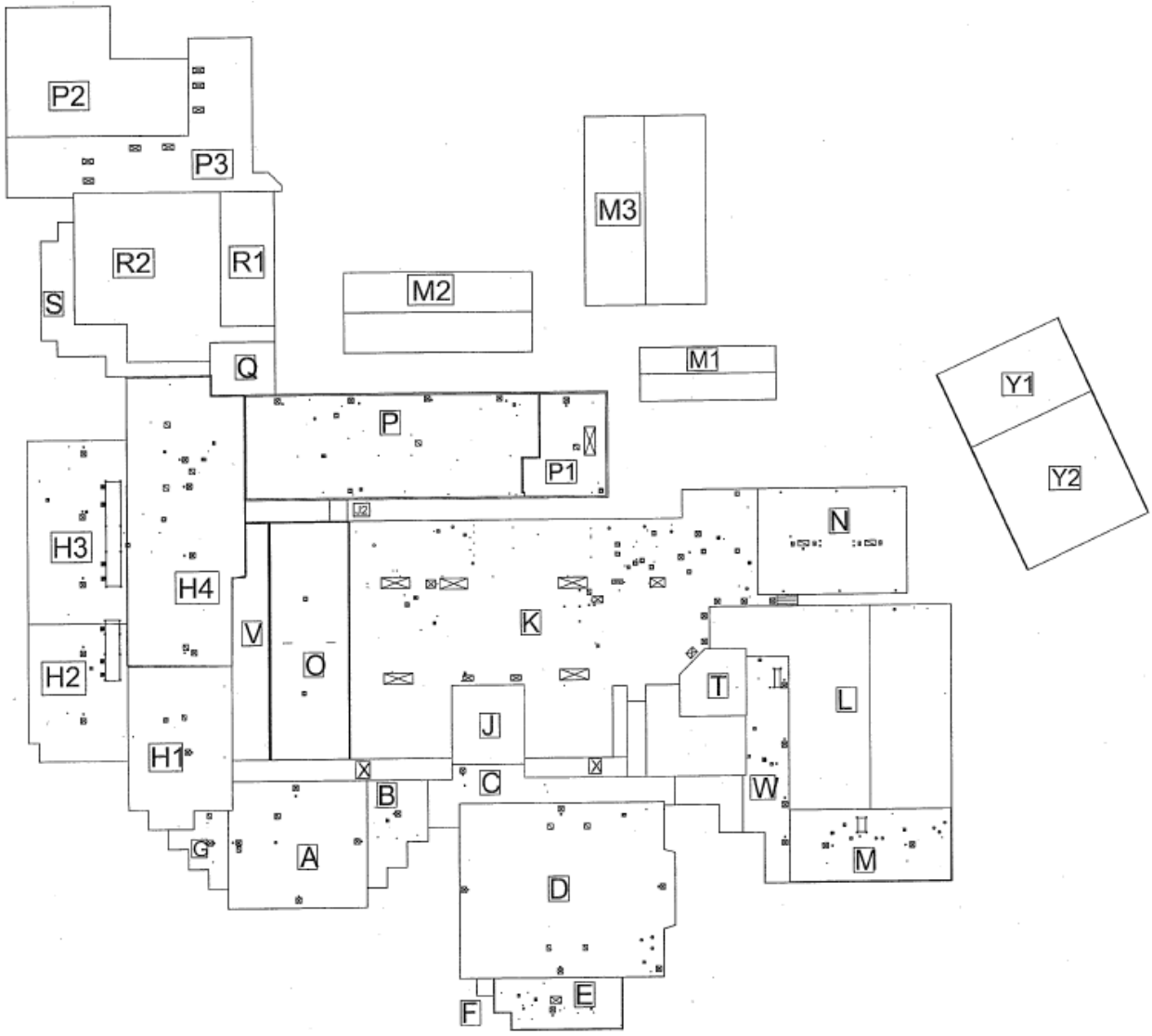
Edges repaired.



Overview of roof area, excessive granular loss. Exposed to the ultra violet rays.



Roof drain clamping rings are not secure.


P2
P3
R2
R1
S
Q
M3
M2
M1
Y1
Y2
P
P1
H3
H4
H2
H1
V
O
K
N
T
L
J
C
B
W
M
G
A
D
E
F

Fields Study and Renovation Master Plan

Field Inventory

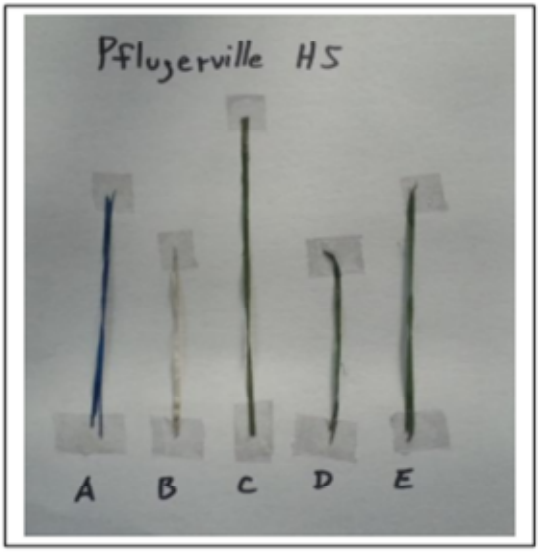
The Hendrickson High School campus stadium includes one (1) rubber infill synthetic turf football/soccer field, surrounded by a rubberized running track. The field is approximately 86,000 square feet. The subgrade drainage system is 1" thick with a drainage mat on top of a thin plastic liner. There are large drain lines at the field edge running up both sidelines to carry rain water away.



Field Conditions

Synthetic Turf

The synthetic turf has a pile height of less than 2" and is a slit film/monofilament fiber. The field synthetic turf has some degradation at the tips of the fiber (see photo to right). Fiber C is a pristine fiber from under the goal post pad. Fiber A, B, D and E are from the field and show the wear at the tips. The white (B) and blue (A) fiber is breaking down faster. If you look down the field from a quarterback perspective the white lines disappear. There are numerous seams that are failing and should be reglued. The carpet has shrunk and settled at the edges and is no longer attached at the wood edge anchor. On the north and south side "D" zone the jump pit sand has spread at the field edge causing the field to become concrete like. Jump pit covers and cleaning up off sands will help eliminate this in the future.



Field Grade

The field subgrade has moved. This is evident by the rolling of the football and soccer lines. This indicates that the subgrade has settled or heaved from water introduction.



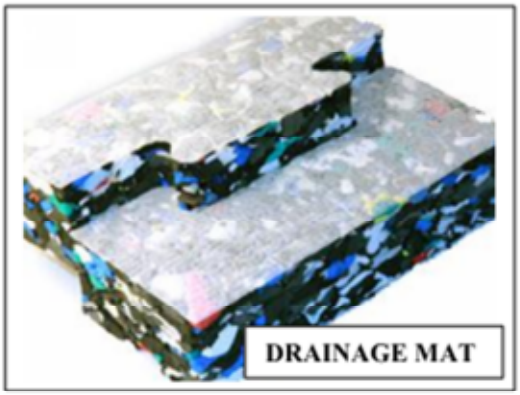
Field Edges

The track edge is several inches higher that the synthetic turf which causes a very dangerous tripping hazard or hard edge for falling players. The wood edge anchor was not treated wood and is decomposing quite rapidly. This should be replaced during the recarpeting since the rotted wood is causing impaling pieces of wood and will no longer hold the carpet nails. The concrete curb of the track has been overlaid with asphalt in the past and will need some adjustment to work as a proper edge anchor.



Drainage

The field is a drain mat system. The profile is a synthetic turf field on top of a 1" thick drain mat which sits on top of what looks to be a 20 mil plastic liner. In this system water will drain through the carpet and drain mat hitting the plastic liner. Water will than proceed to flow down slope to the field edges and enter a trench filled with gravel. At the bottom of the trench a large perorated drain pipe will be sloped downhill to drain water under the track and into a storm sewer. This system will work okay for one (1) carpeting but with the expansive soils in Texas they will tend to start to move up and down. The only way to correct this is to remove everything and replace.


DRAINAGE MAT

In Conclusion

The track concrete edge should be able to be resued with some adjustment. The synthetic field, edge anchor and subgrade will need to be replaced. This will involve disposing of the synthetic field at a land fill. The drain mat could be reused but the subgrade below will have to be heavily renovated. I would recommend pulling the drain mat setting it aside. Excavating the field profile down 6", installing a new heavier sealed plastic liner, several more drain lines and 5" of drainage aggregate. Reinstall the drain mat and place a new carpet on top.

This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. New Convection Oven (2)
2. New Steamer (1)
3. New Hand Sink (1)
4. New Charbroiler (1)
5. New 6-Burner Range (1)
6. New Reach Through Warmer (2)
7. New Reach Through Cooler (2)
8. New Compensation Hood System (1)
9. New Conveyer Dishwasher (1)

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further Study is recommended to confirm that there is not a vapor barrier under the slab. If this is the case, recommend any new flooring be systems which allow moisture to breathe through the system or systems that have sufficiently moisture-resistant adhesives if possible or removing and replacing the slab with a new slab over a new vapor barrier.

Further study is recommended to determine if the unreinforced masonry will have any net axial tension or excessive flexural tension under code required design wind forces, which is not permitted by the code. Retrofitting new structural components may be recommended.

Further study is recommended to determine the design and condition of the connectors between wythes. Installing new connectors may be recommended after study. Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.If any modifications to the walls are desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.Further Study of the mechanical anchorage of the wood framing members from the wood roof trusses to the foundation is recommended. Installing retrofit connectors to provide net uplift resistance may be recommended. It has been reported that various building components throughout the older regions of the school are exhibiting varying degrees of cracking. Repairing all known cracks is recommended. Refer to the Architectural section of this report for additional information.

Administration Offices





The Administration Offices are located on the same site as Pflugerville High School and Provan Opportunity Center. The building faces east and has direct access to Pecan Street. The building has had an addition and renovation since its original construction.

ADMINISTRATION OFFICES 1401 West Pecan St. Pflugerville, TX 78660	
Facility #	
Year Built	
No. of Buildings	
No. of Portables	1
Approx. Total Square Footage	31,806
Grades Served	N/A
Current Enrollment (2012/13)	N/A
Approx. Capacity	N/A
Building Levels	2

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$2,608.00
2. Accessibility	Fair	$20,150.00
3. Site Playgrounds	N/A	N/A
4. Building Envelope Systems	Fair	$400,000.00
5. Roofs	Fair	$365,000.00
6. Door, Frames, and Hardware	Good	$0
7. Interior Finishes	Fair	$531,672.00
8. Restrooms	Good	$2,500.00
9. Food Service	N/A	N/A
10. Athletic Components	N/A	N/A
11. Fine Arts	N/A	N/A
12. TEA Standards	N/A	N/A
13. Site – Civil	Good	$75,000.00
14. Structural Systems	Good	$18,900.00
15. Mechanical Systems	Poor	$360,000.00
16. Commissioning	Good	$11,132.10
17. Electrical Systems	Good	$25,000.00
18. Plumbing Systems	Good	$10,000.00
19. Energy Systems and Controls	Good	$135,000.00
20. Life Safety – Low Voltage Systems	Good	$0
21. Fire Sprinklers	N/A	$87,467.00
22. Vertical Circulation	Good	$0
23. Security Systems and Design	Good	$45,265.00
24. Administration and Maintenance Departments	Good	$110,000.00
25. Educational Adequacy	N/A	N/A
CAMPUS TOTAL		$2,199,694.10

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville Administration offices resides on the Pflugerville High School Site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the west to the east line of the tract towards a detention pond located near Pecan Blvd. Parking consists of Asphalt paving and the dumpster pad is constructed out of concrete paving. Parking numbers have been accounted for in the Pflugerville High School Parking numbers. A detention pond takes care of the storm water from this site. The district is responsible for maintenance.

Drainage Conditions:

1. No deficiencies noted.

Parking and Pavement Conditions:

1. Visible degradation and/or missing calk around building and sidewalk areas including areas behind curb.
2. Delineation striping for parking along with fires lane striping is faded and needs repainting.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a mix of stone, concrete block and stucco veneers, aluminum windows and insulated glass, and plaster and metal panel soffits.

BUILDING CONDITION: EXTERIOR



Stone Veneer



Typical Window Sill Condition

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

1. Weeps are at or below grade and clogged around perimeter of building.
2. Veneer at east side needs cleaning due to water stains.
3. Control joints and expansion joints are in poor condition and need new sealant.

Exterior windows

1. Sealant around all windows needs to be replaced.
2. Glazing is in fair condition at all windows.

Soffits

1. No deficiencies noted.

Canopies

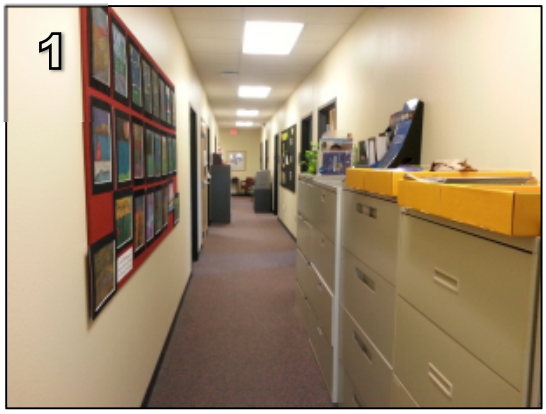
1. No deficiencies noted.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, painted drywall, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Office Corridor



Board Room Corridor



Non-compliant Sink

BUILDING CONDITION: INTERIOR

FINISHES

Interiors

1. Rolled Carpet in the Board Room, Break Room 227, the Super Intendant Suite and all Offices is in fair condition and will need replacement.
2. VCT in all Work and Break Rooms is in fair condition and will need replacement.
3. VCT in Data Room 139 is in poor condition and needs replacement.
4. Paint on gypsum board walls in Break Room 227 is in fair condition and will need refurbishing.
5. Lay-in ceiling the Mail Room and Data Room 139 are in poor condition and need replacement.
6. Lay-in ceilings in the Lobby, Board Room, Offices 200-234, Work Room 205 and 218, the Office Corridor and Superintendent Suite are in fair condition and will need replacement.
7. Water stains were observed on ceiling tiles in the Mail Room, Work Rooms 205 and 218 and Offices 200 – 234.

Restrooms

8. Plastic laminate urinal screens in Men's Restroom 166B are in poor condition and needs replacement.
9. 2x4 lay-in ceiling tiles in Men's Restroom 166B are in fair condition and will need replacement.

DOORS, FRAMES, & HARDWARE

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

Support

1. No deficiencies noted.

CASEWORK

1. Casework in the Lobby, all Work and Break Rooms and the Superintendent Suite is in fair condition and will need replacement.

MISCELLANEOUS

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. No deficiencies noted.

ADA/TAS DEFICIENCIES

1. The Superintendent Storage room does not have an accessible approach/entry/exit path.
2. The spout height of the drinking fountain in the Office Hallway is non-compliant.
3. The accessible stall in Mens Restroom 166b does not have compliant toe space.
4. The urinal in Mens Restroom 166b is not mounted at a compliant height.
5. The sinks in the Board Room, Superintendent Conference, Superintendent Breakroom, and Breakroom do not have adequate toe space clearance.
6. The sink in the Superintendent Breakroom has a rim mounted too high and does not have adequate knee space clearance.
7. The sinks in Mens Restroom 166b do not have insulation on exposed piping.
8. The Board Room, Superintendent Breakroom, and Mens Restroom 166b have soap/paper towel dispensers mounted outside of acceptable reach range.
9. The signage throughout the building is not mounted at a compliant height.

BUILDING CODE DEFICIENCIES

1. The handrails at the Board Room platform are non-compliant.
2. The guardrail at the Entry Lobby balcony is non-compliant.
3. The Board Room and Electrical rooms are missing panic exit hardware.

Mechanical Systems

The mechanical system at the Administration Offices consists of Lennox split systems and packaged rooftop units. The air handlers for this system are located on the mezzanine and above offices. The control system serving the campus is Novar.

The equipment was manufactured in 1999 and is nearing the end of its recommended service life. It is recommended that these units be replaced in 2014.

Electrical Systems

Administration Offices are served by a 600 amp 480/277V 3 phase Square D MSB that is in good condition. The MSB has little room for expansion. The remaining panels are in good condition without room for expansion. It is recommended that if a large number of computers are added to the facility that the MSB be upsized and that an additional computer panel with isolated ground power and TVSS be added.

Lighting Systems

The lighting system is primarily composed of T8 fixtures electronic ballasts. These are in good condition.

Plumbing Systems

The plumbing system consists of floor mount water closets, wall mount lavatories, wall mount urinals and wall mount water coolers. The valves are all manual. The plumbing fixtures are in good condition.

The offices are not sprinkled.

Fire Alarm

The fire alarm system is a Cerberus and is in good condition with adequate coverage. The average life span for a fire alarm system is 12 years.

Deficiencies

- Replace all HVAC in 2014
- Upsize MSB and add computer panels with TVSS and isolated ground if there are significant technology additions.
- Provide fire protection to the facility.



MSB



Condensers on Roof

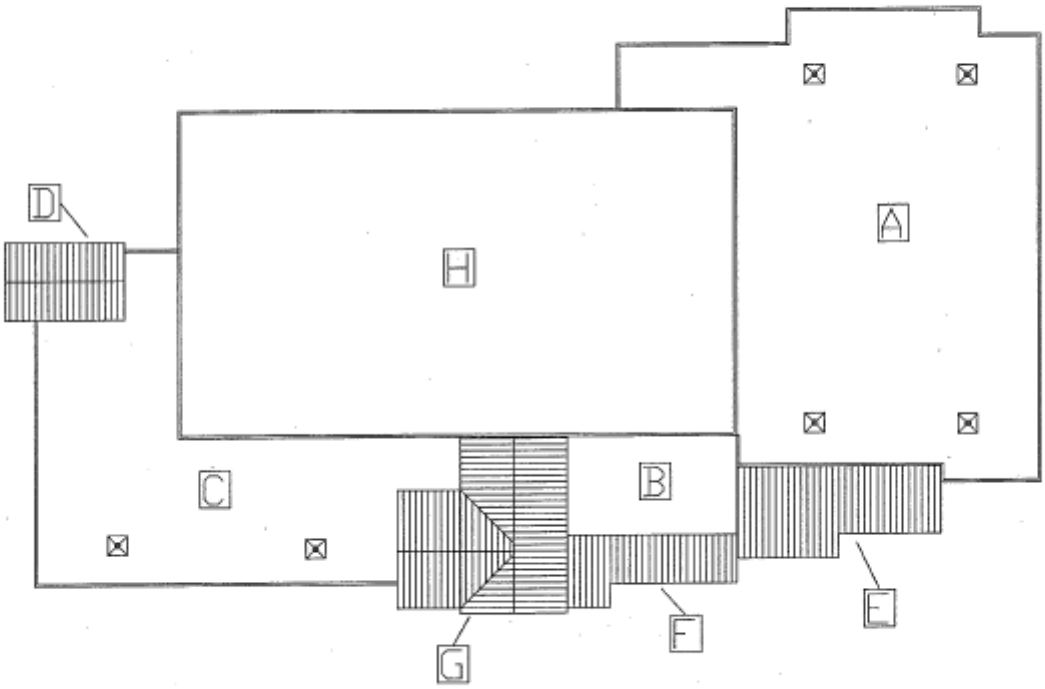


Fire Alarm Panel



1) Approximate year Roof system installed 2000
2) Approximate square footage 20,324
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Continual maintenance will be required for the roof to meet the expected life cycle.
5) Replacement by year 2020
    a. Total Reroof: $ 365,000.00

        *cost in 2014 dollars


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SECURITY

This report intentionally removed for safety and security purposes.

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further Study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modifications to the walls are desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Provan Opportunity Center

Huckabee



The Provan Opportunity Center programs reside in an original building that dates back to 1994 with an addition added in 2007. This campus is adjacent to Pflugerville HS and is in fairly good overall condition. No significant project work is recommended at this time.

PROVAN OPPORTUNITY CENTER 1401-A West Pecan St. Pflugerville, TX 78660	
Facility #	006
Year Built	1994
No. of Buildings	1
No. of Portables	0
Approx. Total Square Footage	34,691
Grades Served	6-12
Current Enrollment (2012/13)	
Approx. Capacity	
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$6,000.00
2. Accessibility	Good	$11,500.00
3. Site Playgrounds	N/A	N/A
4. Building Envelope Systems	Good	$180,000.00
5. Roofs	Good	$390,000.00
6. Door, Frames, and Hardware	Good	$5,000.00
7. Interior Finishes	Good	$12,748.00
8. Restrooms	Good	$0
9. Food Service	Good	$0
10. Athletic Components	N/A	N/A
11. Fine Arts	Good	$0
12. TEA Standards	Good	$0
13. Site – Civil	Good	$100,000.00
14. Structural Systems	Good	$19,300.00
15. Mechanical Systems	Good	$360,000.00
16. Commissioning	Good	$12,141.85
17. Electrical Systems	Good	$25,000.00
18. Plumbing Systems	Good	$10,000.00
19. Energy Systems and Controls	Good	$145,000.00
20. Life Safety – Low Voltage Systems	Good	$0
21. Fire Sprinklers	Good	$87,467.00
22. Vertical Circulation	N/A	N/A
23. Security Systems and Design	Good	$0
24. Administration and Maintenance Departments	Good	$142,000.00
25. Educational Adequacy	Good	$0
CAMPUS TOTAL		$1,506,156.85

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

Pflugerville Provan Opportunity Center resides on the Pflugerville High School Site located in the City of Pflugerville Jurisdiction. The site is a sloping tract that falls from the west to the east line of the tract towards a regional detention pond. Parking consists of Asphalt paving and the dumpster pad is constructed out of concrete paving. There are 6 handicapped spaces 107 parking spaces for a total of 113 parking spaces. A regional detention pond takes care of the storm water from this site. No district maintenance is required.

Drainage Conditions:

1. No deficiencies noted.

Parking and Pavement Conditions:

1. Visible degradation and/or missing calk around building and sidewalk areas including areas behind curb. Delineation striping for parent drop off and bus lanes along with fires lane striping is faded and needs repainting.

BUILDING CONDITION: EXTERIOR

3

Building floor plan intentionally removed for safety and security purposes.

The exterior envelope consists of a mix of a concrete block veneer and concrete tilt-up panels, aluminum windows and insulated glass, and metal panel soffits.

2

1

BUILDING CONDITION: EXTERIOR



Front Entry



Typical Window Sill Condition



Typical Weep Condition

Roof
1. Reference roof report.

Exterior walls
1. Veneer at all classroom, Conference and Principal windows needs cleaning due to mold and water stains.

Exterior windows
1. All window sills at classrooms, Conference and Principal's office are flat and do not properly drain water.

Soffits
1. No deficiencies noted.

Canopies
1. No deficiencies noted.

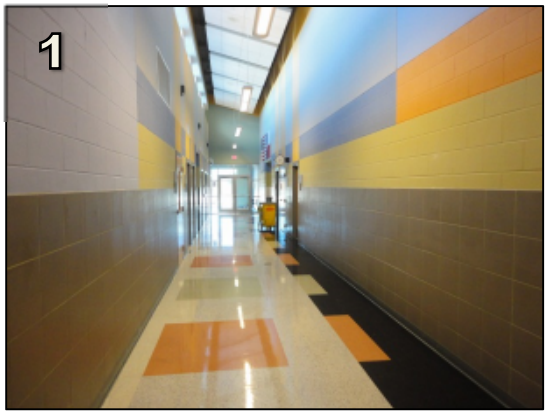
Playgrounds
1. No deficiencies noted.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, tile carpet, painted drywall and CMU walls, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Corridor



Cafeteria

FINISHES

Classrooms
1. Gypsum board walls in the Behavior Room were reported to be consistently damaged and patched over.
2. 2x4 Ceiling tiles in rooms F101 and F102 are in fair condition and will need replacement.

Administration
1. Rolled Carpet in the Administration Office is in fair condition and will need replacement.

DOORS, FRAMES, & HARDWARE

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

Support
1. No deficiencies noted.

CASEWORK

Classrooms
1. No deficiencies noted.

Library
1. No deficiencies noted.

Physical Education
1. No deficiencies noted.

Cafetorium/Kitchen
1. No deficiencies noted.

Administration
1. No deficiencies noted.

Restrooms
1. No deficiencies noted.

TEACHING TOOLS

Classrooms
1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

MISCELLANEOUS

Classrooms

1. No deficiencies noted.

Library

1. No deficiencies noted.

Physical Education

1. No deficiencies noted.

Cafetorium/Kitchen

1. No deficiencies noted.

Administration

1. No deficiencies noted.

Restrooms

1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. No deficiencies noted.

ADA/TAS DEFICIENCIES

1. The Serving Lines are non-compliant.
2. The Kitchen has soap/paper towel dispensers that are outside of allowable reach range.

BUILDING CODE DEFICIENCIES

1. The Science Labs and Electrical Rooms are missing panic exit hardware.
2. When combined with other classrooms, Rooms F102 and F102 form rooms that do not have adequate egress.

Mechanical Systems

The mechanical system at the Provan Opportunity Center consists of Lennox and Aaon Gas/Electric packaged rooftop units in good condition and Innovent Multizone units in good condition. The control system serving the campus is Novar. There are no deficiencies noted in the mechanical system.

Electrical Systems

Provan Opportunity Center electrical system is in good condition with room for expansion. If significant technology renovations are pursued, there will need to be additional computer panels.

Lighting Systems

The lighting system is primarily composed of T8 fixtures. These are in good condition.

Plumbing Systems

The plumbing system consists of wall mount water closets, wall mount lavatories, wall mount urinals and wall mount water coolers. The flush valves are all manual. All plumbing fixtures are in good condition.

The water heaters are in good condition.

The building is sprinkled.

Fire Alarm

The fire alarm system is Silent Knight and is in good condition with adequate coverage. The recommended service life for the equipment is 12 years.



Silent Knight Fire Alarm Panel

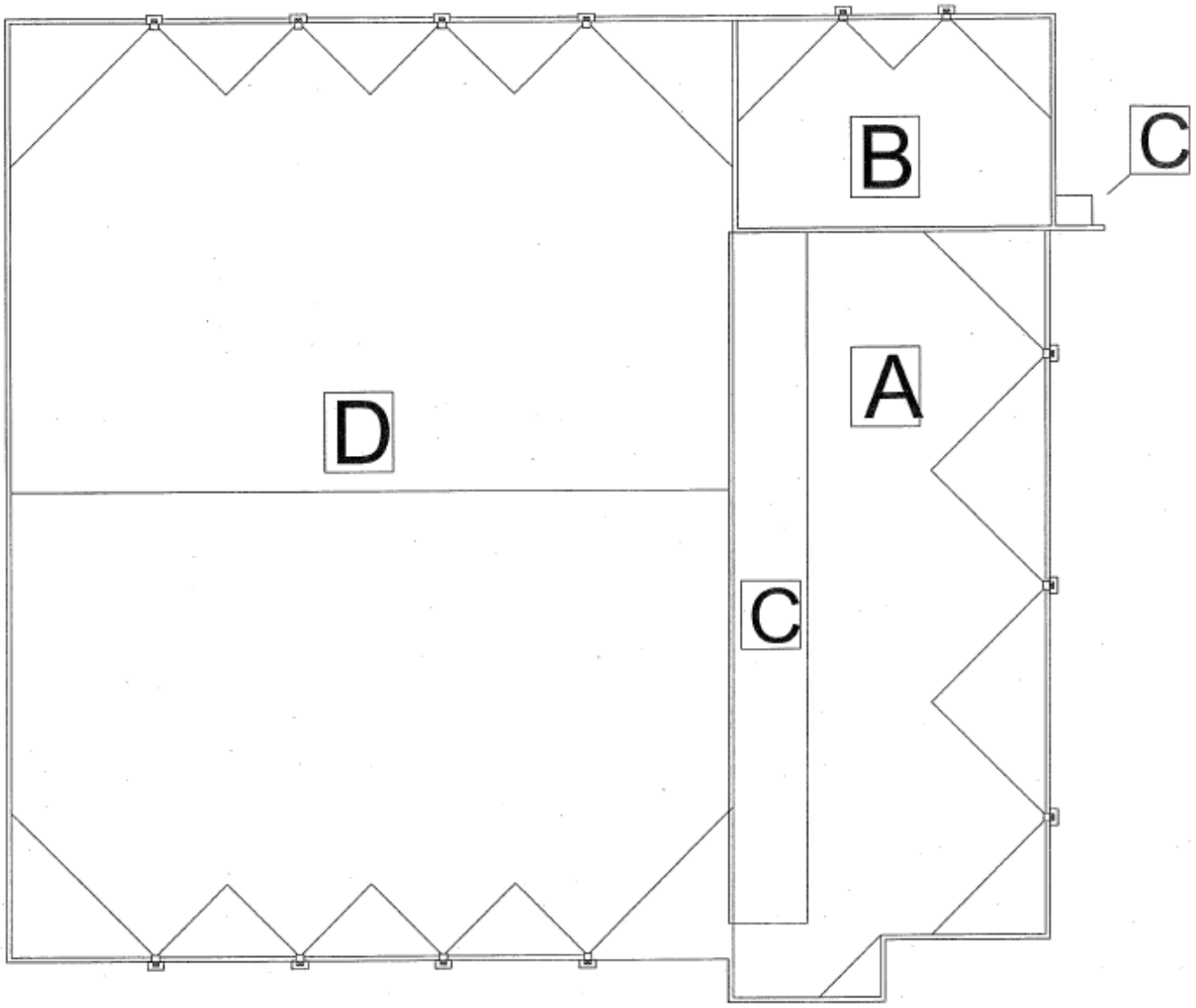


Multi-zone RTU



1) Approximate year Roof system installed 2011
2) Approximate square footage 26,030
3) System installed appears to be a two ply modified bitumen over rigid board insulation.
4) Blisters are noted on the roof areas. The manufacturer should be notified to warrant the issues.
5) Continual maintenance will be required for the roof to meet the expected life cycle.
6) Replacement by year 2026
    a. Total Reroof: $ 390,000.00

        *cost in 2014 dollars


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This report intentionally removed for safety and security purposes.

FOOD SERVICE

ENVIRONMENT

1. See Interiors report.

EQUIPMENT

1. No deficiencies noted.

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further study is recommended to determine if there is sufficient lateral anchorage at the top of all exterior walls that are parallel to roof joists. Installing lateral restraints may be recommended after further study.

If any modifications to the walls are desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.

Further Study is recommended to determine if installation of new bottom chord net uplift horizontal bridging angles along the ends of the steel joist is required.

Support Services and Transportation

Huckabee

CAMPUS DATA



The PISD Service Center and Transportation facility are on Crystal Bend Drive in the south-central portion of the district just east of Dessau Rd and Howard Lane. The site consists of 22 acres and houses the district's support services departments including parking for the Transportation buses and Maintenance vehicles. When first purchased in 1986 and constructed, this area of the district was mostly rural and therefore is in need of infrastructure upgrades including a sewer line to take the facility off of the septic system and parking lot repairs. Once served by a sewer system, the site needs a bus wash facility. There will also be HVAC replacement needs in the next 3 to 4 years.

SUPPORT SERVICES/TRANSPORTATION Address City, TX ZIP	
Facility #	
Year Built	
No. of Buildings	2
No. of Portables	N/A
Approx. Total Square Footage	43,500
Grades Served	N/A
Current Enrollment (2012/13)	N/A
Approx. Capacity	N/A
Building Levels	1

COST INFORMATION

Category	Condition	Cost
1. Building Code	Good	$12,000.00
2. Accessibility	Good	$14,000.00
3. Site Playgrounds	N/A	N/A
4. Building Envelope Systems	Fair	$330,500.00
5. Roofs	Good	$0
6. Door, Frames, and Hardware	Good	$32,500.00
7. Interior Finishes	Fair	$722,000.00
8. Restrooms	Good	$2,000.00
9. Food Service	N/A	N/A
10. Athletic Components	N/A	N/A
11. Fine Arts	N/A	N/A
12. TEA Standards	N/A	N/A
13. Site – Civil	Good	$650,000.00
14. Structural Systems	Good	$20,000.00
15. Mechanical Systems	Poor	$270,000.00
16. Commissioning	Good	$15,225.00
17. Electrical Systems	Good	$0
18. Plumbing Systems	Good	$6,000.00
19. Energy Systems and Controls	Good	$100,000.00
20. Life Safety – Low Voltage Systems	Good	$0
21. Fire Sprinklers	Fair	$119,625.00
22. Vertical Circulation	Good	$0
23. Security Systems and Design	Good	$12,936,850.00
24. Administration and Maintenance Departments	Good	$0
25. Facility Adequacy	Good	$947,000.00
CAMPUS TOTAL		$16,177,700.00

*Note: The above costs assume that the work is bid in 2014. Any work bid later than 2014 would incur inflation at 6%-8% per year.

ENGINEERING REPORT - CIVIL

Pflugerville Support Services resides on an 22+/- acre site located in the City of Austin Jurisdiction. The site is a sloping tract that falls from the north to the south line of the tract towards Crystal Bend Drive. Parking consists of Asphalt paving and concrete paving. There are 3 handicapped spaces and 162 parking spaces for a total of 165 parking spaces. Water quality pond and detention pond are on site with maintenance accomplished by the district.

Drainage Conditions:

1. Areas missing grass and compacted soil are noted around equipment laydown areas.
2. This facility currently has an onsite sewage facility to handle sewer.

Parking and Pavement Conditions:

1. Asphalt paving needs seal coat to repair and prevent cracks.
2. Striping for fire lanes and parking is faded and needs repainting.
   3 more Handicapped spaces are required to be ADA compliant.

BUILDING CONDITION: EXTERIOR

Building floor plan intentionally removed for safety and security purposes.

Support Services consists of two buildings:
The support services building consists concrete block and stucco veneers, aluminum windows and insulated glass, and plaster soffits.
The transportation building consists of metal building wall panels.

BUILDING CONDITION: EXTERIOR



Support Services Exterior



Support Services Weep



Transportation Building

BUILDING CONDITION: EXTERIOR

Roof

1. Reference roof report.

Exterior walls

Support Services Building

1. Weeps are at or below grade and clogged around perimeter of building.
2. Sills are flat at veneer transitions. Masonry and stucco veneers need cleaning due to mold and water stains.
3. Veneer at all windows needs cleaning due to mold and water stains.
4. Control joints and expansion joints are in poor condition and need new sealant.

Transportation Building

5. No deficiencies noted.

Exterior windows

Support Services Building

1. All window sills are flat and do not properly drain water.
2. Sealant around all windows needs to be replaced.

Transportation Building

3. Sealant around all windows needs to be replaced.

Soffits

1. No deficiencies noted.

Canopies

1. No deficiencies noted.

BUILDING CONDITION: INTERIOR

Building floor plan intentionally removed for safety and security purposes.

Interior finishes consist of VCT and ceramic floor tiles, sheet carpet, exposed concrete, painted drywall, ceramic wall tiles, and 2x2 lay-in tile ceiling.

BUILDING CONDITION: INTERIOR



Support Services Corridor



Support Services Conference



Support Services Warehouse



Transportation Corridor



Transportation Restroom

BUILDING CONDITION: INTERIOR

FINISHES

Support Services
1. Rolled carpet throughout all offices is in fair condition and will need replacement.
2. Carpet and VCT throughout the Shop Offices are in poor condition and need replacement.
3. Concrete flooring throughout the Shop Offices is in poor condition and needs refurbishing.
4. Paint on gypsum walls throughout the Shop Offices and Corridor walls is in fair condition and will need refurbishing.
5. Lay-in ceilings throughout the Shop Offices are in poor condition and need replacement; water stains were reported in these locations.
6. Lay-in ceilings in restrooms are in fair condition and will need replacement.

Transportation
1. VCT flooring throughout the Offices and Break Room is in poor condition and needs replacement.
2. VCT in the corridor is in fair condition and will need replacement.
3. Paint on gypsum board walls is in fair condition and will need refurbishing.
4. Lay-in ceiling in the Break Room is in fair condition and will need replacement.

DOORS, FRAMES, & HARDWARE

Exterior
1. Repaint (7) hollow metal doors and frames at Support Services.
2. Repaint (4) hollow metal doors and frames at Peterman Transportation.

Interior
1. Refurbish (18) wood doors and repaint frames at Peterman Transportation

CASEWORK

Support Services
1. No deficiencies noted.

Transportation.
1. Casework throughout the Offices is in poor condition and needs replacement.
2. Casework in the Break Room is in fair condition and will need replacement.

MISCELLANEOUS

Support
1. No deficiencies noted.

Transportation
1. No deficiencies noted.

TEA, ADA/TAS, AND BUILDING CODE DEFICIENCIES

TEA DEFICIENCIES

1. No deficiencies noted.

ADA/TAS DEFICIENCIES

1. The reception area does not have an accessible transaction counter.
2. The urinal in Mens Toilet 148 is mounted at a non-compliant height and the shower seat is also mounted at a non-compliant height.
3. The sink in Break Room 147 does not have adequate toe space clearance.
4. The signage throughout the building is mounted at a non-compliant height.

BUILDING CODE DEFICIENCIES

1. Missing a guardrail at the truck dock.
2. The exit path out of the Electrical room is through a room not allowed by code (Janitor).

Mechanical Systems

The mechanical system at Support Services consists of Lennox split systems. The air handlers for this system are located on the mezzanine and above offices. The control system serving the campus is Novar.

The equipment was manufactured in 2001 and is nearing the end of its recommended service life. It is recommended that these units be replaced in 2016.

Electrical Systems

Support Services is served by an 800 amp 480/277V 3 phase Cutler Hammer MSB in good condition. The MSB has some room for expansion. The remaining panels are in good condition with room for expansion. There is a high efficiency Powersmith Transformer that may provide isolated ground power and TVSS available for computer expansion. If a significant number of computers are added, then there will need to be computer panels added to the system.

Lighting Systems

The lighting system is primarily composed of T8 fixtures electronic ballasts. These are in good condition.

Plumbing Systems

The plumbing system consists of floor mount water closets, wall mount lavatories, wall mount urinals and wall mount water coolers. The valves are all manual. The plumbing fixtures are in good condition.

The offices are not sprinkled, but the maintenance shop is. In order for this facility to be completely up to code, a fire protection system should be installed throughout the entire facility.

Fire Alarm

The fire alarm system is a Cerberus and is in good condition with adequate coverage. The recommended service life for this equipment is 12 years.

Deficiencies

- Replace all HVAC in 2016
- Add computer panels with TVSS and isolated ground if there are significant technology additions.
- Install a fire protection system throughout the entire facility.



MSB with TVSS



AHUs on mezzanine



Fire Alarm Panel



Packaged Units

This report intentionally removed for safety and security purposes.

ENGINEERING REPORT - STRUCTURAL

The recommendations below are based on our Structural Team's existing documents available in Pflugerville ISD Archives and interviews with Pflugerville ISD Staff from the School Facilities Department. As with any structural condition assessment, more detailed assessments can always be performed at an additional cost with more time and may lead to additional recommendations; recommendations for specific types of more detailed assessments are provided below.

Further Study is recommended to determine if the Pre-Engineered Metal Building has sufficient wind uplift purlin bridging. Installation of new purlin bridging may be recommended.

If any modification to the Pre-Engineered Metal Building is desired, Special Analysis will be required and significant Architectural and Structural limitations may be required.