



IISD District-wide Facilities Assessment

Early Childhood Centers

- Clifton EC School
- Kinkeade EC School
- Pierce EC School

Elementary Schools

- Barton Elementary School
- Brandenburg Elementary School
- Britain Elementary School
- Brown Elementary School
- Davis Elementary School
- Elliott Elementary School
- Farine Elementary School
- Gilbert Elementary School
- Good Elementary School
- Hanes Elementary School

- John Haley Elementary School
- Johnston Elementary School
- Keyes Elementary School
- Lee Elementary School
- Lively Elementary School
- Schulze Elementary School
- Stipes Elementary School
- Thomas Haley Elementary School
- Townley Elementary School
- Townsell Elementary School

Middle Schools

- Austin Middle School
- Bowie Middle School
- Crockett Middle School
- De Zavala Middle School

- Houston Middle School
- Johnson Middle School
- Lamar Middle School
- Travis Middle School

High Schools

- Irving High School
- MacArthur High School
- Nimitz High School
- Singley Academy
- Cardwell Career Prep Center

Support

- Ratteree DCD
- Secondary Reassignment/Wheeler
- Administration Building
- Administration Annex

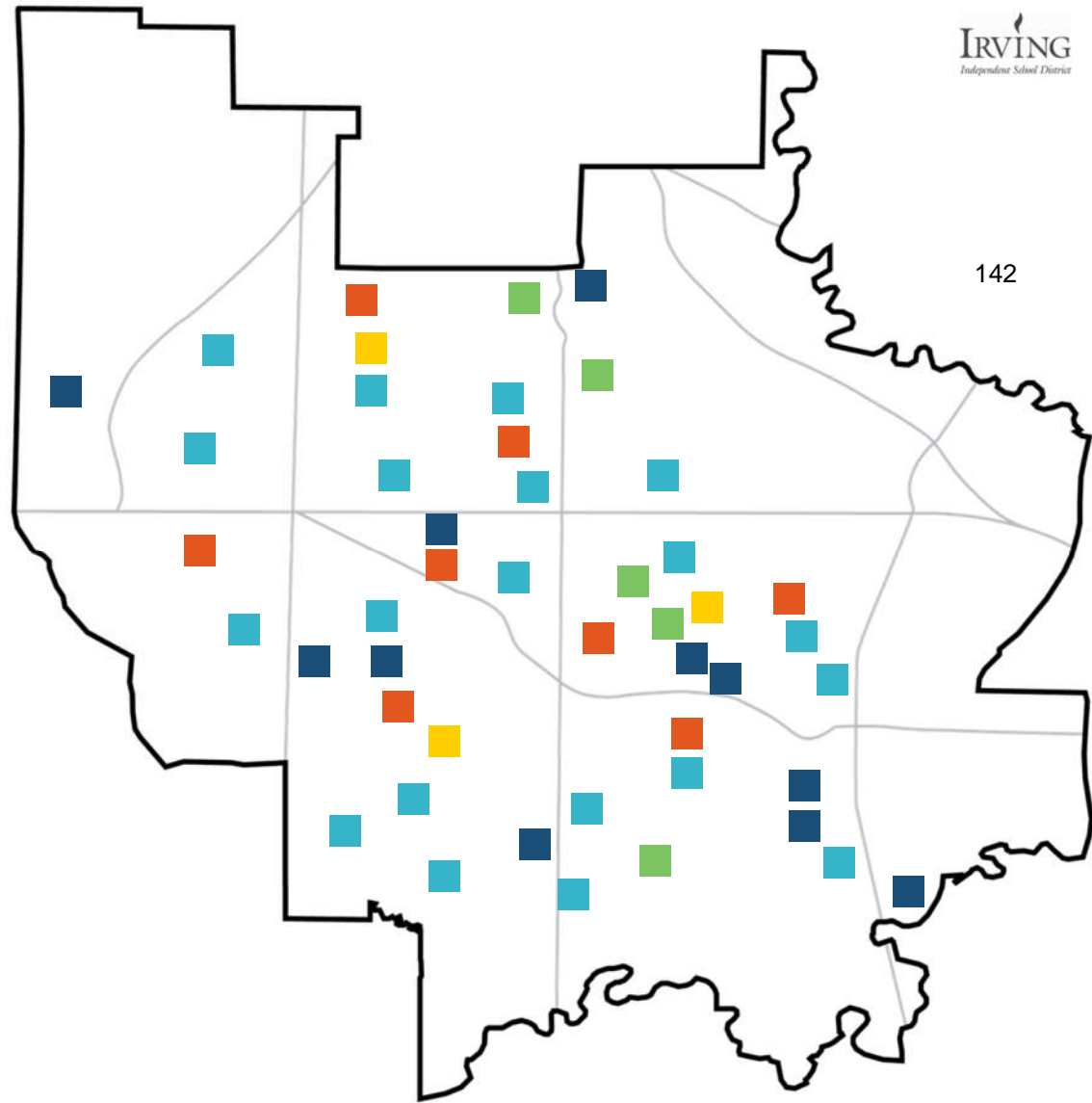
- Ellis Stadium and Field House
- Facilities Services Building
- Food and Nutrition Building
- Hands on Science Center
- Outdoor Learning Center
- Special Education Annex
- Transportation Annex¹⁴¹

48

Irving ISD
Facilities

36 SCHOOLS

3	Early Childhood Centers	5	High Schools
20	Elementary Schools	11	Support Buildings
8	Middle Schools		



Assessment Scope



Team



Architectural



**Cost
Estimating**



**Civil
Engineer**



**Roof
Consulting**



**MEP
Engineer**



**Kitchen
Food Service**



“In 2016, the average age of public school buildings in the U.S. was 44 years old.”

44
years

average age
school US in 2016

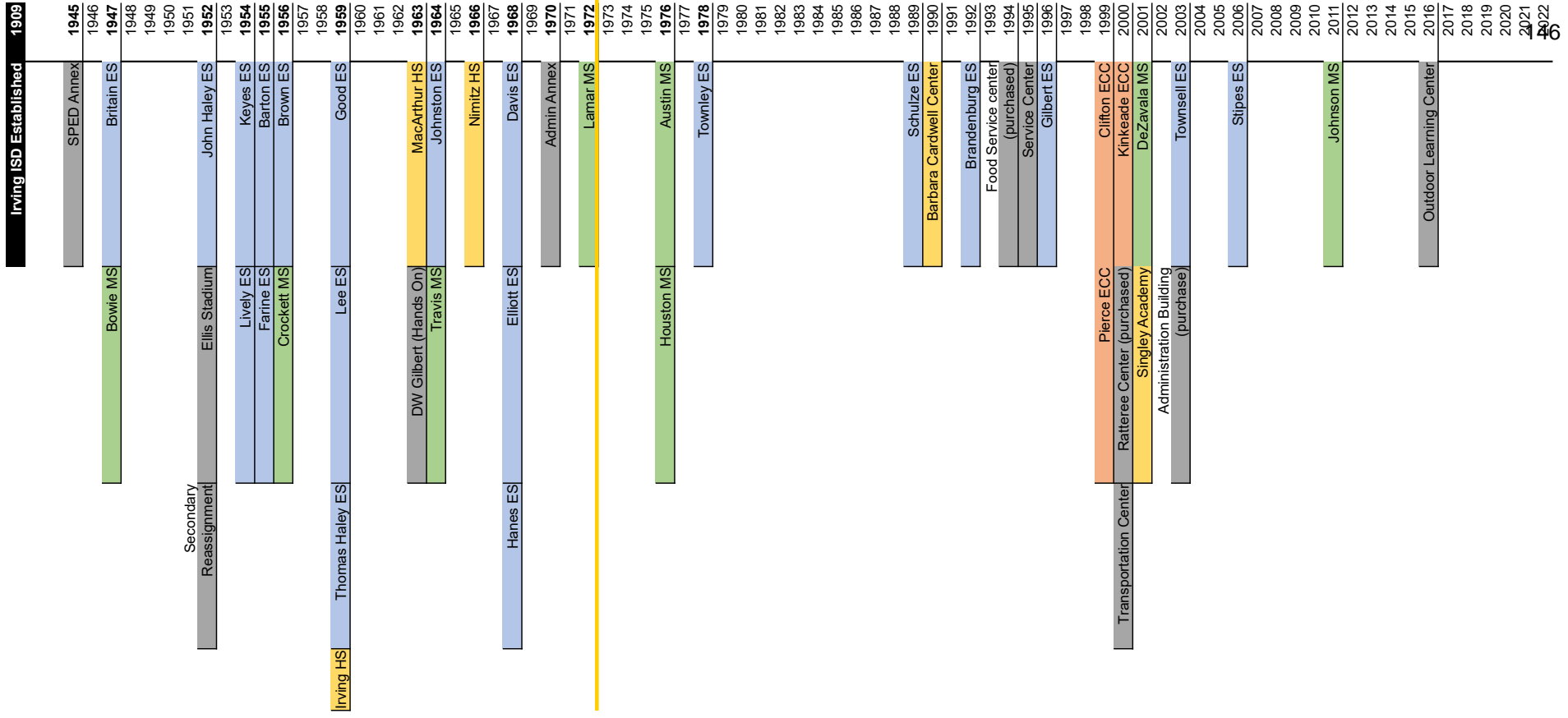
50
years

average age school
Irving ISD in 2022

145

Irving ISD Building Timeline

Average School Building Age
50 years



Overall Assessment Cost Summary

147

	Average Age of Building	Number of Buildings	Square Footage	Total Assessment Estimated Cost
Early Childhood Center	23	3	111,330	\$22,953,068
Elementary Schools	53	20	1,868,193	\$328,145,668
Middle Schools	47	8	1,328,012	\$168,469,132
High Schools	46	5	1,550,282	\$263,957,342
Support Buildings	41	11	349,286	\$55,887,469
	46	47	5,207,103	\$839,412,679

Early Childhood Centers

Early Childhood Center Assessment Cost Summary

	Age of Building	Original Building Year Completed	Square Footage	Total Assessment Estimated Cost	FCI Based on Existing SF	Replacement Cost Based on Existing SF
Clifton EC School	23	1999	37,110	\$7,443,199	0.3354	\$22,191,780
Kinkeade EC School	22	2000	37,110	\$7,665,169	0.3454	\$22,191,780
Pierce EC School	23	1999	37,110	\$7,844,700	0.3535	\$22,191,780
			111,330	\$22,953,068		\$66,575,340

District Overview – Early Childhood Center Facilities

1 **ARCHITECTURAL - EXTERIOR**
Paint exterior metal doors, frames and handrails.
All exterior windows and wall control joints to be resealed.
Add tile wainscot for wall protection.

2 **ARCHITECTURAL - INTERIOR**
Replace all millwork, wood doors, and room signs
Replace non-ADA compliant classroom sinks and bubblers
Add interior control joints in gypsum walls.

3 **CIVIL & SITE**
Correct grading to have positive drainage away from the building & sidewalks.
Re-seal site paving caulk joints throughout.
Replace marquee sign with digital display.

4 **MEP**
The crawl space and attic area need added ventilation.
Replace all interior, exterior and site fixtures with LED lighting.
Rewire all electrical to be above ceiling

5 **ROOFING**

6 **FOOD SERVICE**
Replace floor tiles
Renovate restroom and office for ADA clearances
Replace doors & hardware

1999

151

Clifton Early Childhood School

Year Built: 1999

Building Additions:

- Classroom Addition 2002

Approx. SF: 37,110 SF

Approx. Site Acreage: 6.50

Grades Served: Pre-K(3 & 4)

Functional Capacity: 430

Enrollment (2/2022): 398

No. Classrooms: 23



Clifton Early Childhood School

152

ARCHITECTURAL – EXTERIOR

- Extend entry handrail to be ADA compliant

ARCHITECTURAL – INTERIOR

- General notes per District Overview

CIVIL

- Replace entry paving and include upgraded trench/area drains.
- All site paving to be replaced except the NE fire lane.
- Retaining wall at front entry to be replaced
- Replace chain link fencing.

MECHANICAL ELECTRICAL PLUMBING

- Replace 70% of the split system mechanical units (1999 Trane) .
- Reset in place mechanical unit pads that have shifted.
- Add dedicated units to electrical, IDF and MDF rooms.

ROOFING

- The metal roofing is currently under warranty, but many deficiencies are noted.
- Replace roof insulation in attic space.

FOOD SERVICE

- Replace equipment including the dish machine and serving counters.
- Replace breakers and wiring in kitchen for GFCI outlets.

Clifton Early Childhood School

FACILITIES ASSESSMENT	
\$343,268	Demolition
\$556,650	Site
\$51,954	Building
\$192,972	Exterior
\$686,906	Interior
\$677,258	Specialties
\$1,335,960	MEP
\$2,177,020	GC/Allowance/Escalation
\$6,021,987	Construction Costs
\$1,421,212	Development Costs
\$7,443,199	Estimated Project Costs

FCI:

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 34%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

2000

154

Kinkeade Early Childhood School

Year Built: 2000

Building Additions:

- Classroom Addition 2002

Approx. SF: 37,110 SF

Approx. Site Acreage: 7.70

Grades Served: Pre-K(3 & 4)

Functional Capacity: 430

Enrollment (2/2022): 289

No. Classrooms: 23



Kinkeade Early Childhood School

ARCHITECTURAL – EXTERIOR

- Clean exterior brick façade due to significant water staining.

ARCHITECTURAL – INTERIOR

- General notes per District Overview

CIVIL

- Tie roof drain lines to storm system.
- Add dumpster enclosure.
- Replace sidewalks to be ADA compliant, add access path to playground.

MECHANICAL ELECTRICAL PLUMBING

155

- Replace split system mechanical units installed prior to 2000.

ROOFING

- Recommend full roof replacement including roof insulation in attic space.

FOOD SERVICE

- Replace equipment including the serving counters.

Kinkeade Early Childhood School

FACILITIES ASSESSMENT	
\$345,123	Demolition
\$497,274	Site
\$44,532	Building
\$649,425	Exterior
\$552,939	Interior
\$580,772	Specialties
\$1,341,527	MEP
\$2,271,363	GC/Allowance/Escalation
\$6,282,954	Construction Costs
\$1,382,215	Development Costs
\$7,665,169	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 35%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1999

Pierce Early Childhood School

Year Built: 1999

Building Additions:

- Classroom Addition 2002

Approx. SF: 37,110

Approx. Site Acreage: 7.70

Grades Served: Pre-K(3 & 4)

Functional Capacity: 430

Enrollment (2/2022): 250

No. Classrooms: 23



Pierce Early Childhood School

ARCHITECTURAL – EXTERIOR

- Clean exterior brick façade due to significant water staining.

ARCHITECTURAL – INTERIOR

- General notes per District Overview

CIVIL

- Tie roof drain lines to storm system
- Provide new traffic gate on south drive, repaint existing gates.
- Provide ADA compliant sidewalk from back of site to front of campus.

MECHANICAL ELECTRICAL PLUMBING

158

- Replace split system mechanical units installed prior to 2000.

ROOFING

- Recommend full roof replacement including roof insulation in attic space.

FOOD SERVICE

- Replace equipment including the serving counters & exhaust hood.

Pierce Early Childhood School

FACILITIES ASSESSMENT	
\$350,690	Demolition
\$484,286	Site
\$44,532	Building
\$612,315	Exterior
\$695,813	Interior
\$539,951	Specialties
\$1,354,515	MEP
\$2,311,285	GC/Allowance/Escalation
\$6,393,385	Construction Costs
\$1,451,315	Development Costs
\$7,844,700	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 35%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$



Elementary Schools

53

years

Average Elementary
Building Age

50 years

Davis ES	54
Elliott ES	54
Hanes ES	54
Johnston ES	58

60 years

Barton ES	67
Brown ES	66
Farine ES	67
Good ES	63
Keyes ES	68
Lee ES	63
Lively ES	68
T Haley ES	63

70 years

Britain ES	75
John Haley ES	70

Elementary School Assessment Cost Summary

	Age of Building	Original Building Year Completed	Square Footage	Total Assessment Estimated Cost	FCI Based on Existing SF	Replacement Cost Based on Existing SF
Barton Elementary School	67	1955	82,266	\$14,940,372	0.3513	\$42,527,409
Brandenburg Elementary School	30	1992	83,600	\$13,129,808	0.3038	\$43,217,020
Britain Elementary School	75	1947	108,308	\$18,548,640	0.3313	\$55,989,821
Brown Elementary School	66	1956	95,425	\$18,476,331	0.3745	\$49,329,954
Davis Elementary School	54	1968	96,376	\$18,758,596	0.3765	\$49,821,573
Elliott Elementary School	54	1968	89,714	\$14,510,401	0.3129	\$46,377,652
Farine Elementary School	67	1955	86,030	\$17,858,672	0.4016	\$44,473,209
Gilbert Elementary School	26	1996	93,492	\$13,623,251	0.2819	\$48,330,689
Good Elementary School	63	1959	88,325	\$16,899,766	0.3701	\$45,659,609
Hanes Elementary School	54	1968	110,006	\$18,731,407	0.3294	\$56,867,602
John Haley Elementary School	70	1952	86,659	\$19,805,255	0.4421	\$44,798,370
Johnston Elementary School	58	1964	89,142	\$19,963,025	0.4332	\$46,081,957
Keyes Elementary School	68	1954	92,321	\$17,507,602	0.3668	\$47,725,341
Lee Elementary School	63	1959	97,068	\$18,576,335	0.3702	\$50,179,303
Lively Elementary School	68	1954	92,018	\$20,963,429	0.4407	\$47,568,705
Schulze Elementary School	33	1989	93,831	\$17,196,301	0.3545	\$48,505,935
Stipes Elementary School	16	2006	98,200	\$8,216,915	0.1619	\$50,764,490
Thomas Haley Elementary School	63	1959	89,938	\$15,308,742	0.3293	\$46,493,449
Townley Elementary School	44	1978	91,354	\$15,445,753	0.3271	\$47,225,450
Townsell Elementary School	19	2003	104,120	\$9,685,067	0.1799	\$53,824,834
			1,868,193	\$328,145,668		\$965,762,371

District Overview – Elementary Facilities

163

1

ARCHITECTURAL - EXTERIOR

All exterior windows and wall control joints to be resealed.

2

ARCHITECTURAL - INTERIOR

3

CIVIL & SITE

Correct grading to have positive drainage away from the building & sidewalks.
Re-seal site paving caulk joints throughout.
Replace storm and sanitary from building to city meter

4

MEP

Replace all interior, exterior and site fixtures with LED lighting.
Upgrade PA and Fire Alarm system.
Add dedicated units to electrical, IDF, MDF and riser rooms.

5

ROOFING

6

FOOD SERVICE

Replace equipment as noted in report.

1955

Barton Elementary School

Year Built: 1955

Building Additions:

- Gymnasium Addition 1962, 1992
- Classroom Addition 1989, 1992

Approx. SF: 82,266 SF

Approx. Site Acreage: 9.70

Grades Served: PreK-5

Functional Capacity: 772

Enrollment (2/2022): 862

No. Classrooms: 49



Barton Elementary School

ARCHITECTURAL – EXTERIOR

- Replace operable windows
- Replace canopies.
- Repair brick façade due to damage and settling.

ARCHITECTURAL – INTERIOR

- Replace all millwork.
- Renovate single restrooms to be ADA compliant.
- Renovate group restrooms.
- Replace interior room signs.
- Replace tack boards in corridors and install new tile wainscot throughout.

CIVIL

- Tie roof drain lines to storm system & correct grading to have positive drainage away from the building & sidewalks.
- Provide ADA compliant sidewalk from back of site to front of campus.
- Install turf in courtyard.
- Replace marquee sign with digital display.

MECHANICAL ELECTRICAL PLUMBING

- Replace split system mechanical units that are nearing end of useful life. 165
- Install mechanical screen at entry on roof and ground.

ROOFING

- Recommend full roof replacement including roof insulation in attic space.

FOOD SERVICE

- General replacement of equipment as noted in the report.

GYM ADDITION

- Replace metal buildings with new Gym Addition to be ICC-500 Compliant Storm Shelter

Barton Elementary School

FACILITIES ASSESSMENT	
\$505,936	Demolition
\$505,936	Site
\$1,011,872	Building
\$1,077,685	Exterior
\$1,217,537	Interior
\$810,320	Specialties
\$3,068,522	MEP
\$4,641,598	GC/Allowance/Escalation
\$12,839,405	Construction Costs
\$2,100,967	Development Costs
\$14,940,372	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 35%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1992

167

Brandenburg Elementary School

Year Built: 1992

Building Additions:

- Gymnasium Addition 1992

Approx. SF: 83,600 SF

Approx. Site Acreage: 9.38

Grades Served: PreK-5

Functional Capacity: 876

Enrollment (2/2022): 891

No. Classrooms: 47



Brandenburg Elementary School

ARCHITECTURAL – EXTERIOR

- Replace EJ covers and building sealants.
- Replace canopy and paver slab outside Cafeteria.
- Paint all exterior metal doors and frames.
- Repairs to brick façade due to damage and settling.

ARCHITECTURAL – INTERIOR

- Renovate single restrooms to be ADA compliant.
- Replace interior room signs.
- Replace flooring with LVT flooring and rubber base.
- Replace ceiling tiles and grid throughout.

CIVIL

- Repair/Replace west parking lot.
- Remove asphalt and replace with new concrete play court.
- Replace sidewalks that are uneven for ADA compliance.
- Provide ADA compliant sidewalk to playground.
- Replace chain link fence around play fields.

MECHANICAL ELECTRICAL PLUMBING

- Replace split system mechanical units that are nearing end of useful life. 168
- Add dedicated units to electrical, IDF and MDF rooms.

ROOFING

- Roof under warranty until 2029 – repairs under warranty.
- Remove skylights, infill and roof over.

FOOD SERVICE

- Replace kitchen ceiling, grid, floor and wall tiles.
- The restroom area is not ADA compliant and needs renovation.
- Replace doors and hardware.

GYM ADDITION

- Replace metal buildings with new Gym Addition to be ICC-500 Compliant Storm Shelter

REMOVE PORTABLE BUILDINGS.

Brandenburg Elementary School

FACILITIES ASSESSMENT	
\$777,480	Demolition
\$434,720	Site
\$969,760	Building
\$806,740	Exterior
\$1,417,020	Interior
\$493,240	Specialties
\$2,319,900	MEP
\$4,087,319	GC/Allowance/Escalation
\$11,306,179	Construction Costs
\$1,823,629	Development Costs
\$13,129,808	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 30%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1947

170

Britain Elementary School

Year Built: 1947

Building Additions:

- Classroom Addition 1990, 1992, 2000, 2004
- Gymnasium Addition 1992

Approx. SF: 108,308 SF

Approx. Site Acreage: 8.05

Grades Served: PreK-5

Functional Capacity: 1,044

Enrollment (2/2022): 586

No. Classrooms: 58



Britain Elementary School

ARCHITECTURAL – EXTERIOR

- Replace operable windows.
- General clean of exterior, repair damaged brick, stucco and cast stone veneer.
- Replace west canopy.
- Paint all exterior metal doors and frames.

ARCHITECTURAL - INTERIOR

- Renovate single classroom restrooms to be ADA compliant.
- Replace wood doors, hardware, and millwork throughout.
- Add tile wainscot to exposed gyp corridor walls.
- Replace flooring with LVT flooring and rubber base.
- Replace ceiling tiles and grid in west & east classroom wings.

CIVIL

- Repair broken roof drain lines and tie to storm.
- Replace south drive and shifted sidewalks around site.
- Replace chain link fence around play fields.
- Install turf in courtyard.
- Replace marquee sign with digital display.

MECHANICAL ELECTRICAL PLUMBING

- Replace rooftop mechanical units that are nearing end of useful life.
- Relocate electrical panels in corridors to independent electrical room.

ROOFING

- Most of roof is under warranty, with a few areas that must be replaced.

FOOD SERVICE

- Replace equipment including the serving counters & exhaust hood.

GYM ADDITION

- Replace existing gym metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

Britain Elementary School

FACILITIES ASSESSMENT	
\$709,417	Demolition
\$422,401	Site
\$1,326,773	Building
\$2,106,591	Exterior
\$1,332,188	Interior
\$574,032	Specialties
\$3,839,519	MEP
\$5,838,044	GC/Allowance/Escalation
\$16,148,965	Construction Costs
\$2,399,675	Development Costs
\$18,548,640	Estimated Project Costs

172

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 33%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Brown Elementary School

1956

Year Built: 1956

Building Additions:

- Gymnasium Addition 1973, 1992
- Classroom Addition 1989, 1992

Approx. SF: 95,425 SF

Approx. Site Acreage: 9.33

Grades Served: PreK-5

Functional Capacity: 856

Enrollment (2/2022): 692

No. Classrooms: 50



Brown Elementary School

ARCHITECTURAL – EXTERIOR

- Replace operable windows
- Replace canopies.
- All exterior doors and frames to be repainted.
- Repair exterior façade due to damage and settling.

ARCHITECTURAL - INTERIOR

- Replace all millwork.
- Renovate single restrooms to be ADA compliant.
- Replace ceilings, wood doors and interior room signs.
- Replace tack boards in corridors and install new tile wainscot throughout.

▪ **CIVIL**

- Tie roof drain lines to storm system & correct grading to have positive drainage away from the building & sidewalks.
- Replace sidewalk paving where failed.
- Replace chain link fence.
- Install turf in courtyard.
- Replace marquee sign with digital display.

MECHANICAL ELECTRICAL PLUMBING

- Replace split system mechanical units that are nearing end of useful life. 174
- Relocate electrical gear inside.

ROOFING

- Recommend full roof replacement except for kitchen roof which is under warranty.

FOOD SERVICE

- Replace equipment as noted in the report.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

Brown Elementary School

FACILITIES ASSESSMENT	
\$710,916	Demolition
\$682,289	Site
\$1,273,924	Building
\$1,650,853	Exterior
\$1,450,460	Interior
\$601,178	Specialties
\$3,893,340	MEP
\$5,810,887	GC/Allowance/Escalation
\$16,073,846	Construction Costs
\$2,402,485	Development Costs
\$18,476,331	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 37%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1968

176

Davis Elementary School

Year Built: 1968

Building Additions:

- Gymnasium Addition 1978
- Annex Addition 1989
- Classroom Addition 1993
- Library Addition 2011

Approx. SF: 96,376 SF

Approx. Site Acreage: 8.31

Grades Served: PreK-5

Functional Capacity: 860

Enrollment (2/2022): 805

No. Classrooms: 51



Davis Elementary School

ARCHITECTURAL – EXTERIOR

- Replace operable windows.
- Replace translucent blocks with new.
- Replace old metal canopies.
- All exterior doors and frames to be repainted.
- Repoint failing mortar and repair areas of damaged brick.

ARCHITECTURAL – INTERIOR

- Remove corridor lockers.
- Renovate single restrooms to be ADA compliant.
- Complete renovation of group restrooms
- Replace wood doors and interior room signs.
- Install new tile wainscot throughout corridors.

CIVIL

- Replace damaged block retaining walls.
- Tie roof drains to storm line, including at entry canopy
- Resurface playgrounds in courtyard.
- Install turf at courtyards.
- Replace marquee sign with digital display.

MECHANICAL ELECTRICAL PLUMBING

- Replace a majority of rooftop mechanical units that are nearing end of useful life.
- Relocate panels from corridors and restrooms into dedicated electrical room.

177

ROOFING

- Replace roof at NE Classroom Wing and metal roof areas above the Main Entry Corridor.

FOOD SERVICE

- Renovate and expand restroom and dry storage for ADA clearances.
- Add hand sinks per health code.
- Replace equipment as noted in the report.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

Davis Elementary School

FACILITIES ASSESSMENT	
\$660,176	Demolition
\$689,088	Site
\$1,248,069	Building
\$1,864,876	Exterior
\$1,513,103	Interior
\$583,075	Specialties
\$3,888,772	MEP
\$5,915,181	GC/Allowance/Escalation
\$16,362,339	Construction Costs
\$2,396,257	Development Costs
\$18,758,596	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 38%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1968

179

Elliott Elementary School

Year Built: 1968

Building Additions:

- Gymnasium Addition 1978
- Classroom Addition 1989, 1993

Approx. SF: 89,714 SF

Approx. Site Acreage: 11.15

Grades Served: PreK-5

Functional Capacity: 918

Enrollment (2/2022): 558

No. Classrooms: 52



Elliott Elementary School

ARCHITECTURAL – EXTERIOR

- Replace glass blocks with standard windows.
- Replace old metal canopies.
- Repair or replace plaster veneer throughout.
- All exterior doors and frames to be repainted.
- Replace entry slab and floor finish.

ARCHITECTURAL – INTERIOR

- Renovate single restrooms to be ADA compliant.
- Complete renovation of group restrooms
- Replace interior doors and room signs.
- Replace millwork throughout campus.

CIVIL

- Tie roof drains to storm line, including at entry canopy
- Replace failed areas of brick paver walks and sidewalks
- Install turf at courtyards.
- Replace marquee sign with digital display.

MECHANICAL ELECTRICAL PLUMBING

- Replace entire mechanical system including units and ductwork.
- Relocate panels from corridors into dedicated electrical room.
- Replace all Federal Pacific electrical panels.

ROOFING

- Roofing was replaced in 2021 and is under warranty.

FOOD SERVICE

- Renovate all finishes including floor tile, wall tile, ceiling and grid.
- Expand and renovate restroom for ADA compliance.
- Replace equipment as noted in the report.
- Replace dock bumpers.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

Elliott Elementary School

FACILITIES ASSESSMENT	
\$484,456	Demolition
\$623,512	Site
\$1,063,111	Building
\$879,197	Exterior
\$1,511,681	Interior
\$601,084	Specialties
\$2,781,134	MEP
\$4,497,992	GC/Allowance/Escalation
\$12,442,166	Construction Costs
\$2,068,235	Development Costs
\$14,510,401	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 31%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Farine Elementary School

1955

Year Built: 1955

Building Additions:

- Gymnasium Addition 1978, 1992
- Classroom Addition 1989, 1992

Approx. SF: 86,030 SF

Approx. Site Acreage: 13.78

Grades Served: PreK-5

Functional Capacity: 799

Enrollment (2/2022): 873

No. Classrooms: 48



Farine Elementary School

ARCHITECTURAL – EXTERIOR

- Replace operable windows.
- Replace old metal canopies.
- Replace plaster wall and soffit finishes.
- All exterior doors, frames, handrails and columns to be repainted.

ARCHITECTURAL – INTERIOR

- Renovate single restrooms to be ADA compliant.
- Complete renovation of group restrooms
- Replace all millwork, interior wood doors and room signs.
- Install new tile wainscot in corridors.

CIVIL

- Tie roof drains to storm line, including at entry canopy
- Replace asphalt and failed areas of sidewalks.
- Install turf at courtyards.
- Replace marquee sign with digital display.

REMOVE PORTABLE BUILDINGS.

MECHANICAL ELECTRICAL PLUMBING

- Relocate panels from corridors into dedicated electrical room.
- Relocate non-compliant light switches in Corridor C101 Classrooms.
- Remove unused furnace units in corridors and vestibules.

183

ROOFING

- Most of roof is under warranty, with a few areas in need of replacement.

FOOD SERVICE

- Complete renovation of kitchen including layout and all finishes.
- Alternate – new kitchen and cafeteria addition
- Replace equipment as noted in the report.
- Construct dumpster enclosure.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

Farine Elementary School

FACILITIES ASSESSMENT	
\$645,225	Demolition
\$752,763	Site
\$1,191,516	Building
\$1,668,982	Exterior
\$1,492,621	Interior
\$554,894	Specialties
\$3,613,260	MEP
\$5,616,284	GC/Allowance/Escalation
\$15,535,543	Construction Costs
\$2,323,129	Development Costs
\$17,858,672	Estimated Project Costs

Alternate Addition Estimated Costs	
8,000 SF	Cafeteria/Kitchen Addition
\$4,215,200	Estimated Project Costs

184

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 40%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Farine Elementary – Demo Scope



Farine Elementary – Proposed Scope



1996

187

Gilbert Elementary School

Year Built: 1996

Building Additions:

- Classroom Addition 1999
- Special Education Addition 2012

Approx. SF: 93,492 SF

Approx. Site Acreage: 8.70

Grades Served: PreK-5

Functional Capacity: 962

Enrollment (2/2022): 713

No. Classrooms: 52



Gilbert Elementary School

ARCHITECTURAL – EXTERIOR

- Replace operable windows.
- Replace fabric awnings with premanufactured aluminum canopies.
- Repoint mortar where failing, including around windows.

ARCHITECTURAL – INTERIOR

- Renovate clinic restroom to be ADA compliant.
- Replace carpet throughout campus.
- Replace all interior wood doors and room signs.
- Install new tile wainscot in corridors.
- Replace west classroom millwork to include compliant sink and EWCs.

CIVIL

- Tie roof drains to storm line system
- Additional parking area and extend drives to the north
- Install turf at courtyards.
- Replace marquee sign with digital display.

MECHANICAL ELECTRICAL PLUMBING

- Replace RTU's installed before 2000.

ROOFING

- Most of roof is under warranty and in good condition.

FOOD SERVICE

- Complete renovation of kitchen including all finishes and doors.
- Replace equipment as noted in the report.

Gilbert Elementary School

FACILITIES ASSESSMENT	
\$621,722	Demolition
\$584,325	Site
\$98,167	Building
\$1,047,110	Exterior
\$995,690	Interior
\$565,627	Specialties
\$3,515,299	MEP
\$4,205,699	GC/Allowance/Escalation
\$11,633,639	Construction Costs
\$1,989,612	Development Costs
\$13,623,251	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 28%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1959

190

Good Elementary School

Year Built: 1959

Building Additions:

- Gymnasium Addition 1978, 1992
- Classroom Addition 1990, 1992

Approx. SF: 88,325 SF

Approx. Site Acreage: 10.79

Grades Served: PreK-5

Functional Capacity: 940

Enrollment (2/2022): 727

No. Classrooms: 50



Good Elementary School

ARCHITECTURAL – EXTERIOR

- Replace operable windows.
- Install control joints at brick veneer above windows and doors.
- Replace failed mortar including under windows.

ARCHITECTURAL – INTERIOR

- Renovate single restrooms to be ADA compliant.
- Replace carpet, ceiling tiles and grid.
- Replace all millwork, interior doors and room signs.
- Install new tile wainscot in corridors.

CIVIL

- Tie roof drains to storm line system.
- Regrade for proper drainage around site.
- Replace failed or non-compliant areas of sidewalks.
- Replace marquee sign with digital display.

REMOVE PORTABLE BUILDINGS.

MECHANICAL ELECTRICAL PLUMBING

- Replace 60% of the split system units that are nearing end of life-cycle. 191
- Relocate panels from corridors into dedicated electrical room.
- Replace 5 Federal Pacific electrical panels.

ROOFING

- Most of roof is under warranty.
- Recommend trimming trees so as not to overhang roofline.

FOOD SERVICE

- Replace equipment as noted in the report.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

Good Elementary School

FACILITIES ASSESSMENT	
\$552,031	Demolition
\$719,849	Site
\$1,382,286	Building
\$1,563,353	Exterior
\$1,046,651	Interior
\$658,021	Specialties
\$3,431,426	MEP
\$5,296,018	GC/Allowance/Escalation
\$14,649,636	Construction Costs
\$2,250,130	Development Costs
\$16,899,766	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 37%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1968

193

Hanes Elementary School

Year Built: 1968

Building Additions:

- Gymnasium Addition 1978, 2000
- Classroom Addition 1989, 2000
- Administration Addition 1994
- Cafeteria Addition 2009

Approx. SF: 110,006 SF

Approx. Site Acreage: 6.55

Grades Served: PreK-5

Functional Capacity: 844

Enrollment (2/2022): 643

No. Classrooms: 47



Hanes Elementary School

ARCHITECTURAL – EXTERIOR

- Replace operable windows.
- Relace dated canopy structures.
- Replace entry doors with aluminum storefront.
- Repaint exterior doors, frames, columns.

ARCHITECTURAL – INTERIOR

- Remove corridor locker and install new tile wainscot in corridors.
- Renovate single restrooms to be ADA compliant.
- Replace flooring throughout with consistent finish and new rubber base.
- Replace all millwork, interior doors, classroom tack boards and room signs.

CIVIL

- Tie roof drains to storm line system.
- Replace failed or non-compliant areas of sidewalks in courtyard and southeast area of site. Replace concrete strip around building that has failed.
- Replace marquee sign with digital display.
- Install turf in courtyard.

MECHANICAL ELECTRICAL PLUMBING

- Replace 50% split system units that are nearing end of life-cycle.
- Relocate panels from corridors into dedicated electrical room.
- Replace 5 Federal Pacific electrical panels.

ROOFING

- Most of roof is under warranty, with a few areas due for replacement.

FOOD SERVICE

- Replace equipment as noted in the report.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

Hanes Elementary School

FACILITIES ASSESSMENT	
\$594,032	Demolition
\$797,544	Site
\$1,336,573	Building
\$1,226,567	Exterior
\$1,842,601	Interior
\$533,329	Specialties
\$4,103,224	MEP
\$5,907,770	GC/Allowance/Escalation
\$16,341,839	Construction Costs
\$2,389,368	Development Costs
\$18,731,407	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 33%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1952

196

John Haley Elementary School

Year Built: 1952

Building Additions:

- Gymnasium Addition 1978, 1992
- Classroom Addition 1990, 1992

Approx. SF: 86,659 SF

Approx. Site Acreage: 8.49

Grades Served: PreK-5

Functional Capacity: 948

Enrollment (2/2022): 713

No. Classrooms: 52



John Haley Elementary School

ARCHITECTURAL – EXTERIOR

- Replace operable windows.
- Replace dated canopy structures.
- Repair damaged stucco finish on west classroom wings.

ARCHITECTURAL – INTERIOR

- Relocate clinic into larger space with compliant restroom.
- Renovate single restrooms to be ADA compliant.
- Replace millwork, interior doors, and classroom tack boards.
- Provide separate kiln room in Art classroom.
- Replace flooring with LVT and rubber base.

CIVIL

- Replace failed areas of sidewalks.
- Replace marquee sign with digital display.
- Install turf in courtyard between classroom wings.

MECHANICAL ELECTRICAL PLUMBING

- Replace over 60% split system units and all RTUs that are nearing end of life-cycle. 197
- Relocate transformer and move switch gear inside into dedicated electrical room.
- Relocate panels from restrooms into dedicated electrical room.

ROOFING

- Most of roof is under warranty, with a few areas due for replacement.

FOOD SERVICE

CAFETERIA/KITCHEN ADDITION

- Add new single cafeteria, platform and kitchen addition to include new electrical room. Renovate existing areas for classrooms and administration areas.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

John Haley Elementary School

FACILITIES ASSESSMENT	
\$654,275	Demolition
\$784,264	Site
\$1,546,863	Building
\$1,490,535	Exterior
\$1,581,527	Interior
\$537,286	Specialties
\$4,458,606	MEP
\$6,258,410	GC/Allowance/Escalation
\$17,311,765	Construction Costs
\$2,493,489	Development Costs
\$19,805,255	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

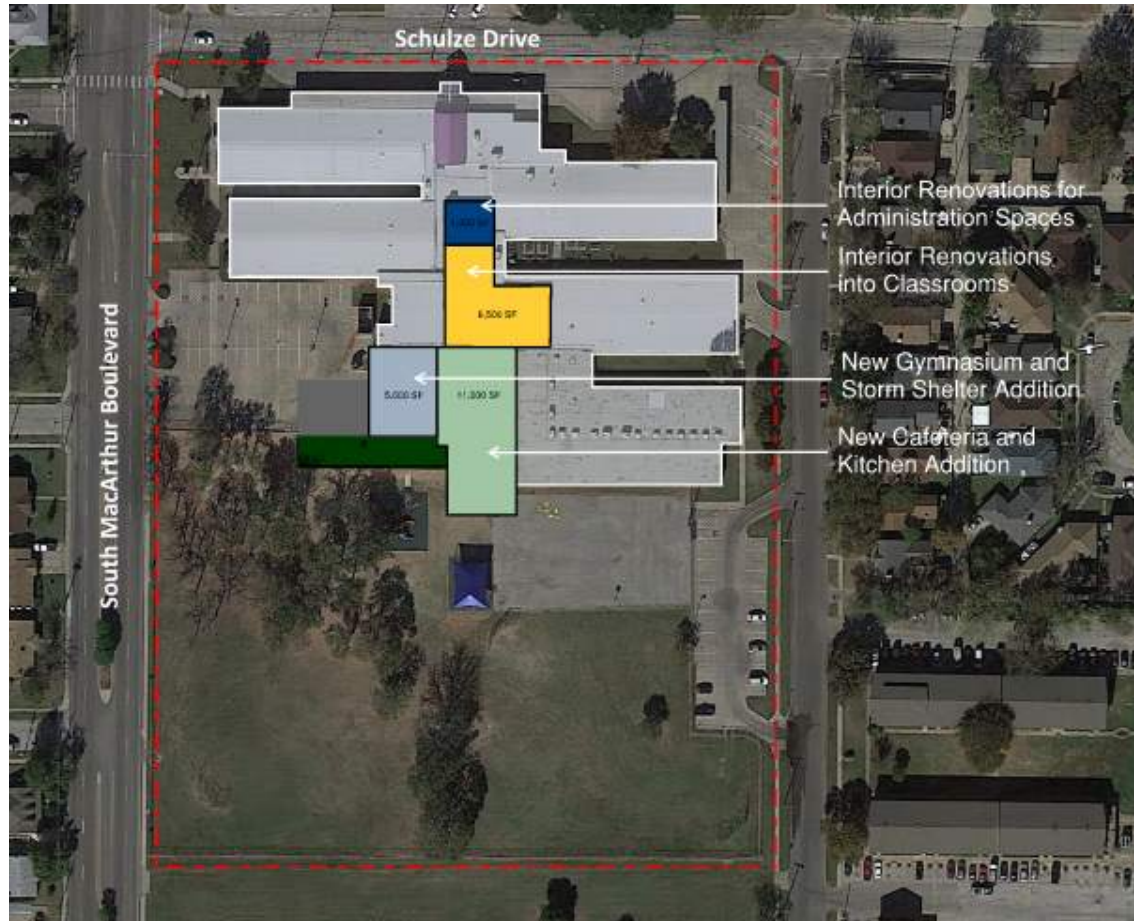
FCI - 44%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

John Haley Elementary – Demo Scope



John Haley Elementary – Proposed Scope



1964

201

Johnston Elementary School

Year Built: 1964

Building Additions:

- Gymnasium Addition 1978, 1994
- Classroom Addition 1989, 1994

Approx. SF: 89,142 SF

Approx. Site Acreage: 10.30

Grades Served: PreK-5

Functional Capacity: 966

Enrollment (2/2022): 794

No. Classrooms: 54



Johnston Elementary School

ARCHITECTURAL - EXTERIOR

- Replace operable windows.
- Replace dated canopy structures.
- Repair damaged soffits throughout.
- Upgrade entry doors and windows with aluminum storefront frames.

ARCHITECTURAL - INTERIOR

- Remove corridor locker and install new tile wainscot & tack boards in corridors.
- Complete renovation of single and group restrooms to be ADA compliant.
- Replace millwork, interior doors, and classroom tack boards.
- Replace carpet and rubber base throughout.

CIVIL

- Add fire lane around building.
- Replace asphalt with concrete paving.
- Replace marquee sign with digital display.
- Install turf in courtyard.

MECHANICAL ELECTRICAL PLUMBING

- Replace 50% of RTUs that are nearing end of life-cycle.

202

ROOFING

- Most of roof is under warranty until 2034, with minor repairs.

FOOD SERVICE

- Replace canopy at kitchen and add ramp access.
- Recommend addition for kitchen and complete renovation.
- Replace equipment as noted in report.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

Johnston Elementary School

FACILITIES ASSESSMENT	
\$735,422	Demolition
\$931,534	Site
\$1,756,097	Building
\$1,773,926	Exterior
\$1,698,155	Interior
\$632,908	Specialties
\$3,632,537	MEP
\$6,319,119	GC/Allowance/Escalation
\$17,479,698	Construction Costs
\$2,483,327	Development Costs
\$19,963,025	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 43%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1954

204

Keyes Elementary School

Year Built: 1954

Building Additions:

- Gymnasium Addition 1978
- Classroom Addition 1987, 1989, 1993
- Cafeteria Addition 2010

Approx. SF: 92,321 SF

Approx. Site Acreage: 9.90

Grades Served: PreK-5

Functional Capacity: 979

Enrollment (2/2022): 684

No. Classrooms: 55



Keyes Elementary School

ARCHITECTURAL - EXTERIOR

- Replace operable windows.
- Repaint exterior metal doors and frames.
- Repair minor brick damage, seal penetration and clean exterior.

ARCHITECTURAL - INTERIOR

- Install new tile wainscot & tack boards in corridors.
- Complete renovation of single and group restrooms to be ADA compliant & alleviate sight line issues.
- Replace millwork, interior doors, and classroom tack boards.
- Two southeast wings - classroom doors are not ADA compliant.

CIVIL

- Replace heaved sidewalk for ADA compliance
- Replace asphalt with concrete paving.
- Replace marquee sign with digital display.
- Install turf in courtyard.

MECHANICAL ELECTRICAL PLUMBING

- Replace split system units that are nearing end of life-cycle.

205

ROOFING

- Some of roof is under warranty, with multiple areas in need of replacement.

FOOD SERVICE

- General replacement of equipment as noted in the report.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

Keyes Elementary School

FACILITIES ASSESSMENT	
\$618,551	Demolition
\$678,559	Site
\$1,195,557	Building
\$1,514,064	Exterior
\$1,467,904	Interior
\$738,568	Specialties
\$3,498,966	MEP
\$5,499,030	GC/Allowance/Escalation
\$15,211,199	Construction Costs
\$2,296,403	Development Costs
\$17,507,602	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 37%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1959

207

Lee Elementary School

Year Built: 1959

Building Additions:

- Gymnasium Addition 1978, 1994
- Classroom Addition 1989, 1994

Approx. SF: 97,068 SF

Approx. Site Acreage: 12.15

Grades Served: PreK-5

Functional Capacity: 921

Enrollment (2/2022): 705

No. Classrooms: 49



Lee Elementary School

ARCHITECTURAL - EXTERIOR

- Replace operable windows.
- Repaint exterior metal doors and frames.
- Repair brick and stucco damage, seal penetration and clean exterior.
- Replace entry canopy with new.
- Replace water damaged painted wood soffits.

ARCHITECTURAL - INTERIOR

- Install new tile wainscot & tack boards in corridors.
- Complete renovation of single restrooms to be ADA compliant.
- Replace millwork, interior doors & frames, and ceilings throughout.
- Replace flooring with LVT and new rubber base.

CIVIL

- Replace heaved sidewalk for ADA compliance and replace sealant at building.
- Replace asphalt with concrete paving.
- Replace marquee sign with digital display.
- Install turf in courtyard.

MECHANICAL ELECTRICAL PLUMBING

- Replace split system units that are nearing end of life-cycle.
- Install mechanical screen at main entry façade.
- Replace sanitary line under building due to poor condition.

ROOFING

- All in need of immediate replacement. Failed gutters throughout.

FOOD SERVICE

- Replace flooring with new quarry tile.
- General replacement of equipment as noted in the report.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

Lee Elementary School

FACILITIES ASSESSMENT	
\$664,916	Demolition
\$635,795	Site
\$1,281,298	Building
\$1,713,250	Exterior
\$1,655,009	Interior
\$577,555	Specialties
\$3,814,772	MEP
\$5,855,978	GC/Allowance/Escalation
\$16,198,373	Construction Costs
\$2,377,762	Development Costs
\$18,576,335	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 37%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1954

210

Lively Elementary School

Year Built: 1954

Building Additions:

- Gymnasium Addition 1978, 1992
- Classroom Addition 1990, 1992
- Corridor Addition 2012

Approx. SF: 92,018 SF

Approx. Site Acreage: 9.86

Grades Served: PreK-5

Functional Capacity: 952

Enrollment (2/2022): 771

No. Classrooms: 52



Lively Elementary School

ARCHITECTURAL - EXTERIOR

- Replace operable windows.
- Repaint exterior metal doors and frames.
- Replace glass blocks with window system.
- Clean brick façade throughout.

ARCHITECTURAL - INTERIOR

- Remove existing lockers in corridors & install new tile wainscot.
- Complete renovation of single & group restrooms to be ADA compliant.
- Replace millwork, ceiling tile and grid throughout campus.

CIVIL

- Replace heaved sidewalk areas for ADA compliance.
- Replace asphalt with concrete paving.
- Replace marquee sign with digital display.
- Install turf in courtyard.

MECHANICAL ELECTRICAL PLUMBING

- Replace split system units that are nearing end of life-cycle.
- Install mechanical screen at main entry façade.
- Replace sanitary line from kitchen to site connection.
- Replace Federal Pacific electrical panels.

211

ROOFING

- Most of roof is under warranty until 2032, with a few areas in need of immediate replacement including gutters and downspouts.

FOOD SERVICE

- Complete renovation and addition to expand kitchen and update finishes.
- Most new equipment needed as noted in the report.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

Lively Elementary School

FACILITIES ASSESSMENT	
\$593,516	Demolition
\$602,718	Site
\$1,955,383	Building
\$1,923,176	Exterior
\$1,762,145	Interior
\$547,507	Specialties
\$4,366,254	MEP
\$6,653,246	GC/Allowance/Escalation
\$18,403,944	Construction Costs
\$2,559,485	Development Costs
\$20,963,429	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 44%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Schulze Elementary School

1989

213

Year Built: 1989

Building Additions:

- Gymnasium Addition 1978, 1994
- Classroom Addition 1994

Approx. SF: 93,831 SF

Approx. Site Acreage: 9.38

Grades Served: PreK-5

Functional Capacity: 840

Enrollment (2/2022): 658

No. Classrooms: 45



Schulze Elementary School

ARCHITECTURAL - EXTERIOR

- Replace operable windows.
- Repaint exterior metal doors, frames, and handrails.
- Infill glass block around platform with exterior brick wall system.
- Clean brick façade throughout.
- Replace fabric awnings with premanufactured canopies.

ARCHITECTURAL - INTERIOR

- Replace reception area storefront windows
- Upgrades to single & group restrooms to be ADA compliant.
- Replace corridor tack wallcovering with new.
- Replace millwork, room signs, ceiling tile and grid throughout campus.

CIVIL

- Replace sidewalks as needed for ADA compliance.
- Replace areas of parking lot with severe ponding.
- Replace marquee sign with digital display.
- Install turf in courtyard. Establish shade tolerant grass under trees.

MECHANICAL ELECTRICAL PLUMBING

- Replace split system units that are nearing end of life-cycle.

214

ROOFING

- A small area of roof is under warranty until 2031, but all the metal roof systems and Northwest classroom block require replacement.

FOOD SERVICE

- Complete renovation and addition to expand kitchen and update finishes.
- Replace equipment needed as noted in the report.
- Rework kitchen loading dock and dumpster area for better access.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

Schulze Elementary School

FACILITIES ASSESSMENT	
\$642,742	Demolition
\$633,359	Site
\$1,172,888	Building
\$1,665,500	Exterior
\$1,449,689	Interior
\$534,837	Specialties
\$3,429,523	MEP
\$5,395,058	GC/Allowance/Escalation
\$14,923,596	Construction Costs
\$2,272,704	Development Costs
\$17,196,301	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 35%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

2006

Stipes Elementary School

Year Built: 2006

Building Additions: None

Approx. SF: 98,200 SF

Approx. Site Acreage: 9.40

Grades Served: PreK-5

Functional Capacity: 915

Enrollment (2/2022): 602

No. Classrooms: 48



Stipes Elementary School

ARCHITECTURAL - EXTERIOR

- Repoint minor brick mortar damage.
- Replace exterior building sealants.

ARCHITECTURAL - INTERIOR

- Replace mirrors in restrooms
- Renovate and expand clinic restroom for ADA compliance.
- Replace tack wallcovering with new.
- Replace carpet and rubber base.

CIVIL

- Replace pavement markings for parking, ADA access and spaces, and fire lanes.
- Replace marquee sign with digital display.

MECHANICAL ELECTRICAL PLUMBING

- Replace rooftop as they near end of life-cycle.

ROOFING

- All areas of roof is under warranty.

FOOD SERVICE

- General replacement of equipment as noted in the report.

Stipes Elementary School

FACILITIES ASSESSMENT	
\$181,670	Demolition
\$363,340	Site
\$63,830	Building
\$324,060	Exterior
\$613,750	Interior
\$491,000	Specialties
\$2,253,690	MEP
\$2,429,757	GC/Allowance/Escalation
\$6,721,097	Construction Costs
\$1,495,818	Development Costs
\$8,216,915	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 16%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Thomas Haley Elementary School

1959

219

Year Built: 1959

Building Additions:

Gymnasium Addition 1978, 1994

Classroom Addition 1990, 1995

Approx. SF: 89,938 SF

Approx. Site Acreage: 11.67

Grades Served: PreK-5

Functional Capacity: 835

Enrollment (2/2022): 800

No. Classrooms: 47



Thomas Haley Elementary School

ARCHITECTURAL - EXTERIOR

- Replace operable windows.
- Repaint exterior metal doors, frames, and handrails.
- Cut in control joints in the brick above lintels at doors and windows.
- Repoint damaged areas of mortar and clean brick façade throughout.

ARCHITECTURAL - INTERIOR

- Install consistent tile wainscot throughout corridors.
- Expand and renovate to single restrooms to be ADA compliant.
- Upgrade group restrooms with new fixtures, finishes, and accessories.
- Replace carpet, rubber base, room signs, ceiling tile and grid throughout campus.

CIVIL

- Tie roof drains to underground storm system.
- Replace asphalt paving with concrete sidewalks and play court.
- Replace marquee sign with digital display.
- Install turf in courtyard.

MECHANICAL ELECTRICAL PLUMBING

- Replace split system and rooftop units that are nearing end of life-cycle. ²²⁰

ROOFING

- Most of roof is under warranty with minor maintenance repairs needed.

FOOD SERVICE

- Replace equipment needed as noted in the report.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

REMOVE PORTABLE BUILDING.

Thomas Haley Elementary School

FACILITIES ASSESSMENT	
\$580,100	Demolition
\$575,603	Site
\$1,115,231	Building
\$1,160,200	Exterior
\$1,038,784	Interior
\$557,616	Specialties
\$3,381,669	MEP
\$2,138,249	GC/Allowance/Escalation
\$15,308,742	Construction Costs
\$2,138,249	Development Costs
\$15,308,742	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 33%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Townley Elementary School

1978

Year Built: 1978

Building Additions:

Gymnasium Addition 1978, 1994

Classroom Addition 1989, 1994

Approx. SF: 91,354 SF

Approx. Site Acreage: 10.00

Grades Served: PreK-5

Functional Capacity: 913

Enrollment (2/2022): 678

No. Classrooms: 51



Townley Elementary School

ARCHITECTURAL - EXTERIOR

- Replace exterior wall glass blocks with window system.
- Repaint exterior metal doors, frames, and handrails.
- Install coping on exterior wall by SPED courtyard.
- Clean brick façade throughout.

ARCHITECTURAL - INTERIOR

- Remove existing lockers in corridors & install new tile wainscot.
- Expand and renovate to single restrooms to be ADA compliant.
- Replace carpet, rubber base, millwork, ceiling tile and grid throughout campus.
- Repaint interior door frames

CIVIL

- Tie roof drains to underground storm system.
- Replace sidewalks that are uneven and no longer ADA-complaint
- Replace marquee sign with digital display.
- Add turf to replace grass in west exterior SPED area.

MECHANICAL ELECTRICAL PLUMBING

- General maintenance and future scope.

ROOFING

- All roof areas to be replaced.

FOOD SERVICE

- Replace ceiling tiles and HVAC diffusers.
- Replace equipment needed as noted in the report.

GYM ADDITION

- Replace metal building with new Gym Addition to be ICC-500 Compliant Storm Shelter

Townley Elementary School

FACILITIES ASSESSMENT	
\$630,343	Demolition
\$616,640	Site
\$1,119,087	Building
\$1,708,320	Exterior
\$771,941	Interior
\$557,259	Specialties
\$3,092,333	MEP
\$4,810,391	GC/Allowance/Escalation
\$13,306,313	Construction Costs
\$2,139,440	Development Costs
\$15,445,753	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 33%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

2003

225

Townsell Elementary School

Year Built: 2003

Building Additions:

Classroom Addition 2005

Approx. SF: 104,120 SF

Approx. Site Acreage: 8.50

Grades Served: PreK-5

Functional Capacity: 929

Enrollment (2/2022): 831

No. Classrooms: 49



Townsell Elementary School

ARCHITECTURAL - EXTERIOR

- Repoint minor brick mortar damage.
- Replace exterior building sealants.

ARCHITECTURAL - INTERIOR

- General maintenance for interiors.

CIVIL

- Sections of sidewalk paving to be replaced due to heaving.
- Regrade locations with soil erosion.
- Replace pavement markings for parking, ADA access and spaces, and fire lanes.
- Replace marquee sign with digital display.

MECHANICAL ELECTRICAL PLUMBING

- Replace rooftop as they near end of life-cycle.
- Add dedicated heater unit to riser room

ROOFING

- All areas of roof is under warranty.

FOOD SERVICE

- General future replacement of equipment as noted in the report.

Townsell Elementary School

FACILITIES ASSESSMENT	
\$676,780	Demolition
\$411,274	Site
\$130,150	Building
\$260,300	Exterior
\$973,522	Interior
\$499,776	Specialties
\$2,207,344	MEP
\$2,921,108	GC/Allowance/Escalation
\$8,080,254	Construction Costs
\$1,604,813	Development Costs
\$9,685,067	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 18%

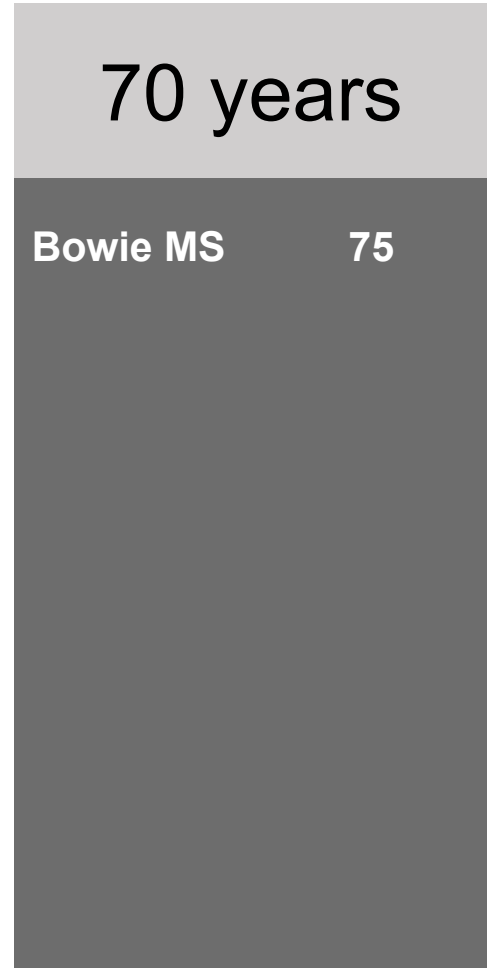
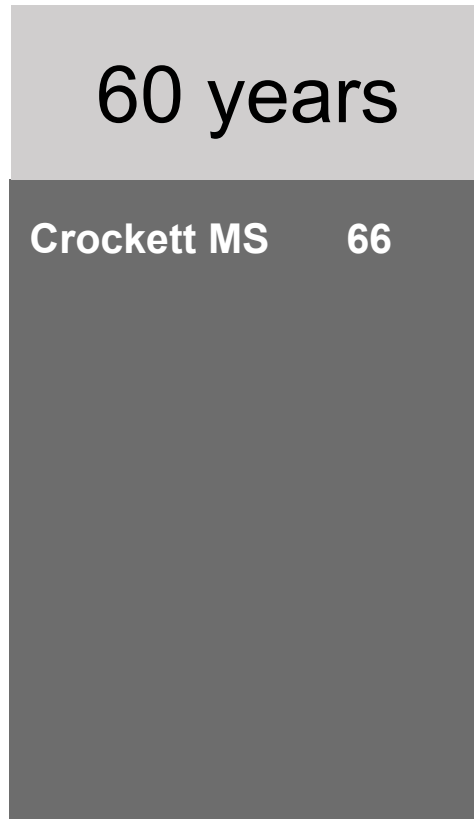
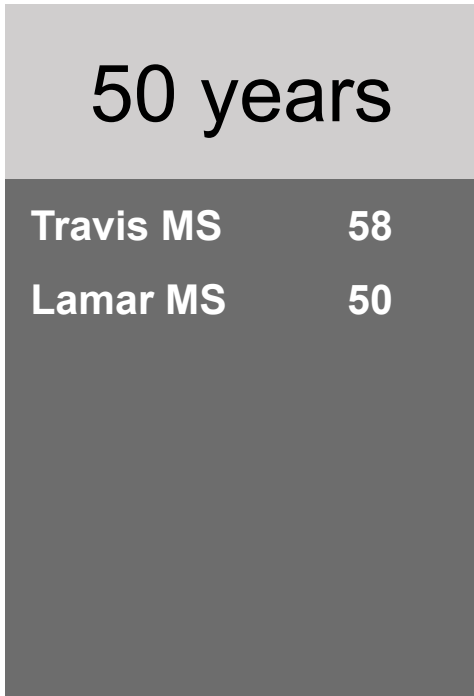
Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$



Middle Schools

47 years

average
middle school
building age



Middle School Assessment Cost Summary

230

	Age of Building	Original Building Year Completed	Square Footage	Total Assessment Estimated Cost	FCI Based on Existing SF	Replacement Cost Based on Existing SF
Austin Middle School	46	1976	151,916	\$18,244,520	0.2358	\$77,361,704
Bowie Middle School	75	1947	195,632	\$24,328,117	0.2442	\$99,623,640
Crockett Middle School	66	1956	149,522	\$24,881,445	0.3268	\$76,142,583
De Zavala Middle School	21	2001	152,866	\$17,349,616	0.2229	\$77,845,482
Houston Middle School	46	1976	197,737	\$19,858,043	0.1972	\$100,695,590
Johnson Middle School	11	2011	151,693	\$11,249,305	0.1456	\$77,248,143
Lamar Middle School	50	1972	155,035	\$27,298,442	0.3458	\$78,950,023
Travis Middle School	58	1964	173,611	\$25,259,644	0.2857	\$88,409,666
			1,328,012	\$168,469,132		\$676,276,831

District Overview – Middle School Facilities

231

1

ARCHITECTURAL - EXTERIOR

All exterior windows and wall control joints to be resealed.

Upgrades to athletic field press box/concessions/restroom buildings

2

ARCHITECTURAL - INTERIOR

3

CIVIL & SITE

Correct grading to have positive drainage away from the building & sidewalks.

Re-seal site paving caulk joints throughout.

Replace storm and sanitary from building to city meter

4

MEP

Replace all interior, exterior and site fixtures with LED lighting.

Upgrade PA and Fire Alarm system.

Add dedicated units to electrical, IDF, MDF and riser rooms.

5

ROOFING

6

FOOD SERVICE

Replace equipment as noted in report.

Austin Middle School

1976

232

Year Built: 1976

Building Additions:

Classroom Addition 1993

Fine Arts Band Hall 2006

Administration Addition 2011

Press box / concession/ RR 2003

Athletic Storage 2004

Approx. SF: 151,916 SF

Approx. Site Acreage: 18.15

Grades Served: 6-8

Functional Capacity: 1,115

Enrollment (2/2022): 908

No. Classrooms: 54



Austin Middle School

ARCHITECTURAL - EXTERIOR

- Replace original windows throughout building, including operable windows.
- Repaint exterior metal doors, frames, and handrails.
- Replace old rusted metal canopies.

ARCHITECTURAL - INTERIOR

- Replace wood doors and hardware throughout.
- Complete renovation of all group restrooms.
- Replace ceiling tiles and grid in corridors.
- Upgrade 30% of classrooms including new millwork, ceiling tile and grid
- Replace carpet, rubber base and acoustic wall panels in Fine Art areas.
- Upgrade Competition Gym Lobby including concessions and restrooms.
- Renovate and upgrade all locker rooms including restrooms, lockers, flooring and wall paint.
- Replace gym wood floors and weight room rubber flooring.

REMOVE PORTABLE BUILDINGS.

CIVIL

- Tie roof drains to underground storm system.
- Restripe for required ADA compliant parking space.
- Replace sidewalks that are uneven and no longer ADA-complaint
- Replace marquee sign with digital display.

233

MECHANICAL ELECTRICAL PLUMBING

- Replace RTUs installed before 2002.
- Replace lavatories.
- Replace Federal Pacific electrical panels.
- Replace non-compliant light switches.

ROOFING

- All roof areas to be replaced.

FOOD SERVICE

- Kitchen needs complete renovation including doors, ceiling, lights, floor and wall tile replacement.
- Replace equipment needed as noted in the report.

Austin Middle School

FACILITIES ASSESSMENT	
\$873,517	Demolition
\$1,848,818	Site
\$235,470	Building
\$607,664	Exterior
\$1,488,777	Interior
\$622,856	Specialties
\$4,230,861	MEP
\$5,609,888	GC/Allowance/Escalation
\$15,517,849	Construction Costs
\$2,726,671	Development Costs
\$18,244,520	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 24%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1947

235

Bowie Middle School

Year Built: 1947

Building Additions:

Science Addition 1992

Band Hall 1992

Press box / concession/ RR 2003

Cafeteria Addition / Athletic Storage 2004

Gymnasium Addition 2011

Approx. SF: 195,632 SF

Approx. Site Acreage: 16.00

Grades Served: 6-8

Max Capacity: 1,075

Enrollment (2/2022): 822

No. Classrooms: 57



Bowie Middle School

ARCHITECTURAL - EXTERIOR

- Replace operable windows throughout building.
- Repair/replace metal panels where damaged.
- Construct new administration addition and secure entry vestibule.
- Replace/repair brick on library wall.

ARCHITECTURAL - INTERIOR

- Replace wood doors and hardware throughout.
 - Renovate center classroom entrances to have compliant door clearances.
- Complete renovation of faculty restrooms to be ADA-compliant.
- Replace corridor tack boards.
- Renovate and upgrade girl's locker rooms including restrooms, flooring and wall paint.
- Replace bleachers and hollow metal doors at Practice Gym.
- Remove all corridor lockers, install tile wainscot.

CIVIL

- Tie roof drains to underground storm system.
- Replace track surface
- Replace sidewalks that are uneven and no longer ADA-complaint
- Replace marquee sign with digital display.

MECHANICAL ELECTRICAL PLUMBING

- Relocate electrical gear to dedicated interior electrical room.

ROOFING

- All roof areas have 5-7 years remaining under warranty.

FOOD SERVICE

- Replace doors, ceiling tiles and grid, and quarry tile flooring.
- Replace equipment needed as noted in the report.

Bowie Middle School

FACILITIES ASSESSMENT	
\$1,279,621	Demolition
\$1,875,475	Site
\$840,057	Building
\$1,064,723	Exterior
\$2,588,547	Interior
\$644,695	Specialties
\$5,206,397	MEP
\$7,643,425	GC/Allowance/Escalation
\$21,142,939	Construction Costs
\$3,185,178	Development Costs
\$24,328,117	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 24%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Crockett Middle School

1956

Year Built: 1956

Building Additions:

Classroom Addition 1993, 1999

Band Hall 1992

Press box / concession/ RR 2003

Administration Addition 2012

Approx. SF: 149,522 SF

Approx. Site Acreage: 14.65

Grades Served: 6-8

Functional Capacity: 1,042

Enrollment (2/2022): 938

No. Classrooms: 56



Crockett Middle School

ARCHITECTURAL - EXTERIOR

- Replace operable windows and glass block throughout building.
- Replace old metal canopies with new.
- Repoint mortar on west side of building.
- Replace/repair brick on retaining wall.
- New addition for weight room attached to main building.

ARCHITECTURAL - INTERIOR

- Complete renovation of student and faculty restrooms to be ADA-compliant with upgraded finishes, fixtures and accessories.
- Renovate and upgrade boys' locker rooms including restrooms, flooring and wall paint.
- Replace practice gym wood floor.
- Replan Fine Arts programs to be closer in proximity to each other.
- Remove all corridor lockers, install tile wainscot.

CIVIL

- Tie roof drains to underground storm system.
- Replace chain link fencing
- Replace sidewalks that are uneven and no longer ADA-complaint
- Replace marquee sign with digital display.
- Install turf in courtyards

239

MECHANICAL ELECTRICAL PLUMBING

- Relocate electrical gear to dedicated interior electrical room, rerun all wiring interior in lieu of on roof.
- Majority of RTU's require replacement.

ROOFING

- Almost all roof areas need immediate replacement.

FOOD SERVICE

- Replace equipment needed as noted in the report.

Crockett Middle School

FACILITIES ASSESSMENT	
\$1,106,463	Demolition
\$2,055,928	Site
\$657,897	Building
\$1,928,834	Exterior
\$2,354,972	Interior
\$426,138	Specialties
\$5,375,316	MEP
\$7,873,320	GC/Allowance/Escalation
\$21,778,866	Construction Costs
\$3,102,579	Development Costs
\$24,881,445	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 33%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

2001

241

De Zavala Middle School

Year Built: 2001

Building Additions:

Press box / concession/ RR 2003

Gymnasium Addition 2011

Approx. SF: 173,611 SF

Approx. Site Acreage: 21.90

Grades Served: 6-8

Functional Capacity: 837

Enrollment (2/2022): 884

No. Classrooms: 45



De Zavala Middle School

ARCHITECTURAL - EXTERIOR

- Clean of exterior wall finish
- Paint exterior metal doors, gates and handrails

ARCHITECTURAL - INTERIOR

- Replace 10% damaged ceiling tiles throughout.
- Remove all corridor lockers, install tile wainscot.
- Replace or remove wallcovering.

CIVIL

- Replace track surface.
- Replace chain link fencing
- Replace sidewalks that are uneven and no longer ADA-complaint
- Replace marquee sign with digital display.

MECHANICAL ELECTRICAL PLUMBING

- Replace fan powered boxes fed from RTUs.
- Replace metered faucets with manual.

ROOFING

- Half of roof is over warranty; other half has only 4 years remaining. Recommend replacement.

FOOD SERVICE

- Most of the equipment requires replacement as noted in the report.

De Zavala Middle School

FACILITIES ASSESSMENT	
\$886,623	Demolition
\$1,910,825	Site
\$107,006	Building
\$1,322,291	Exterior
\$642,037	Interior
\$535,031	Specialties
\$3,982,159	MEP
\$5,314,338	GC/Allowance/Escalation
\$14,700,310	Construction Costs
\$2,649,306	Development Costs
\$17,349,616	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 22%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1976

244

Houston Middle School

Year Built: 1976

Building Additions:

Cafeteria / Kitchen addition 2000

Press box / concession/ RR 2003

Approx. SF: 197,737 SF

Approx. Site Acreage: 43.50

Grades Served: 6-8

Functional Capacity: 1,182

Enrollment (2/2022): 915

No. Classrooms: 55



Houston Middle School

ARCHITECTURAL - EXTERIOR

- Replace entry canopy.
- Replace window glazing.
- Repoint failing mortar locations and clean brick exterior.

ARCHITECTURAL - INTERIOR

- Complete renovation of single restrooms to be ADA-compliant with upgraded finishes, fixtures and accessories.
- Renovate and upgrade locker rooms including restrooms, lockers, flooring and wall paint.
- Extend walls to deck on 2nd floor between classrooms.
- Replace carpet, rubber base and acoustic wall panels in Fine Arts classrooms.
- Remove all corridor lockers, install tile wainscot.

CIVIL

- Replace track surface.
- Replace chain link fencing
- Replace sidewalks that are uneven and no longer ADA-complaint
- Replace marquee sign with digital display.
- Tie roof drains to underground storm system.

245

MECHANICAL ELECTRICAL PLUMBING

- Replace AHUs and RTUs nearing end of life cycle.
- Replace old electrical panels.

ROOFING

- Roof is under warranty with minor repairs.

FOOD SERVICE

- Replace equipment needed as noted in the report.
- Restroom is not compliant.

Houston Middle School

FACILITIES ASSESSMENT	
\$1,146,875	Demolition
\$2,145,446	Site
\$296,606	Building
\$672,306	Exterior
\$1,858,728	Interior
\$652,532	Specialties
\$4,093,156	MEP
\$6,152,130	GC/Allowance/Escalation
\$17,017,778	Construction Costs
\$2,840,265	Development Costs
\$19,858,043	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 18%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

2011

247

Johnson Middle School

Year Built: 2011

Building Additions:

None

Approx. SF: 151,693 SF

Approx. Site Acreage: 26.35

Grades Served: 6-8

Functional Capacity: 1,019

Enrollment (2/2022): 931

No. Classrooms: 53



Johnson Middle School

ARCHITECTURAL - EXTERIOR

- General maintenance.

ARCHITECTURAL - INTERIOR

- Remove all corridor lockers, install tile wainscot.
- Add corner guards.

CIVIL

- Tie roof overflow drains to storm on west side of building.
- Replace sidewalks that are uneven and no longer ADA-complaint

MECHANICAL ELECTRICAL PLUMBING

- Upgrade Wattstopper System
- Replace wind turbines with new.

ROOFING

- Roof under warranty until 2031.

FOOD SERVICE

- Potential replacement of equipment noted in the report.

Johnson Middle School

FACILITIES ASSESSMENT	
\$872,235	Demolition
\$1,949,255	Site
\$189,616	Building
\$204,786	Exterior
\$675,034	Interior
\$379,233	Specialties
\$1,532,099	MEP
\$3,285,238	GC/Allowance/Escalation
\$9,087,495	Construction Costs
\$2,161,810	Development Costs
\$11,249,305	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 15%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1972

250

Lamar Middle School

Year Built: 1972

Building Additions:

Classroom Addition 1993, 1999

Press box / concession/ RR 2003

Approx. SF: 155,035 SF

Approx. Site Acreage: 15.63

Grades Served: 6-8

Functional Capacity: 970

Enrollment (2/2022): 721

No. Classrooms: 50



Lamar Middle School

ARCHITECTURAL - EXTERIOR

- Replace operable windows throughout building.
- Construct new administration addition and secure entry vestibule.
- Replace all aggregate panel with stucco finish.
- Replace canopies with premanufactured canopies.

ARCHITECTURAL - INTERIOR

- Replace painted wall tile with new tile wainscot throughout corridors and cafeteria.
- Replace wood doors and hardware throughout.
- Remove all corridor lockers, install tile wainscot.
- Replace backstops and bleachers at Gyms.
- Replace acoustic wall tiles in Fine Arts rooms.
- Replace finishes in library and classrooms including ceilings, floors and new wall paint.
- Update layouts and non-compliant sinks in SPED classrooms.

ROOFING

- Half of the roof areas are recommended for replacement

CIVIL

- Tie roof drains to underground storm system.
- Replace track surface
- Replace asphalt surface with concrete paving.
- Replace sidewalks that are uneven and no longer ADA-complaint
- Replace marquee sign with digital display.
- Install turf in courtyards.

MECHANICAL ELECTRICAL PLUMBING

- Replace RTUs nearing end of life.
- Add emergency lighting in original portions of building.
- Multiple issues reported with plumbing – replace sanitary lines.

FOOD SERVICE

- Kitchen & Serving lines needs complete renovation including doors, ceiling, lights, floor and wall tile replacement.
- Install stair to west of dock for access.
- Replace dock bumpers and dock topping slab.

Lamar Middle School

FACILITIES ASSESSMENT	
\$999,976	Demolition
\$2,116,228	Site
\$984,472	Building
\$1,875,924	Exterior
\$2,589,085	Interior
\$813,934	Specialties
\$5,852,571	MEP
\$8,624,465	GC/Allowance/Escalation
\$23,856,654	Construction Costs
\$3,441,788	Development Costs
\$27,298,442	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 35%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1964

253

Travis Middle School

Year Built: 1964

Building Additions:

Classroom Addition 1992

Fine Arts Band Hall 2002

Press box / concession/ RR 2003

Fine Arts Orchestra and Choir 2005

Science wing addition 2010

Approx. SF: 173,611 SF

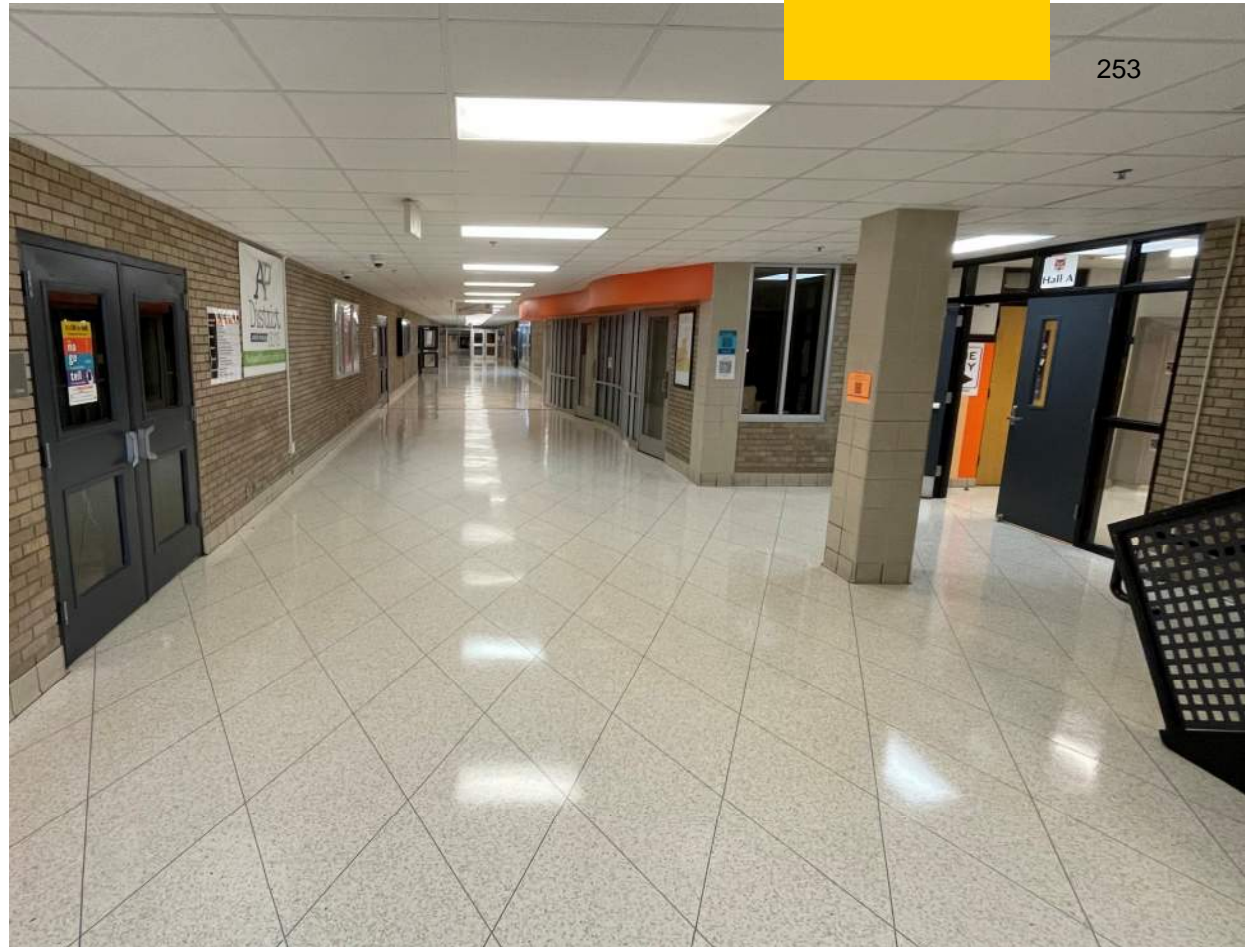
Approx. Site Acreage: 17.62

Grades Served: 6-8

Functional Capacity: 1,139

Enrollment (2/2022): 1,016

No. Classrooms: 60



Travis Middle School

ARCHITECTURAL - EXTERIOR

- Construct new administration addition and secure entry vestibule.
- Replace canopies with premanufactured canopies.
- Replace metal gym building with new practice gym and storm shelter.

ARCHITECTURAL - INTERIOR

- Replace painted wall tile with new tile wainscot throughout corridors and cafeteria.
- Replace millwork and ceilings throughout.
- Remove all corridor lockers, install tile wainscot.
- Replace carpet and base in Fine Arts rooms.
- Replace finishes in library including ceilings, floors and new wall paint.

ROOFING

- Roof areas are under warranty.

- Tie roof drains to underground storm system.
- Replace track surface
- Replace asphalt surface with concrete paving.
- Replace sidewalks that are uneven and no longer ADA-complaint
- Replace marquee sign with digital display.
- Install turf in courtyards.

254

MECHANICAL ELECTRICAL PLUMBING

- Replace RTUs nearing end of life.
- Upgrade 2-pipe to 4-pipe chilled water system.
- Light switches are not compliant – relocate to correct height.

FOOD SERVICE

- Kitchen & Serving lines needs complete renovation including doors, ceiling, lights, floor and wall tile replacement.
- Install stair to west of dock for access.
- Replace dock bumpers and dock topping slab.

Travis Middle School

FACILITIES ASSESSMENT	
\$1,085,069	Demolition
\$2,317,707	Site
\$1,093,749	Building
\$1,467,013	Exterior
\$1,901,040	Interior
\$590,277	Specialties
\$5,572,913	MEP
\$7,942,523	GC/Allowance/Escalation
\$21,970,291	Construction Costs
\$3,289,352	Development Costs
\$25,259,644	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 29%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$



High Schools

50 years

average
high school
building age

50 years

MacArthur HS	59
Nimitz HS	56

60 years

Irving HS	63
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High School Assessment Cost Summary

258

	Age of Building	Original Building Year Completed	Square Footage	Total Assessment Estimated Cost	FCI Based on Existing SF	Replacement Cost Based on Existing SF
Irving High School	63	1959	428,297	\$92,038,092	0.4082	\$225,481,239
MacArthur High School	59	1963	379,583	\$52,060,248	0.2605	\$199,835,266
Nimitz High School	56	1966	415,881	\$86,628,906	0.5929	\$218,944,711
Singley Academy	21	2001	268,735	\$25,828,554	0.1826	\$141,478,228
Barbara Cardwell Center	32	1990	57,786	\$7,401,542	0.2433	\$30,422,018
			1,550,282	\$263,957,342		\$816,161,462

District Overview – High School Facilities

259

1

ARCHITECTURAL - EXTERIOR

All exterior windows and wall control joints to be resealed.

Upgrades to athletic field press box/concessions/restroom buildings
Replace Weight Room Buildings at IHS, MHS, & NHS

2

ARCHITECTURAL - INTERIOR

Replace interior room signs

3

CIVIL & SITE

Correct grading to have positive drainage away from the building & sidewalks.

Re-seal site paving caulk joints throughout.

Replace storm and sanitary from building to city meter

4

MEP

Replace all interior, exterior and site fixtures with LED lighting.

Upgrade PA and Fire Alarm system.

Add dedicated units to electrical, IDF, MDF and riser rooms.

5

ROOFING

6

FOOD SERVICE

Replace equipment as noted in report.

1959

Irving High School

Year Built: 1959

Building Additions:

Cosmetology 1964	Fine arts Addition 2016
Weight room 1978	CTE Addition 2019
Library 1992	Outdoor concession/RR 2003
ROTC 1999	Activity Center 1994
Classroom wing 2009	Fieldhouse 2010

Approx. SF: 428,297 SF

Approx. Site Acreage: 53.04

Grades Served: 9-12

Functional Capacity: 2,337

Enrollment (2/2022): 2,654

No. Classrooms: 117



Irving High School

ARCHITECTURAL - EXTERIOR

- Construct new administration addition and secure entry vestibule.
- Replace dated canopies with premanufactured canopies.
- Remove metal sunshade structure and replace failed exterior wall tile from classroom wings with plaster finish.
- Repair brick and mortar throughout where failed, clean throughout.
- Repair pavers near entry.

ARCHITECTURAL - INTERIOR

- Remove all corridor lockers, install tile wainscot. Replace any painted wall tiles.
- Replace millwork and ceilings throughout classrooms. Refinish science lab casework in older rooms.
- Competition Gym, Practice gym and locker rooms require major upgrades.
- Replace finishes in library including ceilings, floors and new wall paint.

ROOFING

- Majority of roof areas are in immediate need of replacement.

CIVIL

- Tie roof drains to underground storm system, particularly in courtyards.²⁶¹
- Install turf in courtyards.
- Replace fence in areas around practice fields
- Replace asphalt surface with concrete paving.
- Replace sidewalks that are uneven and no longer ADA-complaint

MECHANICAL ELECTRICAL PLUMBING

- Replace interior grilles and registers.
- Replace Competition Gym HVAC units.
- Poor sanitary and storm drainage reported – upgrade lines.
- Replace Federal Pacific electrical panels.

FOOD SERVICE

- Kitchen & Serving lines needs complete renovation including doors, ceiling, lights, floor (kitchen only) and wall tile replacement.
- Addition or heavy renovation to include interior freezer unit.
- Install GFCI outlets in kitchen area.

Irving High School

FACILITIES ASSESSMENT	
\$1,648,943	Demolition
\$6,218,872	Site
\$5,375,127	Building
\$9,465,364	Exterior
\$8,608,770	Interior
\$1,220,646	Specialties
\$20,408,352	MEP
\$29,978,068	GC/Allowance/Escalation
\$82,924,143	Construction Costs
\$9,113,949	Development Costs
\$92,038,092	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 41

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Irving High School

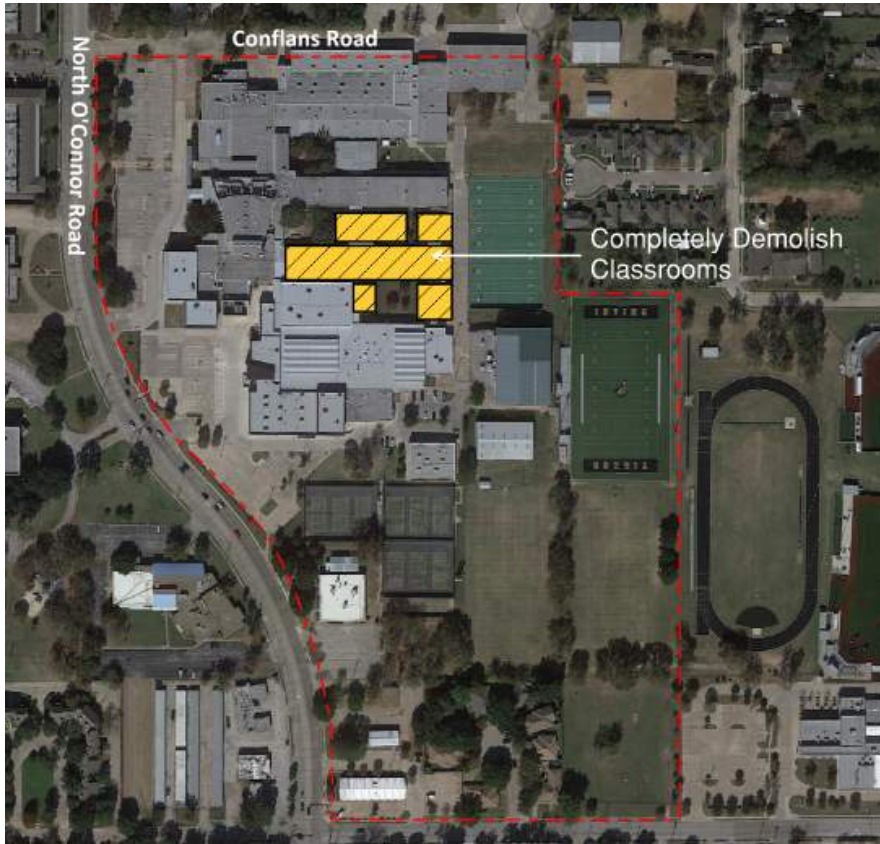
Alternate Addition Estimated Costs	
32,000 SF	Football Field House Building
\$4,700,000	Estimated Project Costs

Alternate Addition Estimated Costs	
70,000 SF	Classroom Building Addition
\$32,000,000	Estimated Project Costs

Alternate Addition Estimated Costs	
30,000 SF	Gym and Storm Shelter Addition
\$17,000,000	Estimated Project Costs

Alternate Addition Estimated Costs	
3,000 SF	Kitchen Addition
\$1,850,000	Estimated Project Costs

Alternate Scopes - Irving High School - Classrooms



Alternate Scopes - Irving High School - Athletics



Alternate Scopes Irving High School

266



1963

267

MacArthur High School

Year Built: 1963

Building Additions:

Science Addition 1972, 1994, 2009

Fine arts Addition 2016 Competition Gym 2006

Cafeteria Addition 1972 CTE Addition 2019

Band Hall 1991 Outdoor concession/RR 2003

ROTC 1966 Activity Center/Fieldhouse 1994

Approx. SF: 379,583 SF

Approx. Site Acreage: 42.70

Grades Served: 9-12

Functional Capacity: 2,495

Enrollment (2/2022): 2,660

No. Classrooms: 130



MacArthur High School

ARCHITECTURAL - EXTERIOR

- Add or renovate to provide a secure entry vestibule.
- Replace dated canopies with premanufactured canopies.
- Repair brick and mortar throughout where failed, clean throughout.
- Repair sidewalk near entry.

ARCHITECTURAL - INTERIOR

- Remove all corridor lockers, install tile wainscot. Replace any painted wall tiles.
- Replace millwork and ceilings throughout classrooms. Refinish science lab casework in older rooms.
- Practice gyms, girls' locker rooms and CTE building require major upgrades.
- Replace finishes in library including ceilings, floors and new wall paint.
- Replace VCT flooring with LVT throughout campus.
- Renovate single restroom facilities.

ROOFING

- Majority of roof areas are under warranty.

CIVIL

- Tie roof drains to underground storm system, particularly in courtyards.²⁶⁸
- Install turf in courtyard.
- Replace wood fence along businesses on MacArthur Drive.
- Replace sidewalks that are uneven and no longer ADA-complaint – near front entry

MECHANICAL ELECTRICAL PLUMBING

- Replace interior grilles and registers.
- Replace rooftop units nearing end of life-cycle.
- Replace Federal Pacific electrical transformers.

FOOD SERVICE

- Kitchen needs complete renovation including doors, ceiling, lights, floor and wall tile replacement.
- Addition or heavy renovation to include interior freezer unit.
- Install GFCI outlets in kitchen area.

MacArthur High School

FACILITIES ASSESSMENT	
\$2,543,206	Demolition
\$7,193,098	Site
\$1,119,770	Building
\$1,328,541	Exterior
\$6,661,682	Interior
\$948,958	Specialties
\$9,489,575	MEP
\$16,581,070	GC/Allowance/Escalation
\$45,8654,898	Construction Costs
\$6,194,350	Development Costs
\$52,060,248	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 26%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

MacArthur High School

Alternate Addition Estimated Costs	
32,000 SF	Football Field House Building
\$4,700,000	Estimated Project Costs

Alternate Addition Estimated Costs	
45,000 SF	Classroom Building Addition
\$22,700,000	Estimated Project Costs

Alternate Addition Estimated Costs	
30,000 SF	Gym and Storm Shelter Addition
\$13,200,000	Estimated Project Costs

Alternate Addition Estimated Costs	
1,200 SF	Administration Addition
\$750,000	Estimated Project Costs

Alternate Scopes - MacArthur High School - Classrooms



Alternate Scopes - MacArthur High School - Athletics



Alternate Scopes MacArthur High School

273



1966

274

Nimitz High School

Year Built: 1966

Building Additions:

Science 1992, 2010 Gymnasium 1978

Fine arts Addition 2016 Planetarium 1984

Cafeteria Addition 2003 Vocational 1985

Band Hall 1992, 2010 Outdoor concession/RR 2003

ROTC /Hort. /Vet 2010 Activity Center 1994

Approx. SF: 415,881 SF

Approx. Site Acreage: 51.32

Grades Served: 9-12

Functional Capacity: 1,985

Enrollment (2/2022): 2,412

No. Classrooms: 108



Nimitz High School

ARCHITECTURAL - EXTERIOR

- Renovate to provide a secure entry vestibule. Replace entry with aluminum storefront doors and glazing.
- Replace dated canopies with premanufactured canopies.
- Repair brick and mortar throughout where failed, clean throughout.

ARCHITECTURAL - INTERIOR

- Remove all corridor lockers, install tile wainscot. Replace any painted wall tiles.
- Replace millwork and doors throughout classrooms. Refinish science lab casework in older rooms.
- Gyms & locker rooms require major upgrades.
- Replace VCT flooring with LVT, ceiling tiles and grid throughout campus.
- Renovate single and group restroom facilities.
- Replace carpet in auditorium.

ROOFING

- All roof areas are under warranty.

CIVIL

- Tie roof drains to underground storm system, particularly in courtyards.²⁷⁵
- Install turf in courtyard.
- Replace sidewalks that are uneven and no longer ADA-complaint.
- Replace chain link fencing.
- Replace asphalt paving with concrete.
- Repair drainage areas at front entry.

MECHANICAL ELECTRICAL PLUMBING

- Replace interior grilles and registers.
- Replace rooftop units nearing end of life-cycle.
- Poor sanitary and storm drainage reported – upgrade lines.

FOOD SERVICE

- Kitchen needs complete renovation including doors, ceiling, lights, floor and wall tile replacement. Install new dock bumpers.
- Install GFCI outlets in kitchen area.

Nimitz High School

FACILITIES ASSESSMENT	
\$1,434,789	Demolition
\$13,661,691	Site
\$3,555,783	Building
\$7,964,121	Exterior
\$7,839,357	Interior
\$1,039,703	Specialties
\$14,243,924	MEP
\$28,162,430	GC/Allowance/Escalation
\$77,901,798	Construction Costs
\$8,727,108	Development Costs
\$86,628,906	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 40%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Nimitz High School

Alternate Addition Estimated Costs	
32,000 SF	Football Field House Building
\$4,700,000	Estimated Project Costs

Alternate Addition Estimated Costs	
80,000 SF	Classroom Building Addition
\$27,100,000	Estimated Project Costs

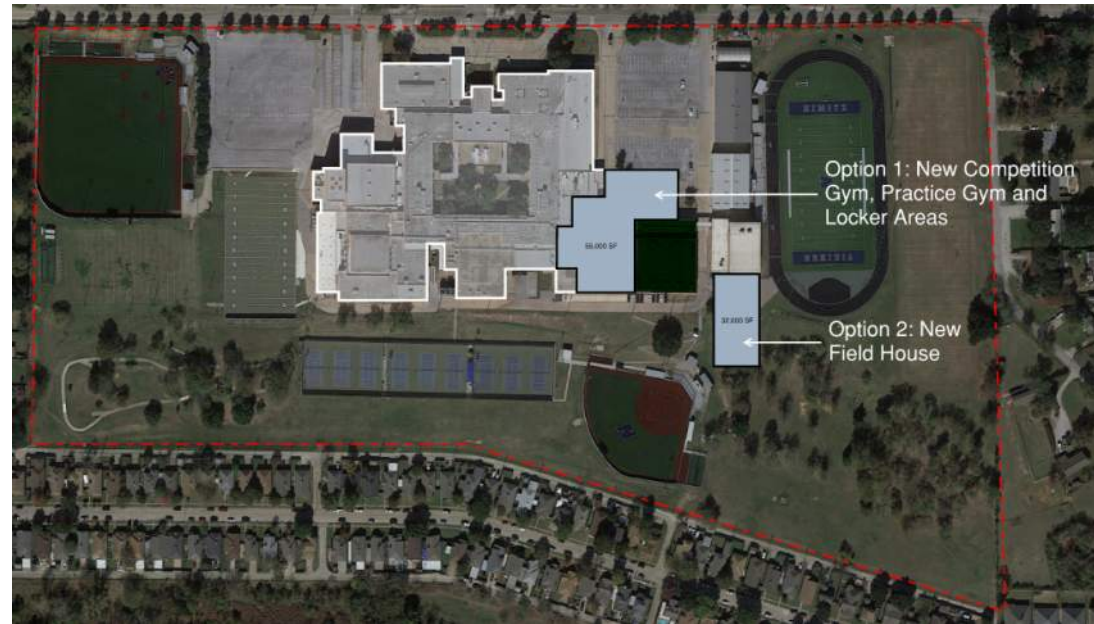
Alternate Addition Estimated Costs	
55,000 SF	Gym and Storm Shelter Addition
\$29,000,000	Estimated Project Costs

Alternate Scopes - Nimitz High School - Classrooms

278

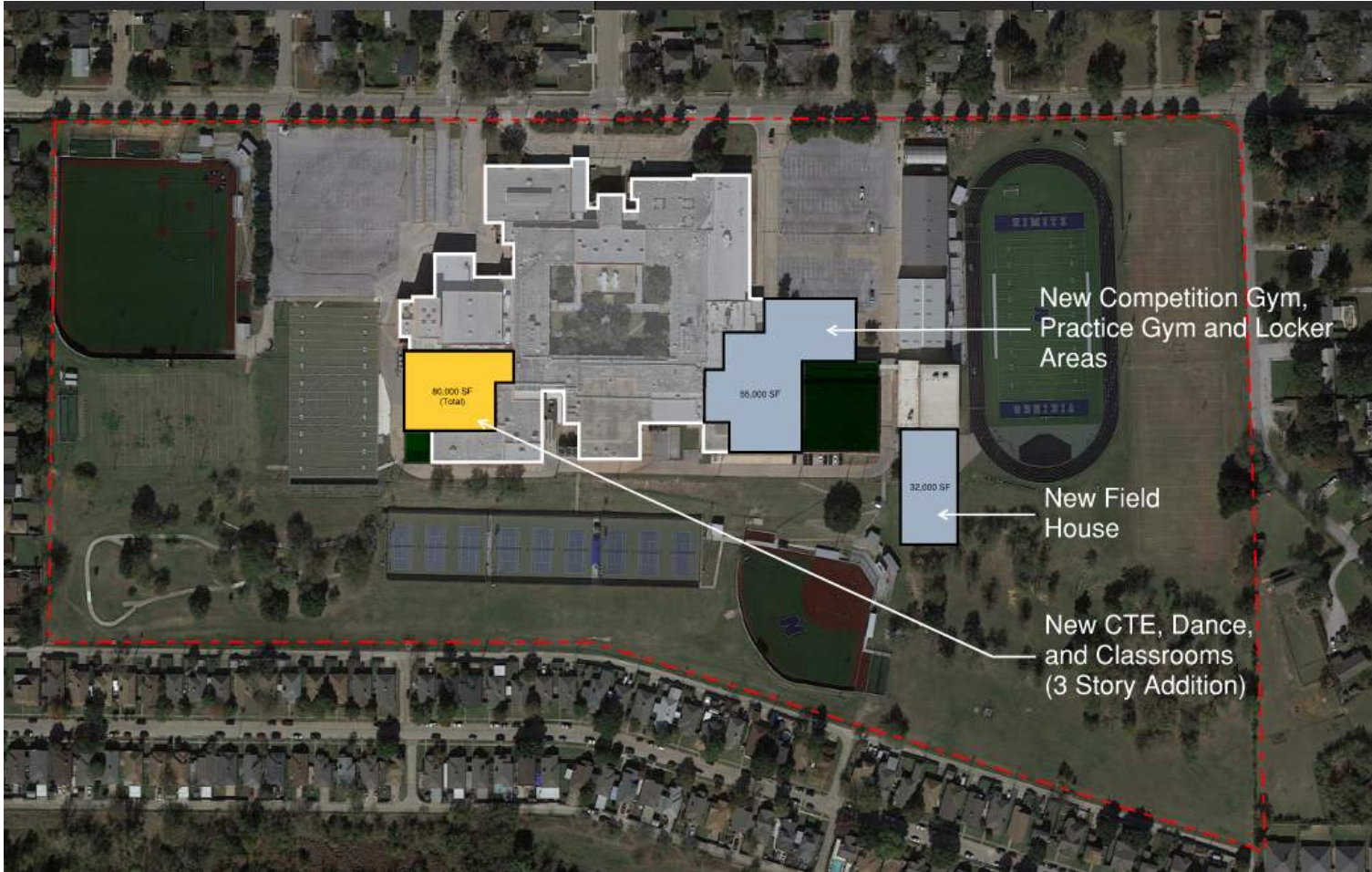


Alternate Scopes - Nimitz High School - Athletics



Alternate Scopes Nimitz High School

280



2001

281

Singley Academy High School

Year Built: 2001

Building Additions:

Athletic Court Addition 2005

Classroom / Lab / Auditorium Addition 2009

Approx. SF: 268,735

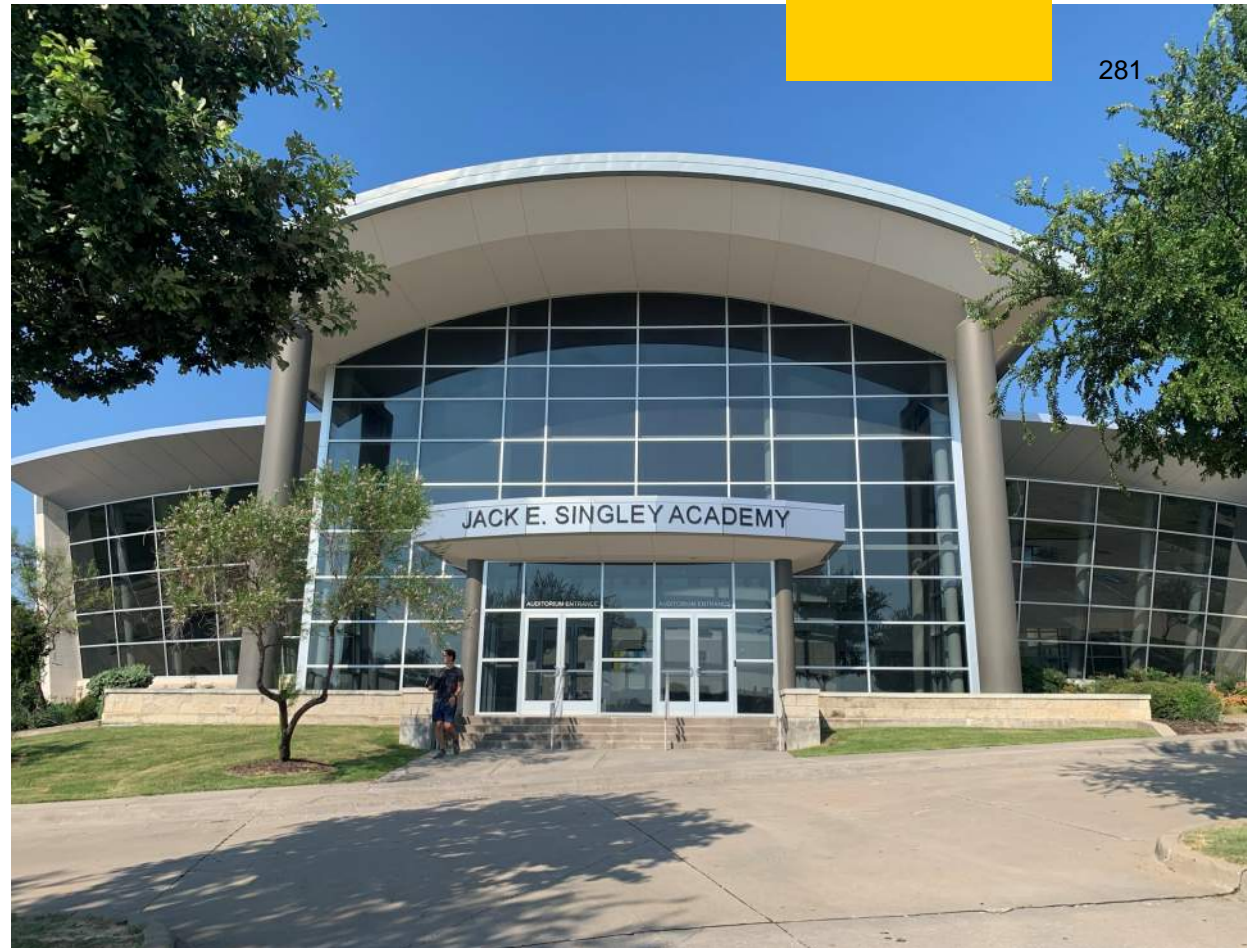
Approx. Site Acreage: 12.04

Grades Served: 9-12

Functional Capacity: 1,360

Enrollment (2/2022): 1,595

No. Classrooms: 68



Singley Academy High School

ARCHITECTURAL - EXTERIOR

- Renovate interior to provide a secure entry vestibule.
- Clean exterior throughout.
- Add dock bumpers to PAC loading dock.
- Relevel balcony pavers.

ARCHITECTURAL - INTERIOR

- Replace carpet throughout.
- Replace VCT flooring with LVT, ceiling tiles and grid throughout campus.
- Renovate single and group restroom facilities for ADA-compliance.

ROOFING

- All roof areas are under warranty.

CIVIL

- Tie roof drains to underground storm system, regrade to route drainage away from building.
- Replace sidewalks that are uneven and no longer ADA-complaint at front entry.
- Repair drainage areas at front entry.

MECHANICAL ELECTRICAL PLUMBING

- Replace AHUs
- Poor sanitary and storm drainage reported – check and upgrade lines.

FOOD SERVICE

- General replacement of equipment as noted in report.
- Replace ceiling tile and grid.

Singley Academy High School

FACILITIES ASSESSMENT	
\$1,088,377	Demolition
\$1,948,329	Site
\$510,597	Building
\$510,597	Exterior
\$2,862,028	Interior
\$1,545,226	Specialties
\$5,831,550	MEP
\$8,094,793	GC/Allowance/Escalation
\$22,391,495	Construction Costs
\$3,437,059	Development Costs
\$25,828,554	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 18%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Barbara Cardwell Career Preparatory Center

1990

Year Built: 1990

Building Additions:

Addition 1994, 1999

Admin, Library, Café Addition 2010

Approx. SF: 57,786 SF

Approx. Site Acreage: 6.21

Grades Served: 9-12

Functional Capacity: 515

Enrollment (2/2022): 300

No. Classrooms: 30



Barbara Cardwell Career Preparatory Center

ARCHITECTURAL - EXTERIOR

- Replace east canopy.
- General clean and repair exterior throughout.
- Repair downspouts.
- Replace operable windows.

ARCHITECTURAL - INTERIOR

- Renovate single restroom facilities for ADA-compliance.

ROOFING

- All roof areas are needed for replacement.

CIVIL

- Tie roof drains to underground storm system, regrade to route drainage away from building.
- Replace sidewalks that are uneven and no longer ADA-complaint at front entry.

MECHANICAL ELECTRICAL PLUMBING

- Replace rooftop units as they near their end of useful life.

FOOD SERVICE

- General replacement of equipment as noted in report.

Barbara Cardwell Career Preparatory Center

FACILITIES ASSESSMENT	
\$352,495	Demolition
\$190,694	Site
\$83,790	Building
\$632,757	Exterior
\$300,487	Interior
\$407,391	Specialties
\$1,618,008	MEP
\$2,030,179	GC/Allowance/Escalation
\$5,615,800	Construction Costs
\$1,785,742	Development Costs
\$7,401,542	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 24%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Support Facilities

40 years

average support
building age

50 years

Hands on Learning	58
Administration Annex	52

70 years

Special ED Annex	77
Ellis Stadium	70
Secondary Reassignment	70

Support Facilities Assessment Cost Summary

289

	Age of Building	Original Building Year Completed	Square Footage	Total Assessment Estimated Cost	FCI Based on Existing SF	Replacement Cost Based on Existing SF
Admin Annex	52	1970	13,348	\$1,687,923	0.2432	\$6,940,960
Administration Building	19	2003	89,245	\$4,271,399	0.0920	\$46,407,400
Ellis Stadium	70	1952	30,735	\$5,665,392	0.3545	\$15,982,200
Food Services Center	28	1994	8,000	\$3,844,871	0.9242	\$4,160,000
Hands On Learning (DW Gilbert)	59	1963	13,437	\$6,051,341	0.8661	\$6,987,240
Outdoor Learning Center	6	2016	4,200	\$396,055	0.1813	\$2,184,000
Ratteree CDC	22	2000	37,118	\$3,164,554	0.1640	\$19,301,360
Secondary Reassignment Center	70	1952	47,994	\$7,711,066	0.3090	\$24,956,880
Service Center	27	1995	66,147	\$6,996,948	0.2034	\$34,396,440
SPED Annex	77	1945	19,875	\$8,589,302	0.8311	\$10,335,000
Transportation Center	22	2000	19,187	\$7,508,618	0.7526	\$9,977,240
			349,286	\$55,887,469		\$181,628,720

1970

Administration Annex

Year Built: 1970

Building Additions: Remodel 2013

Approx. SF: 13,348 SF

Approx. Site Acreage: 0 (Irving High)



Administration Annex

ARCHITECTURAL - EXTERIOR

- Rework roof drain away from door entry to south.

ARCHITECTURAL - INTERIOR

- General maintenance

ROOFING

- All roof areas are under warranty until 2034.

CIVIL

- Tie roof drains to underground storm system, regrade to route drainage away from building.
- Replace sidewalks that are uneven and no longer ADA-complaint.
- Replace asphalt drive with concrete.

MECHANICAL ELECTRICAL PLUMBING

- General maintenance.

Administration Annex

FACILITIES ASSESSMENT	
\$78,086	Demolition
\$399,105	Site
\$72,079	Building
\$40,711	Exterior
\$118,130	Interior
\$8,676	Specialties
\$120,799	MEP
\$474,242	GC/Allowance/Escalation
\$1,311,829	Construction Costs
\$376,095	Development Costs
\$1,687,923	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 24%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

2003

293

Administration Building

Year Built: 2003

Building Additions: None

Approx. SF: 89,245 SF

Approx. Site Acreage: 5.27



Administration Building

ARCHITECTURAL - EXTERIOR

- Interior renovation to include new secure entry vestibule.
- Replace section of windows to the west that are failing.
- Replace or infill skylights.

ARCHITECTURAL - INTERIOR

- Replace millwork and refinish doors.
- Replace interior room signs.
- Replace flooring and carpet with new rubber base.

ROOFING

- All roof areas are under warranty until 2041.

CIVIL

- Tie roof drains to underground storm system, regrade to route drainage²⁹⁴ away from building.
- Replace sidewalks that are uneven and no longer ADA-complaint.
- Regrade garden beds to be under slabs and windows.

MECHANICAL ELECTRICAL PLUMBING

- Replace blowers on AHUs.
- Replace rooftop units as they near their end-of-life cycle.

Administration Building

FACILITIES ASSESSMENT	
\$160,641	Demolition
\$486,385	Site
\$31,236	Building
\$160,641	Exterior
\$620,253	Interior
\$66,934	Specialties
\$468,536	MEP
\$1,129,983	GC/Allowance/Escalation
\$3,123,357	Construction Costs
\$1,147,416	Development Costs
\$4,271,399	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 09%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1952

296

Ellis Stadium and Field House

Year Built: 1952

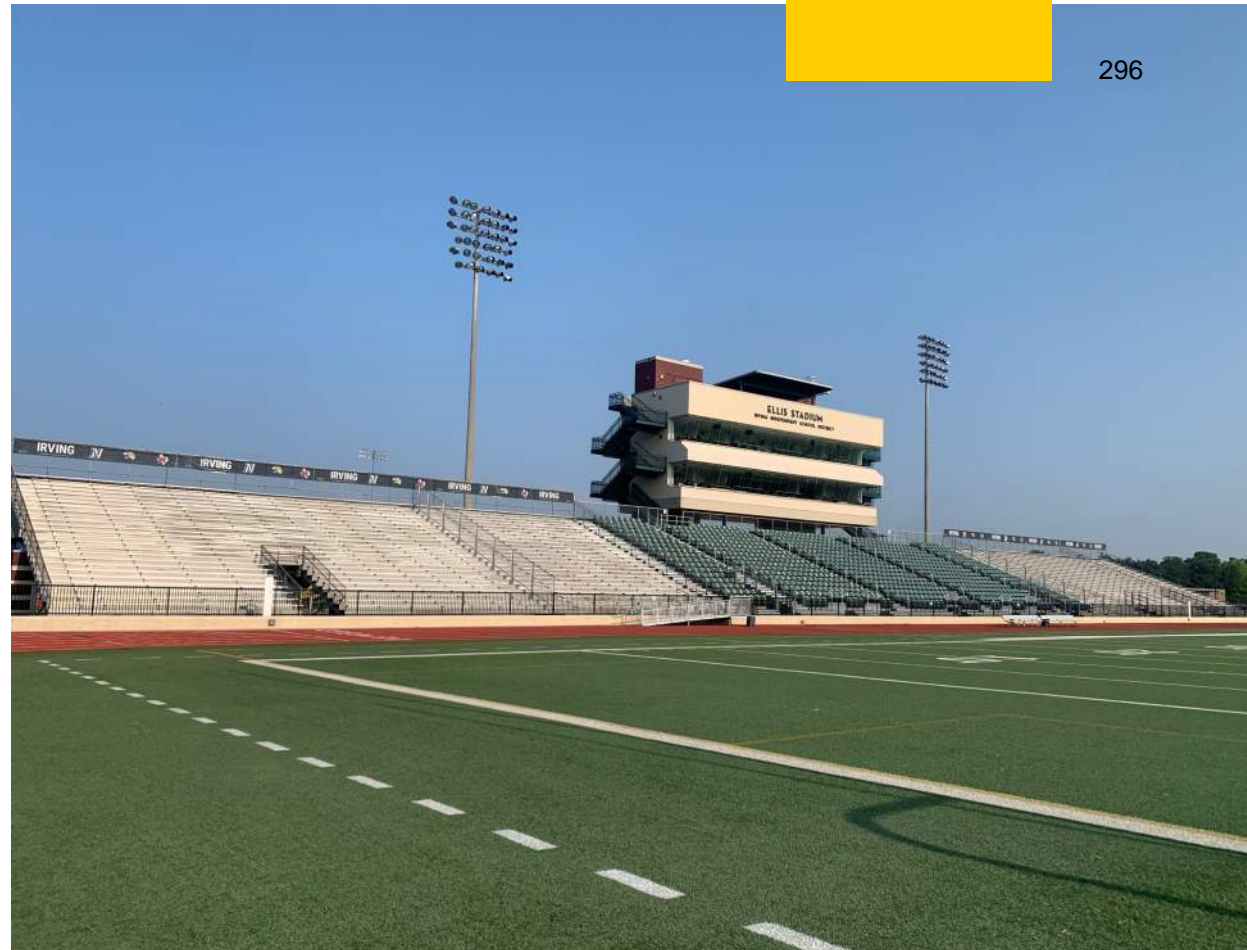
Building Additions:

- Home side Press box 2003
- Restroom Addition 2003
- Field House/Visitor Restroom 2008

Approx. SF: 30,735 SF

Approx. Site Acreage: 25.00

Stadium Seating: 11,500



Ellis Stadium and Field House

ARCHITECTURAL - EXTERIOR

- Replace home concessions overhead doors.

- .

ARCHITECTURAL - INTERIOR

- Replace interior finishes in Press box and home concessions
- Reapply epoxy flooring in field house.

ROOFING

- All roof areas are under warranty until 2034 with minor blisters needed repair..

CIVIL

- Stadium turf was installed in 2009, plan for future replacement.
- Replace sidewalks that are uneven and no longer ADA-complaint.
- Repaint of site accessories.

MECHANICAL ELECTRICAL PLUMBING

- General Maintenance.

Ellis Stadium and Field House

FACILITIES ASSESSMENT	
\$325,791	Demolition
\$1,675,058	Site
\$0	Building
\$387,261	Exterior
\$344,232	Interior
\$23,051	Specialties
\$325,791	MEP
\$1,744,566	GC/Allowance/Escalation
\$4,825,750	Construction Costs
\$839,642	Development Costs
\$5,665,392	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 35%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1995

299

Facilities Services Building

Year Built: 1995

Building Additions: Freezer Addition
2014

Approx. SF: 94,952 SF

Approx. Site Acreage: 10.00



Facilities Services Building

ARCHITECTURAL - EXTERIOR

- General maintenance.
- Repaint metal panels.

ARCHITECTURAL - INTERIOR

- Replace restroom finishes and fixtures in north corridor.
- Renovate and expand restrooms in warehouse area for ADA compliance.

ROOFING

- Replace original metal roof.

CIVIL

- Replace sidewalks that are uneven and no longer ADA-complaint. 300
- Repaint of site accessories.
- Add fence for parking areas.

MECHANICAL ELECTRICAL PLUMBING

- General Maintenance.

FOOD SERVICE

- General Maintenance of refrigeration units.

Facilities Services Building

FACILITIES ASSESSMENT	
\$220,878	Demolition
\$348,307	Site
\$29,734	Building
\$581,928	Exterior
\$730,596	Interior
\$63,715	Specialties
\$1,767,022	MEP
\$2,118,822	GC/Allowance/Escalation
\$5,861,002	Construction Costs
\$1,135,947	Development Costs
\$6,996,948	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 20%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Food and Nutrition Services Building

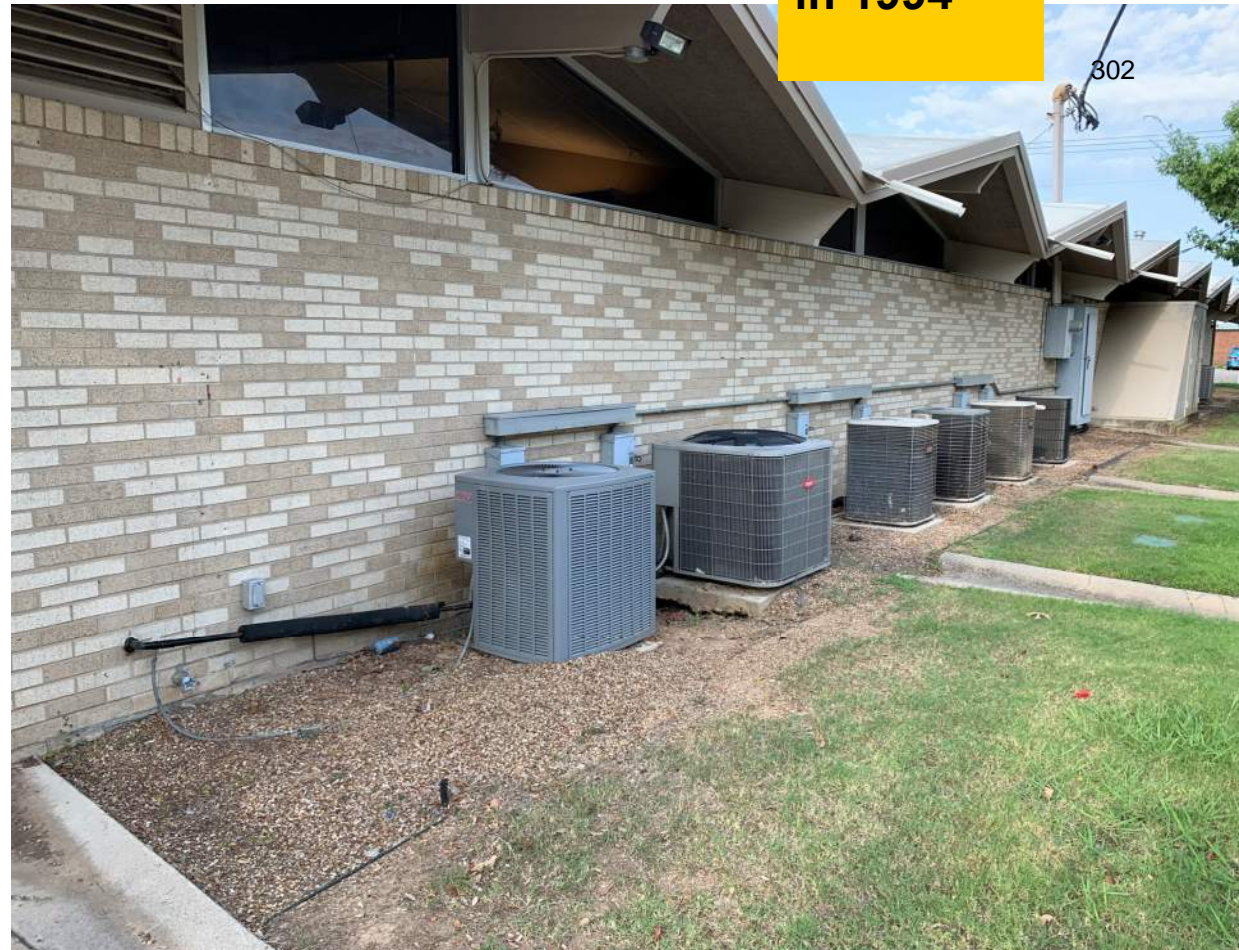
Purchased
in 1994

Year Built: Purchased in 1994, early
1960 building

Building Additions: None

Approx. SF: 8,000 SF

Approx. Site Acreage: 0.67



Food and Nutrition Services Building

ARCHITECTURAL - EXTERIOR

- Replace windows throughout.
- Repaint tectum soffit panel
- Remove existing stone wall.
- Maintain roof clear of tree debris.

ARCHITECTURAL - INTERIOR

- Extend office walls to deck for acoustics and privacy.
- Renovate break room area for ADA compliance.
- Repair water intrusion on lower floor.
- Replace interior finishes.

ROOFING

- Roof is under warranty until 2026.

CIVIL

- Replace sidewalks that are uneven and no longer ADA-complaint.
- Repaint of site accessories, parking and fire lane striping.
- Establish sod to prevent erosion.

303

MECHANICAL ELECTRICAL PLUMBING

- General Maintenance.

Food and Nutrition Services Building

FACILITIES ASSESSMENT	
\$73,200	Demolition
\$284,800	Site
\$513,200	Building
\$301,600	Exterior
\$292,000	Interior
\$6,000	Specialties
\$566,000	MEP
\$1,040,218	GC/Allowance/Escalation
\$3,077,018	Construction Costs
\$767,853	Development Costs
\$3,844,871	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 92%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

1964

305

Hands on Learning (DW Gilbert)

Year Built: 1964

Building Additions: None

Approx. SF: 13,437 SF

Approx. Site Acreage: 1.50



Hands on Learning (DW Gilbert)

ARCHITECTURAL - EXTERIOR

- Replace windows & doors throughout.
- Replace canopies.

ARCHITECTURAL - INTERIOR

- The facility's finishes, doors and restrooms are beyond their useful life and need complete replacement.

ROOFING

- All roof areas need replacement.

CIVIL

- Replace sidewalks that are uneven and no longer ADA-complaint.
- Repaint of site accessories, parking and fire lane striping.
- Establish sod to prevent erosion.

306

MECHANICAL ELECTRICAL PLUMBING

- All systems are at end of useful life and need complete replacement.

Hands on Learning (DW Gilbert)

FACILITIES ASSESSMENT	
\$83,309	Demolition
\$456,858	Site
\$851,234	Building
\$499,856	Exterior
\$520,012	Interior
\$20,156	Specialties
\$962,761	MEP
\$1,733,452	GC/Allowance/Escalation
\$5,127,638	Construction Costs
\$923,703	Development Costs
\$6,051,341	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 87%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

2016

308

Outdoor Learning Center

Year Built: 2016

Building Additions: None

Approx. SF: 4,200 SF

Approx. Site Acreage: 25.00

Grades Served: All Grades



Outdoor Learning Center

ARCHITECTURAL - EXTERIOR

- General Maintenance.

ARCHITECTURAL - INTERIOR

- General Maintenance.

ROOFING

- General Maintenance.

CIVIL

- Regrade walking paths and provide minor drainage improvements. 309
- Replace sidewalk paving where heaving.

MECHANICAL ELECTRICAL PLUMBING

- General Maintenance.

Outdoor Learning Center

FACILITIES ASSESSMENT	
\$17,220	Demolition
\$58,800	Site
\$0	Building
\$0	Exterior
\$42,420	Interior
\$4,200	Specialties
\$38,430	MEP
\$91,198	GC/Allowance/Escalation
\$252,268	Construction Costs
\$143,787	Development Costs
\$396,055	Estimated Project Costs

310

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 18%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Ratteree Career Development Center

2000

311

Year Built: 2000

Building Additions: Diesel Mechanic
Lab Addition 2009

Approx. SF: 37,118 SF

Approx. Site Acreage: 3.00

Grades Served: 9-12



Ratteree Career Development Center

ARCHITECTURAL - EXTERIOR

- Replace north and west canopies.
- General clean and repair exterior throughout.
- Repair downspouts.
- Replace failed windows and gasketing at overhead doors.

ARCHITECTURAL - INTERIOR

- Renovate single restroom facilities for ADA-compliance.
- Interior renovation to include a secured vestibule.
- Replace Millwork, rubber flooring and VCT flooring.

ROOFING

- All roof is under warranty until 2029.

CIVIL

- Replace sidewalks that are uneven and no longer ADA-complaint.
- Repairs to retaining walls and site screen walls.

312

MECHANICAL ELECTRICAL PLUMBING

- Replace majority of rooftop units as they near their end of useful life.

FOOD SERVICE

- General replacement of equipment as noted in report.

Ratteree Career Development Center

313

FACILITIES ASSESSMENT	
\$178,166	Demolition
\$224,564	Site
\$72,380	Building
\$343,342	Exterior
\$150,328	Interior
\$51,965	Specialties
\$623,582	MEP
\$931,018	GC/Allowance/Escalation
\$2,575,346	Construction Costs
\$589,208	Development Costs
\$3,164,554	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 16%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Secondary Reassignment Center (Wheeler)

1952

314

Year Built: 1952

Building Additions:

Classroom remodel 2015

Approx. SF: 47,994

Approx. Site Acreage: 0 (Schulze)



Secondary Reassignment Center (Wheeler)

ARCHITECTURAL - EXTERIOR

- Repair soffits on canopies
- General clean and repair exterior throughout.
- Repair downspouts.
- Replace operable windows.

ARCHITECTURAL - INTERIOR

- Renovate all restroom facilities for ADA-compliance.
- Finishes are in very poor shape - Replace flooring, doors, ceilings and repaint walls.
- Old cafeteria and kitchen area is not useful space.

ROOFING

- Most roof areas are under warranty with a few areas needed for replacement.

CIVIL

- Tie roof drains to underground storm system, regrade to route drainage³¹⁵ away from building.
- Replace sidewalks that are uneven and no longer ADA-complaint at front entry.
- Replace playground surface.

MECHANICAL ELECTRICAL PLUMBING

- All HVAC systems are at end of useful life and need complete replacement including ductwork.

Secondary Reassignment Center (Wheeler)

FACILITIES ASSESSMENT	
\$335,958	Demolition
\$328,759	Site
\$1,818,973	Building
\$592,726	Exterior
\$1,094,263	Interior
\$62,392	Specialties
\$2,414,098	MEP
\$3,763,627	GC/Allowance/Escalation
\$10,410,796	Construction Costs
\$1,304,515	Development Costs
\$11,715,311	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 31%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

Special Education Annex

1945

Year Built: 1945

Building Additions: Classroom
Addition 2010

Approx. SF: 19,875 SF

Approx. Site Acreage: 8.15



Special Education Annex

ARCHITECTURAL - EXTERIOR

- Replace windows & doors throughout.
- Replace canopies and damaged metal wall panel.
- Remove brick screen wall.

ARCHITECTURAL - INTERIOR

- The facility's finishes, doors and restrooms are beyond their useful life and need complete replacement.
- Rooms along the northwest corner do not have compliant floor slope and are not usable.

ROOFING

- Main building roof is currently under warranty, all metal roof areas need replacement.

CIVIL

- Replace sidewalks that are uneven and no longer ADA-complaint at main entry.³¹⁸
- Repaint of site accessories, parking and fire lane striping.
- Establish sod to prevent erosion.
- Replace asphalt paving with concrete.

MECHANICAL ELECTRICAL PLUMBING

- All systems are at end of useful life and need complete replacement.

Special Education Annex

FACILITIES ASSESSMENT	
\$216,638	Demolition
\$727,425	Site
\$1,089,150	Building
\$740,344	Exterior
\$718,481	Interior
\$14,906	Specialties
\$1,414,106	MEP
\$2,513,329	GC/Allowance/Escalation
\$7,434,289	Construction Costs
\$1,155,012	Development Costs
\$8,589,302	Estimated Project Costs

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 83%

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

2000

320

Transportation Center

Year Built: 2000

Building Additions: Parking Addition
2010

Approx. SF: 4,194 SF

Approx. Site Acreage: 0.30



Transportation Center

ARCHITECTURAL - EXTERIOR

- Replace wood soffits.
- The bus barn building is beyond its useful life and should be replaced.

ARCHITECTURAL - INTERIOR

- Renovate all restroom facilities for ADA-compliance.
- Finishes are in very poor shape – Replace VCT and carpet flooring, doors, ceilings and repaint walls.
- Replace or remove accordion partition wall.

ROOFING

- Transportation building roof is in good condition. The bus barn roof is beyond its useful life.

CIVIL

- Tie roof drains to underground storm system, regrade to route drainage away from building.
- Replace sidewalks that are uneven and no longer ADA-complaint at front entry.
- Replace asphalt paving with concrete.
- Restripe all parking spaces, drives and fire lanes.

MECHANICAL ELECTRICAL PLUMBING

- All HVAC systems are at end of useful life and need complete replacement including ductwork.

Transportation Center

FACILITIES ASSESSMENT	
\$65,636	Demolition
\$120,997	Site
\$14,050	Building
\$59,135	Exterior
\$85,138	Interior
\$5,033	Specialties
\$280,369	MEP
\$356,909	GC/Allowance/Escalation
\$987,267	Construction Costs
\$321,351	Development Costs
\$1,308,618	Estimated Project Costs

Alt. Bus Barn Metal Building Replacement	
18,000 SF	New Metal Building Bus Barn
\$6,200,000	Estimated Bud Barn Costs
\$7,508,618	Estimated Project Costs

322

FCI :

10% or less is considered Excellent

11%-20% is Good

21%-40% is Fair

41%-59% is Below Average

60% or more is considered Poor

FCI - 75%
with Bus Barn
Replacement

Facility Condition Index (FCI) = $\frac{\text{Estimated cost of the facility needs}}{\text{Estimated current Replacement cost}}$

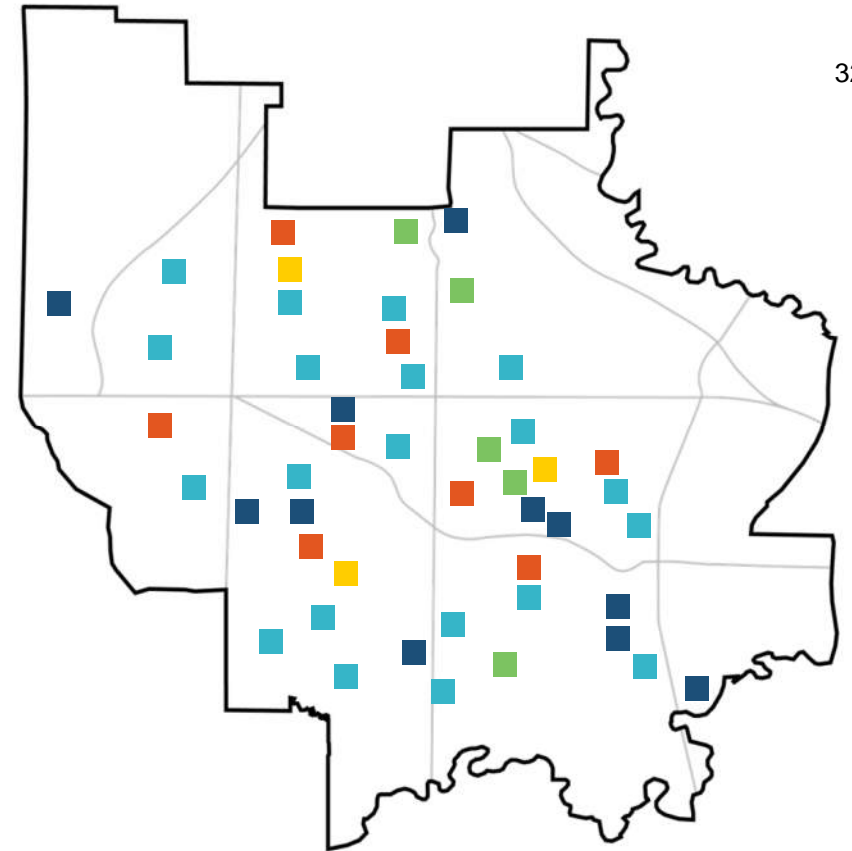
Estimated Replacement Costs

Replacement Early Childhood Center	
37,110 SF	Based on Kinkeade ECC
\$22,191,678	Estimated Project Costs

Replacement Elementary School	
104,000 SF	Based on Townsell Elementary
\$53,762,438	Estimated Project Costs

Replacement Middle School	
152,000 SF	Based on Johnson Middle School
\$77,404,385	Estimated Project Costs

Replacement High School	
408,000 SF	Based on Avg SF of all 3 HS
\$214,796,070	Estimated Project Costs



Overall Assessment Cost Summary

	Bldg. Age	Original Building Year constructed	Square Footage	Total Assessment Est Cost		Bldg. Age	Original Building Year constructed	Square Footage	Total Assessment Est Cost
Clifton EC School	23	1999	37,110	\$7,443,199	Austin Middle School	46	1976	151,916	\$18,244,520
Kinkeade EC School	22	2000	37,110	\$7,665,169	Bowie Middle School	75	1947	195,632	\$24,328,117
Pierce EC School	23	1999	37,110	\$7,844,700	Crockett Middle School	66	1956	149,522	\$24,881,445
Barton Elementary	67	1955	82,266	\$14,940,372	De Zavala Middle School	21	2001	152,866	\$17,349,616
Brandenburg Elementary	30	1992	83,600	\$13,129,808	Houston Middle School	46	1976	197,737	\$19,858,043
Britain Elementary	75	1947	108,308	\$18,548,640	Johnson Middle School	11	2011	151,693	\$11,249,305
Brown Elementary	66	1956	95,425	\$18,476,331	Lamar Middle School	50	1972	155,035	\$27,298,442
Davis Elementary	54	1968	96,376	\$18,758,596	Travis Middle School	58	1964	173,611	\$25,259,644
Elliott Elementary	54	1968	89,714	\$14,510,401	Irving High School	63	1959	428,297	\$92,038,092
Farine Elementary	67	1955	86,030	\$17,858,672	MacArthur High School	59	1963	379,583	\$52,060,248
Gilbert Elementary	26	1996	93,492	\$13,623,251	Nimitz High School	56	1966	415,881	\$86,628,906
Good Elementary	63	1959	88,325	\$16,899,766	Singley Academy	21	2001	268,735	\$25,828,554
Hanes Elementary	54	1968	110,006	\$18,731,407	Barbara Cardwell Center	32	1990	57,786	\$7,401,542
John Haley Elementary	70	1952	86,659	\$19,805,255	Admin Annex	52	1970	13,348	\$1,687,923
Johnston Elementary	58	1964	89,142	\$19,963,025	Administration Building	19	2003	89,245	\$4,271,399
Keyes Elementary	68	1954	92,321	\$17,507,602	Ellis Stadium	70	1952	30,735	\$5,665,392
Lee Elementary	63	1959	97,068	\$18,576,335	Food Services Center	28	1994	8,000	\$3,844,871
Lively Elementary	68	1954	92,018	\$20,963,429	Hands On Learning (DW Gilbert)	59	1963	13,437	\$6,051,341
Schulze Elementary	33	1989	93,831	\$17,196,301	Outdoor Learning Center	6	2016	4200	\$396,055
Stipes Elementary	16	2006	98,200	\$8,216,915	Ratteree CDC	22	2000	37,118	\$3,164,554
Thomas Haley Elementary	63	1959	89,938	\$15,308,742	Secondary Reassignment Center	70	1952	47,994	\$7,711,066
Townley Elementary	44	1978	91,354	\$15,445,753	Service Center	27	1995	66,147	\$6,996,948
Townsell Elementary	19	2003	104,120	\$9,685,067	SPED Annex	77	1945	19,875	\$8,589,302
					Transportation Center	22	2000	19,187	\$7,508,618
								5,207,103	\$839,412,679

Cost summary does not include alternate costs except for the bus barn replacement