Guadalupe Appraisal District

3000 North Austin Street Seguin, Texas 78155 (830) 303-3313 Opt. 1 (830) 372-2874 (Fax)



To the Honorable Governing Bodies of Guadalupe County Taxing Units,

The Guadalupe Appraisal District Board of Directors **(BOD)** has adopted Resolution 2025-03 proposing the acquisition and renovation of the historic Mary B. Erskine Building located at **216 East College Street, Seguin, Texas**, as the future headquarters of the Appraisal District.

The property is under contract for **\$1,895,000**, and a recent independent fee appraisal has established its market value at **\$1,960,000** as of March 24, 2025. This 39,273-square-foot structure originally built in 1914 and situated on a 4-acre block—offers a strategic and cost-effective opportunity to secure a permanent facility capable of serving Guadalupe County's rapidly growing taxpayer base.

As detailed in the attached **Mary Erskine Building Assessment Report** (dated May 6, 2025), the facility requires extensive renovation and modernization to be repurposed for government administration and public services. The **total Probable Project Cost is estimated at \$8,401,765**, which includes design, construction, project management, contingency, and all associated costs necessary to bring the facility into full operational use.

Pursuant to **Section 6.051 of the Texas Property Tax Code**, this real estate acquisition and renovation project must be approved by the governing bodies of **three-fourths of the taxing units** entitled to vote on the appointment of the appraisal district's board of directors.

Enclosed you will find:

- 1. The copy of adopted BOD Resolution 2025-03 (pg. 3)
- 2. A Resolution Template for formal adoption by your governing body (pg. 4)
- 3. The Mary Erskine Building Assessment Report (pg.5)
- 4. An addendum outlining alternate options considered (pg. 115)

Please note: Each taxing unit's share of the funding responsibility for this project will be proportionate to its respective percentage of the Guadalupe Appraisal District's **annual approved budget**. This ensures equity in participation aligned with each entity's operational support level. Current budget allocation percentages are provided below signature block.

Several taxing units have already scheduled time for the Chief Appraiser to provide a formal presentation. We are happy to accommodate any additional requests for briefings or discussions and encourage your office to contact us directly.

We respectfully request that this item be placed on your next available agenda for consideration. In accordance with Section 6.051 of the Texas Property Tax Code, the approval resolution must be returned to the Guadalupe Appraisal District within 30 days from the date this request is formally presented to your governing body at a posted public meeting.

Thank you for your attention to this matter and for your continued support of the Guadalupe Appraisal District's mission to serve the taxpayers and taxing units of our community.

Sincerely,

Peter Snaddon, R.P.A., C.C.A. Chief Appraiser Guadalupe Appraisal District

Current Budget Allocation Breakdown

Taxing Unit Name	Allocation %	Taxing Unit Name	Allocation %
Guadalupe County	20.61716%	Lone Oak MUD	0.26365%
Schertz-Cibolo UC ISD	20.00736%	City of Marion	0.13325%
Seguin ISD	15.56632%	Prairie Lea ISD	0.10910%
City of Seguin	6.29898%	Lake Dunlap WCID	0.08160%
New Braunfels ISD	5.88018%	City of Universal City	0.07843%
Navarro ISD	5.83841%	City of Santa Clara	0.03506%
City of Schertz	5.53983%	Meadow Lake WCID #1	0.02689%
City of Cibolo	5.20226%	Nixon-Smiley ISD	0.02251%
Marion ISD	5.07129%	City of Luling	0.01105%
Comal ISD	3.35424%	York Creek Water Dist.	0.00934%
City of New Braunfels	2.69376%	Guadalupe County MUD#4	0.00877%
San Marcos ISD	0.99320%	City of San Marcos	0.00480%
Lake McQueeney WCID #1	0.60407%	Sky Ranch MUD*	0.00470%
Lake Placid WCID #1	0.52380%	Guadalupe County MUD #9*	0.00054%
LaVernia ISD	0.38755%	Guadalupe County MUD06*	0.00042%
City of Selma	0.35378%	Guadalupe County MUD10*	0.00006%
Luling ISD	0.27765%		<u>100.00%</u>

*Ineligible Tax Units: TX Tax Code §6.051(b) The acquisition or conveyance of real property or the construction or renovation of a building or other improvement by an appraisal district must be approved by the governing bodies of three-fourths of the **taxing units entitled to vote** on the appointment of board members.

Guadalupe Appraisal District



RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GUADALUPE APPRAISAL DISTRICT REGARDING THE ACQUISITION AND RENOVATION OF 216 E. COLLEGE STREET, SEGUIN, TEXAS, AS THE FUTURE SITE FOR APPRAISAL DISTRICT OPERATIONS

WHEREAS, the current location of the Guadalupe Appraisal District is no longer adequate in size or functional utility to meet the needs of the taxing units and taxpayers; and

WHEREAS, the property located at 216 E. College Street, Seguin, Texas, has been identified as a suitable location that provides adequate space to meet these needs; and

WHEREAS, Section 6.051 of the Texas Property Tax Code authorizes the Board of Directors of an appraisal district to purchase or lease real property and to construct or renovate improvements as necessary to establish and operate the appraisal office;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GUADALUPE APPRAISAL DISTRICT:

- 1. **Approval of Acquisition and Renovation**: The Board of Directors hereby approves the acquisition and renovation of the property located at 216 E. College Street, Seguin, Texas, for use as the future site of the Guadalupe Appraisal District operations.
- Notification and Approval: The Chief Appraiser is directed to notify the presiding officer of each governing body entitled to vote on the approval of this proposal, as required by Section 6.051 of the Texas Property Tax Code. The notification shall include a copy of this resolution and information showing the costs of other available alternatives to the proposal.
- 3. **Implementation**: Upon receiving the necessary approvals from the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members, the Chief Appraiser is authorized to proceed with the acquisition and renovation of the property.
- 4. **Effective Date**: This resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 7th day of May 2025.

Charles O. Kelm, Chairman Pin Li-evens G.A.D. Board of Directors Vike Chairman

ATTEST:

Daryl John, Secretary G.A.D. Board of Directors

RESOLUTION NO.

APPROVAL OF GUADALUPE APPRAISAL DISTRICT REAL ESTATE ACQUISITION AND RENOVATION OF 216 E. COLLEGE STREET IN SEGUIN, TEXAS AS FUTURE SITE FOR APPRAISAL DISTRICT OPERATIONS

WHEREAS, the Texas Property Tax Code, Section 6.051, permits an appraisal district to acquire real property by purchase or lease, convey real property, and construct or renovate buildings or other improvements for the purpose of establishing and operating an appraisal office or branch appraisal office; and

WHEREAS, Section 6.051 requires that the board of directors of an appraisal district propose the property transaction by resolution, which must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members; and

WHEREAS, the governing body of [Taxing Unit Name] received notification of the resolution adopted by the Board of Directors of the Guadalupe Appraisal District as required by Section 6.051; and

WHEREAS, the purchase and renovation of the proposed real estate offers the most effective solution to provide the Guadalupe Appraisal District with a permanent location to serve the taxing units and taxpayers of Guadalupe County;

NOW, THEREFORE, BE IT RESOLVED that on this date, the [Governing Body] of the [Taxing Unit Name]:

- Approval of Acquisition and Renovation: The [Governing Body] hereby approves by a majority vote in a public meeting the purchase and renovation project of a building for the Guadalupe Appraisal District's office situated in Guadalupe County, Texas, at 216 E. College Street in Seguin, Texas, as described in approved Resolution 2025-03 of the Board of Directors of the Guadalupe Appraisal District.
- Allocation of Proceeds from Sale of Existing Office: Any proceeds from the sale of the existing
 office of the Guadalupe Appraisal District located at 3000 N. Austin Street in Seguin, Texas be
 allocated to the Guadalupe Appraisal District's dedicated reserve fund for future payments towards
 the proposed building purchase and renovations.

BE IT FURTHER RESOLVED that this document be filed with the Chief Appraiser of the Guadalupe Appraisal District on or before the 30th day after receipt of notification of the aforementioned resolution.

PASSED AND APPROVED this _____ day of [Month] 2025.

[Name] [Title]

ATTEST:

[Name] [Title]



FOR THE GUADALUPE COUNTY APPRAISAL DISTRICT

MAY 6, 2025







INTERIM REVIEW / CONCEPT DESIGN. NOT INTENDED FOR BIDDING, PERMITTING OR CONSTRUCTION. DEBRA J. DOCKERY, TEXAS ARCHITECT REGISTRATION #11930.



MARY ERSKINE BUILDING ASSESSMENT FOR THE GUADALUPE COUNTY APPRAISAL DISTRICT

MAY 6, 2025

TABLE OF CONTENTS

- A. Project Introduction
- B. Existing Conditions Description
- C. Renovation Space Program Goals
- D. Observations and Description of the Proposed Scope of Work
- E. Space Needs Program
- F. Building Code and Zoning Code Analysis
- G. Architectural Systems Description
- H. Mechanical, Electrical and Plumbing Assessment
- I. Opinion of Probable Construction Cost and Phasing Opportunities
- J. Drawings
 - Existing First Floor Plan Existing Second / Main Floor Plan Existing Third Floor Plan Concept Improvements Site Plan Concept Improvements First Floor Plan Concept Improvements Second / Main Floor Plan Concept Improvements Third Floor Plan
- K. References

Site Survey Appraiser Area Calculations Asbestos Containing Materials Report Elevator Assessment Plumbing Lines Camera Results

Prepared by: Debra J. Dockery, Architect, P.C. 118 Broadway, Suite 516 San Antonio, Texas 78205 (210) 225-6130

With Calculated Legacy Consulting Engineers, MEP Engineer



PROJECT INFORMATION AND EXISTING CONDITIONS



MARY ERSKINE BUILDING ASSESSMENT SEGUIN, TEXAS

Project Introduction

The Mary Erskine Building in Seguin, Texas was initially constructed in 1914 for the Seguin Independent School District High School. In subsequent years, the building became an elementary campus and then a vocational/technical school. More recently the building was acquired by a private investor. The Guadalupe County Appraisal District is considering purchasing the building to relocate its Seguin Headquarters. The agency has outgrown the current facilities and expansion opportunities in the present location are limited. Debra J. Dockery, Architect, P.C. was contracted to provide this assessment of the improvements needed to accommodate the Appraisal District offices should the purchase move forward.

The site is a full 4-acre block in the downtown area of Seguin. The original 1914 building is three stories and comprised of former classrooms and offices. Later additions to the campus include a single-story classroom building, a band hall, and combination gymnasium, auditorium with stage, cafeteria and kitchen building. The site currently has 32 parking spaces in a paved lot on the east side and 18 parking spaces on the north. There is a concrete paved basketball court, abandoned swing sets, and evidence of a former athletic track.

The design team was tasked with developing a space program that reflects the actual space needs and adjacencies for each department and developing interior reorganization floor plans that provide a concept for the occupancy by the Appraisal District.

This assessment focused on the original three-story building as the facility the Appraisal District would occupy first. An evaluation of existing mechanical, electrical and plumbing systems was conducted to determine repairs necessary to reoccupy the building. A building code analysis and disabled accessibility review were prepared to determine needed upgrades.

Existing Conditions

Area*	Main Building Ground Floor Main Building Second / Main Floor Main Building Third Flor	9,060 SF 8,910 SF <u>8,910 SF</u> 26,880 SF
	Single Story Classroom & Band Hall Gymnasium/Cafeteria	4,231 SF 8,162 SF
	Total For Campus	39,273 SF

*Areas provided by Guadalupe Appraisal District

Date Constructed	Original section - 1914. Additions - assumed 1960's.
Construction	Concrete foundations, (first floor of Main Building is partially below grade), concrete framed columns, beams, floor, roof and stair structure, brick veneer on masonry walls, interior plaster and gypsum board walls, original wood flooring in most rooms, suspended acoustical ceilings retrofitted when the building received air conditioning.

Renovation Program Goals

- Designate a main public entrance and public service window near public parking and accessible to elevator.
- Provide consolidated public support areas (research and map room, public restrooms, meeting room.
- Relocate departments with public service functions to be conveniently located near the main entrance.
- Designate rooms for Appraisal Review Board (ARB) hearings that can be separated from the rest of the building with separate restrooms and waiting areas.
- Provide Appraiser work stations grouped by appraisal type.
- Centrally locate staff breakroom and restrooms for efficient and convenient access by all staff.
- Secure staff areas from public access areas.
- Review security aspects and improvements
- Provide budget recommendations for needed systems replacements and upgrades.
- Upgrade finishes and systems for a modern appearance.
- Investigate energy saving upgrades such as LED lighting.
- Consider immediate space needs and near future projected growth

Observations and Description of Proposed Scope of Work

<u>General</u>

- 1. Most existing interior walls may remain in the proposed interior reorganization.
- 2. For many areas where the existing door does not have required ADA clearance, the door may be removed as the spaces become open work stations.
- 3. There are existing restrooms on the First Floor. The recommendation is to completely remove all fixtures and finishes and replace with a new layout meeting ADA and public accommodation.
- 4. There are no restrooms on the Second Floor. As this floor will be the main public entry, it is proposed to add restrooms matching the first floor layout below for ease in stacking plumbing piping.
- 5. The restrooms on the Third Floor will be primarily for staff. These restrooms have ADA

compliance issues which may be addressed in a renovation.

- 6. Staff areas are consolidated and secured from public access on the First and Second Floors by walls separating the corridor and with controlled access doors.
- 7. The building has been retrofitted with a fire sprinkler system.
- 8. The HVAC systems, and the internal building power and lighting, telecommunications infrastructure and plumbing systems will be replaced. Service entries appear adequate for the renovation.
- 9. The elevator was inspected by a third party contacted by the Guadalupe Appraisal District. There are some issues to be addressed. See separate elevator assessment report.
- 10. The most recent asbestos report conducted in 2021 lists asbestos containing material in the window and door caulk and in vinyl composition tile. However, the location of the vinyl tile and the quantities in the report do not match the actual on-site observations. Perhaps some material has been removed since 2021. The previous asbestos report in 2018 listed asbestos containing material for duct work caulking and in duct work vibration dampers. It does not appear these materials have been removed since the 2018 report.

For this report, it is assumed asbestos abatement will be required if any vinyl floor tile is removed, any windows are replaced, or any ducts with caulking are removed. Should the Guadalupe Appraisal District proceed with the purchase of this building, it is recommended the testing for asbestos be conducted again to determine conclusively the extent of any asbestos containing material.

- 11. A previous assessment report conducted in 2018 noted water damage from roof leaks. The report was not specific to the areas damaged. No evidence of substantial water damage was observed. Only isolated areas of stained ceiling tiles were noted and these areas may have been the result of air conditioning condensate leaks. It was reported by the current building owner that the roofing system on the three story building was recently replaced. Aerial photos indicate the roofing is likely a TPO system and it does appear to be recent.
- 12. Camera investigation of plumbing lines from the first floor restrooms to the service mains or meters was recommended. The results of these investigations are attached. Most water and sewer piping within the building will be replaced with the expected reorganization of restrooms and breakrooms.

The lines outside the building have collapsed, most notably at the clean-outs. The amount of damage from the clean-outs did not allow the camera to survey the entire length of the piping to determine the extent of the damage. This report assumes the entire length of the sewer and water piping from the building to the City of Seguin mains will need to be replaced.

Single Story Classroom Building

A full assessment of the single story classroom building was not conducted with this report as the Guadalupe Appraisal District does not have immediate plans to occupy this building. General observations noted include:

Rotted wood roof framing Roofing needs replacement Mechanical systems need replacement Restrooms could not be viewed but are assumed to need significant renovation Electrical lighting needs replacement Floor tile may be asbestos containing Ceilings and finishes need replacement

Gymnasium and Cafeteria Building

A full assessment of the Gymnasium and Cafeteria building was also not conducted with this report. The Guadalupe Appraisal District does not have immediate plans to occupy this building but has considered that the gym may be rented to community groups. Observations include:

There are no restrooms in this building. If the space were rented to outside groups, alternate provisions would be required. Metal roofing needs to be coated or replaced

Mechanical systems need replaced Lighting systems need to be replaced The gym floor is concrete. A suitable court flooring may be considered in the future There are no basketball goals currently in place The space includes a platform stage with ornate plaster work All appliances in the former kitchen have been removed and utility connections capped or abandoned.

Recommended Scope of Work for Main Building

Site Work

The front entry curb ramp and door landings exceed the maximum slopes for ADA Many areas of the concrete sidewalks to the building are cracked, spalled and uneven Rework concrete front entry steps for compliant entry

Additional parking will need to be constructed. Approximately 30 spaces may be retrofitted on the existing concrete paved basketball court. An additional 25 to 30 parking spaces will be needed to meet City of Seguin ordinances.

Remove abandoned swing sets and other playground equipment.

Improve site lighting for better security.

New mechanical systems will require additional outdoor areas with concrete pads and better security fencing.

Existing roof downspouts drain across public sidewalks which can cause slippery, unsafe conditions. Consider installing sidewalk trench drains to divert drainage to grassy areas.

Consider securing the one-story building and gymnasium building with more substantial fencing Consider landscape improvements including sod repair, tree trimming, additional trees and shrubs.

Exterior – Main Building

Clean brick and stone

Provide minor repointing of brick (repair noted in limited areas)

Repaint sheet metal work (downspouts, roof trims)

Consider replacing the existing windows with insulated units to reduce HVAC loads and provide better occupant comfort

If a new HVAC chiller / boiler central plant is installed, remove ground floor roof-top a/c, and replace this roofing.

(The main roofing is reported to be recently replaced. No leaks were detected and aerial photos seem to confirm the Main Building roof is more recent.)

Interior – Main Building

The following ADA issues were noted:

Stair handrails are not compliant

Many interior doors lack the required clearance of the push and pull side of the door All restrooms have various non-compliant issues, but the recommended scope is to completely renovate all restrooms and add restrooms at the Second Level.

Replace all suspended ceilings with 2 x 2 acoustical lay-in systems. (This is necessary for HVAC and Electrical lighting replacement.)

Refinish wood floors

Repaint entire interior

Provide new interior walls as shown in the concept floor plans

Some cracks were noted at the front entry stairs in the joint between the structural concrete stair framing and the infill wall below. These appear to be cracks caused by differential movement of different materials.

Summary of Existing Building Systems

<u>F</u>oundation – assumed concrete pier and beam

Superstructure – concrete frame, columns, beams, flat floor plates

Stairs – concrete framed

Exterior walls - brick veneer and masonry back up (possibly structural clay tile)

Interior walls – assumed plaster on lath, gypsum board on studs

Flooring – wood flooring, vct, terrazzo in restrooms

Ceilings – suspended 2 x 4 retrofitted



Figure 1: Entry sidewalk & curb ramp



Figure 2: Front steps-landing



Figure 3: Exterior clean brick & stone



Figure 4: Repoint minor cracking of brick



Figure 5: Main building sidewalk



Figure 6: Main building swing sets



Figure 7: Consider installing trench drains for downspouts



Figure 8: Stair handrails in First Floor Basement



Figure 9: Stair handrails & AC unit not ADA complaint



Figure 10: First Floor Basement Elevator Hallway



Figure 11: First Floor Basement interior doors



Figure 12: First Floor Basement interior doors



Figure 13: First Floor Basement Cracked Walls



Figure 14: First Floor Basement Girls Restroom



Figure 15: First Floor Basement Girls Restroom



Figure 16: First Floor Basement Boys Restroom



Figure 17: First Floor Basement Storage room next to Boys restroom



Figure 18: First Floor Basement Stairway



Figure 19: Second Floor Main Level main entry stairway



Figure 20: Second Floor Main Level main entry stairway



Figure 21: Second Floor Main Level Lobby



Figure 22: Second Floor Main Level main entry stairway



Figure 23: Second Floor Main Level



Figure 24: Second Floor Main Level stairway



Figure 25: Third Floor Level Corridor



Figure 26: Third Floor Level stairway



Figure 27: Third Floor Level



Figure 28: Third Floor Level stairway



Figure 27: Third Floor Level Men's Restroom



Figure 28: Third Floor Level Women's Restroom



Figure 29: Third Floor Level Janitor's room



SPACE NEEDS PROGRAM

DEBRA J. DOCKERY, ARCHITECT, P.C.				
118 Broadway, S	8 Broadway, Suite 516			
San Antonio, Tex	as 78205			
tel: (210) 225-6130				
GUADALUPE APPRAISAL DISTRICT		. =		
SPACE NEEDS PROGRAM FOR POSSIBLE REL	OCATION	N TO 216 E. COLLE	:GE I	
Updated 4.29.2025	No	SPACES Min Sizo	ACE	CONAMENTS
Departmenty spaces	NO.	of Space ASE	ASI	COMMENTS
SECOND ELOOR MAIN LEVEL		or opuce hor		
Becention space / Johby - 30 x 24	1	720	720	double size of exist. Add kiosks
Public service counter - 5 x 30	1	150	150	5 windows of which 2 ADA
Public service staff work stations 7x30	5	210	1050	nart of service counter
			1000	computer terminals for 10
Public work room	1	600	600	maps, kiosks, 1 work station
Public restrooms men, women	2	200	400	
Public family restroom	1	65	65	
Pubic lactation room	1	65	65	
Large conference room for up to 50	1	700	700	locate on Main Level, will also be Board Room
Breakroom / kichenette, seating 15 - 20	1	500	500	Maybe 1 breakrm on ea level
Work Room, mail room, supplies	1	250	250	
ADMINISTRATION				
Director of Administration	1	180	180	
Administration work stations	7	65	455	
Mapping work stations with printer	2	100	200	
IT work station	1	100	100	
Mechanical	1	250	250	
Electrical	1	60	60	
MDF and IDF data rooms	1	100	100	
Janitor	1	80	80	
NET TO GROSS MAIN LEVEL			5,925	
Walls, Hallways, Stairs, Structure			2,985	
TOTAL GSF MAIN LEVEL			8,910	
LOWER LEVEL ARB CENTER				
ARB check-in	1	200	200	
ARB lobby / waiting area	1	400	400	
ARB hearing rooms	2	660	1320	room for 20 to 30 persons
ARB level office for tax liasion	1	190	190	
ARB breakroom	1	400	400	
ARB file storage	1	300	300	

ARB level men and women restrooms	2	250	500	
ARB level family restroom	1	65	65	
ARB level lactation room	1	65	65	
Training Room	1	660	660	
Fitness Center	1	770	770	
Mechanical	1	400	400	
Flectrical	1	100	100	
MDE and IDE data rooms	1	300	300	
	1	80	80	
	1	100	100	
Future office for facilities manager	1	190	190	
General building storage	1	300	300	
NET TO GROSS LOWER LEVEL			6,240	
Walls, Hallways, Stairs, Structure, etc. 45%			2,820	
TOTAL GSF LOWER LEVEL			9,060	
UPPER LEVEL OFFICES AND WORK STATION	IS	1		
APPRAISERS				
Chief Appraiser Office	1	210	210	
Deputy Chief Appraiser Office	1	180	180	
Appraiser work stations - residential	9	65	585	
Appraiser work stations - complex	5	65	325	
Appraiser work stations - commercial	4	65	260	
Appraiser Work Stations - agriculture	2	65	130	
Appraiser work station - land	1	65	65	
HUMAN RESOURCES				
Offices	3	160	480	
Lobby	1	120	120	
Medium conference room for 15 to 20	1	660	660	
Small conference room for 5 to 10	1	300	300	
Collaboration break out rooms for 2 to 4	3	80	240	
Breakroom / kitchenette, 15 - 20	1	600	600	
Staff men and women restrooms	2	200	400	
Staff family restroom	1	200	200	
Staff lactation room	1	65	65	
Staff shower rooms	2	80	160	
Mechanical	1	250	250	
Electrical	1	60	60	
MDF and IDF data rooms	1	100	100	
Janitor	1	80	80	
NET TO GROSS UPPER LEVEL			5,470	
Walls, Hallways, Stairs, Structure, etc. 45%			3,440	
TOTAL GSF UPPER LEVEL			8,910	
TOTAL FOR BUILDING			26,880	



BUILDING CODE AND ZONING CODE ANALYSIS

Building Code and Zoning Code Analysis

Authority with Jurisdiction:City of Seguin, TexasCurrent adopted codes:International Building Codes 2018, International Fire Code 2018,(Per City of Seguin website)International Energy Conservation Code 2018Note:The City of Sequin Building Department was contacted to determine if updating to morecurrent editions of the codes were being considered.The Department has not responded.

Occupancy Type Current Group E Educational Proposed Conversion Group B Civic Administration

Occupancy Separation Under occupancy Group E there were no requirements for occupancy separation. Any assembly spaces in the conversion to Group B with more than 50 occupants or more than 750 square feet will be classified as Group A-3, per 303.1.2

Construction Type Type II-B Non-combustible

Fire Sprinkler Currently Yes

Analysis based on Group B Occupancy

Area	Actual	Allowable (with fire sprinkler)
Main Building Area	26,880 SF	
Total Area all buildings	39,273 SF	90,000 SF
Stories	Actual - 3	Allowed- 3
Height	Actual 18 FT	Allowed - 55 FT

Fire Resistance

Fire Resistance Ratings for Building Elements - 0 hours Fire Resistance Ratings, Exterior, greater 30 FT Fire Separation - 0 hours

The Main Building is fire sprinklered, therefore, 1 hour fire rated exit corridors are not required. (Corridors in non-fire sprinklered Occupancy Group B buildings are required to have 1 hour fire rated construction with 1/3 hour rated doors when the occupant load is more than 30.)

Occupant Load Based on Assumed Interior Reorganization of Spaces

Spaces	Area	Occupant Factor	Occupant Load
First Floor			
Meeting/Conference Rooms	2,100 SF	15 net	140
Waiting Areas	600 SF	15 net	40
Breakroom	600 SF	15 net	40
Health and Fitness Room	760 SF	50 gross	15
Offices	380 SF	150 gross	3

Storage / Mech	500 SF	300 gross	2
First Floor Total Occupancy	`		240
Spaces	Area	Occupant Factor	Occupant Load
Second Floor			
Meeting/Conference Rooms	670 SF	15 net	45
Waiting Areas	300 SF	15 net	20
Breakroom	600 SF	15 net	40
Offices	3,880 SF	150 gross	26
Storage /Mech	300 SF	300 gross	<u> 1</u>
Second Floor Total Occupancy	`		132
Spaces	Area	Occupant Factor	Occupant Load
Third Floor			
Meeting/Conference Rooms	670 SF	15 net	45
Breakroom	600 SF	15 net	40
Offices	3,800 SF	150 gross	26
Storage /Mech	300 SF	300 gross	1
Third Floor Total Occupancy	`	-	112

Total Building Occupants 484

Exit Requirements

Egress sizing – stairways First Floor: 240 occupants / 2 stairs * 0.30 inches = 36 inches minimum, Actual = 62" Second Floor: 132 occupants + ½ first floor and third floor / 2 stairs * 0.30 inches = 154 * 0.3 = 46". Actual 62" Third Floor: 112 occupants / 2 stairs * 0.30 inches = 17 inches minimum, Actual = 62"

Egress sizing – exit ways: First Floor 240 occupants *0.2 inches – 48 inches total exit width. Actual 124"

Corridor minimum width: 44". Actual – 44 " hallway to elevator

Plumbing fixture requirements - 2018 IBC

Business Water Closets: 1 per 25 for first 50, then 1 for each 50 thereafter Lavatories: 1 per 40 for first 80, then 1 for each 80 thereafter

Assume 242 women and 242 men Fixtures required: Women- 6 water closets, 5 lavatories Men – 6 water closets / urinals, 5 lavatories (For comparison, Assembly spaces without permanent seating require 1 water closet per 125 men, 1 water closet per 65 women and 1 lavatory per 200 persons.)

City of Seguin Unified Development Code

Parking requirements – Main Building Only Offices - 1 space per each 300 GSF 26,880 / 300 = 90 parking spaces min Actual existing – 32 adjacent to Main Building Revise existing outdoor basketball court for parking - +/-30 parking spaces 90 required spaces – 62 existing / renovated = 28 spaces short of requirements (Note: 18 parking spaces exist along the north property but these would serve the gymnasium and one-story classroom building. 12,393 sf/ 300 = 41 parking stalls needed for these facilities)



ARCHITECTURAL SYSTEMS DESCRIPTION
Architectural Systems Descriptions

Division 1 - General Requirements

011000 Summary of Work

Project information, access to site, work restrictions, and miscellaneous provisions

012100 Allowances

Allowance fund for unforeseen conditions, utility connection charges, and other items not known at time of bidding. An amount has not been stipulated at this time.

012300 Alternates

Additive Bid Alternates separately priced on proposal form. No alternate items identified at this phase.

Division 2 - Existing Conditions

024110 Selective Demolition

Removal of existing installations for new work.

Division 3 - Concrete

033000 Cast-in-place Concrete Repair of existing foundations for new plumbing work.

Division 4 - Masonry

042000 Unit Masonry Repair of existing masonry for new work.

Division 5 - Metals

055000 Metal Fabrications

Miscellaneous steel supports and trims, lintel angles, fabricated steel items.

Division 6 - Woods & Plastics

061000 Rough Carpentry

Blocking and backing in walls for support of cabinetry, toilet accessories and miscellaneous specialties.

062023 Interior Finish Carpentry Interior wood trims

064116 Plastic Laminate Faced Architectural Casework

Plastic laminate faced cabinetry and solid surface countertops in breakrooms.

064661 Simulated Stone Countertops

Homogenous solid plastic resin countertops, $\frac{1}{2}$ " thick material on plywood sub-top, with $\frac{1}{2}$ " thick backsplashes of same material for cabinetry countertops and restroom lavatory counters.

Division 7 - Thermal & Moisture Protection

072100 Thermal Insulation

Glass fiber sound attenuation insulation at new interior walls and ceilings.

076200 Sheet Metal Flashing

Roof and wall flashings and other sheet metal trims requiring repair.

079000 Joint Sealants

Elastomeric sealants and fillers for interior joints.

Division 8 - Doors & Windows

081113 Metal Doors and Frames

Hollow metal interior door frames for use with wood interior doors

081416 Flush Wood Doors

Solid wood doors for all interior doors. For use in hollow metal door frames

083350 Access Doors

Wall and ceiling access doors for plumbing chases and mechanical equipment

085000 Aluminum Windows

Replace existing aluminum windows with new commercial grade fixed aluminum windows with same mullion profile.

085653 Transaction windows

Impact and bullet resistant glass with transaction tray, speak hole and microphone for public service window.

087100 Door Hardware

Lock system, exit devices, closers, stops, holders, thresholds, weatherstripping, and miscellaneous finish hardware items. Card readers at entry doors. Electronic locks for telecom rooms.

088800 Glazing

New double pane insulated glass for replacement exterior windows.

Division 9 - Finishes

092216 Non-Structural Metal Framing

Metal stud interior wall framing, 3-5/8" and 6", 12 to 20-gauge studs depending on wall height, bridging, and bracing requirements.

092900 Gypsum Drywall Systems

Gypsum board for interior partitions and restroom ceiling systems, sheathing for exterior walls.

093000 Tile

Unglazed porcelain ceramic floor tile for restroom facilities. Full height glazed ceramic wall tile for restrooms.

095113 Acoustical Panel Ceilings

Suspended acoustical ceiling systems consisting of 2' X 2' U.L. labeled, mineral composition board tiles in pre-finished steel grid, mylar or vinyl faced for breakroom. All renovated areas to receive new ceiling system.

096500 Resilient Flooring & Accessories

LVT (luxury vinyl tile) with rubber base for all spaces that do not have existing wood flooring.

099100 Painting

Painting and finishing requirements for non-factory-finished interior surfaces, for new surfaces and renovated existing services. Refinish existing wood floors.

Division 10 - Specialties

101419 Dimensional Letter Signage

Cast aluminum numbers and letters for exterior application, name, and address of facility.

101423 Panel Signage

Acrylic panel room identification and accessibility signs

101426 Directional Signage

Post mounted panels or wall mounted panels with directional and information signage.

102800 Toilet, Bath, and Laundry Accessories

Electric hand dryers, soap, towel, and tissue dispensers, grab bars, and waste receptacles matching Owner's product requirements.

104413 Fire Protection Specialties

Fire extinguishers in semi-recessed cabinets in corridors and where required by fire codes, "Knox" box at exterior doors. <u>Division 11 - Equipment</u> 114520 Kitchen Equipment Refrigerators and microwave ovens in breakroom by Owner.

Division 12 - Furnishings

122113 Horizontal Louver Blinds Aluminum mini-blinds or roller shades for all windows

See MEP Assessment for mechanical, electrical and plumbing systems assessment and recommendations.



MARY ERSKINE BUILDING ASSESSMENT

MECHANICAL, ELECTRICAL & PLUMBING ASSESSMENT

MARY ERSKINE BUILDING MEP ASSESSMENT REPORT

FOR

DEBRA J. DOCKERY, ARCHITECT, P.C.

Report

April 2025 CLCE Project # 25-022



Prepared For: Debra J. Dockery, Architect, P.C. 118 Broadway, Suite 516 San Antonio, TX 78205

Prepared by:

Manny Alvarez, PE Wesley McDaniel, PE CL Consulting Engineers, LLC. 7700 Torino, Suite 120 San Antonio, TX 78229 210.614.1110 Texas Registered Engineering Firm F-24898

Executive Summary

The Mary Erskine building in Seguin, Texas is a three-story 22,000 square foot facility that previously functioned as a primary school. The facility was constructed in 1914, and has seen some mechanical, electrical and plumbing updates over the years. The HVAC for the first floor is served by five split systems, and the second and third floors are served by four packaged rooftop units. There is plumbing to support restrooms on the first and third floors, as well as limited fixtures in the rest of the building such as a teacher break room, nurse's office, and art room. The building appears to be fully sprinkled, with a fire department connection on the north side of the building.

Many of the HVAC equipment has missing or damaged components and are not compatible with the most current refrigerants. Most of the ductwork, above-ceiling equipment, and fans were not able to be safely accessed for observation. Air devices such as supply diffusers and exhaust grilles were in varying condition, with many appearing damaged. Plumbing within the walls was not able to be observed, however pipes that were visible appeared in good shape. Heating and cooling load calculations were performed to ensure the installed HVAC systems are sufficiently sized for the application. The results are provided in Appendix A of this report.

The first floor's HVAC system is and comprised of five DX split systems utilizing outdoor air conditioners and vertical indoor air handlers with gas heat. Each air handler was marked as serving multiple rooms, and each classroom had a thermostat in it, suggesting there was a zone damper that allowed the classrooms to adjust cooling and heating per room. A controls cabinet for the five split systems was found in the basement mechanical room. The second and third floors are both served by two packaged DX rooftop units, for a total of 4 rooftop units. There did not appear to be any centralized control system for the packaged units, so it is assumed that each individual classroom zone is operating independently and the packaged unit is only controlling on duct pressure and discharge temperature.

The plumbing fixtures on the first and third floor vary in size and condition. While lavatories are serviceable, the water closets and urinals are recommended to be replaced to full adult sizes and to be ADA compliant. There are electric hot water heaters at each floor that appear to be missing parts or wiring.

Based on observations of the site, it is recommended that the entire mechanical system be replaced with new equipment, ductwork, insulation, controls, and air devices. It is also recommended to replace all plumbing fixtures to full-sized ADA compliant fixtures and to add men's and women's gang restrooms to the second floor.

Electrically, the building is served by a 208Y/120V 500kVA utility transformer, which is likely to be sufficient for the renovation. The electrical distribution equipment appears to be dated from 1990 to 2000. The main switchboard was unable to be opened during the site visit. Based on the age of the equipment, it is recommended to replace the electrical distribution equipment and feeders. The new layout of the building and HVAC renovations will also likely require a reconfiguration of the distribution system. Additionally, this will allow for a more efficient electrical design that requires fewer pieces of equipment that can be consolidated to one area, instead of placed throughout the facility.

Lighting appeared to be fluorescent. It is recommended to replace all fixtures with LED lighting to improve the lighting quality and power efficiency of the building. The lighting controls will also need to be brought up to current energy code during in rework of the existing lighting system.

Limitations

This report is based upon observations of the visible and apparent conditions of the HVAC systems during a limited visit and limited drawings furnished to our office. While care has been taken in the reporting of the observations, the observations contained in this report are of a limited nature. Thus, no warranty or guarantee is expressed or implied in this report with respect to the installation or performance of the equipment. No sampling or testing was performed. Equipment on roofs, scaffolding, above the ceiling or anywhere else that was not safe to access were not inspected.

The recommendations expressed are based on the opinions of CL Consulting Engineers, LLC. and are not intended as a critique of the original engineering design. Factors affecting original design decisions, including budget limitations, construction constraints, and owner design input, are not reviewed.

Condition Terms Used

Throughout the report, the terms *good*, *fair*, and *poor* are used to describe equipment. Where these terms are used, they are intended to be understood as follows - equipment in *good* condition is not expected to require replacement in the next ten years, equipment in *fair* condition should be anticipated to require replacement within the next five years, and equipment in *poor* condition shows signs of malfunction or disrepair and should be replaced as soon as possible.

Observations

Classrooms

Mechanical

The air devices in the classroom were of varying conditions and layouts, with many being dented or otherwise weathered. Each classroom had a wall-mounted thermostat. Due to the equipment being disassembled it was not possible to verify if the existing ductwork and air balance was sufficient for each room.

Electrical

The devices appear dated. Some devices appear to have been added at a later date, and have surface mounted raceway providing power to the receptacles. There is an isolated grounding system in place for some of the receptacles. This can be left intact, but is not required. Optionally, the devices and face plates can be replaced and the raceways moved to inside the walls to freshen up the space.

Restrooms

Mechanical

The air devices in the restrooms were of varying conditions and layouts, with many being dented or otherwise weathered. Due to the equipment being disassembled it was not possible to verify if the existing supply or exhaust airflows were sufficient.

Plumbing

The piping behind the walls or underneath the floor were not able to be observed . It is not known the condition of the domestic water pipe or the sanitary sewer pipe in those locations. The piping that was exposed to feed the fixtures looked to be in good condition. Some lavatories had only cold water service and some had cold and hot water. The lavatory and faucets looked outdated and not ADA compliant.

The water closets and urinals were in poor to fair condition. However, many were not sized for adults. The fixtures also were not ADA compliant.

Electrical

The devices appear dated. Optionally, the devices and face plates can be replaced to freshen up the space.

Corridors/Stairwells

Mechanical

The air devices in the corridors were of varying conditions and layouts, with many being dented or otherwise weathered. It was not clear how these spaces were zoned or what equipment it shared with other spaces.

Plumbing

Drinking fountains were observed on each floor. These were in poor condition and were not ADA compliant. No split level fountains or bottle fillers were found.

Electrical

The devices appear dated. Optionally, the devices and face plates can be replaced to freshen up the space.

Air Conditioning Systems

DX Split Systems

The five DX split systems serving the first floor are comprised of residential-grade indoor air handling units in vertical configuration with natural gas heat paired with an outdoor air conditioner. The nameplates of the air handlers were not accessible to read, however based on the outdoor air conditioner the units appear to be manufactured in 1991. The units are charged with refrigerant R-22, which is no longer permitted to sold in new equipment and is increasingly hard to service.

Indoor Air Handling Units

The five indoor air handling units serving the first floor spaces are all located in a mechanical room and mounted on a wooden platform that also serves as a plenum for return air and outside air to mix before the inlet of the air handling units. An outside air duct is routed from outdoor louvers and discharges into the return air mixing box. Supply air ducts rise vertically out of the top connection of the air handlers up to above ceiling and become unobservable for a short distance. Insulation could not be verified on this section of ductwork.

Gas piping is routed from to each individual air handler for heating purposes. An open duct is routed to the mechanical room for common combustion air, and flue gas is vented out of the air handlers through PVC pipe. It is not clear the routing of the vent pipe or its termination location.

Outdoor Air conditioners

The outdoor air conditioners are mounted to concrete pads just outside of the building in between the main building and gym. The units were observed to be in poor condition and had components missing. The nameplates showed all were the same 5-ton model and manufactured in 1991.

Packaged Rooftop Units

A total of four packaged Rooftop Units (RTUs) were installed on the roof of portions of the first floor, with two on the northeast corner and two on the northwest corner. Each RTU has gas piping routed to it for reheat. Supply and return duct come out horizontally from the unit, and run up along the side of the building into penetrations on the second and third floor. The duct does not appear to be insulated or protected from the elements. While not being able to be observed directly, it was noticed from observations that pieces were missing from the RTUs. The exterior cabinets looked weathered as well.

Calculations

Heating and cooling load calculations were performed to estimate the size of equipment needed to condition the building. The calculations account for the construction of the building including insulation, windows, building dimensions, internal loads of office equipment, lighting, and human occupancy, minimum ventilation load, and external heat gain/loss.

The indoor environmental design criteria is as follows:

- a) Cooling Set Point: 75°F
- b) Heating Set Point: 70°F
- c) Humidity Set Point: 50% RH +/-5%

The outdoor environmental design criteria is as follows:

- a) Summer: 100°F DB/78°F WB.
- b) Winter: 28°F

Results of the calculations show that the required cooling for the building would be 103 tons. It should be noted that the calculations were made treating each floor as a "block" rather than trying to create specific zones within each floor.

Floor	Calculated Cooling Req's (Tons)	Calculated Heating Req's (MBH)	Calculated Supply Airflow (CFM)
Floor 1	39	200.3	13,242
Floor 2	26.8	148.1	10,406
Floor 3	37.5	213.0	12,862

Recommendations

Mechanical

Based on observations of the site, it is recommended that the entire mechanical systems serving the building be replaced. The following options would be feasible:

Option 1: Replace in kind

This option would involve removing the existing mechanical equipment and replacing with new, similarly functioning equipment. The existing split systems would be replaced with new variable capacity heat pumps. The indoor vertical air handlers would be replaced with higher efficiency fan models.

Outdoor packaged rooftop units would be replaced with new units with variable capacity compressors. The units would have higher efficiency and variable flow fans. New variable air volume terminal units with electric reheat would be installed to accommodate new zoning and occupancies.

Ductwork would be inspected and replaced as needed, and air devices would be replaced. A centralized control system using wireless controllers would be installed to control all mechanical equipment.

Option 2: New centralized chilled water system

This option would take advantage of using the center yard in between the buildings as a mechanical yard. A central air cooled chiller would be placed at ground level between the building and the gym, and feed chilled 44° F water to the building from the north. The split systems serving the first floor would have their outdoor units and indoor units removed. The indoor units would be replaced with a chilled water cooled air handler to condition the air, and feed new single duct VAV air terminals with electric reheat. Each zone would have a VAV air terminal and be able to vary its cooling and airflow or switch to heating as needed.

Similarly, on the second and third floors the existing RTUs and VAVs would be removed. Each floor would have its own chilled water air handler and feed new single duct VAV air terminals with electric heat. Each zone would have a VAV air terminal and be able to vary its cooling and airflow or switch to heating as needed. Ideally the air handlers would be indoors for aesthetics of a historical building and maintainability. However, the air handlers can also be placed on the existing equipment supports outside.

Ductwork would be inspected and replaced as needed, and air devices would be replaced. A centralized control system using wireless controllers would be installed to control all mechanical equipment.

Plumbing

It is recommended that the plumbing sanitary and domestic water lines be scoped by a plumber to check for pipe integrity for potential reuse. Any new piping will be copper for the domestic water and PVC for sanitary and vent. All existing fixtures are recommended to be removed and replaced with new fixtures, along with ADA-compliant options. Each floor is recommended to have its own new 10 gallon electric water heater.

Electrical

Based on observations of the site, it is recommended that the electrical distribution equipment and feeders be replaced. It is also recommended the at the lighting fixtures and controls be replaced. Additionally, the fire alarm system appears to be dated. Some work will be required to cover the new building layout. It is recommended to replace the fire alarm system to ensure full functionality. Electrical devices appear dated. They can remain, but device/wall plate replacement and raceway relocation is recommended to improve the aesthetics of the new spaces.

Conclusion

The existing building mechanical equipment, ductwork, and plumbing fixtures should all be replaced immediately. The current equipment is old enough or missing enough components to warrant not repairing, and should be replaced with energy-efficient systems. Plumbing fixtures should be updated for the new occupancy and be ADA compliant. A new HVAC controls system should be installed to optimize energy usage and occupancy comfort.

Appendix A: Heating and Cooling Load Calculations

RTU-1										Ϋ́ε	ariable	Volume	Reheat (30%	Min Flow D	efault)
	COOLING (COIL PEAK			CLG SPACE	PEAK		т	IEATING (COIL PEA	¥		TEMPI	ERATURES	
Peake	ed at Time:	Ma	VHr: 8/15		Mo/Hr	8/17			Ma/Hr:	Heating De	sign			Cooling	Heating
0	butside Air:	OADB/WB/	HR: 99/80/1	27	OADB:				OADB:	28			SADB	55.0	90.0
	Snace	Plenum	Net	Percent	Snace	Percent .		05	inace Peak	Coil	Peak P	arcant	Return	77.3	53.8
	Sens. + Lat.	Sens. + Lat	Total	Of Total	Sensible	Of Total		0 00	pace Sens	Tot	Sens C	of Total	Ret/OA	77.3	53.8
	Bturh	Btu/h	Bturh	(%)	Btu/h	(%)			Btu/h		Btu/h	(%)	Fn MtrTD	0.1	0.0
Envelope Loads						Env	elope Load	\$					Fn BldTD	0.1	0.0
Skylite Solar	0 0	0 (0 (0	0	0	kylite Solar		0		0	0.00	Fn Frict	0.4	0.0
Skylite Cond	00	14 462	14 452	0 0	0 0		kylite Cond		00		0 847	0.00			
Glass Solar	202 205		204'41	٥. د	67 GRU	20	tion Contra Lase Solar				100	000	AIR	PELOWS	
Glass/Door Cond	27,082	0	27,082	9	26,306	; e ; e	lass/Door (Cond	-38,661	ę	8,661	17.75		Cooling	Heating
Wall Cond	45,236	22,331	67,567	14	51,909	17:	Vall Cond		-48,369		1,195	32.68	Diffusor	16.417	4 926
Partition/Door	00		00	0 0	0 000		'artition/Doo		12 212	7	0 242 5	0.00	Terminal	16.417	4.925
Adiacent Floor	00.0	0.00	0.00	0.00	0.0	- 00.0	idiacent Flo	or	0000		0.00	0.00	Main Fan	16,417	4,925
Infiltration	0		0	0	0	-	nfiltration		0		0	0.00	Sec Fan	0	0
Sub Total ==>	131,713	36,783	168,496	36.	146,176	48 : S	tub Total ==	^	-100,343	-12	986'6	59.67	Nom Vent	1,895	1,895
							:						AHU Vent	1,895	1,895
Internal Loads						Inte	rnal Loads						Infil	0	0
Lights	30,062	0	30,062	9	30,062	10	ights		0		0	0.00	MinStop/Rh	4,925	4,925
People	108,000	0	108,000	23	60,000	20.	eople		0		0	00'0	Return	17,270	5,779
Misc	18,118	0	18,118	4	15,387	2: 2	lisc		0		0	0.00	Exhaust	853	853
Sub Total ==>	156,179	0	156,179	33.	105,449	35 . S	ub Total ==	^	0		0	0.00	Rm Exh	875	C/2
Calling Load	010 2	010 2	c		000	Call	ing Load		11 535		c	0.00	Auxiliary		
Ventilation Load	0 0	136.993	136.993	o g	0'080'0	Nent of	tilation Loa	p	0	ę	4.036	38.58	Leakage Uns		0
Adj Air Trans Heat	0		0	0	0	0 Adj	Air Trans H	eat	0		0	0		•	,
Dehumid. Ov Sizing	-		0	0		1/vo	Undr Sizing		÷		φ	00.0			
Ov/Undr Sizing	0	007.0	0 007 0	0	43,367	14 : Exh	aust Heat				3,816	-1.75	ENGINE	EERING CK	<i>"</i>
Exhaust Heat Sun Fan Heat		-2,100	-2,100	0.0		DAD	Preheat Dif	<u> </u>			7 632	0.00		Cooling	Heating
Ret. Fan Heat		0	0	0		Add	litional Reh	eat			0	0.00	% OA	11.5	38.5
Duct Heat Pkup		0	0	0									cfm/ft²	1.86	0.56
Underfir Sup Ht Pki	dr		0	0		C nd	ierfir Sup H	t Pkup			0	0.00	cfm/ton	421.47	
Supply Air Leakage	_	0	0	0		Sup	ply Air Lea	kage			0	0.00	ft ^{-//ton}	226.13	i
Grand Total ==>	294,241	165,327	467,415	100.00	301,890	100.00 Gra	nd Total ==	٥	-111,884	-21	7,844	100.00	Btu/hr-ft* No. People	240	41.77-
		COOLING	COIL SELE	CTION					AREAS		F	ן ש	ATING COIL S	SELECTION	
	Total Capacity	Sens Cap.	Coil Airflow	Enter D	B/WB/HR	Leave DB/	NB/HR	Gros	ss Total	Glass	_		Capacity C	oil Airflow	Ent Lva
÷	on MBh	MBh	щ	Ļ.	F gr/lb	4. 4.	gr/lb			ft ² (9	()		MBh	cfm	рц. L
Main Clg 36 Aux Clg 36	3.0 467.4 0.0 0.0	335.2 0.0	13,242 0	77.3 64 0.0	.1 71.3 0 0.0	54.5 52.1 0.0 0.0	55.9 0.0	Floor Part	8,808 0		Ma	in Htg x Hta	-189.4 0.0	4,925 54	.5 90.0
	00	00	0	000	000	00 00	000		Ŧ		-		0.01	40 447 53	2 2 2
Opt vent	0.0	0.0	>	0.0	0.0	0.0	0.0	ExFIr	445		2 2	heat	-77.5	4,925 54	0.40 69.0
Total 36	9.0 467.4							Roof	866	0	<u>म</u> ०	midif	0.0	0	0.0
								Wall	6,391	981	6 2	t Vent	0.0	0	0.0
							۲	Ext Door	126	0	<u>ළ</u> 	tal	-200.3		

System Checksums By.

2

System Checksums By.

RTU-2

RTU-2										Var	iable /	Volume	Reheat (30%	Min Flow D	efault)
	COOLING C	OIL PEAK		-	CLG SPACE	: PEAK		т	EATING C	OIL PEAK			TEMPE	ERATURES	
Peak	ed at Time:	Mo	/Hr: 8 / 15		Mo/Hr.	8/17 :			Mo/Hr: H	leating Desig	цŝ			Cooling	Heating
	Jutside Air:	OADB/WB/	HR: 99/80/1		OADB:				OADB:	8			SADB Ra Plenum	54.8 73.6	90.0 65.4
	Sens. + Lat.	Plenum Sens. + Lat	Net Total	Percent	Space	Percent		50	pace Peak	Coil P	eak Pe	ercent E Total	Return Ret/OA	76.0 76.0	55.8 55.8
	Btu/h	Bturh	Bturh	: (%)	Btu/h	(%)		5	Btuh	5	any any	(%)	Fn MtrTD	0.1	0.0
Envelope Loads						Env	relope Load	\$				2	Fn BldTD	0.1	0.0
Skylite Solar	0	0	0	0	0	0	skylite Solar		0		0	0.00	Fn Frict	0.4	0.0
Skylite Cond	0	0	0	0	0	0	skylite Cond		0		0	0.0			
Roof Cond	0	0 0	0 11	ė į	0		Soof Cond		0		0 0	0.0		0000	
Class Solar	35,739 26 006		35,739 25,006		10//09	9 C	blass Solar		0 26 700	30	0 00	0.00	AIR	(FLOWS	
Wall Cond	39.274	19.746	59.020	- <u>e</u>	45,160	10	Vall Cond	DLIO	-33,100	-62-	723	41.03		Cooling	Heating
Partition/Door	0		0	0	0	0	Partition/Doc		0	Î	0	0.00	Diffuser	12,770	3,831
Floor	0		0	0	00.0		loor		0		0	0.00	Terminal	12,770	3,831
Adjacent Floor	0:00	0.00	0.00	0.00	0.00	0.00	Adjacent Flo	or	0.00	0	0.0	0.00	Main Fan	0/7'71	3,831
Cub Totol	100 400	072.07	120.051	- ç	0000000		niitrauon Sub Total	,	0 210	00	240	0.00	Sec Fan	0001	000
2010 10101	120,100	047'61	+00'201	 7	007'001					5		Ę	AHII Vent	1.098	1 098
Internal Loads						Inte	ernal Loads						Infil	0	0
Lights	26,413	0	26,413	8	26,413	11 . 1	ights		0		0	0.00	MinStop/Rh	3,831	3,831
People	50,400	0	50,400	16:	28,000	12 : 12	eople		0		0	0.00	Return	12,919	3,980
Misc	17,771	0	17,771	9	15,041	2 9	Aisc		0		0	0.00	Exhaust	149	149
Sub Total ==>	94,585	0	94,585	29	69,454	29.	Sub Total ==	<u>،</u>	0		0	0.00	Rm Exh	875	875
Colline Load	101 0	104 0	¢		144	100	loa Load		8 BU7		¢	000	Auxiliary	00	0 0
Ventilation Load	0'34 0	-3,134 81.718	81.718	25	- 0		itilation Loa	p	0	-48,	687	31.85	Leakage Ups	0	0
Adj Air Trans Heat	0		0	0	0	0 : Adj	Air Trans H	eat	0		0	0		,	,
Dehumid. Ov Sizing	-		0	0		0//0	Undr Sizing		4		4	0.0			
Ov/Undr Sizing	0	026	0	00	33,427	14 Exh	Boboot Did				280	0.38	ENGINE	ERING CK	~
Sup. Fan Heat		007-	6.166	5.0		RA	Preheat Dif				00	0.00		Cooling	Heating
Ret. Fan Heat		0	0	0		Add	litional Reh	eat		9	243	4.08	% OA	8.6	28.7
Duct Heat Pkup		0	0	0									cfm/ft ²	1.65	0.50
Underfir Sup Ht Pk	đ	c	00	0 0		Ŭ,	derfir Sup H volv Air Lea	t Pkup kane			0 0	0.0	cfm/ton H2Non	475.79 288.34	
Rousse in fiddas		•	•					afin			0	2	Btu/hr-ft ²	41.62	-19.13
Grand Total ==>	218,487	97,420	322,073	100.00	237,290	100.00 Gra	nd Total ==	٨	-87,030	-152,	864 1	00.00	No. People	112	
		COOLING	COIL SELE	CTION					AREAS			<u>الا</u>	ATING COIL S	SELECTION	
	Total Capacity	Sens Cap.	Coil Airflow	Enter DB	WB/HR	Leave DB/	WB/HR	Gros	s Total	Glass			Capacity C	oil Airflow	Ent Lvg
	NBM MBM	MBM	ШD	<u>+</u>	. gr/lb	÷	gl/lb			H* (%)	_		MBN	Шb	<u>+</u>
Main Clg 21 Aux Clg 0	5.8 322.1 0.0 0.0	247.4	10,406 0	76.0 62.8	66.8 0.0	54.3 52.0 0.0 0.0	56.0	Floor Part	7,739 0		Mai	n Htg c Htg	-148.1 0.0	3,831 54 0 0	3 90.0
Out Vout	00	00	C	00	00	00 00	000	Int Door	÷		0.00	hant	00	0	0
Opt vent	0.0	0.0	>	0.0	0.0	0.0	2.0	ExFIr	- 0		e e	heat	-61.0	3,831 54	.3 69.0
Total 21	5.8 322.1							Roof	0 000 -	0,0	Į.	nidif	0.0	0	0.0
								Wall	5,668	324 16 °		Vent	0.0	0	0.0
							٦ ۲	Ext Door	44	2 0	2	le	-146.1		

Checksums	By.
System	

Variable Volume Reheat (30% Min Flow Default)

												Ī			ſ
	COOLING C	OIL PEAK			CLG SPACE	PEAK		-	HEATING C	OIL PEAP	¥		TEMPE	ERATURES	
Peak	ed at Time: Dutside Air:	Mo/ OADB/WB/F	Hr: 8/17 HR: 97/76/1		Mo/Hr.	8/17 :			Mo/Hr. P OADB:	Heating Desi(28	uß		SADB	Cooling 55.3	Heating 90.0
-)				Ra Plenum	81.6	58.8
	Space	Plenum	Net	Percent	Space	Percent			Space Peak	Coll P	eak P	ercent	Return	82.8	52.4
	Sens. + Lat.	Sens, + Lat	Total Bitton	Of Total	Sensible	Of Total		0	space Sens	Tots	iens O	f Total	Ket/OA	82.8	* 7C
Envelope Loads	u/ma	D UNIO	nuna	. (%)	uma	- (%)	and and and	4	uma	٥	LUNK	(a/,)	En BIATD		0.0
Skylite Solar	0	0	0	0	0		Skylite Solar	4.	0		0	0.00	Fn Frict	0.4	0.0
Skylite Cond	0	0	0		0	0	Skylite Cond		0		0	0.00			
Roof Cond	0	132,227	132,227	29:	0	0	Roof Cond		0	-51,	142	23.45			Γ
Glass Solar	60,256	0	60,256	13.	60,256	22	Glass Solar		0		0	0.00	AIR	FLOWS	
Glass/Door Cond	24,666	0	24,666	5	24,666	 6	Glass/Door	Cond	-36,135	-36,	135	16.57		Cooling	Heating
Wall Cond	44,604	17,992	62,596	4	44,604	16:	Wall Cond		-42,758	-29,	487	27.27	Diffuear	15 252	4 575
Partition/Door	0		0	0	0	0	Partition/Dot	or	0		0	0.0			
Floor	0	000	0 000	0.00	0.00	0.00	Floor		0 000	c	0 8	0.0	Nain Fan	15.252	4,575
Adjacent Floor	00:0	00:00	0.00	0.0	0.00	00.0	Adjacent Fix	oor	0.0	,	00.0	0.0			2
Sub Total ==>	129 527	150 219	0 746	69	129.527	47	Sub Total =-	¢	-78.893	-146	764	67.29	Sec ran Nom Vent	1 087	1 087
	and one				1400100	F								1 087	1001
Internal Loads						5	ternal Loads						Anu vent Infil	, on:	200'1
Linhts	26.505	c	26.505	¢	26.505	10	lichts		c		c	0 00	MinStop/Rh	4.575	4.575
Peonle	50.400) C	50,400	÷.	28,000	ç	Penole		• c			0.00	Return	15,603	4.926
Misc	27,447	0	27,447	9	24,717	0	Misc		0		0	0.00	Exhaust	351	351
Sub Total ==>	104.353	C	104.353	23	79.222	90	Sub Total ==	0	c		c	0 00	Rm Exh	675	675
1000-0000	00001-01						-		•		•	2	Auxiliary	0	0
Ceiling Load	23,627	-23,627	0	0	23,627	Ö G	eiling Load		-25,001		0	0.00	Leakage Dwn	0	0
Ventilation Load	0	61,890	61,890	14	0	>	entilation Los	pe	0	-48,	206	22.10	Leakage Ups	0	0
Adj Air Trans Heat	0		0	0	0	A :0	dj Air Trans I	Heat	0		0	0			
Dehumid. Ov Sizin	8		0	0		<u>.</u>	hv/Undr Sizin		-48		48	0.02			
Ov/Undr Sizing	0		0	0	43,163	16 : E	xhaust Heat			ŝ.	857	-1.77	ENGINE	ERING CK	~
Exhaust Heat		-3,645	-3,645	÷.		01	A Preheat Di	Ξ.			0 2	0.0		Cooling	Heating
Sup. Fan Heat		c	1,622	NG		£ 4	A Preheat Di	=		-26,	808.	12.36	% OA	7 1	23.8
Duct Host Dur						۲	daluonal Kel	1691			5	0.0	cfm/ft ²	1.96	0.59
Underfir Sup Ht Pk	đn		0	0			Inderfir Sup F	Ht Pkup			0	0.00	cfm/ton	406.74	
Supply Air Leakag		0	0	0		ŝ	upply Air Lea	kage			0	0.00	ft³/ton	207.11	
Grand Total ==>	257,507	184,836	449,965	100.00	275,540	100.00 . 6	trand Total ==	۵	-103,942	-218,	120	100.00	Btu/hr-ft ² No. People	57.94 112	-27.42
				HOLLO-								٦			
	Total Canadity	COULING						į	AREAS	Class	_	Ĩ			
	ton MBh	aens cap. MBh	Coll AllTION Cfm		F gr/lb	reave u ⁺F °F	gr/lb	010	55 I 0(al	ft ² (%)			vapacity of MBh		ᄟ
Main Clg 3	7.5 450.0	392.4	12,862	82.8 64.	4 63.7	54.8 52.5	56.9	Floor	7,766		Mai	in Htg	-174.5	4,575 54	.8 90.0
Aux Clg	0.0 0.0	0.0	0	0.0	0.0	0.0 0.0	0.0	Part	0		Aux	x Htg	0.0	0	0.0
Opt Vent	0.0 0.0	0.0	0	0.0	0.0 0.0	0.0 0.0	0.0	Int Door	-		Pre	heat	-38.5	15,252 52	4 54.8
Total 3	7.5 450.0							ExFir	0 7 766	0	Ret	heat	-70.5	4,575 54	69.0
	2001							Wall	5,710	942 16	ő	t Vent	0.0	00	0.0
								Ext Door	0	0	Tot	lal	-213.0		

RTU-3

Appendix B: Photographs



Figure 1. Packaged RTUs as seen from ground level



Figure 2. Packaged RTUs as seen from indoor space



Figure 3.Typical water closet



Figure 4. Typical restroom layout



Figure 5. Typical drinking fountain



Figure 6. First floor controls cabinet



Figure 7. First floor vertical air handlers



Figure 8. Various ducts tied to vertical air handlers



Figure 9. Second floor standalone control thermostat



Figure 10. First floor outdoor units in mechanical yard



Figure 16. Utility transformer



Figure 17. Panelboard nameplate showing a date of 1990



Figure 83. Typical wall showing orange isolated ground receptacles and surface mounted raceway



Figure 14. Existing fire alarm control panel



MARY ERSKINE BUILDING ASSESSMENT

OPINION OF PROBABLE PROJECT COSTS

Opinion of Probable Construction Cost

See next page.

Phasing Opportunities

Options and alternative systems are listed in the Opinion of Probable Cost. Immediate concerns would be those systems and scopes that are required for the Guadalupe Appraisal District to occupy the building. These systems would include mechanical and electrical replacements, restroom upgrades, repairs to the elevator, new ceilings, new walls for offices and accommodations for public services.

Future work may include additional site work and parking, replacement of the windows, upgrades to finishes, and any work considered for the single story classrooms and gymnasium/cafeteria building.

	А	В	С	D	E	F	G	Н	I
1	Project	Assessment of Mary Erskine Building for Conversion to Guad	dalupe App	raisal District Offic	es				
2	Client	Guadalupe County Appraisal District							
3	Description	Assessment Phase Opinion of Probable Construction Cost							
4	Date	5/5/2025							
5	Provided by	Debra J. Dockery, Architect, P.C.				ст			
6		OPINIC	JN OF PF	COBABLE CONS		51			
			LINITS			BASE COST	GENERAL	INFLATION TO BID	
7		TEW DESCRIPTION	UNITS	UNIT QUANTITY	LABOR	DASE COST	CONDITIONS - 18%	DATE - 5%	TIEWITOTAL
8	SITE WORK								
9		ADA corrections to front entry curb ramp & landing	sf	330	\$12.00	\$3,960.00			
10		Repair spalled and cracked concrete sidewalks	sf	1850	\$8.00	\$14,800.00			
11		Rework front entry steps for upper landing clearance	sf	150	\$125.00	\$18,750.00			
12		Drainage improvements and sidewalk trench drains	lf	30	\$160.00	\$4,800.00			
13		Covert existing basketball court to parking	ls	1	\$25,000.00	\$25,000.00			
14		Add asphalt paved parking	sy	2445	\$60.00	\$146,700.00			
15		Add concrete driveway apron for new parking	sf	4200	\$10.00	\$42,000.00			
16		Provide new site lighting for new parking	ea	6	\$4,000.00	\$24,000.00			
17		Remove abandoned play equipment	ls	1	\$5,000.00	\$5,000.00			
18		Provide new metal secured mechanical yard fencing	lf	45	\$90.00	\$4,050.00			
19		Add chain link fencing at one-story bdlg & gym	lf	300	\$65.00	\$19,500.00			
20		Building signage and wayfinding	ls	1	\$15,000.00	\$15,000.00			
21		Landscape improvments - sod repair	ls	1	\$60,000.00	\$60,000.00			
22									
23	EXTERIOR								
24	WORK	Provide repointing of missing masonry grout	ls	500	\$9.00	\$4,500.00			
25		Clean brick and stone	sf	15300	\$2.75	\$42,075.00			
26		Repaint sheet metal work	lf	450	\$5.00	\$2,250.00			
27		Replace existing windows with insulated units	sf	3910	\$165.00	\$645,150.00			
28		for energy savings - removal includes abatement							
29									
30	INTERIOR								
31	WORK	Add ADA compliant handrails at stairs	lf	720	\$75.00	\$54,000.00			
32	GENERAL	Replace all suspended acoustical ceilings	sf	19000	\$4.25	\$80,750.00			
33		Refinish all wood floors	sf	11900	\$6.50	\$77,350.00			
34		Remove VCT floors (inc abatement). Provide LVT	sf	7020	\$7.00	\$49,140.00			
35		Repaint all interiors	sf	26880	\$3.00	\$80,640.00			
36		Provide new door hardware for all doors to remain	ea	42	\$500.00	\$21,000.00			
37		Room signage	ea	77	\$70.00	\$5,390.00			
38		See MEP for work at all floors							
39									
40									
41									

	А	В	С	D	E	F	G	Н	Ι
6		OPINI	ON OF PF	OBABLE CONS	STRUCTION CO	ST			
7	ELEMENT	ITEM DESCRIPTION	UNITS	UNIT QUANTITY	UNIT COST MATERIALS & LABOR	BASE COST	GENERAL CONDITIONS - 18%	INFLATION TO BID DATE - 5%	ITEM TOTAL
42	INTERIOR								
43	WORK	New walls for door clearance requirement	sf	275	\$12.00	\$3,300.00			
44	FIRST FLOOR	New walls to secure staff areas	sf	60	\$12.00	\$720.00			
45		New walls for restrooms	sf	950	\$12.00	\$11,400.00			
46		Selective demolition of existing walls, finshes	sf	9060	\$2.00	\$18,120.00			
47		New doors at restrooms and door clearance relocate	ea	10	\$1,200.00	\$12,000.00			
48		New ceramic wall tile wainscot in restrooms	sf	800	\$15.00	\$12,000.00			
49		New ceramic floor tile in restrooms	sf	580	\$18.00	\$10,440.00			
50		New toilet accessories	ea	50	\$300.00	\$15,000.00			
51		New gypsum ceilings in restrooms	sf	580	\$6.00	\$3,480.00			
52		New casework for public breakroom	lf	10	\$720.00	\$7,200.00			
53		Repair cracks in plaster at stairs	lf	30	\$50.00	\$1,500.00			
54		Repairs for removed items (cap lines, flr slab, clng)	ls	1	\$10,000.00	\$10,000.00			
55									
56	INTERIOR								
57	WORK	New walls for Admin office	sf	450	\$12.00	\$5,400.00			
58	SECOND FLOOR	New walls to secure staff areas	sf	260	\$12.00	\$3,120.00			
59		New walls for restrooms	sf	950	\$12.00	\$11,400.00			
60		Selective demolition of existing walls, finshes	sf	8910	\$2.00	\$17,820.00			
61		Infill walls at removed doors	sf	50	\$15.00	\$750.00			
62		New interior doors at new spaces	ea	10	\$1,200.00	\$12,000.00			
63		New ceramic wall tile wainscot in restrooms	sf	600	\$15.00	\$9,000.00			
64		New ceramic floor tile in restrooms	sf	460	\$18.00	\$8,280.00			
65		New toilet accessories	ea	35	\$300.00	\$10,500.00			
66		New gypsum ceilings in restrooms	sf	460	\$6.00	\$2,760.00			
67		New casework for staff breakroom	lf	10	\$720.00	\$7,200.00			
68		New public service security windows and counter	sf	160	\$300.00	\$48,000.00			
69		Repairs for removed items (cap lines, flr slab, clng)	ls	1	\$10,000.00	\$10,000.00			
70									
71	INTERIOR								
72	WORK	New walls for offices	sf	2310	\$12.00	\$27,720.00			
73	THIRD FLOOR	New walls for restroom, breakroom	sf	550	\$12.00	\$6,600.00			
74		Selective demolition of existing walls, finshes	sf	8910	\$2.00	\$17,820.00			
75		New interior doors at new spaces	ea	10	\$1,200.00	\$12,000.00			
76		New ceramic wall tile wainscot in restrooms	sf	400	\$15.00	\$6,000.00			
77		New ceramic floor tile in restrooms	sf	300	\$18.00	\$5,400.00			
78		New toilet accessories	ea	28	\$300.00	\$8,400.00			
79		New gypsum ceilings in restrooms	sf	300	\$6.00	\$1,800.00			

	А	В	С	D	E	F	G	Н	I
6		OPINI	ON OF PI	ROBABLE CON	STRUCTION CO	ST			
7	ELEMENT	ITEM DESCRIPTION	UNITS	UNIT QUANTITY	UNIT COST MATERIALS & LABOR	BASE COST	GENERAL CONDITIONS - 18%	INFLATION TO BID DATE - 5%	ITEM TOTAL
80		New casework for staff breakroom	lf	20	\$720.00	\$14,400.00			
81		Repairs for removed items (cap lines, flr slab, clng)	ls	1	\$10,000.00	\$10,000.00			
82									
83	MEP WORK								
84	ALL FLOORS	Elevator Repairs	ls	1	\$8,000.00	\$8,000.00			
85		Option 2 HVAC central plant inc ductwork / controls	ls	1	\$1,612,191.00	\$1,612,191.00			
86		Remove existing ductwork inc abatement	ls	1	\$55,000.00	\$55,000.00			
87		Electrical, lighting and fire alarm replacement	ls	1	\$729,390.00	\$729,390.00			
88		Fire sprinler system rework for new layout	ls	1	\$12,500.00	\$12,500.00			
89		Interior plumbing systems	ls	1	\$364,695.00	\$364,695.00			
90		Replace exterior water and sewer lines	lt	500	\$175.00	<u>\$87,500.00</u>	40.44 700	4075.000	45 70 4 00 4
91						\$4,676,611.00	\$841,790	\$275,920	\$5,794,321
92		Dess not include work to single story building or gum						07	<u> </u>
93		Does not include work to single story building or gym				DESIGN LEVEL CONSTRUCT	CTION COST	%	\$869,148
94					OPINION OF PRC				\$0,005,409
96					FEES, FURNITUR	E AND NON-FIXED) EQUIPMENT - 30	9%	\$1,738,296
97					TOTAL OPINION	OF PROBABLE PR	OJECT COST		\$8,401,765
98									
99						Construction Cos	st Only		
100		Average cost to renovate single story building inc	per sf	\$350 to \$500	4500 sf	\$ 1,575,000	\$ 2,250,000		
101		new roofing, rotted roof framing replacement,							
102		new hvac, new lighging, new finishes, general							
103		repairs							
104									
105		Average cost for gym repairs, metal roof coating	per sf	\$175 to \$300	8162 sf	\$ 1,428,350	\$ 2,448,600		
106		new hvac, new lighting, new finishes, general							
107		repairs							
108									
109									
110									

Appendix C: Cost Estimate

ME	P ESTIMATE - OPTION 1					
Item	Description	Qu	antity	Material/Equipmer	nt/Labor	Total
		Unit	Quantity	Unit Cost	Amount	Amount
1	PACKAGED UNIT / VAV / DUCTS	TON	64	\$10,000.00	\$640,000.00	\$640,000.00
2	WIRELESS CONTROLS	SF	24,313	\$7.00	\$170,191.00	\$170,191.00
3	PLUMBING SYSTEMS	SF	24,313	\$15.00	\$364,695.00	\$364,695.00
4	SPLIT SYSTEM / DUCTWORK	TON	39	\$12,000.00	\$468,000.00	\$468,000.00
5	ELECTRICAL AND FIRE ALARM SYSTEMS	SF	24,313	\$30.00	\$729,390.00	\$729,390.00
6						
19	SUBTOTAL				\$2,372,276.00	\$2,372,276.00

ME	P ESTIMATE-OPTION 2					
Item	Description	Qu	antity	Material/Equip	ment/Labor	Total
		Unit	Quantity	Unit Cost	Amount	Amount
1	CHILLERS / AIR HANDLER / VAV / DUCTS	TON	103	\$14,000.00	\$1,442,000.0 0	\$1,442,000.0 0
2	WIRELESS CONTROLS	SF	24,313	\$7.00	\$170,191.00	\$170,191.00
3	PLUMBING SYSTEMS	SF	24,313	\$15.00	\$364,695.00	\$364,695.00
4	ELECTRICAL AND FIRE ALARM SYSTEMS	SF	24,313	\$30.00	\$729,390.00	\$729,390.00
5						
19	SUBTOTAL				\$2,706,276.00	\$2,706,276.00



MARY ERSKINE BUILDING ASSESSMENT

EXISTING CONDITIONS AND NEW CONCEPT DRAWINGS









INTERIM REVEW ONLY Document incomplete: Not intended for permit, bidding, or construction. ARCHITECT: <u>Debra J. Dockerv</u> TX License Reg. No. <u>11930</u>
DEBRA J. DOCKERY, ARCHITECT, P.C. 118 BROADWAY, SUITE 516 SAN ANTONIO, TX. 78205 PHONE (210) 225-6130 FAX (210) 225-7588
CUADALUPE APPRAISAL DISTRICT 216 E. COLLEGE MARY ERSKINE SCHOOL SEGUIN TX 78155
REVISIONS PROJECT NO. 2025-01 PHASE CONSTRUCTION DOCUMENTS DATE APRIL 2025 DESCRIPTION EXISTING THIRD FLOOR PLAN

00



Page 71 of 124

	INTERIM REVEW ONLY Rocument incomplete: bidding, or construction. ARCHITECT: Debra J. Dockerv IX License Reg. No. 11930 O'C Society	
	DEBRA J. DOCKER 118 BROADWA SAN ANTON PHONE (210) FAX (210)	
	CUADALUPE APPRAISAL DISTRICT 216 E. COLLEGE MARY ERSKINE SCHOOL SEGUIN TX 78155	
2	REVISIONS PROJECT NO. 2025-01 PHASE CONSTRUCTION DOCUMENTS DATE APRIL 2025 DESCRIPTION CAMPUS SITE PLAN	



		INTERIM REVEW ONLY Document incomplete: Not intended for permit, bidding, or construction. ARCHNECT: <u>Debra J. Dockerv</u> TX License Reg. No. <u>11930</u>
44-212		DEBRA J. DOCKERY, ARCHITECT, P.C. 118 BROADWAY, SUITE 516 SAN ANTONIO, TX. 78205 PHONE (210) 225-6130 Fax (210) 225-7588
		CUADALUPE APPRAISAL DISTRICT 216 E. COLLEGE MARY ERSKINE SCHOOL SEGUIN TX 78155
	8	REVISIONS PROJECT NO. 2025-01 PHASE CONSTRUCTION DOCUMENTS DATE APRIL 2025 DESCRIPTION FIRST FLOOR PLAN




		INTERIM REVEW ONLY Document incomplete: Not intended for permit, bidding, or construction ARCHITECT: <u>Debra J. Dockerv</u> TX License Reg. No. <u>11930</u>	
44'-2 12'		DEBRA J. DOCKERY, ARCHITECT, P.C. 118 BROADWAY, SUITE 516 SAN ANTONIO, TX. 78205 PHONE (210) 225-6130 FAX (210) 225-7588	
21'-9'		RICT	
221-8 1/2		Alupe Appraisal Dist 216 E. College Ary Erskine School Seguin TX 78155	
		REVISIONS	
		PROJECT NO. 2025-01 PHASE CONSTRUCTION DOCUMENTS DATE APRIL 2025	-
	Ő	SECOND FLOOR PLAN	



	INTERIM REVEW ONLY Document incomplete: Not intended for permit, bidding, or construction. ARCHNECT: <u>Debra J. Dockerv</u> TX License Reg. No. <u>11930</u>	
	DEBRA J. DOCKERY, ARCHITECT, P.C. 118 BROADWAY, SUITE 516 SAN ANTONIO, TX. 78205 PHONE (210) 225-6130 FAX (210) 225-7588	
	CUADALUPE APPRAISAL DISTRICT 216 E. COLLEGE MARY ERSKINE SCHOOL SEGUIN TX 78155	
	REVISIONS	
	PROJECT NO. 2025-01 PHASE CONSTRUCTION DOCUMENTS DATE APRIL 2025 DESCRIPTION THIRD FLOOR PLAN	
6		





MARY ERSKINE BUILDING ASSESSMENT

NOTES:

BASIS OF BEARING IS ASSUMED ALONG THE EAST ROW LINE OF N. RIVER ST.

TRI-COUNTY SURVEYING INC., HAS MADE NO FLOOD ZONE DETERMINATION FOR THE PROPERTY SHOWN HEREON.

ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".

CORRESPONDING FIELD NOTES PREPARED.

SET

- // - = WOOD FENCE ---- + --- = CHAIN-LINK FENCE — U — = OVERHEAD UTILITY UTILITY POLE = GUY

 $\dot{\mathbf{x}}$ = light pole

= CLEAN OUT

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY TRI-COUNTY SURVEYING, INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY OR USE THIS GRAPHIC. WORK OTHER THAN FOR THE PURPOSE SHOWN HEREON, THIS SURVEY IS EMBOSSED WITH THE SURVEYOR'S IMPRESSION SEAL AND SIGNED IN RED INK. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. TRI-COUNTY SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING THE OF THIS SURVEY OTHER THAN THE COPIES BEARING THE SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING THE SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING THE SURVEYING, INC. \bigcirc

= TRANSFORMER

Image: 🖾 🛛 = GAS METER = FIRE HYDRANT = CONCRETE

⊗ = WATER METER

· · · ·

.

Texas Society of

MEMBER

Professional Surveyors

1

)





37.





70' R.O.W. E. COLLEGE ST. 7/135

🛶 🛶 🖉 🖉 👘 🗛 🛶 -

216 E. COLLEGE ST. PLAT SHOWING:

SURVEY OF A 4.00 ACRE TRACT OF LAND SITUATED IN THE HUMPHRIES BRANCH SURVEY NO. 17, ABSTRACT 6, CITY OF SEGUIN, BEING A PORTION OF LOT 4, BLOCK 2, FARMING LOTS OF THE TOWN OF SEGUIN, PLAT RECORDED IN VOLUME A, PAGE 158, DEED RECORDS, GUADALUPE COUNTY, TEXAS, AND BEING THAT TRACT OF LAND CONVEYED TO BOARD OF TRUSTEES OF SEGUIN INDEPENDENT SCHOOL DISTRICT, BY DEED RECORDED IN VOLUME 3077, PAGE 660, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS: COUNTY OF GUADALUPE:



PREPARED FOR:

•

SEGUIN INDEPENDENT SCHOOL DISTRICT

Page 76 of 124



BUILDING SKETCH



Scale: 1" = 40'

Code	AREA CALCULA Description	TIONS SUMMARY Net Size	Net Totals	BUILDIN Bre	G AREA BREA	KDOWN Subtotals
GBA1	First Floor Gym Classroom Second Floor Third Floor	12273.16 8161.21 1017.90 8910.48 8910.48	39273.23	First Floor 22.0 103.4 10.4 9.7 100.0 10.4 121.8 5.0 1.0 23.7 6.0	x 9.7 x 36.8 x 26.8 x 22.0 x 27.0 x 26.2 x 16.7 x 8.5 x 9.1 x 103.4 x 42.3	213.4 3805.1 278.7 213.4 2700.0 272.4 2034.0 42.5 9.1 2450.5 253.8
Ne	t BI III DING Area	(rounded)	39273	51.0 6.3 58.1 6.3 51.0 52.8 3.8 5.0 1 38 Items	x 7.8 x 45.0 x 51.0 x 48.0 x 13.5 x 0.2 x 52.3 x 87.8 (rounded	397.8 283.5 2963.1 302.4 688.5 10.5 198.7 439.0 21716.4 3,927

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: 12x12" Cream w/ Tan Streak Floor Tile and Mastic

- 2. Homogeneous Area 1: ~750 Square Feet Room 108
- 3. Sample Collection Area: N/A
- 4. Sample number's: N/A
- 5. Material Classification: Miscellaneous
- 6. Friable or Non- Friable: Non Friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good with potential for damage
- 9. Accessibility: Moderate
- 10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The floor tile appeared to be in good condition.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H_20 . Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.

Mark D. Freemyer

<u>8/24/2018</u> Date

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: 12x12" Off-white with grey pattern floor tile and mastic

2. Homogeneous Area 2: ~57,190 Square Feet – Main Building – First Floor Corridors, Lobby 5, Classroom 304 (303 on floor plan) east and west Stairwell landings, Main Entry, Classroom 402 and Old Cafeteria and Storage Closet; Gymnasium Stage and Storages, Room 105 & 107, 1st Floor Storage & Mechanical Room and Teacher's Lounge

3. Sample Collection Area: 1st Floor Elevator Lobby, 3rd Floor Classroom 302 (marked as 303 on floor plan) and Janitor's Closet

- 4. Sample number's: H2 A, B & C
- 5. Material Classification: Miscellaneous
- 6. Friable or Non- Friable: Non Friable
- 7. Sample Analysis Result: Chrysotile, 1.5%
- 8. Condition: Good with potential for damage
- 9. Accessibility: Low
- 10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The 12x12 in floor tile appears to be in good condition and well maintained. Some partially damaged tiles in Classroom 4.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H_20 . Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile under it is prohibited. Under no circumstances shall carpet with asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.

Make

Mark D. Freemyer

<u>8/24/2018</u> Date

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: HVAC vibration damper

- 2. Homogeneous Area 3: Attached to four exterior HVAC package units.
- 3. Sample Collection Area: N/A
- 4. Sample numbers: N/A
- 5. Material Classification: Miscellaneous
- 6. Friable or Non- Friable: Non Friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good with potential for damage
- 9. Accessibility: Low
- 10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The 4 vibration dampers appear to be in good condition.

PREVENTATIVE MEASURES

Asbestos containing HVAC vibration dampers should be monitored on a regular basis. At no time shall personnel or employees impact ACM or tape either by hand or with any powered machinery. Sanding, grinding, cutting, abrading, drilling or puncturing asbestos containing vibration dampers shall not be permitted. Any penetrations, removal, or repair to Asbestos containing vibration damper material must be conducted only by accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.

Ma.

Mark D. Freemyer

8/24/2018 Date

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: HVAC duct caulking

2. Homogeneous Area 4: 12 Linear Feet – interface between HVAC duct penetration and the exterior wall

3. Sample Collection Area: N/A

4. Sample numbers: N/A

5. Material Classification: Miscellaneous

6. Friable or Non- Friable: Non Friable

7. Sample Analysis Result: Assumed

8. Condition: Good with potential for damage

9. Accessibility: Low

10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

Materials appear to be in good condition.

PREVENTATIVE MEASURES

Asbestos containing caulking should be monitored on a regular basis. At no time shall personnel or employees impact ACM or caulk either by hand or with any powered machinery. Sanding, grinding, cutting, abrading, drilling or puncturing asbestos containing caulking shall not be permitted. Any penetrations, removal, or repair to Asbestos containing caulking must be conducted only by accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.

Mak

Mark D. Freemyer

8/24/2018 Date Texa

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/20/2018

1. Type of Material: Exterior Caulk

- 2. Homogeneous Area 5: 1,000 Linear Feet doorways and windows of the Main Building
- 3. Sample Collection Area: Main Building
- 4. Sample numbers: ErE-C44
- 5. Material Classification: Surface
- 6. Friable or Non-Friable: Non friable
- 7. Sample Analysis Result: 7% Chrysotile
- 8. Condition: Good
- 9. Accessibility: Low
- 10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Caulk was in good condition and non-friable.

PREVENTATIVE MEASURES

Sanding, grinding, cutting or abrading asbestos containing caulking is prohibited. Under no circumstances shall ACBM be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.

Mark D. Freemyer

8/24/2018 Date

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: 12x12" Cream/White Marbled Floor Tile and Mastic

- 2. Homogeneous Area 6: ~415 Square Feet Elevator and Outside Elevator 1st Floor
- 3. Sample Collection Area: N/A
- 4. Sample number's: N/A
- 5. Material Classification: Miscellaneous
- 6. Friable or Non- Friable: Non Friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good with potential for damage
- 9. Accessibility: Moderate
- 10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The floor tile appeared to be in good condition.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H_20 . Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.

Mark D. Freemyer

8/24/2018 Date Texas

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Wood Flooring

2. Homogeneous Area 7: ~15,230 Square Feet – Classroom 1-3, Rooms 103 & 106, Throughout 2nd Floor Classrooms and Corridors, Room 301, 302, 304, 305, 306, 402 and 3rd Floor Corridor, Office/Attendance, Book Room (Room 306)

- 3. Sample Collection Area: N/A
- 4. Sample number's: N/A
- 5. Material Classification: Miscellaneous
- 6. Friable or Non- Friable: Non Friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good with potential for damage
- 9. Accessibility: High
- 10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

Wood flooring appeared to be in good condition and well maintained.

PREVENTATIVE MEASURES

Under no circumstances shall wood flooring be removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.

Mak

Mark D. Freemyer

<u>8/24/2018</u> Date Te

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Brown Cove Base

2. Homogeneous Area 8: ~1,475 Linear Feet – Room 4, Room 101-108, 1st Floor Corridor, Entry to Boy's and Girl's 1st Floor Restrooms, Storages, Lounge, MDF Room, Classroom 301, 302, 304, 305 & 402, 3rd Floor Corridor

- 3. Sample Collection Area: N/A
- 4. Sample numbers: N/A
- 5. Material Classification: Surface
- 6. Friable or Non- Friable: Non friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good
- 9. Accessibility: Moderate
- 10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Cove base appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall cove base be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.

Make

Mark D. Freemyer

8/24/2018 Date

<u>ERSKINE ELEMENTARY – SEGUIN ISD</u> <u>216 EAST COLLEGE</u>

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Grey Cove Base

2. Homogeneous Area 9: ~210 Linear Feet – Elevator, Rooms 1-3 and 3rd Floor Storage,

- 1st Floor Storage, Gymnasium Storages, Old Cafeteria
- 3. Sample Collection Area: N/A
- 4. Sample numbers: N/A
- 5. Material Classification: Surface
- 6. Friable or Non- Friable: Non friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good
- 9. Accessibility: Moderate
- 10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Cove base appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall cove base be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.

Ma

Mark D. Freemyer

<u>8/24/2018</u> Date

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Black Cove Base

- 2. Homogeneous Area 10: ~125 Linear Feet Room 306, Cafeteria
- 3. Sample Collection Area: N/A
- 4. Sample numbers: N/A
- 5. Material Classification: Surface
- 6. Friable or Non- Friable: Non friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good
- 9. Accessibility: Moderate
- 10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Cove base appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall cove base be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.

Mak

Mark D. Freemyer

8/24/2018 Date

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Blue/Grey Terrazzo Flooring

- 2. Homogeneous Area 11: ~930 Square Feet 1st Floor Boy's and Girl's Restrooms
- 3. Sample Collection Area: N/A
- 4. Sample number's: N/A
- 5. Material Classification: Miscellaneous
- 6. Friable or Non- Friable: Non Friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good with potential for damage
- 9. Accessibility: Low

10. Recommended Action: Maintain flooring in a manner pursuant to the Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Terrazzo flooring appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall terrazzo flooring be removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.

Mary

Mark D. Freemyer

<u>8/24/2018</u> Date

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Black/Brown Terrazzo Flooring

- 2. Homogeneous Area 12: ~440 Square Feet Old Kitchen
- 3. Sample Collection Area: N/A
- 4. Sample number's: N/A
- 5. Material Classification: Miscellaneous
- 6. Friable or Non- Friable: Non Friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good with potential for damage
- 9. Accessibility: Low

10. Recommended Action: Maintain flooring in a manner pursuant to the Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Terrazzo flooring appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall terrazzo flooring be removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.

Mak

Mark D. Freemyer

<u>8/24/2018</u> Date

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT,

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Grey Ceramic Tile Grout

- 2. Homogeneous Area 13: ~600 Square Feet Faculty Ladies and Men's Restrooms, 3rd
- Floor Boy's and Girl's Restrooms
- 3. Sample Collection Area: N/A
- 4. Sample numbers: N/A
- 5. Material Classification: Surface
- 6. Friable or Non- Friable: Non friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good
- 9. Accessibility: Moderate
- 10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS.

Ceramic tile grout appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall ceramic tile grout be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.

Ma.

Mark D. Freemyer

<u>8/24/2018</u>	#105695			
Date	Texas DSHS License #			

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: White Restroom Caulk

- 2. Homogeneous Area 14: ~175 Linear Feet Girl's and Boy's Restroom
- 3. Sample Collection Area: N/A
- 4. Sample numbers: N/A
- 5. Material Classification: Surface
- 6. Friable or Non- Friable: Non friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good
- 9. Accessibility: Moderate
- 10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Caulk appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall caulk be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.

Mak

Mark D. Freemyer

<u>8/24/2018</u> Date

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

- 1. Type of Material: Grey Sink Undercoat
- 2. Homogeneous Area 15: 3 Fixtures Room 101 and Lounge
- 3. Sample Collection Area: N/A
- 4. Sample numbers: N/A
- 5. Material Classification: Surface
- 6. Friable or Non- Friable: Non friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good
- 9. Accessibility: Moderate
- 10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Sink Undercoat appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall sink undercoat be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.

Mak

Mark D. Freemyer

<u>8/24/2018</u> Date

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: White Ceramic Tile Grout

- 2. Homogeneous Area 16: ~300 Square Feet Faculty Ladies and Men's Restrooms
- 3. Sample Collection Area: N/A
- 4. Sample numbers: N/A
- 5. Material Classification: Surface
- 6. Friable or Non- Friable: Non friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good
- 9. Accessibility: Moderate
- 10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Ceramic tile grout appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall ceramic tile grout be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.

Mak

Mark D. Freemyer

<u>8/24/2018</u> Date

<u>ERSKINE ELEMENTARY – SEGUIN ISD</u> <u>216 EAST COLLEGE</u>

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Black Sink Undercoat

- 2. Homogeneous Area 17: 1 Fixture Nurse's Clinic
- 3. Sample Collection Area: N/A
- 4. Sample numbers: N/A
- 5. Material Classification: Surface
- 6. Friable or Non- Friable: Non friable
- 7. Sample Analysis Result: Assumed
- 8. Condition: Good
- 9. Accessibility: Moderate
- 10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Sink undercoat appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall sink undercoat be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.

Mak

Mark D. Freemyer

8/24/2018 Date

2021 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/20/2018

Re-Inspection Date: 8/12/2021

1. Type of Material: Exterior Caulk

2. Homogeneous Area 5: 1,000 Linear Feet – doorways and windows of the Main Building

- 3. Sample Collection Area: Main Building
- 4. Sample numbers: ErE-C44
- 5. Material Classification: Surface
- 6. Friable or Non- Friable: Non friable
- 7. Sample Analysis Result: 7% Chrysotile
- 8. Condition: Good
- 9. Accessibility: Low

10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Caulk was in good condition and non-friable.

PREVENTATIVE MEASURES

Sanding, grinding, cutting or abrading asbestos containing caulking is prohibited. Under no circumstances shall ACBM be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.

Mak

Mark D. Freemyer

<u>8/13/2021</u> Date

2021 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/21/2018

Re-Inspection Date: 8/12/2021

1. Type of Material: 12x12" Off-white with grey pattern floor tile and mastic

2. Homogeneous Area 2: ~57,190 Square Feet - Main Building - First Floor Corridors, Lobby

5, Classroom 303 & 301 east and west Stairwell landings, Main Entry, Old Cafeteria and Storage Closet; Gymnasium Stage and Storages, Room 205, 105 & 107, 1st Floor Storage & Mechanical Room and Teacher's Lounge

3. Sample Collection Area: 1st Floor Elevator Lobby, 3rd Floor Classroom 303 and Janitor's Closet

4. Sample number's: H2 – A, B & C

5. Material Classification: Miscellaneous

6. Friable or Non- Friable: Non Friable

7. Sample Analysis Result: Chrysotile, 1.5%

8. Condition: Good with potential for damage

9. Accessibility: Low

10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The 12x12 in floor tile appears to be in good condition and well maintained. Some partially damaged tiles in Classroom 4.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H_20 . Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.

Mak

Mark D. Freemyer

8/13/2021 Date T

2021 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/20/2018

Re-Inspection Date: 8/12/2021

1. Type of Material: Exterior Caulk

2. Homogeneous Area 5: 1,000 Linear Feet – doorways and windows of the Main Building

- 3. Sample Collection Area: Main Building
- 4. Sample numbers: ErE-C44
- 5. Material Classification: Surface
- 6. Friable or Non- Friable: Non friable
- 7. Sample Analysis Result: 7% Chrysotile
- 8. Condition: Good
- 9. Accessibility: Low

10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Caulk was in good condition and non-friable.

PREVENTATIVE MEASURES

Sanding, grinding, cutting or abrading asbestos containing caulking is prohibited. Under no circumstances shall ACBM be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.

Mak

Mark D. Freemyer

<u>8/13/2021</u> Date

2021 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/21/2018

Re-Inspection Date: 8/12/2021

1. Type of Material: 12x12" Off-white with grey pattern floor tile and mastic

2. Homogeneous Area 2: ~57,190 Square Feet - Main Building - First Floor Corridors, Lobby

5, Classroom 303 & 301 east and west Stairwell landings, Main Entry, Old Cafeteria and Storage Closet; Gymnasium Stage and Storages, Room 205, 105 & 107, 1st Floor Storage & Mechanical Room and Teacher's Lounge

3. Sample Collection Area: 1st Floor Elevator Lobby, 3rd Floor Classroom 303 and Janitor's Closet

4. Sample number's: H2 – A, B & C

5. Material Classification: Miscellaneous

6. Friable or Non- Friable: Non Friable

7. Sample Analysis Result: Chrysotile, 1.5%

8. Condition: Good with potential for damage

9. Accessibility: Low

10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The 12x12 in floor tile appears to be in good condition and well maintained. Some partially damaged tiles in Classroom 4.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H_20 . Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.

Mak

Mark D. Freemyer

8/13/2021 Date T



TEXAS DEPARTMENT OF LICENSING & REGULATION

P.O. Box 12157 - Austin, Texas 78711-2157

www.tdlr.texas.gov

ELEVATOR / ESCALATOR AND RELATED EQUIPMENT REPORT OF INSPECTION

THIS FORM MUST BE FILLED OUT COMPLETELY AND SUBMITTED WITH ATTACHMENTS IF NECESSARY. INSPECTION DATA – TO BE COMPLETED BY INSPECTOR FILING FEE: \$20.00 PER UNIT								
1. Unit #: of 2. ELBI #: 3. Decal #: 4. Removed from Service Date:								
5. Building Name: Building Designation:						6. Manufacture	6. Manufacturer:	
Building Physical Addres	S:					7. Model Type:	7. Model Type:	
St	reet Number, Street	, Suite No./Apt. No.	., City, State, Zip Code			8. Serial #:		
9. Type of Unit: (select	one) Pass	Esc. M.W.	W.L. LULA	Frt Elev	Other (speci	ify):		
10. Drive Machine: (sele Hydraulic Other	ect one) Electri (specify):	c 1 [.]	1. Year Installed:	12. Year Al	tered:	13. Number of Floors:		
14. Speed:	15. Capacity	16	6. # of Car Openings		17. Due Dat	te for Next 5 Year Safety	Test	
18. Test Data Tag in Pla	ace? Yes	No Com	iments:					
19. Type of Inspection: (s	select all that apply)	A – Annual Other:	B – New Installation	or Returned to S	Service C –	- Alteration $F - 5$ Year T	est	
20. # Rule	Code Year Violati	ons Use page ELE	002a if additional pages a	are necessary	Check bo	ox if ELE002a is attached	Repeat	
21. INSPECTOR SIGNA I certify this is a true repo	TURE IS REQUI	RED FOR CERT	FICATE PROCESSIN	G on this report is	s correct.			
TDLR INSP LIC#:	Inspect	or Name Printed	Ins	pector Signature	e	Date Inspection Cor	npleted	
22. CONTACT INFORMATION REQUIRED TO BE COMPLETED BY OWNER OR OWNER AGENT Owner Name:								
(Area Code) Phone Number						iber		
Email Address:	Email Address: Owner Mailing Address:							
(ex: johndoe@yourbusinessemail.com) Number, Street, Suite No, Apt No. City State Zip Code								
23. Building Contact Nan	ne:				Co	ontact Phone Number:		
(Area Code) Phone Number								
Building Contact Business/Public Email Address: Building Contact Mailing Address:								
(ox: johndoo@)(outhusinosomoil.com) Number Street Suite No. Ant No. City State Zin Code								
24. OWNER OR OWNER AGENT SIGNATURE IS REQUIRED FOR CERTIFICATE PROCESSING								
I certify that all violations cited by the inspector (if any) have been corrected OR are under contract to be corrected OR I have obtained a waiver or delay. All contact information above is accurate and all required documents and fees are attached. I understand that a certificate of compliance cannot be issued if the Inspection Report is incomplete, or any supporting documentation is missing.								
Owner/Ag	ent Printed Name		Owner/Aae	nt Signature		Date		
All correspondence in	cluding legal not	ices will be sent	t to (select one)	owner Addres	S	Building Contact Adc	lress	



ELEVATOR / ESCALATOR AND RELATED EQUIPMENT ADDITIONAL

INSPECTION REPORT PAGE

Building Name:			ELBI #:	Decal #:					
#	Rule	Code Vear	Violations (Cont.) (Attach addi	tional page(s) if percessary. Use t	this same form)	Papaat			
π	Rule			tional page(s) in necessary. Use i		Repeat			
Co	Comments (Cont.) (Attach additional page(s) if necessary. Use this same form.)								
INSF	ECTOR LICENSE #			INSPECTOR SIGNATURE	Dasa	DATE			

INSTRUCTIONS

MONTHLY TESTING OF FIREFIGHTER EMERGENCY OPERATION, WITH RECORDED FINDINGS, REQUIRED BY ASME A17.1.8.6.11.1 (2007).

PHASE I HALL FIREFIGHTER EMERGENCY RECALL.

PHASE II EMERGENCY IN CAR OPERATION.

EMERGENCY SIGNALING DEVICES, INCLUDING AN AUDIBLE ALARM AND TWO WAY COMMUNICATION (PHONE) IN THE CAR. (NOTE)Monthly testing of emergency signaling devices is not required by code, but is reccomended.

- (1) TURN THE PHASE I HALL KEY SWITCH, LOCATED AT THE DESIGNATED LEVEL TO THE (ON) POSITION, THE ELEVATOR (S) SHOULD RECALL TO THAT LEVEL AND OPEN THEIR DOORS.
- (2) TEST EACH CAR ON PHASE II EMERGENCY IN CAR OPERATION; AS FOLLOWS.
 - (A) TURN THE PHASE II KEY SWITCH TO THE (HOLD) POSITION AND PUSH THE DOOR CLOSE BUTTON.THE DOOR SHOULD NOT CLOSE.
 - (B) TURN THE PHASE II KEY SWITCH TO THE (ON) POSITION AND PUSH THE DOOR CLOSE BUTTON.THE DOOR SHOULD CLOSE.WHEN THE DOOR IS FULLY CLOSED;SET SEVERAL CALLS.THE CAR SHOULD START TO TRAVEL;QUICKLY PUSH THE CALL CANCEL BUTTON,THE CALLS SHOULD EXTINGUISH.THE CAR SHOULD STOP AT THE NEXT AVAILABLE LEVEL.THE DOOR SHOULD NOT OPEN.
 - (NOTE) PHASE II OPERATION MUST OVERRIDE ANY CAR CALL SECURITY SYSTEMS. ie.card reader,keys,or touch pads etc.
 - (C) PUSH THE DOOR OPEN BUTTON, THE DOOR SHOULD START TO OPEN; QUICKLY RELEASE THE DOOR OPEN BUTTON, THE DOOR SHOULD RECLOSE WITH NO DELAY.
 - (NOTE) THE RECLOSE FEATURE PROTECTS EMERGENCY PERSONNEL IF FIRE IS PRESENT IN THE HALLWAY.
 - (D) PUSH AND HOLD THE DOOR OPEN BUTTON UNTIL THE DOOR IS FULLY OPEN.
 - (E) TURN THE PHASE II KEY SWITCH TO THE (OFF) POSITION THE DOOR SHOULD CLOSE AUTOMATICALLY AND THE CAR SHOULD RECALL TO THE DESIGNATED LEVEL, AND OPEN ITS DOORS.
 - (NOTE) WHILE THE DOOR IS CLOSING AUTOMATICALLY THE SMOKE SENSITIVE DOOR REOPENING DEVICES MUST BE OUT OF SERVICE, WITH REDUCED DOOR CLOSING FORCE.
- (3) WHEN ALL CARS HAVE BEEN TESTED ON PHASE II IN CAR OPERATION AND ARE BACK AT THE DESIGNATED LEVEL WITH THEIR DOORS OPEN; TURN THE PHASE I HALL KEY SWITCH TO THE BYPASS/RESET POSITION ALLOW THREE SECONDS, THEN TURN THE KEY SWITCH TO THE (OFF) POSITION, REMOVE KEY.
- (4) CHECK ALL CARS FOR NORMAL OPERATION, RECORD THE TEST FINDINGS, REPORT ANY DEFICIENCIES TO THE BUILDING MANAGER. (NOTE) FOR DETAILS OF EMERGENCY OPERATIONS AND SIGNAL DEVICES SEE ASME A17.1 SECTION 2.27

TESTS ARE NOW COMPLETED

TEXAS DEPARTMENT OF LICENSING AND REGULATION



Elevator Program P. O. Box 12157 • Austin, Texas 78711 • (512) 463-6599 • (800) 803-9202 (512) 475-2871 • Email: CS.Elevators.Escalators@tdlr.texas.gov • Web site: www.tdlr.texas.gov

Instructions for Obtaining an Elevator/Escalator Certificate of Compliance

The Texas Health and Safety Code, Chapter 754, requires building owners to hire a registered elevator inspector (a list is available <u>on our website</u>) to conduct an annual safety inspection on all elevators, escalators and related equipment. Per Elevator Safety and Licensing Administrative Rule, §74.50, the owner must submit all required documentation to the department within 30 days of the equipment inspection date.

***Penalties of up to \$5,000 may be assessed for each violation of this law and rule. ***

Building Owner Responsibility: The building owner is responsible for submitting the following documentation and fees annually, within 30 days of the date of inspection.

- 1. The owner, or owner's agent, will obtain the original Elevator Equipment Report of Inspection form from the inspector, for each elevator, escalator or piece of related equipment.
- 2. The owner must complete the owner and contact person information on the front of the Report of Inspection form.
- 3. The inspector will fill out the Violation Code and Description sections, and the Equipment Specifications section.
- 4. The owner and inspector both must sign and date the inspection form to acknowledge the inspection was conducted and any violations have been corrected or are under an active and legitimate contract to be corrected, prior to the next inspection.
- 5. The completed Elevator Equipment Report of Inspection Form(s) and total amount of all fees owed must be made payable by check or money order to Texas Department of Licensing and Regulation. The owner must pay a fee of \$20 for each piece of equipment inspected.
- 6. Late Filing: If an inspection report is filed 60 days after the date of inspection, each piece of equipment will be assessed a late fee of \$10 for every 30 day period

Repeat Violations: If any violations are marked as "REPEAT VIOLATION", they must **immediately** be corrected and the corrections must be verified by the inspector. The inspector must submit verification in writing to TDLR in order for the owner to obtain a certificate of compliance.

Waiver and Delay Consideration and Information: For Waiver and Delay consideration and information, go to the Elevator or Escalator Delay and Waiver Form at: http://www.tdlr.texas.gov/elevator/ele012.pdf

***Mail all required documents and fees to the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, TX 78711. For overnight or walk-in, use physical address of 920 Colorado Street, Austin, TX 78701.



Page 102 of 124

PLUMBING CAMERA WORK

Commercial.

.

Ran the camera through a total of five outside clean outs and a total of three separated, cast-iron lines inside of a hatchway in the main building. And was able to get under the old cafeteria and the building to the west of the gym. The building to the west of the gym has back fall on some of the sewer lines and has pressure fittings and some of them as well. When we ran the camera through one clean out outside on the west side of the gym, it is an old clay pipe, and the line has multiple brakes and rocks and mud and is unable to go more than 10 to 15 foot either direction.

The four cleanouts on the main building in the courtyard the pipes are holding water and has rocks and other debris in them. and one line we were able to go approximately 20 foot but could not go any further due to roots in the line.

The Ground floor of the main building I recommend pulling multiple toilets in different locations and running the camera through them to inspect the sewer line under the building itself since we could not get anything to go from the cleanouts in the courtyard under the building.

(note)

Need to verify where the city tap for the sewer is located.




















ADDENDUM

Sec. 6.051. OWNERSHIP OR LEASE OF REAL PROPERTY.

(b) The acquisition or conveyance of real property or the construction or renovation of a building or other improvement by an appraisal district must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members. The board of directors by resolution may propose a property transaction or other action for which this subsection requires approval of the taxing units. The chief appraiser shall notify the presiding officer of each governing body entitled to vote on the approval of the proposal by delivering a copy of the board's resolution, together with information showing the costs of other available alternatives to the proposal. On or before the 30th day after the date the presiding officer receives notice of the proposal, the governing body of a taxing unit by resolution may approve or disapprove the proposal. If a governing body fails to act on or before that 30th day or fails to file its resolution with the chief appraiser on or before the 10th day after that 30th day, the proposal is treated as if it were disapproved by the governing body.

Guadalupe Appraisal District Expansion Options Comparisons

December 11, 2024

Opinion of Probable Project Cost

SINGLE STORY 8,000 SF ADDITION

to Existing Facility Including 30 Additional Parking Stalls

Construction Cost	\$3,690,600
Contingencies 15%	\$ 553,590
"Soft" Costs 25%	<u>\$ 992,650</u>
	\$5,166,840

Land purchase cost not included. One to two additional acres are needed. Inflation to bid date is not included (bid date unknown). On site storm water detention will likely be required. Fire lane turn around or second vehicle egress will be required. Materials and systems assumed to be same as current facility.

TWO STORY 8,960 SF ADDITION

to Existing Facility Including 30 Additional Parking Stalls, 2ND Floor Shell Space

Construction Cost	\$3,580,827
Contingencies 15%	\$ 537,124
"Soft" Costs 25%	<u>\$ 895,207</u>
	\$5,013,158

Square footage increased to account for elevator and 2 stairs. Second floor not finished out initially. No a/c, no plumbing, limited electrical. Land purchase cost not included. At least one additional acre is needed. Inflation to bid date is not included (bid date unknown). On site storm water detention will likely be required. Fire lane turn around or second vehicle egress will be required. Materials and systems assumed to be same as current facility.

RENOVATION OF COLLEGE STREET BUILDING – 3 STORY BUILDING 21,900 SF

HVAC and lighting replacement, restroom upgrades, new service counter, IT and security upgrade, repave basketball court for parking

Construction Cost	\$2,539,712
Contingencies 15%	\$ 380,957
"Soft" Costs 25%	<u>\$ 634,928</u>
	\$3,555,597

Building purchase cost not included.

Inflation to bid date not included (bid date unknown).

Roofing, fire sprinkler, plumbing and electrical systems require no renovations.

Renovation of College Street Annex Building, Old Band Hall, Gymnasium and Cafeteria could be postponed to a later date.

RENOVATION OF COLLEGE STREET BUILDING – CLASSROOM ANNEX AND OLD BAND HALL 5,290 SF HVAC and lighting replacement, roofing replacement, IT and security, general painting and interior finish upgrades

Construction Cost	\$ 732,346
Contingencies 15%	\$ 109,852
"Soft" Costs 25%	<u>\$ 183,086</u>
	\$1,025,284

RENOVATION OF COLLEGE STREET BUILDING – GYMNASIUM AND CAFETERIA, 8,600 SF

HVAC and lighting replacement, roofing replacement, IT and security, general painting and interior finish upgrades

Construction Cost	\$1,069,152
Contingencies 15%	\$ 160,373
"Soft" Costs 25%	<u>\$ 287,288</u>
	\$1,496,813



DEBRA J. DOCKERY, ARCHITECT, P.C. 118 Broadway, Suite 516 San Antonio, Texas 78205 tel: (210) 225-6130

GUADALUPE APPRAISAL DISTRICT EXPANSION OPTIONS						
DECEMBER 3, 2024						
REFERENCE		IN AND 30	UNIT COST	FACES	ועום	
	PERCENT OF SUB TOTA		UNIT COST	12%	Ś	375.600
				12/0	Ŷ	373,000
DIVISION 2 EXISTING CONDITIONS	8,000	SF	\$	2	\$	12,000
DIVISION 3 CONCRETE	8,000	SF	\$	30	\$	240,000
DIVISION 4 MASONRY	8.000	SF	Ś	-	Ś	-
	,					
DIVISION 5 METALS	8,000	SF	\$	20	\$	160,000
DIVISION 6 WOODS, PLASTICS AND COMPOSITES	8,000	SF	\$	18	\$	144,000
DIVISION 7 THERMAL AND MOISTURE PROTECTION	8,000	SF	\$	42	\$	336,000
DIVISION 8 OPENINGS	8,000	SF	\$	25	\$	200,000
DIVISION 9 FINISHES	8,000	SF	\$	40	\$	320,000
DIVISION 10 SPECIALTIES	8,000	SF	\$	4	\$	32,000
DIVISION 11 EQUIPMENT	8,000	SF	\$	2	\$	16,000
DIVISION 12 FURNISHINGS	8,000	SF	\$	1	\$	8,000
DIVISION 13 SPECIAL CONSTRUCTION	8,000	SF	\$	15	\$	120,000
DIVISION 22 FIRE SPRINKLER SYSTEM	8,000	SF	\$	6	\$	48,000
DIVISION 22 PLUMBING	8,000	SF	\$	28	\$	224,000
DIVISION 23 HEATING, VENTILATION AND A/C	8,000	SF	\$	35	\$	280,000
DIVISION 26 ELECTRICAL	8,000	SF	\$	60	\$	480,000
DIVISION 28 FIRE ALARM	8,000	SF	\$	5	\$	40,000
DIVISION 31 EARTHWORK	1	LS	\$ 15	50,000	\$	150,000
DIVISION 32 EXTERIOR IMPROVEMENTS CIVIL	1	LS	\$ 27	70.000	Ś	270.000
DIVISION 32 EXTERIOR IMPROVMENTS LANDSCAPE	1	LS	\$ 7	75,000	\$	75,000
ADDITIONAL SITE IMPROVEMENTS ROADWAY	1	LS	\$ 11	L0,000	\$	110,000
DIVISION 33 UTILITIES	1	LS	\$ 5	50,000	\$	50,000
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST					\$	3,690,600
CONTENGENCIES - 15%					\$	553,590
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%					\$	922,650
TOTAL OPINION OF PROJECT COST NOT INCLUDING LAND	COST OR INFLATION				\$	5,166,840
NOTES:						

LAND PURCHASE COST NOT INCLUDED. ONE TO TWO ADDITIONAL ACRES ARE NEEDED

INFLATION TO BID DATE IS NOT INCLUDED (BID DATE UNKNOWN)

ON SITE STORM WATER DETENTION WILL LIKELY BE REQUIRED

FIRE LANE TURN AROUND OR SECOND VEHICLE EGRESS WILL BE REQUIRED

MATERIALS AND SYSTEMS ASSUMED TO BE SAME AS CURRENT FACILITY - PRE ENGINEERED METAL BUILDING,

EXTERIOR METAL WALL PANEL AND ROOFING, STANDARD OFFICE INTERIOR FINISH-OUT





DEBRA J. DOCKERY, ARCHITECT, P.C. 118 Broadway, Suite 516 San Antonio, Texas 78205 tel: (210) 225-6130

GUADALUPE APPRAISAL DISTRICT EXPANSION OPTIONS

DECEMBER 3, 2024

OPINION OF PROBABLE CONSTRUCTION COST - 8,960 TOTAL SF TWO STORY ADDITION (4,480 SF PER FLOOR) AND 30 PARKING SPACES, FUTURE FINISH OUT OF 2ND STORY

REFERENCE	QUANTITY		UNIT COST	DIV	ISION COST
DIVISION 1 GENERAL REQUIREMENTS	PERCENT OF SUB TOTA	۱L	12%	\$	343,267
DIVISION 2 EXISTING CONDITIONS	4,480	SF	\$ 2	\$	6,720
DIVISION 3 CONCRETE	4,480	SF	\$ 42	\$	188,160
DIVISION 4 MASONRY	-	SF	\$-	\$	-
DIVISION 5 METALS	8,480	SF	\$ 45	\$	381,600
DIVISION 6 WOODS, PLASTICS AND COMPOSITES	4,480	SF	\$ 20	\$	89,600
DIVISION 7 THERMAL AND MOISTURE PROTECTION	8,480	SF	\$ 53	\$	449,440
DIVISION 8 OPENINGS	4,480	SF	\$ 25	\$	112,000
DIVISION 9 FINISHES	4,480	SF	\$ 40	\$	179,200
DIVISION 10 SPECIALTIES	4,480	SF	\$ 6	\$	26,880
DIVISION 11 EQUIPMENT	4,480	SF	\$ 4	\$	17,920
DIVISION 12 FURNISHINGS	4,480	SF	\$ 2	\$	8,960
DIVISION 13 SPECIAL CONSTRUCTION	4,480	SF	\$ 20	\$	89,600
DIVISION 14 CONVEYING SYSTEMS	8,480	SF	\$ 25	\$	212,000
DIVISION 22 FIRE SPRINKLER SYSTEM	8,480	SF	\$ 6	\$	50,880
DIVISION 22 PLUMBING	8,480	SF	\$ 30	\$	254,400
DIVISION 23 HEATING, VENTILATION AND A/C	4,480	SF	\$ 40	\$	179,200
DIVISION 26 ELECTRICAL	4,480	SF	\$ 70	\$	313,600
DIVISION 28 FIRE ALARM	4,480	SF	\$ 5	\$	22,400
DIVISION 31 EARTHWORK	1	LS	\$ 140,000	\$	140,000
DIVISION 32 EXTERIOR IMPROVEMENTS CIVIL	1	LS	\$ 300.000	Ś	300.000
DIVISION 32 EXTERIOR IMPROVMENTS LANDSCAPE	1	LS	\$ 75,000	\$	75,000
ADDITIONAL SITE IMPROVEMENTS ROADWAY	1	LS	\$ 90,000	\$	90,000
DIVISION 33 UTILITIES	1	LS	\$ 50,000	\$	50,000
ROUGH ORDER OF MADNITUDE CONSTRUCTION OPINION OF PROBABLE COST					3,580,827
CONTINGENCIES - 15%					537,124
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%					895,207
TOTAL OPINION OF PROJECT COST NOT INCLUDIING LANI	COST OR INFLATION			\$	5,013,158

NOTES:

SQUARE FOOTAGE INCREASED TO ACCOUNT FOR ELEVATOR AND 2 STAIRS

LAND PURCHASE COST NOT INCLUDED - AT LEAST ONE ADDITIONAL ACRE NEEDED

INFLATION TO BID DATE NOT IKNCLUDED (BID DATE UNKNOWN)

SECOND FLOOR NOT FINISHED OUT AT THIS TIME. NO A/C. LIMITED ELECTRICAL, NO PLUMBING.

ON-SITE STORM WATER DETENTION WILL LIKELY BE REQUIRED

FIRE LANE TURN AROUND OR SECOND VEHICLE EGRESS WILL BE REQUIRED

MATERIALS AND SYSTEMS ASSUMED TO BE SAME AS CURRENT FACILITY - PRE ENGINEERED METAL BUILDING,

EXTERIOR METAL WALL PANEL AND ROOFING, STANDARD OFFICE INTERIOR FINISH-OUT





GUADALUPE APPRAISAL DISTRICT EXPANSION OPTIONS DECEMBER 3, 2024

OPINION OF PROBABLE CONSTRUCTION COST - RENOVATION OF COLLEGE STREET BUILDING

REFERENCE	QUANTITY		UNIT CO	OST	DIV	ISION COST
THREE STORY MAIN BUILDING						
GENERAL REQUIREMENTS	PERCENT OF SUB TOTA	L		12%	\$	272,112
HVAC REPLACEMENT / REUSE SOME DUCTWORK	21,900	SF	\$	24	\$	525,600
LIGHTING REPLACEMENT	21,900	SF	\$	25	\$	547,500
CEILING REPLACEMENT	21,900	SF	\$	4	\$	87,600
ADD RESTROOMS TO SECOND FLOOR	2	EA	\$	75,000	\$	150,000
RENOVATE RESTROOMS ON FIRST & THIRD FLOORS	4	EA	\$	20,000	\$	80,000
NEW SERVICE COUNTER / PUBLIC LOBBY	1,500	SF	\$	150	\$	225,000
TELECOMMUNICATIONS AND SECURITY	21,900	SF	\$	6	\$	131,400
GENERAL PAINTING AND MODEST RENOVATIONS	21,900	SF	\$	10	\$	219,000
REPAVE BASKETBALL COURT FOR PARKING	13,500	SF	\$	9	\$	121,500
ADD PAVING AT BASKETBALL COURT FOR PARKING	9,000	SF	\$	20	\$	180,000
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST					\$	2,539,712
CONTENGENCIES = 15%					\$	380,957
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%					\$	634,928
TOTAL OPINION OF PROBABLE COST NOT INCLUDING BU	ILDING PURCHASE OR IN	IFLATION			\$	3,555,597

NOTES:

BUILDING PURCHASE NOT INCLUDED

INFLATION TO BID DATE NOT INCLUDED (BID DATE UNKNOWN)

ASSUMPTIONS: ROOFING, FIRE SPRINKLER, PLUMBING SYSTEMS AND ELECTRICAL SERVICES REQUIRE NO RENOVATIONS

REPAVING AND ADDING TO BASKETBALL COURT TO ACHIEVE 30 ADDITIONAL PARKING SPACES

(APPROXIMATE EXISTING PARKING - 24 ON MILAM STREET, 19 ON KREZDORN STREET)

REFERENCE	QUANTITY		UNIT COST		DIVIS	SION COST
SINGLE STORY CLASSROOM ANNEX AND OLD BAND HALL						
GENERAL REQUIREMENTS	PERCENT OF SUB TOTA	L		12%	\$	78,466
	E 200	CE	ć	20	ć	149 120
	5,290	51	Ļ	20	Ļ	140,120
LIGHTING REPLACEMENT	5,290	SF	\$	30	\$	158,700
CEILING REPLACEMENT	5,290	SF	\$	4	\$	21,160
REPLACE ROOFING	5,290	EA	\$	32	\$	169,280
SCREEN OUTDOOR WALKWAY	100	LF	\$	85	\$	8,500
GENERAL PAINTING AND MINOR RENOVATIONS	5.290	SF	Ś	20	Ś	105.800
	-,	-	7		Ŧ	
TELECOMMUNICATIONS AND SECURITY	5,290	SF	\$	8	\$	42,320
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST					\$	732,346
CONTENGENCIES = 15%					\$	109,852
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%					\$	183,086
TOTAL OPINION OF PROBABLE COST NOT INCLUDING BUILDING PURCHASE OR INFLATION					\$	1,025,284

REFERENCE	QUANTITY		UNIT COST	DIVISIO	N COST
GYMNASIUM AND CAFETERIA					
GENERAL REQUIREMENTS	PERCENT OF SUB TOTA	L	12%	\$	114,552
HVAC REPLACEMENT / REUSE SOME DUCTWORK	8,600	SF	\$ 28	\$	240,800
	0.000	CF	¢ 20	Ċ.	250.000
	8,600	SF	\$ 30	Ş	258,000
ROOFING REPAIRS - FLASTOMERIC COATING	8 600	FA	\$ 25	Ś	215 000
	0,000		+	Ŧ	
GENERAL PAINTING AND MINOR RENOVATIONS	8,600	SF	\$ 20	\$	172,000
TELECOMMUNICATIONS AND SECURITY	8,600	SF	\$8	\$	68,800
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINIO	N OF PROBABLE COST			\$	1,069,152
CONTENGENCIES = 15%				\$	160,373
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%					267,288
TOTAL OPINION OF PROBABLE COST NOT INCLUDING BUILDING PURCHASE OR INFLATION					1,496,813
-					

TOTAL ALL CAMPUS

\$ 6,077,693



Comparison of Facility Projects

Provided below is a summary of three options developed by GAD leadership, to address spacing planning needs of organization, for consideration by GAD Board of Directors.

Note: Preliminary discussions have been taken with property owners on acquisition of real property to facilitate project options. Market value of land to be acquired for options 1 & 2 was estimated at \$5.00 psf based on knowledge of market conditions. Until a contract for purchase is executed for an agreed to amount, purchase amounts are preliminary estimates only used for purpose of consideration by BOD members.

- **Project Option 1:** 8,000 sqft single story addition to existing facility with 30 parking spaces.
- **Project Option 2:** 8,960 Total sqft Two Story addition to existing facility (4,480 sqft per floor) with 30 parking spaces; future finish out of 2nd Floor.
- **Project Option 3:** Renovation of College Street Building (Three Story Main Bldg). Secondary renovation costs of auxiliary building provided in itemized projected costs for reference purposes.

	Project Option 1	Project Option 2	Project Option 3
Total Opinion of Proiect Cost	\$5,166,840	\$5,013,158	\$3,555,597
(Excl. Land Acquisition)	per SF \$645.86	per SF \$559.50	per SF \$162.36
Est. Land Acquisition Cost/ Price	1.75 - 2.00 acres \$435,600	0.75 - 1.00 acres \$217,800	\$0
Est. Acquisition Cost/ Price Improved			216 E. College St
Property	\$0	\$0	\$1,495,000
Grand Totals of Project:	\$5,602,440	\$5,230,958	* 3 acres \$5,050,597
			** 4acres \$5,450,597
			Sale Proceeds: (\$1,100,000)
			\$3,950,597
		Net Grand T	Total of Project Option: \$4,350,597
Estimated Annual Utility Costs:	<u>\$30,000</u>	<u>\$24,000</u>	<u>\$51,000</u>

Project Cost Summaries