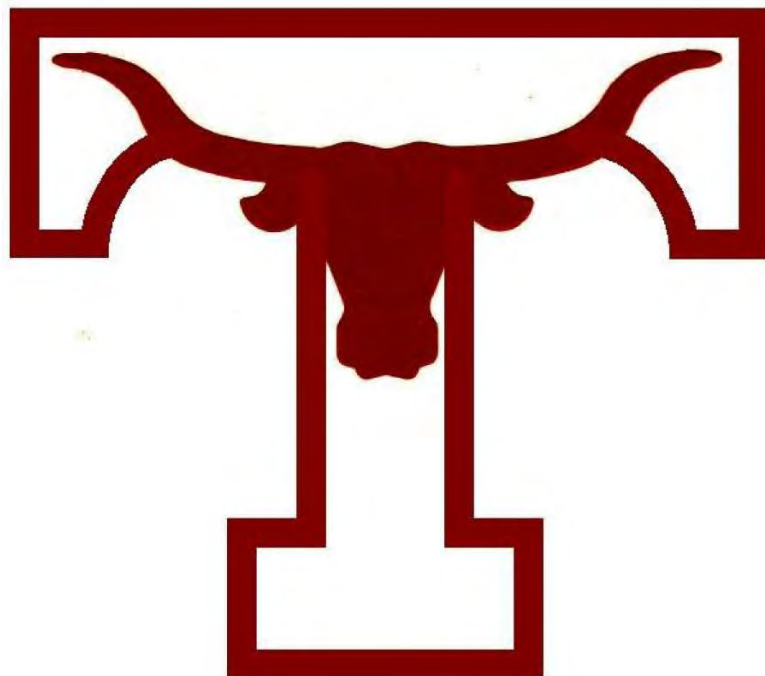


Tarkington ISD
Facilities Assessment

June 2019



PRESENTED BY:



A SERVICE OF THE TEXAS ASSOCIATION OF SCHOOL BOARDS

Table of Contents

Executive Summary -----	3
Evaluation Criteria -----	6
Maps -----	7
Tarkington Primary School Assessment Summary -----	8
Tarkington Intermediate School Assessment Summary-----	19
Tarkington Middle School Assessment Summary -----	29
Tarkington High School Assessment Summary-----	39
Administration Building Assessment Summary -----	50
Transportation & Maintenance Assessment Summary -----	56
District Wide -----	60
Student Enrollment History & Projections -----	63
Commentary on Next Steps -----	64
Cooperative Strategies Planning Information -----	67
Suggested Improvements by Priority -----	72
Suggested Improvements by Campus -----	75
Suggested Improvements by Category -----	78
HVAC Schedule -----	81

Executive Summary

Tarkington Independent School District requested a facilities assessment by the Texas Association of School Boards Facilities Services program. The purpose of the facilities assessment was to measure the quality and educational effectiveness of school facilities, to understand the existing conditions and operational links of the systems and building components, and to provide the basis for a long-range facility plan.

Data and information were gathered through onsite observations and administration surveys. The Tarkington ISD administration and staff were very hospitable during the assessment process. The District is to be commended on the professionalism and cordiality exhibited by staff toward visitors. The learning environment was warm, friendly, and inviting.

All instructional facilities were assessed using a method based on the Council of Educational Facility Planners (CEFPI) Guide for School Facility Appraisal. The appraisal is tailored for the elementary, middle, and high school educational levels. Appraisal criteria were evaluated and categorized as follows: School Site; Building Systems and Components; Building Safety and Security; and Educational Adequacy. Overall, conditions of the building are in relatively good condition. However, with all aging facilities and limited budgets, deficiencies and needs were identified in several areas. Some of the needs can easily be addressed through the maintenance and operating (M & O) budget. The following areas of concern more than likely cannot be addressed using the M & O budget and therefore should be considered capital improvements:

Site:

- Improve surface drainage where needed at all campuses and facilities (professional consultation is advised before altering conditions).
- Provide additional pole lighting at most parking areas district-wide.
- Rebuild asphalt parking areas at several campuses.
- Provide canopies at student loading areas at the Intermediate, Middle School, and High School campuses.
- Provide shade canopies over playground equipment at the Primary and Intermediate campuses.
- Renovate and repair exterior athletic facilities.

Systems and Components:

- Repair/replace roofs at several campuses and facilities district-wide.
- Replace gutters and downspouts at the Primary and Intermediate campuses.
- Replace aging HVAC units and chillers and provide or improve fresh air makeup at several campuses and support facilities.
- Replace all single pane windows at all campuses and support facilities with double pane Low E systems.
- Provide additional electrical outlets in classrooms at the Primary, Intermediate, and the Middle School campuses.
- Provide additional electrical capacity at the Middle School.
- Replace any electrical infrastructure older than 30 years district-wide.

- Provide and/or improve the fire alarm systems at the Intermediate, Administration/Nutrition, and Transportation/Maintenance.
- Replace toilet fixtures and partitions in restrooms at several campuses and support facilities.
- Replace any plumbing infrastructure older than 30 years district-wide.
- Upgrade T-12 light fixtures to energy efficient fixtures at the Primary, High School, and Nutrition building.
- Replace doors and hardware at the Primary and Middle School campuses.
- Replace carpeting, VCT flooring, and ceiling tiles where needed at campuses and facilities district-wide.

Site Safety and Security:

- Security:
 - Fencing and gates at all campuses.
 - Secure vestibules at the Primary, Intermediate, and High School campuses.
 - Additional exterior and interior security cameras at all campuses and support facilities.
 - Provide key card access to buildings and classroom doors that lock from the inside with a key at most buildings.
 - Burglar alarm system at the Primary and Intermediate campuses.
 - Provide additional security lighting on building perimeters at all campuses and support facilities.

Educational Adequacy:

- Expansion of the following areas are needed to meet recommended standards:
 - Provide additional gyms at the Middle School and High School campuses.
 - Repair and update gyms and locker rooms at the Intermediate and Middle School campuses.
 - Expand science classrooms at the Middle School and High School campuses to meet current TEA space requirements.
 - Expand computer labs at all campuses to meet current TEA space requirements.

Support Space:

- Expansion of the following areas are needed to meet recommended standards:
 - Expand cafeteria kitchens at the Primary, Middle School, and High School campuses to more efficiently process the meals prepared on campus each day.

ADA Accessibility:

- Make ADA improvements throughout the campuses and facilities, including bringing sloped surfaces into compliance with standards and providing accessible routes to non-accessible areas and buildings.

Commentary on Next Steps:

- Establish schedule to:
 - Complete all improvements identified in the assessment report.
 - Use findings from this facility assessment to begin the process of creating a long range facility plan.

Cost Considerations

Recommended repair and renovation improvements to the existing facilities are projected to cost \$71,000,664. When deciding as to whether to invest significant funds in major renovations of older facilities, the district should use a renovation versus new construction best-value comparison to help make decisions as to how to proceed forward. The projected repair and renovation costs across the district are summarized in the following table:

Campus/Facility	Priority 1	Priority 2	Priority 3	Totals
Tarkington Primary School	\$ 783,940	\$ 1,576,073	\$ 12,357,785	\$ 14,717,799
Tarkington Intermediate School	\$ 458,294	\$ 1,696,515	\$ 7,228,827	\$ 9,383,636
Tarkington Middle School	\$ 482,518	\$ 1,574,855	\$ 30,913,672	\$ 32,971,045
Tarkington High School	\$ 490,881	\$ 1,699,844	\$ 6,827,801	\$ 9,018,526
Administration Complex	\$ 361,762	\$ 526,153	\$ 424,234	\$ 1,312,149
Transportation/Maintenance	\$ 94,092	\$ 490,188	\$ 206,511	\$ 790,791
District Wide	\$ -	\$ 2,648,594	\$ 158,125	\$ 2,806,719
Totals	\$ 2,671,488	\$ 10,212,222	\$ 58,116,954	\$ 71,000,664

Evaluation Criteria

1.0 School Site

- 1.1 Topography and soil drainage
- 1.2 Site size, location, and accessibility
- 1.3 Access streets and vehicular traffic
- 1.4 Parking
- 1.5 Student loading areas
- 1.6 Pedestrian services
- 1.7 Playgrounds, athletic, and intramural areas

2.0 Systems and Components

Note: This assessment does not address structural stability or live load issues. Any concerns related to the structural integrity of the facilities should be confirmed by a licensed architect or structural engineer.

- 2.1 Roofs
- 2.2 Foundations
- 2.3 Heating, ventilation, and air conditioning
- 2.4 Lighting
- 2.5 Electrical, communications, and data infrastructure
- 2.6 Drinking fountains and restrooms
- 2.7 Plumbing and mechanical infrastructure
- 2.8 Building envelope - exterior windows, doors, and walls
- 2.9 Interior flooring, doors, cabinets, ceilings, and walls

3.0 Site Safety and Security

- 3.1 Campus security systems
- 3.2 Emergency/life safety systems
- 3.3 Environmental/life safety systems

4.0 Educational Adequacy

- 4.1 General classrooms
- 4.2 Specialized learning areas (speech/reading/math/ESL/GT/ISS/etc.)
- 4.3 Specialized education and life skills
- 4.4 Vocational/ROTC classrooms and labs
- 4.5 Science classrooms and labs
- 4.6 Computer labs
- 4.7 Art
- 4.8 Fine arts (band/choir/music/drama)
- 4.9 Library, resource, and media center
- 4.10 Interior athletics (gym/natorium/locker rooms/weight rooms/etc.)

5.0 Support Space

- 5.1 Cafeteria and kitchen
- 5.2 Lounge and work areas
- 5.3 Nurse
- 5.4 Campus administrative
- 5.5 Client administration and auxiliary
- 5.6 Bus barn and maintenance facility

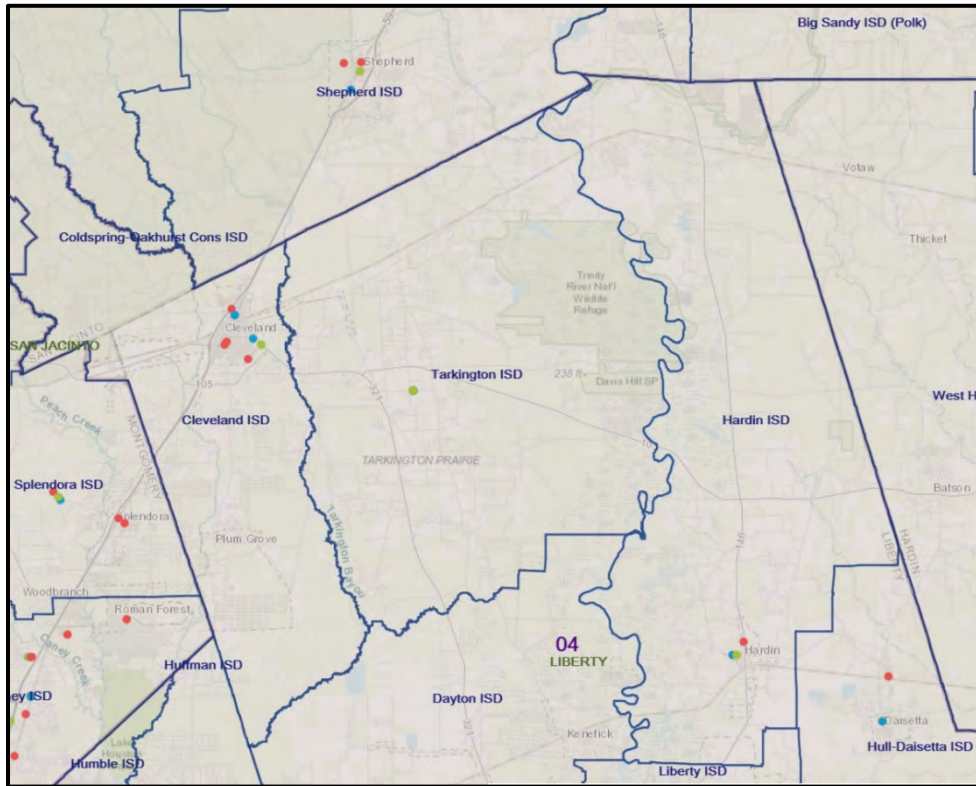
6.0 Portable Buildings

- 6.1 Exterior conditions
- 6.2 Interior conditions

7.0 ADA Accessibility

- 7.1 ADA accessibility

Maps



Tarkington Primary School Assessment Summary



General comments:

The Tarkington Primary campus was originally constructed in 1970, with subsequent additions constructed in 1971 and 1980 . The campus is comprised of about 100,000 square feet and rests on approximately 12.8 acres. There are currently 576 students enrolled, Pre-K through 3rd grades, and 67 staff. The buildings are generally in good condition, but there are pressing maintenance and repair issues that need to be addressed.

1.0 School Site

1.1 Topography and Soil Drainage

- Site appears to be mostly flat with fair drainage. Some areas along the perimeter of the slab appear to have negative drainage towards the building. This should be corrected by grading water away from the building to prevent the foundation from wicking moisture and causing excessive foundation movement. Poor drainage observed in several other areas of campus also.
- Erosion and standing water around building slabs may compromise the integrity of the foundations and other building systems that rely on a stable slab (walls, doors, windows, roofs, plumbing, etc.).

1.2 Site Size, Location, and Accessibility

- Site has limited room for expansion.

1.3 Access Streets and Vehicular Traffic

- Limited crosswalks are provided on streets immediately adjacent to campus perimeter.

1.4 Parking

- Additional pole lighting should be provided in all parking areas for increased security after dark.
- Asphalt surfaces are in poor condition at parking lots and drives; due to conditions, seal coating the asphalt would be a poor investment. Recommend rebuilding the parking areas within the next 2 years.
- ADA parking and van accessible spaces should be provided for staff and visitors.

Area	Regular Spaces	ADA	Van Accessible	Surface Type	Surface Condition	Striping Condition	Lighting
South	104	6	0	Asphalt	Poor	Poor	Poor
North	0	0	0	Caliche	Poor	None	Poor
Total	104	6	0				
Total recommended/req'd	112	5	1				
Difference +/-	(8)	+ 1	(1)				
Parking based on:	67	Staff					
	899	Students (functional capacity)					

1.5 Student Loading Areas

- Parent loading for drop-off and pick-up at front and sides of campus backs up onto the highway, especially during afternoon pick-up, but generally moves smoothly. Bus drop-off and pick-up is at the back of building by the gym. Afternoon parent and bus pick-up traffic takes approximately 15-20 minutes to disperse. Survey reported some concerns about nearby traffic on Hwy. 163.

1.6 Pedestrian Services

- Sidewalks and canopies around campus are generally in fair condition. Age of walks has resulted in some movement and deterioration of expansion joints.
- Principal reported issues with awning at front designated entrance, and that sidewalks are impassable during inclement weather.

1.7 Playgrounds, Athletic, and Intramural Areas

- Fall surface repairs needed at all playgrounds. Grass is growing and weed barrier fabric is visible in some areas.
- Older playground equipment needs repair and repainting, or replacement.
- No shade canopies provided over equipment.
- East playground play slab was flooded from recent rains, which reflects poor drainage.

2.0 Systems and Components

2.1 Roofs

- Standing seam metal roofs on main addition and gym buildings are in good condition.
- PVC roofs on main building are in fair condition and should be scheduled for replacement within the next 5 years. Maintenance director reported need for roof replacement.
- Trees growing over and against roof lines of building should be trimmed at least 6 feet from the building.
- Roof leaks occurring in main building; if not resolved, roof leaks have the potential to create indoor air quality issues.

2.2 Foundations

- Foundations appear to be in good condition. Some movement has occurred but appears normal. As mentioned in section 1.0 Site, water should be diverted to prevent standing around the foundation to maintain a consistent moisture level in the soil and to minimize foundation movement.
- Splash blocks are missing or badly placed in several locations around buildings, resulting in erosion in some areas.
- Scuppers and downspouts draining directly onto sidewalks in several locations, resulting in damage to walks and joints.
- Gutters and downspouts are generally in fair condition, some visible gutter damage observed.
- Trees/shrubs growing near foundations of main building should be removed to prevent damage to the foundation by tree roots.

2.3 Heating, Ventilation, and Air Conditioning

- Late afternoon CO2 level inside of main building was measured at 766 ppm on average; late afternoon outside base CO2 level was 462 ppm. Late afternoon humidity level inside of main building was measured at 50.6% on average; late afternoon outside base humidity level was 48.0%.
- Replace all HVAC units that are 18-years old or older.
- 29% of cooling capacity in the permanent buildings is at or beyond typical life cycles.

Cooling Capacity	# of small units *	# of large units *
247	48	17
<i>* Small units are 10 ton or smaller and large units are greater than 10 ton.</i>		
	At end of life cycle*	Beyond life cycle
Quantity	0	13
Tonnage	0	72
% of cooling capacity	0%	29%
<i>* Within 2 years of being beyond life cycle.</i>		

- Ventilation in most restrooms is fair and should be considered for improvement.

2.4 Lighting

- Light levels are about 25 foot candles in the gym, 50 foot candles recommended.
- Light levels are about 35 foot candles in the library, 60 foot candles recommended.
- T-12 florescent light fixtures observed in the book room, storage rooms, and cafeteria kitchen. District should consider replacing with more energy efficient fixtures.

2.5 Electrical, Communications, and Data Infrastructure

- In most classrooms, extension cords are being used for permanent power connections. Extension cords can be a tripping hazard and can create a potential fire hazard if circuits are overloaded.
- Items stored in front of electrical panels at several locations; 3' minimum clearance needed in front of panels.
- Principal reported issues with technology reliability, and desire for centralized building clocks.
- Maintenance director reported need for kitchen generator.
- Exterior conduit carrying electrical service to HVAC units is failing.
- Electrical infrastructure older than 30 years should be considered for replacement.
- Exposed exterior data cable should be placed inside conduit for better protection.

2.6 Drinking Fountains and Restrooms

Location	Quantity	ADA
Campus	20	11
Gym	2	1
Totals	22	12

- Fixtures and partitions are in fair condition and should be considered for replacement.
- Fully compliant ADA restrooms needed for students and staff.

Student									
Building/Location	Boys Commodes	Urinals	Girls Commodes	Unisex Commodes	Sinks	ADA Compliance Level	Condition of Plumbing Fixtures	Condition of Stall Panels & Hardware	Ventilation
Near library	4	2	6	0	8	No	Fair	Fair	Fair
Sp. Ed. hall	6	4	10	0	2	Yes	Fair	Fair	Good
Near PK-1 halls	3	2	6	0	6	Partial	Fair	Fair	Fair
PK-K hall	3	2	5	0	1	Partial	Fair	Fair	Fair
1st hall	3	2	5	0	1	Partial	Fair	Fair	Fair
Gym	1	0	1	0	2	Partial	Fair	N/A	Fair
Sp. Ed. hall	0	0	0	1	1	No	Fair	N/A	Good
Totals	20	12	33	1	21				

Staff									
Campus/Location	Mens Commodes	Urinals	Womens Commodes	Unisex Commodes	Sinks	ADA Compliance Level	Condition of Plumbing Fixtures	Condition of Stall Panels & Hardware	Ventilation
Library lounge	0	0	0	1	1	No	Fair	N/A	Fair
Kitchen	0	0	0	1	1	No	Fair	N/A	Fair
Near cafeteria	1	1	2	0	2	Partial	Fair	Fair	Fair
Room 51 lounge	0	0	0	1	1	No	Fair	N/A	Fair
Totals	1	1	2	3	5				

2.7 Plumbing and Mechanical Infrastructure

- Plumbing may need replacement; expected lifecycle is 30 to 50 years depending on water hardness and soil corrosivity.
- Principal reported issues with low water pressure.

2.8 Building Envelope - Exterior Windows, Doors, and Walls

- Minor cracks throughout the exterior brick finish. Repair and maintain as necessary to prevent rain penetration. Brick damage, voids, and deterioration observed in several locations.
- Window frames are generally in fair condition.
- Consider replacing all single pane windows with double pane Low-E rated windows in future major renovation. Return on investment for window replacement is 20+ years, so it should only be done when other major renovations are occurring.
- Glazing compound in windows is in fair condition.
- Expansion joint caulk, window caulk, and sidewalk joint caulk is in poor condition and should be scheduled for replacement within the next 5 years.
- Most exterior wall and door materials are in good-to-fair condition.
- Most exterior painted finishes are in fair-to-poor condition and need repainting.

2.9 Interior Flooring, Doors, Cabinets, Ceilings, and Walls

- Carpet tile is generally in good condition.
- Rolled carpet is in poor condition and should be replaced within the next 5 years.
- VCT tile is in fair condition and should be replaced within the next 5 years. Ceramic tile is in fair condition and should be considered for replacement.
- Doors are in fair condition and should be considered for replacement.
- Interior wall surfaces are generally in good-to-fair condition; repairs needed to some wall surfaces.
- Interior painted surfaces are in fair condition and should be repainted.
- 2'x2' and 2'x4' ceiling tile is in fair-to-poor condition and should be replaced within the next 5 years.

3.0 Site Safety and Security

3.1 Campus Security Systems

- The campus is in need of security upgrades, including a secure vestibule at the main entrance of the campus to prevent unauthorized access to instructional areas, secure fencing and gates around the entire campus perimeter, consideration of additional security cameras at the interior and exterior to cover any blind spots, installation of a burglar alarm system at all buildings, key card access, and door locks that lock from the inside with a key (if local building code allows). Principal reported issues with E hall doors that don't close properly, and that PA system does not work in the cafeteria.
- Additional security lighting is needed on all sides of all building perimeters for after-hours use.
- Gates to playground area should be kept locked.

3.2 Emergency/Life Safety Systems

- Emergency life safety systems appear adequate.

3.3 Environmental/Life Safety Systems

- Fire ants spotted in several exterior locations, including front walk and playground.
- Dumpsters are too close to cafeteria exit (can attract rodents to building).
- District should develop plans to investigate and address any issues with asbestos, lead in drinking water, and insect/rodent infestation in the building.

4.0 Educational Adequacy

4.1 General Classrooms

- Eleven classrooms in the main building do not meet current TEA space requirements of 800 square feet minimum for Pre-K through 1st grade students.
- 43 available homeroom classrooms (excluding portable classrooms) with a total of 33,190 square feet (average classroom size is 772 sf). Raw campus capacity per State limit of 22 students per classroom is 946 students; with utilization factor of 95%, functional campus capacity is 899 students. With current enrollment of 576 students, the campus is at 61% raw capacity and at 64% functional capacity. (Capacity calculation excludes specialized learning areas, special education/life skills, and portable classrooms).
- Classroom storage space is inadequate.

Number of clrms.	Avg. clrm. size	Total sq. ft.	Current enrollment	Student capacity, raw	Percent capacity, raw	95% utilization	
						Student capacity, functional	Percent capacity, functional
43	772	33,190	576	946	61%	899	64%

4.2 Specialized Learning Areas

- Ten specialized classrooms.

Special Instructional Rooms		
Room Number	Room Function	Sq. Ft.
2	ISS	750
1	Speech	745
25	Intervention	725
27	Intervention	735
24a	Other	365
24b	Other	375
Old conf. damaged	Other	350
Old speech damaged	Other	370
Counselor	Other	535
PEIMS	Other	385

4.3 Special Education and Life Skills

- Six special education rooms.

Special Education Rooms				
Room Number	Sq. Ft.	Life Skills Kitchen Area	Changing Area	Restroom
63	745	No	No	No
64	745	No	No	No
65	740	No	No	No
66	740	No	No	No
67	720	No	No	No
68	720	No	No	No

4.5 Science Classrooms and Labs

- No dedicated science classroom provided.

4.6 Computer Labs

- The computer labs do not meet current TEA space requirements; current TEA requirement is 900 square feet.

Room name/number	Square feet	+ / (-) TEA 900 sq. ft. requirement	Maximum number of computers	Current number of computers	PC's + / (-) TEA requirement	Good configuration
9	745	(155)	21	23	+ 2	Yes
37	745	(155)	21	22	+ 1	Yes

4.7 Art

- Art room 61 is 750 square feet and has poor storage, hard floors, and 1 sink.

4.8 Fine Arts

- Music room 62 is 735 square feet with poor acoustics and hard VCT floor.

4.9 Library, Resource, and Media Center

# of students (functional capacity)	899
Total sq. ft.	4,890
TEA recommended sq. ft.	4,197
+ / (-) TEA recommended	+ 693
Meets TEA recommended	Yes
Stacks sq. ft.	3,995
Office sq. ft.	200
Work Room sq. ft.	215
Media Room sq. ft.	240
Storage sq. ft.	240
Age appropriate space	Yes
Furniture condition	Good
Shelving condition	Good

4.10 Interior Athletics

- Gym is 7,735 square feet of playing surface with plastic tile floor in good condition (principal expressed desire for new gym floor). Storage is poor, one set of student restrooms is provided, and no locker rooms are provided. Gym construction is not very “tight”, several locations were noted where light could be seen shining through the wall-roof connection.

5.0 Support Space

5.1 Cafeteria and Kitchen

- The kitchen is undersized for anticipated number of meals served when campus is at functional capacity.

Cafeteria - Seating Area				Serving Area			
Square Feet - Actual	Square Feet - Recommended *	Square Feet +/- Recommended	Seating Capacity	Square Feet - Actual	Square Feet - Recommended **	Square Feet +/- Recommended	# of Serving Lines
4,200	2,520	+ 1,680	252	185	126	+ 59	2

* 10 square feet per seat

** ½ a square feet per seat

Kitchen					Lunch Periods		
Square Feet - Actual	Square Feet - Recommended ***	Square Feet +/- Recommended	Total SF Cold & Dry Storage	Average Daily Meals Served	# of Lunch Periods	Begins at:	Ends at:
2,605	3,934	(1,329)	505	1,124	3	11:50 a	1:00 p

*** 3 ½ square feet per meal served

5.2 Lounge and Work Areas

- Lounge and work room space is adequate to serve the number of teachers on campus.

Room Number	Square Feet	Function
Copy room (3 hall)	160	Workroom
23	745	Workroom
51	590	Lounge
Total	1,495	
Total recommended	740	
Difference +/-	755	

5.3 Nurse

Square Feet	+ / (-) recommended	Number of Beds	Number of Private Beds	Restroom within clinic
500	+ 0	2	2	Yes

Sink	Refrigerator	Hard Floor	Secure Storage	Near front office
Yes	Yes	Yes	Yes	Yes

5.4 Campus Administrative

- Administrative space is adequate.

6.0 Portable Buildings

6.1 Exterior conditions

- Exterior finish of portable building is in fair condition and roof is in poor condition.

6.2 Interior conditions

- Interior finish is in good condition, restrooms have partial ADA compliance.

7.0 ADA Accessibility

7.1 ADA Accessibility

- Make ADA improvements throughout the campus, including bringing sloped surfaces into compliance with standards and providing accessible routes to non-accessible areas and buildings (see where noted on TASB field notes).
- ADA room signage should be provided.
- Many doors have knobs in lieu of lever hardware.
- Fully compliant ADA restrooms needed for students and staff.
- No ADA access is provided to playgrounds and equipment.

Tarkington ISD
 Cooperative Strategies
 Facility Condition Assessment - Order of Magnitude Cost Estimate
 25-Jul-19

CATEGORY	SECTION	PRIORITY	CAMPUS	SCOPE	QTY	UNIT	UNIT COST	PRIORITY	PRIORITY	PRIORITY
								1	2	3
School Site	1.7	1	Tarkington Primary	Improve drainage at playground - Grading at building perimeter	2300	sf	\$ 6.00	\$ 13,800.00		
School Site	1.7	1	Tarkington Primary	Improve drainage at playground- Import Fill	100	cy	\$ 14.00	\$ 1,400.00		
School Site	1.1	1	Tarkington Primary	Improve drainage where needed around buildings & campus - Grading at building perimeter	2300	sf	\$ 6.00	\$ 13,800.00		
School Site	1.1	1	Tarkington Primary	Improve drainage where needed around buildings & campus- Import Fill	100	cy	\$ 14.00	\$ 1,400.00		
Systems & Components	2.3	1	Tarkington Primary	Improve ventilation in restrooms	1	allow	\$ 75,000.00	\$ 75,000.00		
Site Safety & Security	3.3	1	Tarkington Primary	Increase dumpster distance from cafeteria	1	allow	\$ 500.00	\$ 500.00		
Systems & Components	2.7	1	Tarkington Primary	Investigate & resolve issues with low water pressure	1	allow	\$ 15,000.00	\$ 15,000.00		
Systems & Components	2.5	1	Tarkington Primary	Place exterior wire/cable in conduit & repair HVAC conduit	1000	lf	\$ 20.00	\$ 20,000.00		
Systems & Components	2.5	1	Tarkington Primary	Provide 3' minimum clearance in front of electrical panels	1	allow	\$ 10,000.00	\$ 10,000.00		
School Site	1.4	1	Tarkington Primary	Provide additional ADA & van accessible parking spaces	315	sf	\$ 11.50	\$ 3,622.50		
School Site	1.3	1	Tarkington Primary	Provide additional marked crosswalks on adjacent streets	4	ea	\$ 2,500.00	\$ 10,000.00		
School Site	1.4	1	Tarkington Primary	Provide additional pole lighting at all parking areas	8	ea	\$ 8,000.00	\$ 64,000.00		
School Site	1.4	1	Tarkington Primary	Rebuild asphalt parking surfaces	10000	sf	\$ 1.80	\$ 18,000.00		
Systems & Components	2.2	1	Tarkington Primary	Remove trees and shrubs along foundation	1	allow	\$ 5,500.00	\$ 5,500.00		
Systems & Components	2.8	1	Tarkington Primary	Repair cracks in exterior brick finishes	1500	sf	\$ 5.50	\$ 8,250.00		
School Site	1.7	1	Tarkington Primary	Repair playground fall surfaces	500	sf	\$ 4.00	\$ 2,000.00		
Systems & Components	2.1	1	Tarkington Primary	Repair roof leaks	100000	sf	\$ 1.50	\$ 150,000.00		
School Site	1.6	1	Tarkington Primary	Repair sidewalk expansion joints where needed	250	lf	\$ 17.00	\$ 4,250.00		
School Site	1.7	1	Tarkington Primary	Repair, repaint, or replace older playground equipment	1	allow	\$ 35,000.00	\$ 35,000.00		
Systems & Components	2.2	1	Tarkington Primary	Reposition splash blocks and repair eroded areas	12	ea	\$ 250.00	\$ 3,000.00		
Educational Adequacy	4.10	1	Tarkington Primary	Seal joints at gym	250	lf	\$ 2.50	\$ 625.00		
Site Safety & Security	3.1	1	Tarkington Primary	Security improvements	1	allow	\$ 40,000.00	\$ 40,000.00		
Systems & Components	2.1	1	Tarkington Primary	Trim trees growing over roof lines	5	ea	\$ 125.00	\$ 625.00		
Site Safety & Security	3.3	2	Tarkington Primary	Develop plans to investigate potential environmental issues	1	allow	\$ 100,000.00		\$ 100,000.00	
Educational Adequacy	4.8	2	Tarkington Primary	Improve acoustics in music room	735	sf	\$ 5.75		\$ 4,226.25	
Systems & Components	2.4	2	Tarkington Primary	Increase lighting levels in gym and library	1	allow	\$ 200,000.00		\$ 200,000.00	
Educational Adequacy	4.7	2	Tarkington Primary	Provide additional art room storage	50	sf	\$ 200.00		\$ 10,000.00	
Educational Adequacy	4.1	2	Tarkington Primary	Provide additional classroom storage	300	sf	\$ 200.00		\$ 60,000.00	
School Site	1.7	2	Tarkington Primary	Provide shade canopies over playground equipment	500	sf	\$ 45.00		\$ 22,500.00	
Systems & Components	2.8	2	Tarkington Primary	Repair/repaint exterior wall & door finishes & trim	1	allow	\$ 75,000.00		\$ 75,000.00	
Systems & Components	2.9	2	Tarkington Primary	Repair/repaint interior surfaces	1	allow	\$ 125,000.00		\$ 125,000.00	
Systems & Components	2.9	2	Tarkington Primary	Replace doors and hardware	1	allow	\$ 175,000.00		\$ 175,000.00	
Systems & Components	2.8	2	Tarkington Primary	Replace window glazing compound	1	allow	\$ 50,000.00		\$ 50,000.00	
Systems & Components	2.8	2	Tarkington Primary	Replace window, building seam, & sidewalk joint caulking	1	allow	\$ 75,000.00		\$ 75,000.00	
Systems & Components	2.4	2	Tarkington Primary	Upgrade T-12 light fixtures to energy efficient fixtures	1	allow	\$ 100,000.00		\$ 100,000.00	
ADA Accessibility	7.1	3	Tarkington Primary	ADA improvements -- see TASB Field Notes report	1	allow	\$ 375,000.00			\$ 375,000.00
Systems & Components	2.2	3	Tarkington Primary	Consider replacement of gutters and downspouts	3000	lf	\$ 18.00			\$ 54,000.00
Support Space	5.1	3	Tarkington Primary	Expand cafeteria kitchen	1329	sf	\$ 250.00			\$ 332,250.00
Educational Adequacy	4.6	3	Tarkington Primary	Expand computer labs	300	sf	\$ 250.00			\$ 75,000.00
Systems & Components	2.5	3	Tarkington Primary	Provide additional electric outlets in classrooms	180	ea	\$ 250.00			\$ 45,000.00
Systems & Components	2.3	3	Tarkington Primary	Replace aging HVAC units	100000	sf	\$ 15.00			\$ 1,500,000.00
Systems & Components	2.5	3	Tarkington Primary	Replace any electrical infrastructure older than 30 years	100000	sf	\$ 20.00			\$ 2,000,000.00
Systems & Components	2.7	3	Tarkington Primary	Replace any plumbing infrastructure older than 30 years	100000	sf	\$ 20.00			\$ 2,000,000.00
Systems & Components	2.9	3	Tarkington Primary	Replace ceiling tiles	80000	sf	\$ 7.00			\$ 560,000.00
Systems & Components	2.6	3	Tarkington Primary	Replace fixtures in restrooms	99	ea	\$ 300.00			\$ 29,700.00
Systems & Components	2.6	3	Tarkington Primary	Replace partitions in restrooms	53	ea	\$ 750.00			\$ 39,750.00
Systems & Components	2.1	3	Tarkington Primary	Replace PVC roof on main building	25000	sf	\$ 12.50			\$ 312,500.00
Systems & Components	2.9	3	Tarkington Primary	Replace rolled carpet	15000	sf	\$ 7.00			\$ 105,000.00
Systems & Components	2.8	3	Tarkington Primary	Replace single pane windows	600	sf	\$ 45.00			\$ 27,000.00
Systems & Components	2.9	3	Tarkington Primary	Replace VCT	60000	sf	\$ 6.00			\$ 360,000.00
SUBTOTALS								\$ 495,773	\$ 996,726	\$ 7,815,200
Contingency			15%					\$ 74,366	\$ 149,509	\$ 1,172,280
Contractor Markups (GCs / Bonds / Insurance / Escalation)			25%					\$ 142,535	\$ 286,559	\$ 2,246,870
			10%					\$ 71,267	\$ 143,279	\$ 1,123,435
TOTALS								\$ 783,940	\$ 1,576,073	\$ 12,357,785

TOTAL ALL PRIORITIES \$ 14,717,799

Tarkington Intermediate School Assessment Summary



General comments:

The Tarkington Intermediate campus was originally constructed in 1957 (as the district's high school), with a classroom addition constructed in 1992 and a cafeteria/kitchen addition constructed in 1998. The campus is comprised of about 61,000 square feet and rests on approximately 10.3 acres. There are currently 279 students enrolled, 4th through 5th grades, and 39 staff. The buildings are generally in good-to-fair condition, but there are pressing maintenance and repair issues that need to be addressed.

1.0 School Site

1.1 Topography and Soil Drainage

- Site appears to be mostly flat with decent drainage. Some areas along the perimeter of the slabs appear to have negative drainage toward the buildings. This should be corrected by grading water away from the buildings to prevent the foundation from wicking moisture and causing excessive foundation movement. Poor drainage was observed between the gym and cafeteria.
- Erosion and standing water around building slabs may compromise the integrity of the foundations and other building systems that rely on a stable slab (walls, doors, windows, roofs, plumbing, etc.).

1.2 Site Size, Location, and Accessibility

- Campus site does not have adequate room for expansion.

1.3 Access Streets and Vehicular Traffic

- Limited crosswalks are provided on streets immediately adjacent to campus perimeter.

1.4 Parking

- Additional pole lighting should be provided in parking areas for increased security after dark.
- Asphalt surfaces are in fair-to-poor condition at parking lots and drives; due to conditions, seal coating the asphalt would be a poor investment. Recommend rebuilding the parking areas within the next 2 years.
- Additional ADA spaces (including van accessible) should be provided for staff and visitors.

Area	Regular Spaces	ADA	Van Accessible	Surface Type	Surface Condition	Striping Condition	Lighting
South	77	1	0	Asphalt	Poor	None	Poor
North	18	1	0	Asphalt	Fair	Poor	Poor
Total	95	2	0				
Total recommended/req'd	55	5	2				
Difference +/-	+ 40	(3)	(2)				
Parking based on:	39	Staff					
	314	Students (functional capacity)					

1.5 Student Loading Areas

- Parent loading for drop-off and pick-up at front of campus backs up onto the highway, especially during afternoon pick-up, but generally moves smoothly. Bus drop-off and pick-up is outside of the cafeteria/gym. Afternoon parent and bus pick-up traffic takes approximately 25-30 minutes to disperse. Survey reported some concerns about traffic backing up onto Hwy. 163.
- Canopies should be provided at all student loading areas to provide protection from weather.

1.6 Pedestrian Services

- Sidewalks and canopies are generally in fair condition.
- Principal expressed desire for school sign and entryway facelift.

1.7 Playgrounds, Athletic, and Intramural Areas

- Fall surface repairs needed at playground. Grass is growing in some areas.
- No shade canopies provided over equipment.

2.0 Systems and Components

2.1 Roofs

- Standing seam metal roofs on main building and cafeteria, and PVC roof on gym are in fair condition and should have about 10-15 years of life remaining.
- Trees growing over and against roof lines of main building should be trimmed at least 6 feet from the building.
- Roof leaks occurring in the building; if not resolved, roof leaks have the potential to create indoor air quality issues.
- Maintenance director reported need for gym roof replacement.

2.2 Foundations

- Foundations appear to be in good condition. Some movement has occurred but appears normal. As mentioned in section 1.0 Site, water should be diverted to prevent standing around the foundation to maintain a consistent moisture level in the soil and to minimize foundation movement.
- Splash blocks are missing or badly placed in several locations around buildings, resulting in erosion in some areas.
- Gutters and downspouts are generally in fair condition.
- Trees/shrubs growing near foundations of buildings should be removed to prevent damage to the foundation by tree roots.

2.3 Heating, Ventilation, and Air Conditioning

- Mid-afternoon CO2 level inside of main building was measured at 1,724 ppm on average, and inside of cafeteria building was measured at 720 ppm; mid-afternoon outside base CO2 level was 470 ppm. Mid-afternoon humidity level inside of main building was measured at 51.4% on average, and inside of cafeteria building was measured at 51.2%; mid-afternoon outside base humidity level was 60.3%. High CO2 levels in the main building indicates that the building's HVAC system lacks fresh-air makeup capabilities, allowing CO2 levels, allergens, and mold levels to build-up during the day since fresh air is not continually being introduced into the buildings and old air is not being cycled out of the building. According the Texas Department of State Health Services, if the CO2 concentrations are maintained below 600 ppm and the interior environment is within comfortable temperature and humidity ranges, complaints should not be a problem. However, if CO2 levels are above 1000 ppm, widespread complaints may occur and therefore it is generally recommended that 700 ppm above the outdoor levels be used as an upper limit guideline for response actions. The recommended relative humidity level for ambient indoor air is between 40% and 60%.
- Principal expressed need for improved controls for HVAC system.
- Replace all HVAC units that are 18-years old or older and provide fresh air makeup at all buildings.
- 16% of cooling capacity in the permanent buildings is at or beyond typical life cycles.

Cooling Capacity	# of small units *	# of large units *
160	25	2
* Small units are 10 ton or smaller and large units are greater than 10 ton.		
	At end of life cycle*	Beyond life cycle
Quantity	0	2
Tonnage	0	25
% of cooling capacity	0%	16%
* Within 2 years of being beyond life cycle.		

2.4 Lighting

- Light levels are about 35 foot candles in the gym, 50 foot candles recommended.

2.5 Electrical, Communications, and Data Infrastructure

- In many classrooms, extension cords are being used for permanent power connections. Extension cords can be a tripping hazard and can create a potential fire hazard if circuits are overloaded.
- Items stored in front of electrical panels at library storage room; 3' minimum clearance needed in front of panels.
- Principal expressed desire for improved Wi-Fi system to better support Chromebooks.
- Maintenance director reported need for a kitchen generator.
- Electrical infrastructure older than 30 years should be considered for replacement.
- Exposed exterior data cable should be placed inside conduit for better protection.

2.6 Drinking Fountains and Restrooms

Location	Quantity	ADA
Main	7	4
Cafeteria	2	1
Totals	9	5

- Many fixtures and partitions are in fair condition and should be considered for replacement.

Student									
Building/Location	Boys Commodes	Urinals	Girls Commodes	Unisex Commodes	Sinks	ADA Compliance Level	Condition of Plumbing Fixtures	Condition of Stall Panels & Hardware	Ventilation
Near office	3	4	7	0	6	Yes	Fair	Fair	Good
Gym hall	2	2	4	0	6	Yes	Fair	Fair	Good
Cafeteria	1	2	3	0	4	Yes	Fair	Fair	Good
700 hall	3	2	5	0	6	Yes	Good	Good	Good
Nurse	0	0	0	1	1	No	Good	N/A	Good
Totals	9	10	19	1	23				

Staff									
Campus/Location	Mens Commodes	Urinals	Womens Commodes	Unisex Commodes	Sinks	ADA Compliance Level	Condition of Plumbing Fixtures	Condition of Stall Panels & Hardware	Ventilation
Kitchen	0	0	0	1	1	Yes	Fair	N/A	Good
Lounge	1	1	3	0	3	Yes	Fair	Good	Good
Office workroom	0	0	0	1	1	Yes	Fair	Good	Good
Office	0	0	0	1	1	Partial	Fair	N/A	Good
Totals	1	1	3	3	6				

2.7 Plumbing and Mechanical Infrastructure

- Plumbing may need replacement; expected lifecycle is 30 to 50 years depending on water hardness and soil corrosivity.
- No pan is provided under the water heater in the 700 hall maintenance closet and no floor drain is provided.

2.8 Building Envelope - Exterior Windows, Doors, and Walls

- Window frames at main building are in fair condition.
- Consider replacing all single pane windows with double pane Low-E rated windows in future major renovation. Return on investment for window replacement is 20+ years, so it should only be done when other major renovations are occurring.
- Glazing compound in windows at main building is in poor condition.
- Expansion joint caulk and window caulk is in fair condition and should be scheduled for replacement within the next 5 years.
- Most exterior door frames and finishes are in fair condition. Most exterior wall materials are in good condition; metal panels at gym are in fair condition.
- Most exterior painted finishes at all buildings are in fair condition and need repainting.
- Principal reported issues with keys and locks.

2.9 Interior Flooring, Doors, Cabinets, Ceilings, and Walls

- Carpet tile and ceramic tile in the main building is generally in good condition; VCT, ceramic tile, and concrete floors in the cafeteria are in good condition. Custodial manager reported issues with library carpet.
- VCT tile in the main building is in fair condition and VCT on the cafeteria stage is in poor condition; VCT should be replaced within the next 5 years.
- All walls need minor repairs and painting.
- 2'x2' ceiling tile in all buildings is in fair condition and should be replaced within the next 5 years.

3.0 Site Safety and Security

3.1 Campus Security Systems

- The campus is in need of security upgrades, including a secure vestibule at the main entrance of the campus to prevent unauthorized access to instructional areas, secure fencing and gates around the entire campus perimeter, consideration of additional security cameras at the interior to cover any blind spots, installation of a burglar alarm system at all buildings, key card access, and door locks that lock from the inside with a key (if local building code allows). Principal reported need for replacement of stolen security cameras; principal also reported need for connection of main building to cafeteria.
- Additional security lighting is needed on all sides of all building perimeters for after-hours use.

3.2 Emergency/Life Safety Systems

- Survey reported that audible fire alarm sounds only in the halls; PA system is used to notify classrooms for drills. PA system is provided in the cafeteria, but there is not a means to directly call into the cafeteria. Principal expressed need for upgraded intercom system.
- Maintenance director reported need for fire alarm replacement.

3.3 Environmental/Life Safety Systems

- Fire ants spotted in several exterior locations.
- District should develop plans to investigate and address any issues with asbestos, IAQ, lead in drinking water, and insect infestation in the building.

4.0 Educational Adequacy

4.1 General Classrooms

- Five classrooms in the main building do not meet current TEA space requirements of 800 square feet minimum for 4th through 5th grade students.
- 15 available homeroom classrooms (excluding portable classrooms) with a total of 11,390 square feet (average classroom size is 759 sf). Raw campus capacity per State limit of 22 students per classroom is 330 students; with utilization factor of 95%, functional campus capacity is 314 students. With current enrollment of 279 students, the campus is at 85% raw capacity and at 89% functional capacity. (Capacity calculation excludes specialized learning areas, special education/life skills, and portable classrooms).
- Classroom storage space is inadequate.

Number of clrms.	Avg. clrm. size	Total sq. ft.	Current enrollment	Student capacity, raw	Percent capacity, raw	95% utilization	
						Student capacity, functional	Percent capacity, functional
15	759	11,390	279	330	85%	314	89%

4.2 Specialized Learning Areas

- Six specialized classrooms.

Special Instructional Rooms		
Room Number	Room Function	Sq. Ft.
600	Learning Lab	565
602	Intervention	760
604	Data	745
605	Coop	440
607	PTO	470
601	Opportunity	660

4.3 Special Education and Life Skills

- Two special education rooms.

Special Education Rooms				
Room Number	Sq. Ft.	Life Skills Kitchen Area	Changing Area	Restroom
704	645	No	No	No
700	1,115	Yes	No	No

4.5 Science Classrooms and Labs

- Science classrooms do not meet the current TEA requirement of 900 square feet; however, they are compliant with the TEA requirements in effect at the time of design and construction.

Room number	Classroom sq. ft.		Lecture & lab together	Max # of students	Number of lab stations	Adequate storage
	Actual sq. ft.	+ / (-) TEA				
808	880	(20)	Yes	22	24	Fair

4.6 Computer Labs

- Computer lab 701 is 765 square feet and does not meet current TEA space requirements; current TEA requirement is 900 square feet. The room configuration is good and 22 computers are provided. Several COW carts are available on campus.

4.7 Art

- Art room 807 is 1,215 square feet and has good storage, hard floors, and 1 sink.

4.8 Fine Arts

- Music room 603 is 660 square feet with poor acoustics and hard VCT floor.

4.9 Library, Resource, and Media Center

# of students (functional capacity)	314
Total sq. ft.	2,235
TEA recommended sq. ft.	2,256
+ / (-) TEA recommended	(21)
Meets TEA recommended	No
Stacks sq. ft.	1,960
Office sq. ft.	105
Work Room sq. ft.	0
Media Room sq. ft.	0
Storage sq. ft.	170
Age appropriate space	Yes
Furniture condition	Good
Shelving condition	Good

4.10 Interior Athletics

- Gym is 5,140 square feet of playing surface with wood floor in good condition. Gym storage is fair. Bleachers are in fair condition and there are no wheelchair seating spaces provided. Principal reported some issues with gym floor separating and buckling.
- The boys' locker room has no ADA provisions and no lockers. Plumbing fixtures are in fair condition. Locker room ventilation is fair.
- The girls' locker room has no ADA provisions and no lockers. Plumbing fixtures and stall panels and hardware are in poor condition. Locker room ventilation is fair.
- Coaches' office is provided but there are no separate dressing facilities for the coaches.

5.0 Support Space

5.1 Cafeteria and Kitchen

Cafeteria - Seating Area				Serving Area			
Square Feet - Actual	Square Feet - Recommended *	Square Feet +/- Recommended	Seating Capacity	Square Feet - Actual	Square Feet - Recommended **	Square Feet +/- Recommended	# of Serving Lines
4,580	1,600	+ 2,980	160	105	80	+ 25	1

* 10 square feet per seat

** ½ a square feet per seat

Kitchen					Lunch Periods		
Square Feet - Actual	Square Feet - Recommended ***	Square Feet +/- Recommended	Total SF Cold & Dry Storage	Average Daily Meals Served	# of Lunch Periods	Begins at:	Ends at:
2,100	1,376	+ 724	325	393	XX	XX	XX

*** 3 ½ square feet per meal served

5.2 Lounge and Work Areas

- Lounge and work room space is adequate to serve the number of teachers on campus.

Room Number	Square Feet	Function
Lounge	400	Lounge
Workroom	135	Workroom
Office workroom	185	Workroom
Total	720	
Total recommended	420	
Difference +/-	300	

5.3 Nurse

Square Feet	+ / (-) recommended	Number of Beds	Number of Private Beds	Restroom within clinic
575	+ 75	3	1	Yes

Sink	Refrigerator	Hard Floor	Secure Storage	Near front office
Yes	Yes	Yes	Yes	No

5.4 Campus Administrative

- Administrative space is adequate.

6.0 *Portable Buildings*

6.1 Exterior conditions

- Exterior finish and roof are in good condition.

6.2 Interior conditions

- One 735 square foot classroom and one 450 square foot classroom.
- Interior conditions are good; restrooms are not ADA compliant.

7.0 *ADA Accessibility*

7.1 ADA Accessibility

- Make ADA improvements throughout the campus, including bringing sloped surfaces into compliance with standards and providing accessible routes to non-accessible areas and buildings (see where noted on TASB field notes).
- ADA room signage should be consistently provided.
- No wheelchair seating spaces are provided in the gym bleachers.
- No ADA access is provided to playgrounds and equipment.

Tarkington ISD
 Cooperative Strategies
 Facility Condition Assessment - Order of Magnitude Cost Estimate
 25-Jul-19

CATEGORY	SECTION	PRIORITY	CAMPUS	SCOPE	QTY	UNIT	UNIT COST	PRIORITY	PRIORITY	PRIORITY
								1	2	3
School Site	1.1	1	Tarkington Intermediate	Improve drainage where needed around buildings & campus - Grading at building perimeter	2300	sf	\$ 6.00	\$ 13,800.00		
School Site	1.1	1	Tarkington Intermediate	Improve drainage where needed around buildings & campus- Import Fill	100	cy	\$ 14.00	\$ 1,400.00		
Systems & Components	2.8	1	Tarkington Intermediate	Investigate & resolve issues with keys and locks	12	ea	\$ 1,600.00	\$ 19,200.00		
Systems & Components	2.5	1	Tarkington Intermediate	Place exterior wire/cable in conduit	500	lf	\$ 20.00	\$ 10,000.00		
Systems & Components	2.5	1	Tarkington Intermediate	Provide 3' minimum clearance in front of electrical panels	1	allow	\$ 10,000.00	\$ 10,000.00		
School Site	1.4	1	Tarkington Intermediate	Provide additional ADA & van accessible parking spaces	70	sf	\$ 11.50	\$ 805.00		
School Site	1.3	1	Tarkington Intermediate	Provide additional marked crosswalks on adjacent streets	4	ea	\$ 2,500.00	\$ 10,000.00		
School Site	1.4	1	Tarkington Intermediate	Provide additional pole lighting at all parking areas	8	ea	\$ 8,000.00	\$ 64,000.00		
School Site	1.4	1	Tarkington Intermediate	Rebuild asphalt parking surfaces	10000	sf	\$ 1.80	\$ 18,000.00		
Systems & Components	2.2	1	Tarkington Intermediate	Remove trees and shrubs along foundation	1	allow	\$ 5,500.00	\$ 5,500.00		
School Site	1.7	1	Tarkington Intermediate	Repair playground fall surfaces	500	sf	\$ 4.00	\$ 2,000.00		
Systems & Components	2.1	1	Tarkington Intermediate	Repair roof leaks	61000	sf	\$ 1.50	\$ 91,500.00		
Systems & Components	2.2	1	Tarkington Intermediate	Reposition splash blocks and repair eroded areas	12	ea	\$ 250.00	\$ 3,000.00		
Site Safety & Security	3.1	1	Tarkington Intermediate	Security improvements	1	allow	\$ 40,000.00	\$ 40,000.00		
Systems & Components	2.1	1	Tarkington Intermediate	Trim trees growing over roof lines	5	ea	\$ 125.00	\$ 625.00		
Site Safety & Security	3.3	2	Tarkington Intermediate	Develop plans to investigate potential environmental issues	1	allow	\$ 100,000.00		\$ 100,000.00	
Educational Adequacy	4.8	2	Tarkington Intermediate	Improve acoustics in music room	660	sf	\$ 5.75	\$ 3,795.00		
Systems & Components	2.3	2	Tarkington Intermediate	Improve HVAC system controls	61000	sf	\$ 1.50	\$ 91,500.00		
Site Safety & Security	3.2	2	Tarkington Intermediate	Improve or replace fire alarm and PA systems	61000	sf	\$ 5.00	\$ 305,000.00		
Systems & Components	2.4	2	Tarkington Intermediate	Increase lighting levels in gym	1	allow	\$ 100,000.00	\$ 100,000.00		
Educational Adequacy	4.1	2	Tarkington Intermediate	Provide additional classroom storage	300	sf	\$ 200.00	\$ 60,000.00		
School Site	1.5	2	Tarkington Intermediate	Provide canopies at student loading areas	2000	sf	\$ 45.00	\$ 90,000.00		
Systems & Components	2.7	2	Tarkington Intermediate	Provide pan under water heater in 700 hall maintenance closet	1	ea	\$ 100.00	\$ 100.00		
School Site	1.7	2	Tarkington Intermediate	Provide shade canopies over playground equipment	500	sf	\$ 45.00	\$ 22,500.00		
Systems & Components	2.8	2	Tarkington Intermediate	Repair/repaint exterior wall & door finishes & trim	1	allow	\$ 75,000.00	\$ 75,000.00		
Systems & Components	2.9	2	Tarkington Intermediate	Repair/repaint interior surfaces	1	allow	\$ 125,000.00	\$ 125,000.00		
Systems & Components	2.8	2	Tarkington Intermediate	Replace window and building seam caulking	1	allow	\$ 50,000.00	\$ 50,000.00		
Systems & Components	2.8	2	Tarkington Intermediate	Replace window glazing compound	1	allow	\$ 50,000.00	\$ 50,000.00		
ADA Accessibility	7.1	3	Tarkington Intermediate	ADA improvements -- see TASB Field Notes report	1	allow	\$ 375,000.00			\$ 375,000.00
Systems & Components	2.2	3	Tarkington Intermediate	Consider replacement of gutters and downspouts	1700	lf	\$ 18.00			\$ 30,600.00
Educational Adequacy	4.6	3	Tarkington Intermediate	Expand computer lab	150	sf	\$ 250.00			\$ 37,500.00
Systems & Components	2.5	3	Tarkington Intermediate	Provide additional electric outlets in classrooms	80	ea	\$ 250.00			\$ 20,000.00
Educational Adequacy	4.10	3	Tarkington Intermediate	Repair & update gym & locker rooms	5140	sf	\$ 125.00			\$ 642,500.00
Systems & Components	2.3	3	Tarkington Intermediate	Replace aging HVAC units & provide fresh air makeup	61000	sf	\$ 17.00			\$ 1,037,000.00
Systems & Components	2.5	3	Tarkington Intermediate	Replace any electrical infrastructure older than 30 years	48116	sf	\$ 20.00			\$ 962,320.00
Systems & Components	2.7	3	Tarkington Intermediate	Replace any plumbing infrastructure older than 30 years	48116	sf	\$ 20.00			\$ 962,320.00
Systems & Components	2.9	3	Tarkington Intermediate	Replace ceiling tiles	30000	sf	\$ 7.00			\$ 210,000.00
Systems & Components	2.6	3	Tarkington Intermediate	Replace fixtures in restrooms	57	ea	\$ 300.00			\$ 17,100.00
Systems & Components	2.6	3	Tarkington Intermediate	Replace partitions in restrooms	20	ea	\$ 750.00			\$ 15,000.00
Systems & Components	2.1	3	Tarkington Intermediate	Replace PVC roof on gym	5140	sf	\$ 12.50			\$ 64,250.00
Systems & Components	2.8	3	Tarkington Intermediate	Replace single pane windows	400	sf	\$ 45.00			\$ 18,000.00
Systems & Components	2.9	3	Tarkington Intermediate	Replace VCT	30000	sf	\$ 6.00			\$ 180,000.00
SUBTOTALS								\$ 289,830	\$ 1,072,895	\$ 4,571,590
Contingency		15%						\$ 43,475	\$ 160,934	\$ 685,739
Contractor Markups (GCs / Bonds / Insurance / Escalator)		25%						\$ 83,326	\$ 308,457	\$ 1,314,332
		10%						\$ 41,663	\$ 154,229	\$ 657,166
TOTALS								\$ 458,294	\$ 1,696,515	\$ 7,228,827

TOTAL ALL PRIORITIES \$ 9,383,636

Tarkington Middle School Assessment Summary



General comments:

The Tarkington Middle School campus was constructed in 1974 (originally used as a high school). The original shop/vocational area is no longer used for education but is now used as the district's transportation and maintenance shops. The campus is comprised of 130,887 square feet and rests on approximately 11.3 acres. There are currently 465 students enrolled, 6th through 8th grades, and 57 staff. The building is generally in good condition, but there are pressing maintenance and repair issues that need to be addressed.

1.0 School Site

1.1 Topography and Soil Drainage

- Site appears to be mostly flat with decent drainage. Some areas along the perimeter of the slab appear to have negative drainage towards the building. This should be corrected by grading water away from the building to prevent the foundation from wicking moisture and causing excessive foundation movement. Some low spots and ponding were also observed on site.
- Erosion and standing water around building slabs may compromise the integrity of the foundations and other building systems that rely on a stable slab (walls, doors, windows, roofs, plumbing, etc.).

1.2 Site Size, Location, and Accessibility

- Site has adequate room for expansion.

1.3 Access Streets and Vehicular Traffic

- No crosswalks or marked crossings provided on streets immediately adjacent to campus perimeter.

1.4 Parking

- Additional pole lighting should be provided in parking areas for increased security after dark.
- Asphalt surfaces are in poor condition; due to conditions, seal coating the asphalt would be a poor investment. Recommend rebuilding the parking areas within the next 2 years.
- Additional parking spaces, including additional ADA and van accessible spaces, should be provided for staff and visitors (visitor parking based on 5% of student enrollment).

Area	Regular Spaces	ADA	Van Accessible	Surface Type	Surface Condition	Striping Condition	Lighting
SW Lot	96	4	1	Asphalt	Poor	Poor	Poor
East Lot	107	3	0	Asphalt	Poor	Poor	Poor
Total	203	7	1				
Total recommended/req'd	232	9	2				
Difference +/-	(29)	(2)	(1)				
Parking based on:	57	Staff					
	701	Students (functional capacity)					

1.5 Student Loading Areas

- Parent loading and bus loading for drop-off and pick-up generally moves smoothly. Afternoon parent pick-up is at the east end of the building, and afternoon bus pick-up is at the front of the building.
- Canopies should be provided at all student loading areas to provide protection from weather.

1.6 Pedestrian Services

- Sidewalks and canopies are generally in fair condition.

1.7 Playgrounds, Athletic, and Intramural Areas

- The middle school fieldhouse locker rooms and coaches' offices have no ADA provisions. Lockers are in poor condition, and plumbing fixtures and stall panels and hardware are in poor condition. Locker room ventilation is fair. Overall quality of this locker room is fair-to-poor. Athletic director reported need for improvements throughout the fieldhouse.

2.0 Systems and Components

2.1 Roofs

- PVC roof on Main A is in good condition.
- PVC roof on Main B is in fair condition and should be scheduled for replacement within the next 5-10 years.
- Standing seam metal roof on Main C is in fair condition.

2.2 Foundations

- Foundations appear to be in good condition. Some movement has occurred but appears normal. As mentioned in section 1.0 Site, water should be diverted to prevent standing around the foundation to maintain a consistent moisture level in the soil and to minimize foundation movement.
- Splash blocks are missing or badly placed in several locations around buildings, resulting in erosion in some areas.
- Gutters and downspouts are generally in good-to-fair condition.
- Trees/shrubs growing near foundation of building should be removed to prevent damage to the foundation by tree roots.

2.3 Heating, Ventilation, and Air Conditioning

- Mid-morning CO2 level inside of main building was measured at 1,710 ppm; mid-morning outside base CO2 level was 496 ppm. Mid-morning humidity level inside of main building was measured at 54%; mid-morning outside base humidity level was 78%. High CO2 levels indicate that the building's HVAC system lacks fresh-air makeup capabilities, allowing CO2 levels, allergens, and mold levels to build-up during the day since fresh air is not continually being introduced into the building and old air is not being cycled out of the building. According to the Texas Department of State Health Services, if the CO2 concentrations are maintained below 600 ppm and the interior environment is within comfortable temperature and humidity ranges, complaints should not be a problem. However, if CO2 levels are above 1000 ppm, widespread complaints may occur and therefore it is generally recommended that 700 ppm above the outdoor levels be used as an upper limit guideline for response actions. The recommended relative humidity level for ambient indoor air is between 40% and 60%.
- Replace all HVAC units that are 18-years old or older and provide fresh air makeup at all buildings.
- Maintenance director expressed need for chiller replacement.
- Principal reported issues with, and improvements needed in the HVAC system.
- 2% of cooling capacity in the permanent buildings is at or beyond typical life cycles.

Cooling Capacity	# of small units *	# of large units *
431	20	2
* Small units are 10 ton or smaller and large units are greater than 10 ton.		
	At end of life cycle*	Beyond life cycle
Quantity	0	3
Tonnage	0	9
% of cooling capacity	0%	2%
* Within 2 years of being beyond life cycle.		

- Ventilation is recommended for improvement in several restrooms.

2.4 Lighting

- Light levels are about 17 foot candles in the gym and 32 foot candles in the classrooms, 50 foot candles recommended.

2.5 Electrical, Communications, and Data Infrastructure

- In most classrooms, extension cords are being used for permanent power connections. Extension cords can be a tripping hazard and can create a potential fire hazard if circuits are overloaded.
- Items stored in front of electrical panels at several locations; 3' minimum clearance needed in front of panels.
- Electrical panels are at or beyond capacity.
- Electrical infrastructure older than 30 years should be considered for replacement.
- Technology director reported need for increased power.
- Maintenance director reported need for a kitchen generator.
- Principal reported need for improved technology system.
- Exposed exterior data cable should be placed inside conduit for better protection.

2.6 Drinking Fountains and Restrooms

Location	Quantity	ADA
Cafeteria	4	2
300-400 Connector	2	2
208	2	2
203	2	2
Gym	4	0
Totals	14	8

- Some fixtures and partitions are in fair-to-poor condition and should be considered for replacement.

Student									
	Boys Commodes	Urinals	Girls Commodes	Unisex Commodes	Sinks	ADA Compliance Level	Condition of Plumbing Fixtures	Condition of Stall Panels & Hardware	Ventilation
Building/Location									
Cafeteria	3	4	5	0	6	Partial	Good	Good	Good
208	1	2	3	0	4	Yes	Fair	Good	Good
203	2	2	4	0	8	Yes	Good	Good	Good
Audi. Backstage	1	0	1	0	2	No	Fair	Poor	Poor
400	4	5	4	0	6	No	Fair	Good	Fair
Totals	11	13	17	0	26				

2.7 Plumbing and Mechanical Infrastructure

- Plumbing may need replacement; expected lifecycle is 30 to 50 years depending on water hardness and soil corrosivity.
- Air handling units are in fair-to-poor condition.

2.8 Building Envelope - Exterior Windows, Doors, and Walls

- Minor cracks throughout the exterior brick finish, and some soffit damage. Repair and maintain as necessary to prevent rain penetration.
- Consider replacing all single pane windows with double pane Low-E rated windows in future major renovation. Return on investment for window replacement is 20+ years, so it should only be done when other major renovations are occurring.
- Expansion joint caulk and window caulk is in poor condition and should be scheduled for replacement within the next 5 years.
- Most exterior door and wall materials are in good-to-fair condition.
- Most exterior painted door and wall finishes at all buildings are in fair-to-poor condition and need repainting.

2.9 Interior Flooring, Doors, Cabinets, Ceilings, and Walls

- Carpet, both rolled and tile, is in fair-to-poor condition and should be replaced within the next 5 years.
- VCT tile is in fair-to-poor condition and should be replaced within the next 5 years. Concern was raised by custodial director that there may not be a vapor barrier under the foundations.
- Wood floor in auditorium and ceramic floors in restrooms are in fair condition and should be considered for replacement.
- Concrete floor in fieldhouse is in poor condition.
- Many doors in the main building are in fair condition and field house doors are in poor condition; most doors have knobs in lieu of levers. Doors and hardware should be considered for replacement.
- Most wall materials are in good-to-fair condition. Wood panels in fieldhouse are in poor condition.
- Interior painted surfaces in are in fair condition and should be repainted in the next 3 years.
- 2'x4' ceiling tile in all buildings is in fair-to-poor condition and should be replaced within the next 5 years.

3.0 Site Safety and Security

3.1 Campus Security Systems

- The campus needs security upgrades, including secure fencing and gates around the entire campus perimeter, consideration of additional security cameras at the interior and exterior to cover any blind spots, and key card access.
- Principal reported need for outside PA system and updated phone/intercom system.
- Additional security lighting is needed on all sides of all building perimeters for after-hours use.

3.2 Emergency/Life Safety Systems

- Emergency life safety systems appear adequate.

3.3 Environmental/Life Safety Systems

- District should develop plans to investigate and address any issues with asbestos and rodent infestation in the building.

4.0 Educational Adequacy

4.1 General Classrooms

- 33 general classrooms with a total of 24,792 square feet (average classroom size is 751 sf). Raw campus capacity per recommended maximum of 25 students per classroom is 825 students; with utilization factor of 85%, functional campus capacity is 701 students. With current enrollment of 465 students, the campus is at 56% raw capacity and at 66% functional capacity. (Capacity calculation includes science classrooms, art rooms, drama room, and computer labs, and excludes band hall, specialized learning areas, and special ed/life skills areas).

Number of clrms.	Avg. clrm. size	Total sq. ft.	Current enrollment	Student capacity, raw	Percent capacity, raw	85% utilization	
						Student capacity, functional	Percent capacity, functional
33	751	24,792	465	825	56%	701	66%

4.2 Specialized Learning Areas

- Five specialized classrooms.

Special Instructional Rooms		
Room Number	Room Function	Sq. Ft.
208	Content mastery	817
307	Reading lab	687
313	Content mastery	685
315	Content mastery	692
301	ISS	642

4.3 Special Education and Life Skills

- Three special education rooms.

Special Education Rooms				
Room Number	Sq. Ft.	Life Skills Kitchen Area	Changing Area	Restroom
410	1,365	Yes	No	Yes
412	695			
416	702			

4.4 Vocational/ROTC Classrooms and Labs

- No vocational rooms provided.

4.5 Science Classrooms and Labs

- Science classrooms do not meet TEA recommended size.

Room number	Classroom sq. ft.		Max # of students	Lecture & lab together	Number of lab stations	Counter linear ft.		Eye wash & Shower	Adequate storage
	Actual sq. ft.	+ / (-) TEA				Actual	+ / (-) TEA		
204	883	(317)	18	Yes	24	70	(74)	Eye wash & shower, with floor drain	Fair
305	1,024	(176)	20	Yes	28	108	(60)	Neither provided	Fair
303	1,024	(176)	20	Yes	28	108	(60)	Eye wash only	Fair

4.6 Computer Labs

- The computer labs do not meet current TEA space requirements; current TEA requirement is 900 square feet.
- Several COW carts are available on campus.

Room name/number	Square feet	+ / (-) TEA 900 sq. ft. requirement	Maximum number of computers	Current number of computers	PC's + / (-) TEA requirement	Good configuration
415	709	(191)	20	26	+ 6	Yes
202	867	(33)	24	25	+ 1	Yes
407	682	(218)	19	20	+ 1	Yes

4.7 Art

- Art room 209 is 1,011 square feet and has good storage, hard floors, and 4 sinks.
- Art room 401 is 1,000 square feet and has poor storage, hard floors, and 1 sink.

4.8 Fine Arts

- Band hall is 2,300 square feet with fair acoustics and poor storage.
- Four practice rooms of 42 square feet each are provided.
- Drama room is 1,250 square feet.
- Music room is 601 square feet with VCT floor and fair acoustics.
- Auditorium is 8,200 square feet; interior finishes, seating, and stage equipment are all in good condition. The auditorium has partial ADA access, no wheelchair seating spaces are provided.

4.9 Library, Resource, and Media Center

# of students (functional capacity)	701
Total sq. ft.	4,364
TEA recommended sq. ft.	3,603
+ / (-) TEA recommended	+ 761
Meets TEA recommended	Yes
Stacks sq. ft.	3,690
Office sq. ft.	110
Work Room sq. ft.	203
Media Room sq. ft.	181
Storage sq. ft.	180
Age appropriate space	Yes
Furniture condition	Good
Shelving condition	Good

4.10 Interior Athletics

- Gym is 11,390 square feet of playing surface with wood floor in fair condition. Gym storage is poor. Bleachers are in fair condition and there are no wheelchair seating spaces in the bleachers.
- Athletic director reported need for additional gym.
- One boys' and one girls' locker rooms are provided, along with coaches' offices in each. The locker rooms and coaches' offices have no ADA provisions. Lockers are in fair-to-poor condition, and plumbing fixtures and stall panels and hardware are in poor condition. Locker room ventilation is fair.

5.0 Support Space

5.1 Cafeteria and Kitchen

- The kitchen is undersized for anticipated number of meals served when campus is at functional capacity.
- Food service director reported issues with loading dock drive; also reported need for new snack bar serving line.

Cafeteria - Seating Area				Serving Area			
Square Feet - Actual	Square Feet - Recommended *	Square Feet + / (-) Recommended	Seating Capacity	Square Feet - Actual	Square Feet - Recommended **	Square Feet + / (-) Recommended	# of Serving Lines
7,758	1,680	+ 6,078	168	800	84	+ 716	2

* 10 square feet per seat

** ½ a square feet per seat

Kitchen					Lunch Periods		
Square Feet - Actual	Square Feet - Recommended ***	Square Feet + / (-) Recommended	Total SF Cold & Dry Storage	Average Daily Meals Served	# of Lunch Periods	Begins at:	Ends at:
1,000	3,066	(2,066)	818	876	3	11:27 a	12:57 a

*** 3 ½ square feet per meal served

5.2 Lounge and Work Areas

- Lounge and work room space is adequate to serve the number of teachers on campus.

Room Number	Square Feet	Function
109.1	280	Workroom
104	345	Lounge
304	1,726	Lounge
Total	2,351	
Total recommended	660	
Difference +/-	1,691	

5.3 Nurse

- Consideration should be made during future renovation or expansion to provide a nurse's office clinic meeting the minimum size recommendation by CEFPI of 500 square feet.

Square Feet	+ / (-) recommended	Number of Beds	Number of Private Beds	Restroom within clinic
350	(150)	2	1	Yes

Sink	Refrigerator	Hard Floor	Secure Storage	Near front office
Yes	Yes	Yes	Yes	No

5.4 Campus Administrative

- Administrative space is adequate.

7.0 ADA Accessibility

7.1 ADA Accessibility

- Make ADA improvements throughout the campus, including bringing sloped surfaces into compliance with standards and providing accessible routes to non-accessible areas and buildings (see where noted on TASB field notes).
- ADA room signage should be provided.
- Most doors have knobs in lieu of lever hardware.
- No wheelchair seating spaces are provided in the gym and the auditorium.

Tarkington ISD
 Cooperative Strategies
 Facility Condition Assessment - Order of Magnitude Cost Estimate
 25-Jul-19

CATEGORY	SECTION	PRIORITY	CAMPUS	SCOPE	QTY	UNIT	UNIT COST	PRIORITY	PRIORITY	PRIORITY
								1	2	3
School Site	1.1	1	Tarkington Middle School	Improve drainage where needed around buildings & campus - Grading at building perimeter	2300	sf	\$ 6.00	\$ 13,800.00		
School Site	1.1	1	Tarkington Middle School	Improve drainage where needed around buildings & campus- Import Fill	100	cy	\$ 14.00	\$ 1,400.00		
Systems & Components	2.3	1	Tarkington Middle School	Improve ventilation in restrooms	1	allow	\$ 75,000.00	\$ 75,000.00		
Support Space	5.1	1	Tarkington Middle School	Investigate and resolve issues with cafeteria loading dock drive	1	allow	\$ 10,000.00	\$ 10,000.00		
Systems & Components	2.5	1	Tarkington Middle School	Place exterior wire/cable in conduit	500	lf	\$ 20.00	\$ 10,000.00		
Systems & Components	2.5	1	Tarkington Middle School	Provide 3' minimum clearance in front of electrical panels	1	allow	\$ 10,000.00	\$ 10,000.00		
School Site	1.4	1	Tarkington Middle School	Provide additional parking spaces (including ADA)	1050	sf	\$ 11.50	\$ 12,075.00		
School Site	1.4	1	Tarkington Middle School	Provide additional pole lighting at all parking areas	8	ea	\$ 8,000.00	\$ 64,000.00		
School Site	1.3	1	Tarkington Middle School	Provide marked crosswalks/crossings on adjacent streets	4	ea	\$ 2,500.00	\$ 10,000.00		
School Site	1.4	1	Tarkington Middle School	Rebuild asphalt parking surfaces	10000	sf	\$ 1.80	\$ 18,000.00		
Systems & Components	2.2	1	Tarkington Middle School	Remove trees and shrubs along foundation	1	allow	\$ 6,000.00	\$ 6,000.00		
Systems & Components	2.9	1	Tarkington Middle School	Repair concrete fieldhouse floors		sf	\$ 9.00	\$ -		
Systems & Components	2.8	1	Tarkington Middle School	Repair cracks in exterior brick finishes & soffits	1500	sf	\$ 5.75	\$ 8,625.00		
Systems & Components	2.2	1	Tarkington Middle School	Reposition splash blocks and repair eroded areas	25	ea	\$ 250.00	\$ 6,250.00		
Site Safety & Security	3.1	1	Tarkington Middle School	Security improvements	1	allow	\$ 60,000.00	\$ 60,000.00		
Site Safety & Security	3.3	2	Tarkington Middle School	Develop plans to investigate potential environmental issues	1	allow	\$ 100,000.00		\$ 100,000.00	
Educational Adequacy	4.8	2	Tarkington Middle School	Improve acoustics in music room	601	sf	\$ 5.75	\$ 3,455.75		
Systems & Components	2.4	2	Tarkington Middle School	Increase lighting levels in gym and classrooms	1	allow	\$ 250,000.00	\$ 250,000.00		
Educational Adequacy	4.7	2	Tarkington Middle School	Provide additional art room storage in room 401	50	sf	\$ 200.00	\$ 10,000.00		
Educational Adequacy	4.8	2	Tarkington Middle School	Provide additional storage in band hall	50	sf	\$ 200.00	\$ 10,000.00		
School Site	1.5	2	Tarkington Middle School	Provide canopies at student loading areas	2500	sf	\$ 45.00	\$ 112,500.00		
Systems & Components	2.8	2	Tarkington Middle School	Repair/repaint exterior wall & door finishes & trim	1	allow	\$ 85,000.00	\$ 85,000.00		
Systems & Components	2.9	2	Tarkington Middle School	Repair/repaint interior surfaces	1	allow	\$ 150,000.00	\$ 150,000.00		
Systems & Components	2.9	2	Tarkington Middle School	Replace doors and hardware	1	allow	\$ 225,000.00	\$ 225,000.00		
Systems & Components	2.8	2	Tarkington Middle School	Replace window and building seam caulking	1	allow	\$ 50,000.00	\$ 50,000.00		
ADA Accessibility	7.1	3	Tarkington Middle School	ADA improvements -- see TASB Field Notes report	1	allow	\$ 625,000.00			\$ 625,000.00
Educational Adequacy	4.10	3	Tarkington Middle School	Consider constructing additional gym	6500	sf	\$ 250.00			\$ 1,625,000.00
Systems & Components	2.7	3	Tarkington Middle School	Consider replacement of air handling units	80000	sf	\$ 15.00			\$ 1,200,000.00
Systems & Components	2.9	3	Tarkington Middle School	Consider replacement of wood and ceramic floors	4000	sf	\$ 21.50			\$ 86,000.00
Support Space	5.1	3	Tarkington Middle School	Expand cafeteria kitchen	2066	sf	\$ 250.00			\$ 516,500.00
Educational Adequacy	4.6	3	Tarkington Middle School	Expand computer labs	442	sf	\$ 250.00			\$ 110,500.00
Educational Adequacy	4.5	3	Tarkington Middle School	Expand science classrooms	669	sf	\$ 270.00			\$ 180,630.00
Systems & Components	2.5	3	Tarkington Middle School	Provide additional electric outlets in classrooms	200	ea	\$ 250.00			\$ 50,000.00
Systems & Components	2.5	3	Tarkington Middle School	Provide additional electrical capacity	1	allow	\$ 125,000.00			\$ 125,000.00
Educational Adequacy	4.10	3	Tarkington Middle School	Repair & update gym & locker rooms	11390	sf	\$ 125.00			\$ 1,423,750.00
School Site	1.7	3	Tarkington Middle School	Repair, update, or replace fieldhouse	11350	sq	\$ 275.00			\$ 3,121,250.00
Systems & Components	2.3	3	Tarkington Middle School	Replace aging HVAC units & provide fresh air makeup	130887	sf	\$ 17.00			\$ 2,225,079.00
Systems & Components	2.5	3	Tarkington Middle School	Replace any electrical infrastructure older than 30 years	130887	sf	\$ 20.00			\$ 2,617,740.00
Systems & Components	2.7	3	Tarkington Middle School	Replace any plumbing infrastructure older than 30 years	130887	sf	\$ 20.00			\$ 2,617,740.00
Systems & Components	2.9	3	Tarkington Middle School	Replace carpet	45000	sf	\$ 7.00			\$ 315,000.00
Systems & Components	2.9	3	Tarkington Middle School	Replace ceiling tiles	130887	sf	\$ 7.00			\$ 916,209.00
Systems & Components	2.3	3	Tarkington Middle School	Replace chiller	2	allow	\$ 250,000.00			\$ 500,000.00
Systems & Components	2.6	3	Tarkington Middle School	Replace fixtures in restrooms	130	ea	\$ 300.00			\$ 39,000.00
Systems & Components	2.6	3	Tarkington Middle School	Replace partitions in restrooms	41	ea	\$ 750.00			\$ 30,750.00
Systems & Components	2.1	3	Tarkington Middle School	Replace PVC roof on Main B	50000	sf	\$ 12.50			\$ 625,000.00
Systems & Components	2.8	3	Tarkington Middle School	Replace single pane windows	2000	sf	\$ 45.00			\$ 90,000.00
Systems & Components	2.9	3	Tarkington Middle School	Replace VCT	85000	sf	\$ 6.00			\$ 510,000.00
SUBTOTALS								\$ 305,150	\$ 995,956	\$ 19,550,148
Contingency				15%				\$ 45,773	\$ 149,393	\$ 2,932,522
Contractor Markups (GCs / Bonds / Insurance / Escalation				25%				\$ 87,731	\$ 286,337	\$ 5,620,668
				10%				\$ 43,865	\$ 143,169	\$ 2,810,334
TOTALS								\$ 482,518	\$ 1,574,855	\$ 30,913,672

TOTAL ALL PRIORITIES \$ 32,971,045

Tarkington High School Assessment Summary



General comments:

The Tarkington High School campus was constructed in 2005. The campus is comprised of 115,759 square feet in the main building and 11,200 square feet in the vocational building; the campus rests on approximately 46.8 acres. There are currently 511 students enrolled, 9th through 12th grades, and 64 staff. The buildings are generally in good condition, but there are pressing maintenance and repair issues that need to be addressed.

1.0 School Site

1.1 Topography and Soil Drainage

- Site appears to be mostly flat with decent drainage.
- Erosion and standing water around building slabs may compromise the integrity of the foundations and other building systems that rely on a stable slab (walls, doors, windows, roofs, plumbing, etc.).

1.2 Site Size, Location, and Accessibility

- The campus has sufficient room for expansion.

1.3 Access Streets and Vehicular Traffic

- No crosswalks or marked crossings provided on streets immediately adjacent to campus perimeter.

1.4 Parking

- Concrete parking surfaces are in in good condition.
- Principal reported desire for additional curb stops in student parking to help control traffic flow for drop-off and pick-up, and for gates to close drive by vocational shop at parking lot and road.

Area	Regular Spaces	ADA	Van Accessible	Surface Type	Surface Condition	Striping Condition	Lighting
South	182	9	3	Concrete	Good	Fair	Good
West	90	4	1	Concrete	Good	Fair	Good
North	3	1	1	Concrete	Good	Fair	Good
Total	275	14	5				
Total recommended/req'd	275	11	3				
Difference +/-	+ 0	+ 3	+ 2				
Parking based on:	64	Staff					
	844	Students (functional capacity)					

1.5 Student Loading Areas

- Parent loading and bus loading for drop-off and pick-up generally moves smoothly. Afternoon parent and bus pick-up traffic takes approximately 20 minutes to disperse. Parent loading is on the south side adjacent to the gym, and bus loading is on the west side at the front entrance. Survey noted some safety concerns with cars cutting between the curb stops in the student parking lot.
- Canopies should be provided at all student loading areas to provide protection from weather.

1.6 Pedestrian Services

- Sidewalks and canopies are generally in good condition.
- Sealant in sidewalk/flatwork joints is deteriorating in some locations.

1.7 Playgrounds, Athletic, and Intramural Areas

- At the football/track stadium, the bleachers are generally in fair condition, the football field has a good crown, and the grass surface is in fair condition. The track surface is in good condition. The press box and the lights and poles are in poor condition; the support structures are in fair condition. Generally, there is a fair-to-poor level of ADA access throughout the stadium; 8 wheelchair seating spaces are provided in the bleachers. ADA access is not provided to the press box; however the press box is under 500 square feet. Athletic director reported issues with drainage.
- At the baseball stadium, the bleachers are generally in poor condition, the baseball field has a good crown, and grass and infield condition are good. The field appears to have good drainage. Lights and poles are in good condition; dugouts, batting cages, and support structures are in fair condition; and the press box is in poor condition. The dugouts have no protection from foul balls. Generally, there is a poor level of ADA access throughout the stadium; no wheelchair seating spaces are provided in the bleachers. ADA access is not provided to the press box; however the press box is under 500 square feet. The baseball coach reported the need for: 1) enlarged dugouts with safety netting and padding; and 2) expansion of batting cages to provide 2 batting stations inside the cages and two pads outside the cages.

- At the softball stadium, the bleachers are generally in good condition, the softball field has a good crown, and grass and infield condition are fair. The field appears to have good drainage. Dugouts, batting cages, support structures, and the press box are in good condition; lights and poles are in poor condition. Generally, there is a fair level of ADA access throughout the stadium; 6 wheelchair seating spaces are provided in the bleachers. ADA access is not provided to the press box; however the press box is under 500 square feet.
- Tennis court surfaces (2 courts) are in poor condition and equipment is in fair condition; the courts have good drainage. A small bleacher is provided that is in fair condition and has no wheelchair seating spaces. There are no lights and poles, press box, or support structures provided. Generally, there is a poor level of ADA access throughout the tennis complex.
- The football stadium fieldhouse locker rooms and coaches' offices have no ADA provisions. Lockers are in fair condition, and plumbing fixtures and stall panels and hardware are in fair condition. Locker room ventilation is good. Overall quality of this locker room is fair. Athletic director reported need for improvements throughout the fieldhouse and expressed desire for new field house.
- Weight room is 2,246 square feet and has a rubber floor. Walls and ceiling are in fair condition. No ventilation system is provided. Athletic director reported that weight room is outdated and in need of repairs.

2.0 *Systems and Components*

2.1 Roofs

- PVC roofs on main building and standing seam metal roof on vocational building are in good condition.
- Principal reported issues with leaking roof in 400 hallway and office hallway.

2.2 Foundations

- Foundations appear to be in good condition.
- Splash blocks are missing or badly placed in several locations around buildings, resulting in erosion in some areas.
- Gutters and downspouts are generally in good condition.
- Trees/shrubs growing near foundation of the vocational building should be removed to prevent damage to the foundation by tree roots.

2.3 Heating, Ventilation, and Air Conditioning

- Mid-afternoon CO2 level inside of the main building was measured at 1,059 ppm on average; mid-afternoon outside base CO2 level was 441 ppm. Mid-afternoon humidity level inside of the main building was measured at 55.7% on average; mid-afternoon outside base humidity level was 34.5%. Assuming the building has fresh-air makeup capabilities, the high CO2 measurements are an indication that the HVAC system need to be rebalanced and commissioned. According the Texas Department of State Health Services, if the CO2 concentrations are maintained below 600 ppm and the interior environment is within comfortable temperature and humidity ranges, complaints should not be a problem. However, if CO2 levels are above 1000 ppm, widespread complaints may occur and therefore it is generally recommended that 700 ppm above the outdoor levels be used as an upper limit guideline for response actions. The recommended relative humidity level for ambient indoor air is between 40% and 60%.
- Maintenance director expressed need for chiller replacement.

Cooling Capacity	# of small units *	# of large units *
593	7	2
* Small units are 10 ton or smaller and large units are greater than 10 ton.		
	At end of life cycle*	Beyond life cycle
Quantity	0	0
Tonnage	0	0
% of cooling capacity	0%	0%
* Within 2 years of being beyond life cycle.		

2.4 Lighting

- Light levels are about 45 foot candles in classrooms, 50 foot candles recommended.
- Light levels are about 55 foot candles in gym, 75 foot candles recommended.
- Upgrade T-12 light fixtures to energy efficient fixtures at the vocational building.

2.5 Electrical, Communications, and Data Infrastructure

- Items stored in front of electrical panels in electrical room near locker rooms; 3' minimum clearance needed in front of panels.
- Principal reported need for expanded technology infrastructure to support move to online STAAR testing.

2.6 Drinking Fountains and Restrooms

Location	Quantity	ADA
Main 1st	24	13
Main 2nd	8	4
Vocational	2	1
Totals	34	18

- Fixtures/partitions are in fair condition in vocational building restrooms and should be considered for replacement.

Student									
Building/Location	Boys Commodes	Urinals	Girls Commodes	Unisex Commodes	Sinks	ADA Compliance Level	Condition of Plumbing Fixtures	Condition of Stall Panels & Hardware	Ventilation
Vocational	1	1	1	0	2	Yes	Fair	Fair	Good
Band hall	0	0	0	1	1	Yes	Good	N/A	Good
Near commons/locker rms.	4	3	7	0	14	Yes	Good	Good	Good
Near Art	1	1	2	0	4	Yes	Good	Good	Good
Life skills	0	0	0	1	1	Yes	Good	N/A	Good
ISS 106	0	0	0	1	1	Partial	Good	N/A	Good
2nd floor	4	3	7	0	14	Yes	Good	Good	Good
Nurse	0	0	0	1	1	Yes	Good	N/A	Good
Totals	10	8	17	4	38				

Staff									
Campus/Location	Mens Commodes	Urinals	Womens Commodes	Unisex Commodes	Sinks	ADA Compliance Level	Condition of Plumbing Fixtures	Condition of Stall Panels & Hardware	Ventilation
Kitchen	0	0	0	1	1	Yes	Good	N/A	Good
Near band hall	1	0	1	0	2	Partial	Good	N/A	Good
Near commons/locker rms.	1	0	1	0	2	Partial	Good	N/A	Good
2nd floor 300 hall	1	0	1	0	2	Partial	Good	N/A	Good
2nd fl. 300/400 end hall	1	0	1	0	2	Yes	Good	N/A	Good
Office	1	0	1	0	2	Partial	Good	N/A	Good
Totals	5	0	5	1	11				

2.7 Plumbing and Mechanical Infrastructure

- Plumbing and mechanical infrastructure appears adequate.

2.8 Building Envelope - Exterior Windows, Doors, and Walls

- Some rusting and corrosion observed on glass block window frames.
- Principal reported issues with window leaks in conference room.
- Expansion joint caulk is in fair condition at the main building and should be scheduled for replacement within the next 5 years.
- Most exterior wall and door finishes are in good-to-fair condition.
- Concrete stucco finishes on the eaves/soffits are in fair condition and need repainting.

2.9 Interior Flooring, Doors, Cabinets, Ceilings, and Walls

- Ceramic tile, terrazzo, and concrete floors are generally in good condition.
- Rolled carpeting in the main and vocational buildings is in fair-to-poor condition and should be replaced within the next 5 years.
- VCT tile in the main and vocational buildings is in fair condition and should be replaced within the next 5 years.
- Interior painted surfaces in the vocational building are in fair condition; interior surfaces should be repainted in the next 3 years.
- 2'x2' ceiling tile in all buildings is in fair condition and should be replaced within the next 5 years.

3.0 Site Safety and Security

3.1 Campus Security Systems

- The campus is in need of security upgrades, including a secure vestibule at the main entrance of the campus to prevent unauthorized access to instructional areas, secure fencing and gates around the entire campus perimeter, consideration of additional security cameras at the interior and exterior to cover any blind spots, and key card access.
- Principal expressed need for improved PA/speaker system, phones in vocational building, and additional interior door barricades.
- Additional security lighting is needed on all sides of all building perimeters for after-hours use.

3.2 Emergency/Life Safety Systems

- Emergency life safety systems appear adequate.

3.3 Environmental/Life Safety Systems

- Dumpsters are too close to cafeteria exit (can attract rodents to building).
- District should develop plans to investigate and address any issues with IAQ and insect/rodent infestation in the buildings.

4.0 Educational Adequacy

4.1 General Classrooms

- 45 general classrooms with a total of 35,780 square feet (average classroom size is 795 sf). Raw campus capacity per recommended maximum of 25 students per classroom is 1,125 students; with utilization factor of 75%, functional campus capacity is 844 students. With current enrollment of 511 students, the campus is at 45% raw capacity and at 61% functional capacity. (Capacity calculation includes science classrooms, art classrooms, shop/vocational classrooms, and computer labs, and excludes band hall, specialized learning areas, shop/vocational workshops, and special education/life skills areas).
- Classroom storage space is inadequate.

Number of clrms.	Avg. clrm. size	Total sq. ft.	Current enrollment	Student capacity, raw	Percent capacity, raw	75% utilization	
						Student capacity, functional	Percent capacity, functional
45	795	35,780	511	1,125	45%	844	61%

4.2 Specialized Learning Areas

- Two specialized classrooms.

Special Instructional Rooms		
Room Number	Room Function	Sq. Ft.
106	ISS	850
209	Health Lab	695

4.3 Special Education and Life Skills

- One special education room.

Special Education Rooms				
Room Number	Sq. Ft.	Life Skills Kitchen Area	Changing Area	Restroom
210	900	Yes	Yes	Yes

4.4 Vocational/ROTC Classrooms and Labs

- Principal reported need for motorized shop bay doors.
- Principal reported desire for more storage in auto shop.
- Curriculum director reported desire for an ag barn.

Vocational/ROTC/Special Use Rooms					
Room/Program Name	Clrm. Sq. Ft.	Shop Sq. Ft.	Adequate Vent.	Adequate Storage	Hard Floor
V10 Auto Shop	0	2,790	Yes	Yes	Yes
Wood/Metal Shop	700	4,700	Yes	Yes	Yes
Wood/Metal Shop	700	0	Yes	Yes	Yes
108 Culinary Arts	1,130	0	Yes	Yes	Yes

4.5 Science Classrooms and Labs

- Science classrooms do not meet TEA recommended size.

Room number	Classroom sq. ft.		Max # of students	Lecture & lab together	Number of lab stations	Counter linear ft.		Eye wash & Shower	Adequate storage
	Actual sq. ft.	+ / (-) TEA				Actual	+ / (-) TEA		
411	1,030	(370)	18	No	24	90	(54)	Eye wash & shower, with floor drain	Good
413	1,030	(370)	18	No	24	90	(54)	Eye wash & shower, with floor drain	Good
417	1,030	(370)	18	No	24	90	(54)	Eye wash & shower, with floor drain	Good

4.6 Computer Labs

- Computer labs 200 & 204 do not meet current TEA space requirements; current TEA requirement is 900 square feet.
- Several COW carts are available on campus.

Room name/number	Square feet	+ / (-) TEA 900 sq. ft. requirement	Maximum number of computers	Current number of computers	PC's + / (-) TEA requirement	Good configuration
200	825	(75)	23	21	(2)	Yes
204	670	(230)	19	22	+ 3	Yes
302	915	+ 15	25	20	(5)	Yes
401	955	+ 55	27	20	(7)	Yes
403	945	+ 45	26	20	(6)	Yes

4.7 Art

- Art room 206 and 208 are each 910 square feet and have good storage, hard floors, and 3 sinks each.

4.8 Fine Arts

- Band hall is 2,280 square feet with good acoustics and good storage.
- Two practice rooms of 50 square feet each are provided but they are being used for storage.
- Principal reported desire for additional storage in band hall.

4.9 Library, Resource, and Media Center

# of students (functional capacity)	844
Total sq. ft.	4,210
TEA recommended sq. ft.	4,032
+ / (-) TEA recommended	+ 178
Meets TEA recommended	Yes
Stacks sq. ft.	3,560
Office sq. ft.	150
Work Room sq. ft.	305
Media Room sq. ft.	195
Storage sq. ft.	0
Age appropriate space	Yes
Furniture condition	Good
Shelving condition	Good

4.10 Interior Athletics

- Gym is 9,740 square feet of playing surface with wood floor in good condition. Gym storage is fair. Bleachers are in good condition but there are no wheelchair seating spaces in the bleachers.
- Athletic director reported need for additional gym.
- One boys' and one girls' locker rooms are provided, along with coaches' offices/lockers in each. The locker rooms and coaches' offices have full ADA provisions. Lockers are in good condition, and plumbing fixtures and stall panels and hardware are in good condition. Locker room ventilation is good.

5.0 Support Space

5.1 Cafeteria and Kitchen

- The kitchen is undersized for anticipated number of meals served when campus is at functional capacity.

Cafeteria - Seating Area				Serving Area			
Square Feet - Actual	Square Feet - Recommended *	Square Feet + / (-) Recommended	Seating Capacity	Square Feet - Actual	Square Feet - Recommended **	Square Feet + / (-) Recommended	# of Serving Lines
6,500	2,280	+ 4,220	228	300	114	+ 186	3

* 10 square feet per seat

** ½ a square feet per seat

Kitchen					Lunch Periods		
Square Feet - Actual	Square Feet - Recommended ***	Square Feet + / (-) Recommended	Total SF Cold & Dry Storage	Average Daily Meals Served	# of Lunch Periods	Begins at:	Ends at:
3,450	3,693	(243)	790	1,055	3	11:27 a	12:57 p

*** 3 ½ square feet per meal served

5.2 Lounge and Work Areas

- Lounge and work room space is adequate to serve the number of teachers on campus.

Room Number	Square Feet	Function
205	375	Lounge
100H	600	Workroom
Total	975	
Total recommended	860	
Difference +/-	115	

5.3 Nurse

Square Feet	+ / (-) recommended	Number of Beds	Number of Private Beds	Restroom within clinic
500	+ 0	3	3	Yes

Sink	Refrigerator	Hard Floor	Secure Storage	Near front office
Yes	Yes	Yes	Yes	Yes

5.4 Campus Administrative

- Administrative space is adequate.

7.0 ADA Accessibility

7.1 ADA Accessibility

- Make ADA improvements throughout the campus where noted on TASB field notes.
- No wheelchair seating spaces are provided in the gym and in lecture room 201.

Tarkington ISD
 Cooperative Strategies
 Facility Condition Assessment - Order of Magnitude Cost Estimate
 25-Jul-19

CATEGORY	SECTION	PRIORITY	CAMPUS	SCOPE	QTY	UNIT	UNIT COST	PRIORITY	PRIORITY	PRIORITY
								1	2	3
Site Safety & Security	3.3	1	Tarkington High School	Increase dumpster distance from cafeteria	1	allow	\$ 500.00	\$ 500.00		
Systems & Components	2.5	1	Tarkington High School	Provide 3' minimum clearance in front of electrical panels	1	allow	\$ 10,000.00	\$ 10,000.00		
School Site	1.3	1	Tarkington High School	Provide marked crosswalks/crossings on adjacent streets	4	ea	\$ 2,500.00	\$ 10,000.00		
Systems & Components	2.2	1	Tarkington High School	Remove trees and shrubs along foundation	1	allow	\$ 8,000.00	\$ 8,000.00		
Systems & Components	2.8	1	Tarkington High School	Repair glass block frames & resolve window leaks in conference room	1	allow	\$ 5,000.00	\$ 5,000.00		
Systems & Components	2.1	1	Tarkington High School	Repair roof leaks	126959	sf	\$ 1.50	\$ 190,438.50		
School Site	1.6	1	Tarkington High School	Repair sidewalk expansion joints where needed	500	lf	\$ 17.00	\$ 8,500.00		
Systems & Components	2.2	1	Tarkington High School	Reposition splash blocks and repair eroded areas	12	ea	\$ 250.00	\$ 3,000.00		
Site Safety & Security	3.1	1	Tarkington High School	Security improvements	1	allow	\$ 75,000.00	\$ 75,000.00		
Site Safety & Security	3.3	2	Tarkington High School	Develop plans to investigate potential environmental issues	1	allow	\$ 100,000.00		\$ 100,000.00	
Systems & Components	2.4	2	Tarkington High School	Increase lighting levels in gym and classrooms	1	allow	\$ 300,000.00		\$ 300,000.00	
Educational Adequacy	4.1	2	Tarkington High School	Provide additional classroom storage	500	sf	\$ 200.00		\$ 100,000.00	
School Site	1.5	2	Tarkington High School	Provide canopies at student loading areas	3000	sf	\$ 45.00		\$ 135,000.00	
Systems & Components	2.8	2	Tarkington High School	Repair/repaint exterior concrete stucco finishes & trim	1500	sq	\$ 10.00		\$ 15,000.00	
Systems & Components	2.9	2	Tarkington High School	Repair/repaint interior surfaces in vocational building	1	allow	\$ 175,000.00		\$ 175,000.00	
Systems & Components	2.8	2	Tarkington High School	Replace building seam caulking	1	allow	\$ 50,000.00		\$ 50,000.00	
Systems & Components	2.4	2	Tarkington High School	Upgrade T-12 light fixtures to energy efficient fixtures	1	allow	\$ 200,000.00		\$ 200,000.00	
ADA Accessibility	7.1	3	Tarkington High School	ADA improvements -- see TASB Field Notes report	1	allow	\$ 875,000.00			\$ 875,000.00
Educational Adequacy	4.10	3	Tarkington High School	Consider constructing additional gym	7500	sf	\$ 250.00			\$ 1,875,000.00
Support Space	5.1	3	Tarkington High School	Expand cafeteria kitchen	243	sf	\$ 250.00			\$ 60,750.00
Educational Adequacy	4.6	3	Tarkington High School	Expand computer labs	305	sf	\$ 250.00			\$ 76,250.00
Educational Adequacy	4.5	3	Tarkington High School	Expand science classrooms	1110	sf	\$ 270.00			\$ 299,700.00
Systems & Components	2.3	3	Tarkington High School	Rebalance & commission HVAC system to improve fresh air makeup	115759	sf	\$ 3.00			\$ 347,277.00
School Site	1.7	3	Tarkington High School	Renovate, repair, & upgrade exterior athletic facilities	1	allow	\$ 100,000.00			\$ 100,000.00
Systems & Components	2.9	3	Tarkington High School	Replace ceiling tiles	3000	sf	\$ 7.00			\$ 21,000.00
Systems & Components	2.3	3	Tarkington High School	Replace chiller	1	allow	\$ 350,000.00			\$ 350,000.00
Systems & Components	2.6	3	Tarkington High School	Replace fixtures in restrooms	5	ea	\$ 300.00			\$ 1,500.00
Systems & Components	2.6	3	Tarkington High School	Replace partitions in restrooms	2	ea	\$ 750.00			\$ 1,500.00
Systems & Components	2.9	3	Tarkington High School	Replace rolled carpet	10000	sf	\$ 7.00			\$ 70,000.00
Systems & Components	2.9	3	Tarkington High School	Replace VCT	40000	sf	\$ 6.00			\$ 240,000.00
SUBTOTALS								\$ 310,439	\$ 1,075,000	\$ 4,317,977
Contingency				15%				\$ 46,566	\$ 161,250	\$ 647,697
Contractor Markups (GCs / Bonds / Insurance / Escalation)				25%				\$ 89,251	\$ 309,063	\$ 1,241,418
				10%				\$ 44,626	\$ 154,531	\$ 620,709
TOTALS								\$ 490,881	\$ 1,699,844	\$ 6,827,801
								TOTAL ALL PRIORITIES		\$ 9,018,526

Administration Building Assessment Summary



General comments:

The Administration building is generally in good condition and was constructed in 2005. The building has 5,038 square feet. There are pressing maintenance and repair issues that need to be addressed. The building should continue to adequately serve the district for the next 20 years or more. The Nutrition building is generally in good-to-fair condition and was constructed in 1947. The building has 3,030 square feet. There are pressing maintenance and repair issues that need to be addressed. The building should continue to adequately serve the district for the next 10 years or more.

1.0 School Site

1.1 Topography and Soil Drainage

- Site appears to be mostly flat with decent drainage. Some areas along the perimeters of the slabs appear to have negative drainage toward the buildings. This should be corrected by grading water away from the buildings to prevent the foundations from wicking moisture and causing excessive foundation movement.
- Erosion and standing water around building slabs may compromise the integrity of the foundations and other building systems that rely on a stable slab (walls, doors, windows, roofs, plumbing, etc.).

1.4 Parking

- Additional pole lighting should be provided in parking areas for increased security after dark.
- Asphalt surfaces are in fair condition. Recommend patching and repairing bad spots and seal coating within the next 2 years to prevent any further deterioration of the surface.
- ADA parking and van accessible spaces should be provided for staff and visitors.

Area	Regular Spaces	ADA	Van Accessible	Surface Type	Surface Condition	Striping Condition	Lighting
West	9	0	0	Asphalt	Fair	None	Poor
South	6	0	0	Asphalt	Fair	None	Poor
Nutrition	6	0	0	Asphalt	Fair	None	Poor
Total	21	0	0				
Total recommended/req'd		3	3				
Difference +/-		(3)	(3)				

1.6 Pedestrian Services

- Sidewalks and canopies are generally in good condition.

2.0 Systems and Components

2.1 Roofs

- Standing seam metal roof on administration building is in good condition.
- Asphalt shingle roof on nutrition building is in fair condition and should be scheduled for replacement within the next 5-10 years.
- Trees growing over and against roof lines of nutrition building should be trimmed at least 6 feet from the building.

2.2 Foundations

- Foundations appear to be in good condition. Some movement has occurred but appears normal. As mentioned in section 1.0 Site, water should be diverted to prevent standing around the foundation to maintain a consistent moisture level in the soil and to minimize foundation movement.
- Splash blocks are missing or badly placed in several locations around administration building, resulting in erosion in some areas.
- Gutters and downspouts are generally in good condition.

2.3 Heating, Ventilation, and Air Conditioning

- Mid-morning CO2 level inside of administration building was measured at 820 ppm and inside of nutrition building was measured at 832 ppm; mid-morning outside base CO2 level was 470 ppm. Mid-morning humidity level inside of administration building was measured at 51.5% and inside of nutrition building was measured at 50.7%; mid-morning outside base humidity level was 60.3%.

Cooling Capacity	# of small units *	# of large units *
21	0	4
<i>* Small units are 10 ton or smaller and large units are greater than 10 ton.</i>		
	At end of life cycle*	Beyond life cycle
Quantity	0	0
Tonnage	0	0
% of cooling capacity	0%	0%
<i>* Within 2 years of being beyond life cycle.</i>		

- Ventilation in the nutrition building restroom should be considered for improvement.

2.4 Lighting

- Light levels meet appear adequate.
- Upgrade T-12 light fixtures to energy efficient fixtures at all buildings.

2.5 Electrical, Communications, and Data Infrastructure

- Items stored in front of electrical panels at electrical closet in nutrition building; 3' minimum clearance needed in front of panels.
- Electrical infrastructure older than 30 years at the nutrition building should be considered for replacement.
- Damaged exterior conduit observed at the nutrition building.

2.6 Drinking Fountains and Restrooms

- No drinking fountains provided in either building.
- Nutrition building restroom should be made ADA compliant.

Staff									
Campus/Location	Mens Commodes	Urinals	Womens Commodes	Unisex Commodes	Sinks	ADA Compliance Level	Condition of Plumbing Fixtures	Condition of Stall Panels & Hardware	Ventilation
Admin	1	0	1	0	2	Yes	Good	N/A	Good
Nutrition	0	0	0	1	1	No	Good	N/A	Fair
Totals	1	0	1	1	3				

2.7 Plumbing and Mechanical Infrastructure

- Plumbing may need replacement in nutrition building; expected lifecycle is 30 to 50 years depending on water hardness and soil corrosivity.

2.8 Building Envelope - Exterior Windows, Doors, and Walls

- Minor cracks throughout the exterior brick finish of the nutrition building. Repair and maintain as necessary to prevent rain penetration.
- Consider replacing all single pane windows with double pane Low-E rated windows in future major renovation. Return on investment for window replacement is 20+ years, so it should only be done when other major renovations are occurring.
- Window caulk is in fair condition at the administration building and should be scheduled for replacement within the next 5 years.
- Most exterior wall and door finishes are in good-to-fair condition. Painted finishes at the nutrition building need repainting.

2.9 Interior Flooring, Doors, Cabinets, Ceilings, and Walls

- Flooring in both buildings is generally in good condition.
- Doors and walls are generally in good; brick walls in storage side of nutrition building are in fair condition, some cracked brick observed in electrical room.
- 2'x2' ceiling tile in the storage side of the nutrition building is in poor condition and should be replaced within the next 5 years.

3.0 Site Safety and Security

3.1 Campus Security Systems

- The buildings are in need of security upgrades, including consideration of additional security cameras at the interior and exterior to cover any blind spots, installation of a burglar alarm system at all buildings, key card access, and door locks that lock from the inside with a key (if local building code allows).
- Additional security lighting is needed on all sides of all building perimeters for after-hours use.

3.2 Emergency/Life Safety Systems

- Fire alarm system is not provided in either building. Nutrition building does not have lighted exit lights.

3.3 Environmental/Life Safety Systems

- District should develop plans to investigate and address any issues with asbestos, lead in drinking water, and insect infestation in the buildings.

5.0 Support Space

5.5 Client Administration and Auxiliary

- Administrative space is adequate; however, district leadership expressed need for possible addition to the administration building.

7.0 ADA Accessibility

7.1 ADA Accessibility

- Make ADA improvements throughout the two buildings, including bringing sloped surfaces into compliance with standards and providing accessible routes to non-accessible areas and buildings (see where noted on TASB field notes).
- ADA room signage should be provided.

Tarkington ISD
 Cooperative Strategies
 Facility Condition Assessment - Order of Magnitude Cost Estimate
 25-Jul-19

CATEGORY	SECTION	PRIORITY	CAMPUS	SCOPE	QTY	UNIT	UNIT COST	PRIORITY	PRIORITY	PRIORITY
								1	2	3
School Site	1.1	1	Administration Building	Improve drainage where needed around buildings - Grading at building perimeter	2300	sf	\$ 6.00	\$ 13,800.00		
School Site	1.1	1	Administration Building	Improve drainage where needed around buildings- Import Fill	100	cy	\$ 14.00	\$ 1,400.00		
Systems & Components	2.3	1	Administration Building	Improve ventilation in nutrition building restroom	1	allow	\$ 75,000.00	\$ 75,000.00		
Systems & Components	2.5	1	Administration Building	Provide 3' minimum clearance in front of electrical panels	1	allow	\$ 10,000.00	\$ 10,000.00		
School Site	1.4	1	Administration Building	Provide ADA & van accessible parking spaces	105	sf	\$ 11.50	\$ 1,207.50		
School Site	1.4	1	Administration Building	Provide additional pole lighting at all parking areas	8	ea	\$ 8,000.00	\$ 64,000.00		
School Site	1.4	1	Administration Building	Rebuild asphalt parking surfaces	5000	sf	\$ 1.80	\$ 9,000.00		
Systems & Components	2.8	1	Administration Building	Repair cracks in exterior brick finishes	1500	sf	\$ 5.50	\$ 8,250.00		
Systems & Components	2.5	1	Administration Building	Repair damaged conduit at nutrition building	250	lf	\$ 20.00	\$ 5,000.00		
Systems & Components	2.2	1	Administration Building	Reposition splash blocks and repair eroded areas	2	ea	\$ 250.00	\$ 500.00		
Site Safety & Security	3.1	1	Administration Building	Security improvements	1	allow	\$ 40,000.00	\$ 40,000.00		
Systems & Components	2.1	1	Administration Building	Trim trees growing over roof lines	5	ea	\$ 125.00	\$ 625.00		
Site Safety & Security	3.3	2	Administration Building	Develop plans to investigate potential environmental issues	1	allow	\$ 100,000.00		\$ 100,000.00	
Site Safety & Security	3.2	2	Administration Building	Provide exit lights in nutrition building	3030	sf	\$ 2.50		\$ 7,575.00	
Site Safety & Security	3.2	2	Administration Building	Provide fire alarm systems	8068	sf	\$ 2.50		\$ 20,170.00	
Systems & Components	2.8	2	Administration Building	Repair/repaint exterior wall & door finishes & trim	1	allow	\$ 75,000.00		\$ 75,000.00	
Systems & Components	2.8	2	Administration Building	Replace window caulking	1	allow	\$ 30,000.00		\$ 30,000.00	
Systems & Components	2.4	2	Administration Building	Upgrade T-12 light fixtures to energy efficient fixtures	1	allow	\$ 100,000.00		\$ 100,000.00	
ADA Accessibility	7.1	3	Administration Building	ADA improvements -- see TASB Field Notes report	1	allow	\$ 125,000.00			\$ 125,000.00
Systems & Components	2.5	3	Administration Building	Replace any electrical infrastructure older than 30 years - Nutrition bldg.	3030	sf	\$ 20.00			\$ 60,600.00
Systems & Components	2.7	3	Administration Building	Replace any plumbing infrastructure older than 30 years - Nutrition bldg.	1000	sf	\$ 20.00			\$ 20,000.00
Systems & Components	2.1	3	Administration Building	Replace asphalt shingle roof on nutrition building	3030	sf	\$ 15.00			\$ 45,450.00
Systems & Components	2.9	3	Administration Building	Replace ceiling tiles in storage side of nutrition building	2000	sf	\$ 7.00			\$ 14,000.00
Systems & Components	2.8	3	Administration Building	Replace single pane windows	72	sf	\$ 45.00			\$ 3,240.00
SUBTOTALS								\$ 228,783	\$ 332,745	\$ 268,290
Contingency				15%				\$ 34,317	\$ 49,912	\$ 40,244
Contractor Markups (GCs / Bonds / Insurance / Escalation				25%				\$ 65,775	\$ 95,664	\$ 77,133
				10%				\$ 32,887	\$ 47,832	\$ 38,567
TOTALS								\$ 361,762	\$ 526,153	\$ 424,234
								TOTAL ALL PRIORITIES		\$ 1,312,149

Transportation & Maintenance Assessment Summary



General comments:

The Transportation & Maintenance complex is generally in fair-to-poor condition. Part of the complex is located within the footprint of the Middle School that was originally constructed in 1974. There are also two metal building additions to the Middle School that total about 4,000 square feet and one free standing metal shed that is about 2,000 square feet. There are pressing maintenance and repair issues that need to be addressed. If the district is willing to invest significant funds for upgrades, these buildings should continue to adequately serve the district for the next 10 years or more.

1.0 School Site

1.1 Topography and Soil Drainage

- Site appears to be mostly flat; water stands in numerous spots throughout the parking surfaces.

1.2 Site Size, Location, and Accessibility

- Transportation director expressed desire for relocation of oil storage building, relocation or reorganization of fuel system, and better public access.

1.4 Parking

- Surface is a mixture of caliche, gravel, and old asphalt, generally in poor condition. Drainage is not good since water stands in numerous low spots.
- Transportation director expressed desire for paved parking.
- ADA parking and van accessible spaces should be provided for staff and visitors.

2.0 Systems and Components

2.1 Roofs

- Standing seam metal roofs on are in fair condition and should have 10-15 years of life remaining.

2.2 Foundations

- Foundations appear to be in fair condition despite the age of the buildings. Some movement has occurred but appears normal

2.3 Heating, Ventilation, and Air Conditioning

- HVAC for office areas are part of the Middle School system.

2.4 Lighting

- Light levels appear to be adequate.

2.5 Electrical, Communications, and Data Infrastructure

- Items stored in front of electrical panels at most locations throughout; 3' minimum clearance needed in front of panels.
- Electrical infrastructure older than 30 years should be considered for replacement.

2.6 Drinking Fountains and Restrooms

- Two drinking fountains, one of which is ADA accessible.
- Both drinking fountains are missing the front faceplates; maintenance drinking fountain is not operational.
- One unisex restroom provided in the transportation garage; one water closet and one lavatory, both in fair condition. Restroom is not ADA compliant. Ventilation is fair and should be considered for improvement.

2.7 Plumbing and Mechanical Infrastructure

- Plumbing may need replacement; expected lifecycle is 30 to 50 years depending on water hardness and soil corrosivity.

2.8 Building Envelope - Exterior Windows, Doors, and Walls

- Most exterior metal and brick materials are in fair condition. The free-standing metal tractor shed is in very poor condition; roof beams are rusting through badly in numerous spots and several support poles are completely rusted through and no longer touch the ground. Maintenance director reported desire for replacement of the tractor shed.
- Most exterior painted finishes are in fair-to-poor condition and need repainting.
- Transportation director reported need for repair of overhead doors.

2.9 Interior Flooring, Doors, Cabinets, Ceilings, and Walls

- Interior finishes in most office and shop areas are in fair condition. In the 501 storage/break area, interior finishes are in fair-to-poor condition with some wall and ceiling damage from Hurricane Harvey leaks.

3.0 Site Safety and Security

3.1 Campus Security Systems

- Transportation director reported need for fencing repair.

3.2 Emergency/Life Safety Systems

- Upgraded fire alarm system recommended throughout.

3.3 Environmental/Life Safety Systems

- District should develop plans to investigate and address any issues with asbestos, lead in drinking water, and insect/rodent infestation in the building.

5.0 Support Space

5.4 Campus Administrative

- Administrative space is adequate.

7.0 ADA Accessibility

7.1 ADA Accessibility

- Make ADA improvements throughout the complex; there is poor-to-no ADA access, and no ADA parking is provided.

Tarkington ISD
 Cooperative Strategies
 Facility Condition Assessment - Order of Magnitude Cost Estimate
 25-Jul-19

CATEGORY	SECTION	PRIORITY	CAMPUS	SCOPE	QTY	UNIT	UNIT COST	PRIORITY	PRIORITY	PRIORITY
								1	2	3
School Site	1.4	1	Transportation & Maintenance	Consider providing asphalt parking surfaces	1000	sf	\$ 8.00	\$ 8,000.00		
School Site	1.1	1	Transportation & Maintenance	Improve drainage in parking areas - Grading at building perimeter	2300	sf	\$ 6.00	\$ 13,800.00		
School Site	1.1	1	Transportation & Maintenance	Improve drainage in parking areas- Import Fill	100	cy	\$ 14.00	\$ 1,400.00		
Site Safety & Security	3.1	1	Transportation & Maintenance	Make needed fencing repairs	700	lf	\$ 35.00	\$ 24,500.00		
Systems & Components	2.5	1	Transportation & Maintenance	Provide 3' minimum clearance in front of electrical panels	1	allow	\$ 10,000.00	\$ 10,000.00		
School Site	1.4	1	Transportation & Maintenance	Provide ADA & van accessible parking spaces	70	sf	\$ 11.50	\$ 805.00		
Systems & Components	2.6	1	Transportation & Maintenance	Repair damaged drinking fountains	2	ea	\$ 500.00	\$ 1,000.00		
Site Safety & Security	3.3	2	Transportation & Maintenance	Develop plans to investigate potential environmental issues	1	allow	\$ 100,000.00		\$ 100,000.00	
Systems & Components	2.8	2	Transportation & Maintenance	Repair/repaint exterior finishes & trim	1	allow	\$ 75,000.00		\$ 75,000.00	
Systems & Components	2.9	2	Transportation & Maintenance	Repair/repaint interior surfaces	1	allow	\$ 125,000.00		\$ 125,000.00	
Site Safety & Security	3.2	2	Transportation & Maintenance	Upgrade fire alarm system	4000	sf	\$ 2.50		\$ 10,000.00	
ADA Accessibility	7.1	3	Transportation & Maintenance	ADA improvements -- see TASB Field Notes report	1	allow	\$ 125,000.00			\$ 125,000.00
Systems & Components	2.7	3	Transportation & Maintenance	Replace any plumbing infrastructure older than 30 years (included w/ MS)	0	sf	\$ 20.00			\$ -
Systems & Components	2.6	3	Transportation & Maintenance	Replace fixtures in transportation restroom	2	ea	\$ 300.00			\$ 600.00
Systems & Components	2.8	3	Transportation & Maintenance	Replace tractor shed	1	allow	\$ 5,000.00			\$ 5,000.00
SUBTOTALS								\$ 59,505	\$ 310,000	\$ 130,600
Contingency				15%				\$ 8,926	\$ 46,500	\$ 19,590
Contractor Markups (GCs / Bonds / Insurance /				25%				\$ 17,108	\$ 89,125	\$ 37,548
Escalation				10%				\$ 8,554	\$ 44,563	\$ 18,774
TOTALS								\$ 94,092	\$ 490,188	\$ 206,511
								TOTAL ALL PRIORITIES		\$ 790,791

District Wide

1.0 School Site

1.1 Topography and Soil Drainage

- Drainage improvements needed around perimeters of several campuses and support facilities.

1.2 Site Size, Location, and Accessibility

- District administrators reported issues with traffic flow across the campuses.

1.4 Parking

- Additional pole lighting should be provided in all parking areas for increased security
- Asphalt parking surfaces at all campuses and support facilities are degrading and need rebuilding or resealing.

2.0 Systems and Components

2.2 Foundations

- Maintenance director reported need for gutter repair and replacement across the district.

2.3 Heating, Ventilation, and Air Conditioning

- Chillers across the district need replacement.

2.4 Lighting

- Maintenance director reported desire for energy efficiency upgrades (LED lighting) across the district.

2.5 Electrical, Communications, and Data Infrastructure

- Any electrical infrastructure older than 30 years should be considered for replacement.
- Technology director reported the following issues and needs:
 - o Increased power needed at Middle School (insufficient power is an issue across the district).
 - o Complete fiber loop between administration and high school.
 - o VOIP system needed.
 - o The NOC at the middle school, they are working to create redundancy.
- Curriculum director reported need for improved technology infrastructure across the district.

2.7 Plumbing and Mechanical Infrastructure

- Any plumbing infrastructure older than 30 years should be considered for replacement.

2.8 Building Envelope - Exterior Windows, Doors, and Walls

- Most windows in all buildings are single pane windows; recommend replacing with double pane Low E systems.
- Most windows, doors, and building seams need re-caulking. Complete re-caulking should occur every 8-10 years.
- Many exterior surfaces need repainting. Implement an exterior paint schedule so that all painted surfaces are repainted at least every 10 years or as necessary depending on prevailing wind to prevent wood rot and corrosion.

2.9 Interior Flooring, Doors, Cabinets, Ceilings, and Walls

- Carpeting and VCT tile replacement needed at various areas of all campuses.
- Many interior surfaces need repainting. Implement an interior paint schedule so that all painted surfaces are repainted at least every 10 years or as necessary (heavy traffic areas such as halls may require repainting every five years).
- Ceiling tile has an average useful life cycle of 15 years. Implement a schedule to replace ceiling tile at least every 15 years or as necessary.

3.0 Site Safety and Security

3.1 Campus Security Systems

- Most campuses and support facilities need security improvements.

3.3 Environmental/Life Safety Systems

- Maintenance director reported need for asbestos abatement at various locations across the district.

5.0 Support Space

5.1 Cafeteria and Kitchen

- Food service director reported the following desires:
 - o Generators at cafeterias to support freezers/coolers.
 - o Improved serving lines at most cafeterias.
 - o Central freezer.

7.0 ADA Accessibility

7.1 ADA Accessibility

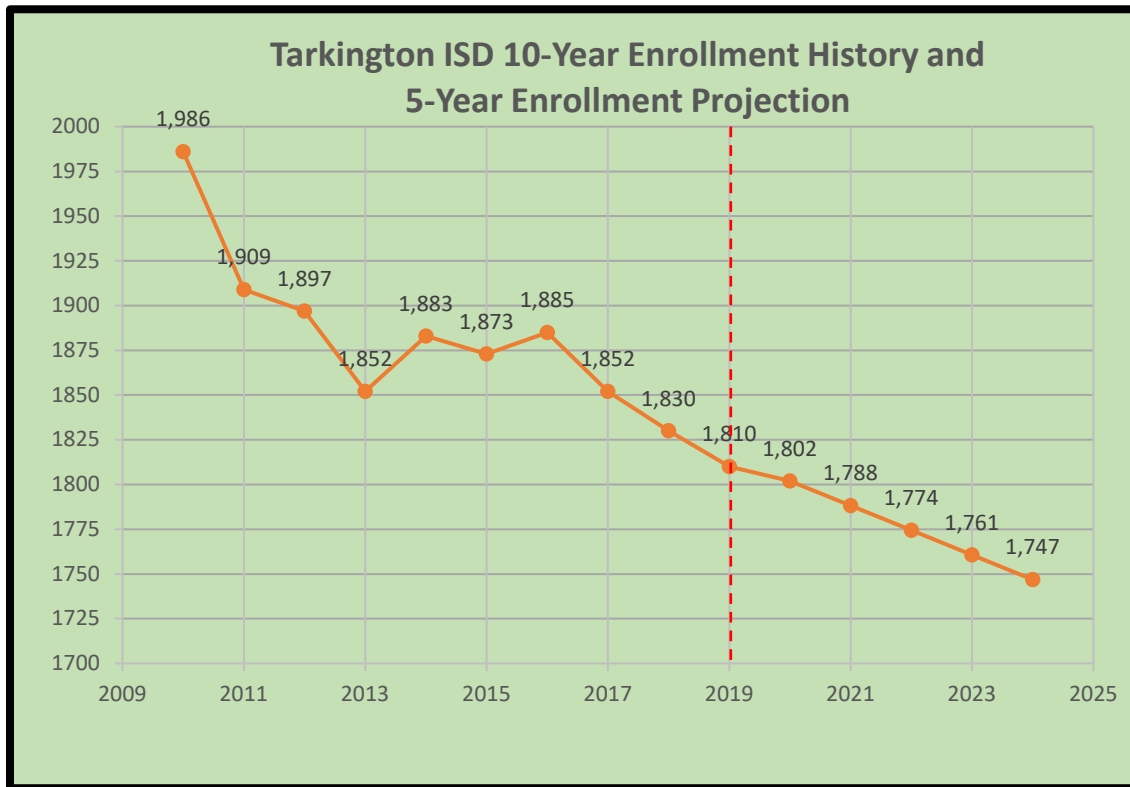
- ADA room signage should be consistently provided at all district buildings.

Tarkington ISD
 Cooperative Strategies
 Facility Condition Assessment - Order of Magnitude Cost Estimate
 25-Jul-19

CATEGORY	SECTION	PRIORITY	CAMPUS	SCOPE	QTY	UNIT	UNIT COST	PRIORITY	PRIORITY	PRIORITY
								1	2	3
Site Safety & Security	3.3	2	District Wide	Asbestos abatement where needed	1	allow	\$ 100,000.00		\$ 100,000.00	\$ 100,000.00
Systems & Components	2.4	2	District Wide	Consider energy efficiency upgrades (LED lighting)	1	allow	\$ 500,000.00		\$ 500,000.00	
Support Space	5.1	2	District Wide	Provide cafeteria generators & consider central freezer	1	allow	\$ 75,000.00		\$ 75,000.00	
Systems & Components	2.4	2	District Wide	Technology and power upgrades	1	allow	\$ 1,000,000.00		\$ 1,000,000.00	
SUBTOTALS								\$ -	\$ 1,675,000	\$ 100,000
Contingency				15%				\$ -	\$ 251,250	\$ 15,000
Contractor Markups (GCs / Bonds / Insurance /				25%				\$ -	\$ 481,563	\$ 28,750
Escalation				10%				\$ -	\$ 240,781	\$ 14,375
TOTALS								\$ -	\$ 2,648,594	\$ 158,125
								TOTAL ALL PRIORITIES		\$ 2,806,719

Student Enrollment History & Projection

Student PEIMS enrollment district-wide has generally decreased over the past 10 years, with the net result of a decrease of 176 students since the 2009-10 school year. TASB's simple projection model, when projected from the past 10 years, predicts a continued decrease in student enrollment over the next 5 years. The district is encouraged to secure the services of a professional demographic firm to study the district's potential for decline or growth in more depth and detail. District leadership reported that nearby toll road construction could stimulate growth in coming years. TEA PEIMS data reflects that current 2018-19 enrollment is 1,810 students.



Commentary on Next Steps

Tarkington ISD has several options and scenarios when looking at possible facility decisions in the upcoming years. Following are some ideas that the district leadership might consider when making these facility decisions.

Initial capital improvement and maintenance items:

- Capital improvement and maintenance items identified by the TASB team in this report are prioritized by year in the “Suggested Improvements by Priority” chart found on page 72. The district should establish a goal date (for example, 5 years) and attempt to complete all items on the priority schedule by that goal date so that district facilities remain functioning, accessible, safe, and healthy.
- The following are the key high-dollar capital improvement items drawn from the suggested improvement charts found on pages 72-80; these suggestions presume that the district would continue to use all existing campuses and facilities and not make any major changes or additions to their facilities:

Improve surface drainage where needed at all campuses and facilities (professional consultation is advised before altering conditions).
Provide additional pole lighting at all parking areas district-wide.
Rebuild asphalt parking areas at campuses and support facilities.
Repair/replace roofs at several campuses and facilities district-wide.
Replace gutters and downspouts at the Primary and Intermediate campuses.
Replace aging HVAC units and chillers and provide or improve fresh air makeup at several campuses and facilities.
Replace all single pane windows district-wide with double pane Low E systems.
Provide additional gyms at the Middle School and High School campuses.
Repair and update gyms and locker rooms at the Intermediate and Middle School campuses.
Expand science classrooms at the Middle School and High School campuses to meet current TEA space requirements.
Expand computer labs at all campuses to meet current TEA space requirements.
Expand cafeteria kitchens at the Primary, Middle School, and High School campuses to more efficiently process the meals prepared on campus each day.
Replace toilet fixtures and partitions in restrooms at several campuses and support facilities.
Replace any plumbing infrastructure older than 30 years district-wide.
Upgrade T-12 light fixtures to energy efficient fixtures at the Primary, High School, and Nutrition building.
Provide additional electrical outlets in classrooms at the Primary, Intermediate, and the Middle School campuses.
Provide additional electrical capacity at the Middle School.
Replace any electrical infrastructure older than 30 years district-wide.
Provide and/or improve the fire alarm systems at the Intermediate, Administration/Nutrition, and Transportation/Maintenance.

Replace doors and hardware at the Primary and Middle School campuses.
Replace carpeting and VCT flooring where needed at campuses and facilities district-wide.
Replace ceiling tiles where needed at all campuses and facilities district-wide.
Provide shade canopies over playground equipment at the Primary and Intermediate campuses.
Provide canopies at student loading areas at the Intermediate, Middle School, and High School campuses.
Renovate and repair exterior athletic facilities.
Create a plan to address security improvements at all district facilities and begin completing those improvements.
Create a plan to address ADA improvements at all district facilities and begin completing those improvements.

Suggested district facility discussions for years 0-5:

- Over the past 10 years, district enrollment has generally decreased; however, district administrative leadership believes that nearby toll road construction could lead to future growth in district enrollment. A comprehensive demographic study is strongly encouraged to determine the district’s potential for decline or growth. The Primary campus is at 64% functional capacity, the Intermediate campus is at 89% functional capacity, the Middle School campus is at 66% functional capacity, and the High School campus is at 61% functional capacity (portable buildings are not included in capacity calculations). The campuses can adequately accommodate current student populations, but if a demographic study predicts future enrollment growth, the district should start planning for additions, reconfiguration, and/or replacement of some campuses.
- When school district educational facilities reach the age of 50-to-60 years, they are typically considered to be at or beyond the end of their expected normal useful lifespans. Districts need to thoughtfully consider whether it is an efficient expenditure of their funds to continue to invest in the maintenance and upkeep of these older facilities. For Tarkington ISD, the following campuses have educational structures that are nearing or that have exceeded their maximum expected useful lifespans:
 - Tarkington Primary School (original building)
 - Tarkington Intermediate School (original building)
 - Nutrition Building

It appears the district has done a very good job in maintaining and renovating these older facilities. With continued good maintenance and upkeep, the district should expect to achieve an additional 10-20 years of useful life from these facilities. When the time comes that major renovations are needed on these facilities, the district should use a renovation versus new construction best-value comparison to help decide as to how to proceed forward with these facilities.

- Use findings from this facility assessment to begin the process of creating a long range facility plan.

Suggested district facility discussions for years 5-10:

- The district should conduct a reassessment of district facilities in order to update the district's long range facility plan.

Cooperative Strategies Planning Information

Tarkington ISD
 Cooperative Strategies
 Facility Condition Assessment - Order of Magnitude Cost Estimate
 25-Jul-19

CATEGORY	SECTION	PRIORITY	CAMPUS	SCOPE	QTY	UNIT	UNIT COST	PRIORITY	PRIORITY	PRIORITY
								1	2	3
School Site	1.1	1	Administration Building	Improve drainage where needed around buildings - Grading at building perimeter	2300	sf	\$ 6.00	\$ 13,800.00		
School Site	1.1	1	Administration Building	Improve drainage where needed around buildings- Import Fill	100	cy	\$ 14.00	\$ 1,400.00		
Systems & Components	2.3	1	Administration Building	Improve ventilation in nutrition building restroom	1	allow	\$ 75,000.00	\$ 75,000.00		
Systems & Components	2.5	1	Administration Building	Provide 3' minimum clearance in front of electrical panels	1	allow	\$ 10,000.00	\$ 10,000.00		
School Site	1.4	1	Administration Building	Provide ADA & van accessible parking spaces	105	sf	\$ 11.50	\$ 1,207.50		
School Site	1.4	1	Administration Building	Provide additional pole lighting at all parking areas	8	ea	\$ 8,000.00	\$ 64,000.00		
School Site	1.4	1	Administration Building	Rebuild asphalt parking surfaces	5000	sf	\$ 1.80	\$ 9,000.00		
Systems & Components	2.8	1	Administration Building	Repair cracks in exterior brick finishes	1500	sf	\$ 5.50	\$ 8,250.00		
Systems & Components	2.5	1	Administration Building	Repair damaged conduit at nutrition building	250	lf	\$ 20.00	\$ 5,000.00		
Systems & Components	2.2	1	Administration Building	Reposition splash blocks and repair eroded areas	2	ea	\$ 250.00	\$ 500.00		
Site Safety & Security	3.1	1	Administration Building	Security improvements	1	allow	\$ 40,000.00	\$ 40,000.00		
Systems & Components	2.1	1	Administration Building	Trim trees growing over roof lines	5	ea	\$ 125.00	\$ 625.00		
Site Safety & Security	3.3	2	Administration Building	Develop plans to investigate potential environmental issues	1	allow	\$ 100,000.00		\$ 100,000.00	
Site Safety & Security	3.2	2	Administration Building	Provide exit lights in nutrition building	3030	sf	\$ 2.50	\$ 7,575.00		
Site Safety & Security	3.2	2	Administration Building	Provide fire alarm systems	8068	sf	\$ 2.50	\$ 20,170.00		
Systems & Components	2.8	2	Administration Building	Repair/repaint exterior wall & door finishes & trim	1	allow	\$ 75,000.00	\$ 75,000.00		
Systems & Components	2.8	2	Administration Building	Replace window caulking	1	allow	\$ 30,000.00	\$ 30,000.00		
Systems & Components	2.4	2	Administration Building	Upgrade T-12 light fixtures to energy efficient fixtures	1	allow	\$ 100,000.00	\$ 100,000.00		
ADA Accessibility	7.1	3	Administration Building	ADA improvements -- see TASB Field Notes report	1	allow	\$ 125,000.00			\$ 125,000.00
Systems & Components	2.5	3	Administration Building	Replace any electrical infrastructure older than 30 years - Nutrition bldg.	3030	sf	\$ 20.00			\$ 60,600.00
Systems & Components	2.7	3	Administration Building	Replace any plumbing infrastructure older than 30 years - Nutrition bldg.	1000	sf	\$ 20.00			\$ 20,000.00
Systems & Components	2.1	3	Administration Building	Replace asphalt shingle roof on nutrition building	3030	sf	\$ 15.00			\$ 45,450.00
Systems & Components	2.9	3	Administration Building	Replace ceiling tiles in storage side of nutrition building	2000	sf	\$ 7.00			\$ 14,000.00
Systems & Components	2.8	3	Administration Building	Replace single pane windows	72	sf	\$ 45.00			\$ 3,240.00
Site Safety & Security	3.3	2	District Wide	Asbestos abatement where needed	1	allow	\$ 100,000.00		\$ 100,000.00	\$ 100,000.00
Systems & Components	2.4	2	District Wide	Consider energy efficiency upgrades (LED lighting)	1	allow	\$ 500,000.00		\$ 500,000.00	
Support Space	5.1	2	District Wide	Provide cafeteria generators & consider central freezer	1	allow	\$ 75,000.00		\$ 75,000.00	
Systems & Components	2.4	2	District Wide	Technology and power upgrades	1	allow	\$ 1,000,000.00		\$ 1,000,000.00	
Site Safety & Security	3.3	1	Tarkington High School	Increase dumpster distance from cafeteria	1	allow	\$ 500.00	\$ 500.00		
Systems & Components	2.5	1	Tarkington High School	Provide 3' minimum clearance in front of electrical panels	1	allow	\$ 10,000.00	\$ 10,000.00		
School Site	1.3	1	Tarkington High School	Provide marked crosswalks/crossings on adjacent streets	4	ea	\$ 2,500.00	\$ 10,000.00		
Systems & Components	2.2	1	Tarkington High School	Remove trees and shrubs along foundation	1	allow	\$ 8,000.00	\$ 8,000.00		
Systems & Components	2.8	1	Tarkington High School	Repair glass block frames & resolve window leaks in conference room	1	allow	\$ 5,000.00	\$ 5,000.00		
Systems & Components	2.1	1	Tarkington High School	Repair roof leaks	126959	sf	\$ 1.50	\$ 190,438.50		
School Site	1.6	1	Tarkington High School	Repair sidewalk expansion joints where needed	500	lf	\$ 17.00	\$ 8,500.00		
Systems & Components	2.2	1	Tarkington High School	Reposition splash blocks and repair eroded areas	12	ea	\$ 250.00	\$ 3,000.00		
Site Safety & Security	3.1	1	Tarkington High School	Security improvements	1	allow	\$ 75,000.00	\$ 75,000.00		
Site Safety & Security	3.3	2	Tarkington High School	Develop plans to investigate potential environmental issues	1	allow	\$ 100,000.00		\$ 100,000.00	
Systems & Components	2.4	2	Tarkington High School	Increase lighting levels in gym and classrooms	1	allow	\$ 300,000.00		\$ 300,000.00	
Educational Adequacy	4.1	2	Tarkington High School	Provide additional classroom storage	500	sf	\$ 200.00		\$ 100,000.00	
School Site	1.5	2	Tarkington High School	Provide canopies at student loading areas	3000	sf	\$ 45.00	\$ 135,000.00		
Systems & Components	2.8	2	Tarkington High School	Repair/repaint exterior concrete stucco finishes & trim	1500	sq	\$ 10.00	\$ 15,000.00		
Systems & Components	2.9	2	Tarkington High School	Repair/repaint interior surfaces in vocational building	1	allow	\$ 175,000.00	\$ 175,000.00		
Systems & Components	2.8	2	Tarkington High School	Replace building seam caulking	1	allow	\$ 50,000.00	\$ 50,000.00		
Systems & Components	2.4	2	Tarkington High School	Upgrade T-12 light fixtures to energy efficient fixtures	1	allow	\$ 200,000.00	\$ 200,000.00		
ADA Accessibility	7.1	3	Tarkington High School	ADA improvements -- see TASB Field Notes report	1	allow	\$ 875,000.00			\$ 875,000.00
Educational Adequacy	4.10	3	Tarkington High School	Consider constructing additional gym	7500	sf	\$ 250.00			\$ 1,875,000.00
Support Space	5.1	3	Tarkington High School	Expand cafeteria kitchen	243	sf	\$ 250.00		\$ 60,750.00	
Educational Adequacy	4.6	3	Tarkington High School	Expand computer labs	305	sf	\$ 250.00		\$ 76,250.00	
Educational Adequacy	4.5	3	Tarkington High School	Expand science classrooms	1110	sf	\$ 270.00		\$ 299,700.00	
Systems & Components	2.3	3	Tarkington High School	Rebalance & commission HVAC system to improve fresh air makeup	115759	sf	\$ 3.00		\$ 347,277.00	
School Site	1.7	3	Tarkington High School	Renovate, repair, & upgrade exterior athletic facilities	1	allow	\$ 100,000.00		\$ 100,000.00	
Systems & Components	2.9	3	Tarkington High School	Replace ceiling tiles	3000	sf	\$ 7.00		\$ 21,000.00	
Systems & Components	2.3	3	Tarkington High School	Replace chiller	1	allow	\$ 350,000.00		\$ 350,000.00	
Systems & Components	2.6	3	Tarkington High School	Replace fixtures in restrooms	5	ea	\$ 300.00		\$ 1,500.00	
Systems & Components	2.6	3	Tarkington High School	Replace partitions in restrooms	2	ea	\$ 750.00		\$ 1,500.00	
Systems & Components	2.9	3	Tarkington High School	Replace rolled carpet	10000	sf	\$ 7.00		\$ 70,000.00	
Systems & Components	2.9	3	Tarkington High School	Replace VCT	40000	sf	\$ 6.00		\$ 240,000.00	
School Site	1.1	1	Tarkington Intermediate	Improve drainage where needed around buildings & campus - Grading at building perimeter	2300	sf	\$ 6.00	\$ 13,800.00		
School Site	1.1	1	Tarkington Intermediate	Improve drainage where needed around buildings & campus- Import Fill	100	cy	\$ 14.00	\$ 1,400.00		

CATEGORY	SECTION	PRIORITY	CAMPUS	SCOPE	QTY	UNIT	UNIT COST	PRIORITY	PRIORITY	PRIORITY
								1	2	3
Systems & Components	2.8	1	Tarkington Intermediate	Investigate & resolve issues with keys and locks	12	ea	\$ 1,600.00	\$ 19,200.00		
Systems & Components	2.5	1	Tarkington Intermediate	Place exterior wire/cable in conduit	500	lf	\$ 20.00	\$ 10,000.00		
Systems & Components	2.5	1	Tarkington Intermediate	Provide 3' minimum clearance in front of electrical panels	1	allow	\$ 10,000.00	\$ 10,000.00		
School Site	1.4	1	Tarkington Intermediate	Provide additional ADA & van accessible parking spaces	70	sf	\$ 11.50	\$ 805.00		
School Site	1.3	1	Tarkington Intermediate	Provide additional marked crosswalks on adjacent streets	4	ea	\$ 2,500.00	\$ 10,000.00		
School Site	1.4	1	Tarkington Intermediate	Provide additional pole lighting at all parking areas	8	ea	\$ 8,000.00	\$ 64,000.00		
School Site	1.4	1	Tarkington Intermediate	Rebuild asphalt parking surfaces	10000	sf	\$ 1.80	\$ 18,000.00		
Systems & Components	2.2	1	Tarkington Intermediate	Remove trees and shrubs along foundation	1	allow	\$ 5,500.00	\$ 5,500.00		
School Site	1.7	1	Tarkington Intermediate	Repair playground fall surfaces	500	sf	\$ 4.00	\$ 2,000.00		
Systems & Components	2.1	1	Tarkington Intermediate	Repair roof leaks	61000	sf	\$ 1.50	\$ 91,500.00		
Systems & Components	2.2	1	Tarkington Intermediate	Reposition splash blocks and repair eroded areas	12	ea	\$ 250.00	\$ 3,000.00		
Site Safety & Security	3.1	1	Tarkington Intermediate	Security improvements	1	allow	\$ 40,000.00	\$ 40,000.00		
Systems & Components	2.1	1	Tarkington Intermediate	Trim trees growing over roof lines	5	ea	\$ 125.00	\$ 625.00		
Site Safety & Security	3.3	2	Tarkington Intermediate	Develop plans to investigate potential environmental issues	1	allow	\$ 100,000.00		\$ 100,000.00	
Educational Adequacy	4.8	2	Tarkington Intermediate	Improve acoustics in music room	660	sf	\$ 5.75		\$ 3,795.00	
Systems & Components	2.3	2	Tarkington Intermediate	Improve HVAC system controls	61000	sf	\$ 1.50		\$ 91,500.00	
Site Safety & Security	3.2	2	Tarkington Intermediate	Improve or replace fire alarm and PA systems	61000	sf	\$ 5.00		\$ 305,000.00	
Systems & Components	2.4	2	Tarkington Intermediate	Increase lighting levels in gym	1	allow	\$ 100,000.00		\$ 100,000.00	
Educational Adequacy	4.1	2	Tarkington Intermediate	Provide additional classroom storage	300	sf	\$ 200.00		\$ 60,000.00	
School Site	1.5	2	Tarkington Intermediate	Provide canopies at student loading areas	2000	sf	\$ 45.00		\$ 90,000.00	
Systems & Components	2.7	2	Tarkington Intermediate	Provide pan under water heater in 700 hall maintenance closet	1	ea	\$ 100.00		\$ 100.00	
School Site	1.7	2	Tarkington Intermediate	Provide shade canopies over playground equipment	500	sf	\$ 45.00		\$ 22,500.00	
Systems & Components	2.8	2	Tarkington Intermediate	Repair/repaint exterior wall & door finishes & trim	1	allow	\$ 75,000.00		\$ 75,000.00	
Systems & Components	2.9	2	Tarkington Intermediate	Repair/repaint interior surfaces	1	allow	\$ 125,000.00		\$ 125,000.00	
Systems & Components	2.8	2	Tarkington Intermediate	Replace window and building seam caulking	1	allow	\$ 50,000.00		\$ 50,000.00	
Systems & Components	2.8	2	Tarkington Intermediate	Replace window glazing compound	1	allow	\$ 50,000.00		\$ 50,000.00	
ADA Accessibility	7.1	3	Tarkington Intermediate	ADA improvements -- see TASB Field Notes report	1	allow	\$ 375,000.00			\$ 375,000.00
Systems & Components	2.2	3	Tarkington Intermediate	Consider replacement of gutters and downspouts	1700	lf	\$ 18.00		\$ 30,600.00	
Educational Adequacy	4.6	3	Tarkington Intermediate	Expand computer lab	150	sf	\$ 250.00		\$ 37,500.00	
Systems & Components	2.5	3	Tarkington Intermediate	Provide additional electric outlets in classrooms	80	ea	\$ 250.00		\$ 20,000.00	
Educational Adequacy	4.10	3	Tarkington Intermediate	Repair & update gym & locker rooms	5140	sf	\$ 125.00		\$ 642,500.00	
Systems & Components	2.3	3	Tarkington Intermediate	Replace aging HVAC units & provide fresh air makeup	61000	sf	\$ 17.00		\$ 1,037,000.00	
Systems & Components	2.5	3	Tarkington Intermediate	Replace any electrical infrastructure older than 30 years	48116	sf	\$ 20.00		\$ 962,320.00	
Systems & Components	2.7	3	Tarkington Intermediate	Replace any plumbing infrastructure older than 30 years	48116	sf	\$ 20.00		\$ 962,320.00	
Systems & Components	2.9	3	Tarkington Intermediate	Replace ceiling tiles	30000	sf	\$ 7.00		\$ 210,000.00	
Systems & Components	2.6	3	Tarkington Intermediate	Replace fixtures in restrooms	57	ea	\$ 300.00		\$ 17,100.00	
Systems & Components	2.6	3	Tarkington Intermediate	Replace partitions in restrooms	20	ea	\$ 750.00		\$ 15,000.00	
Systems & Components	2.1	3	Tarkington Intermediate	Replace PVC roof on gym	5140	sf	\$ 12.50		\$ 64,250.00	
Systems & Components	2.8	3	Tarkington Intermediate	Replace single pane windows	400	sf	\$ 45.00		\$ 18,000.00	
Systems & Components	2.9	3	Tarkington Intermediate	Replace VCT	30000	sf	\$ 6.00		\$ 180,000.00	
School Site	1.1	1	Tarkington Middle School	Improve drainage where needed around buildings & campus - Grading at building perimeter	2300	sf	\$ 6.00	\$ 13,800.00		
School Site	1.1	1	Tarkington Middle School	Improve drainage where needed around buildings & campus - Import Fill	100	cy	\$ 14.00	\$ 1,400.00		
Systems & Components	2.3	1	Tarkington Middle School	Improve ventilation in restrooms	1	allow	\$ 75,000.00	\$ 75,000.00		
Support Space	5.1	1	Tarkington Middle School	Investigate and resolve issues with cafeteria loading dock drive	1	allow	\$ 10,000.00	\$ 10,000.00		
Systems & Components	2.5	1	Tarkington Middle School	Place exterior wire/cable in conduit	500	lf	\$ 20.00	\$ 10,000.00		
Systems & Components	2.5	1	Tarkington Middle School	Provide 3' minimum clearance in front of electrical panels	1	allow	\$ 10,000.00	\$ 10,000.00		
School Site	1.4	1	Tarkington Middle School	Provide additional parking spaces (including ADA)	1050	sf	\$ 11.50	\$ 12,075.00		
School Site	1.4	1	Tarkington Middle School	Provide additional pole lighting at all parking areas	8	ea	\$ 8,000.00	\$ 64,000.00		
School Site	1.3	1	Tarkington Middle School	Provide marked crosswalks/crossings on adjacent streets	4	ea	\$ 2,500.00	\$ 10,000.00		
School Site	1.4	1	Tarkington Middle School	Rebuild asphalt parking surfaces	10000	sf	\$ 1.80	\$ 18,000.00		
Systems & Components	2.2	1	Tarkington Middle School	Remove trees and shrubs along foundation	1	allow	\$ 6,000.00	\$ 6,000.00		
Systems & Components	2.9	1	Tarkington Middle School	Repair concrete fieldhouse floors	1	sf	\$ 9.00	\$ -		
Systems & Components	2.8	1	Tarkington Middle School	Repair cracks in exterior brick finishes & soffits	1500	sf	\$ 5.75	\$ 8,625.00		
Systems & Components	2.2	1	Tarkington Middle School	Reposition splash blocks and repair eroded areas	25	ea	\$ 250.00	\$ 6,250.00		
Site Safety & Security	3.1	1	Tarkington Middle School	Security improvements	1	allow	\$ 60,000.00	\$ 60,000.00		
Site Safety & Security	3.3	2	Tarkington Middle School	Develop plans to investigate potential environmental issues	1	allow	\$ 100,000.00		\$ 100,000.00	
Educational Adequacy	4.8	2	Tarkington Middle School	Improve acoustics in music room	601	sf	\$ 5.75		\$ 3,455.75	
Systems & Components	2.4	2	Tarkington Middle School	Increase lighting levels in gym and classrooms	1	allow	\$ 250,000.00		\$ 250,000.00	
Educational Adequacy	4.7	2	Tarkington Middle School	Provide additional art room storage in room 401	50	sf	\$ 200.00		\$ 10,000.00	
Educational Adequacy	4.8	2	Tarkington Middle School	Provide additional storage in band hall	50	sf	\$ 200.00		\$ 10,000.00	
School Site	1.5	2	Tarkington Middle School	Provide canopies at student loading areas	2500	sf	\$ 45.00		\$ 112,500.00	
Systems & Components	2.8	2	Tarkington Middle School	Repair/repaint exterior wall & door finishes & trim	1	allow	\$ 85,000.00		\$ 85,000.00	
Systems & Components	2.9	2	Tarkington Middle School	Repair/repaint interior surfaces	1	allow	\$ 150,000.00		\$ 150,000.00	
Systems & Components	2.9	2	Tarkington Middle School	Replace doors and hardware	1	allow	\$ 225,000.00		\$ 225,000.00	

CATEGORY	SECTION	PRIORITY	CAMPUS	SCOPE	QTY	UNIT	UNIT COST	PRIORITY	PRIORITY	PRIORITY
								1	2	3
Systems & Components	2.8	2	Tarkington Middle School	Replace window and building seam caulking	1	allow	\$ 50,000.00		\$ 50,000.00	
ADA Accessibility	7.1	3	Tarkington Middle School	ADA improvements -- see TASB Field Notes report	1	allow	\$ 625,000.00			\$ 625,000.00
Educational Adequacy	4.10	3	Tarkington Middle School	Consider constructing additional gym	6500	sf	\$ 250.00			\$ 1,625,000.00
Systems & Components	2.7	3	Tarkington Middle School	Consider replacement of air handling units	80000	sf	\$ 15.00			\$ 1,200,000.00
Systems & Components	2.9	3	Tarkington Middle School	Consider replacement of wood and ceramic floors	4000	sf	\$ 21.50			\$ 86,000.00
Support Space	5.1	3	Tarkington Middle School	Expand cafeteria kitchen	2066	sf	\$ 250.00			\$ 516,500.00
Educational Adequacy	4.6	3	Tarkington Middle School	Expand computer labs	442	sf	\$ 250.00			\$ 110,500.00
Educational Adequacy	4.5	3	Tarkington Middle School	Expand science classrooms	669	sf	\$ 270.00			\$ 180,630.00
Systems & Components	2.5	3	Tarkington Middle School	Provide additional electric outlets in classrooms	200	ea	\$ 250.00			\$ 50,000.00
Systems & Components	2.5	3	Tarkington Middle School	Provide additional electrical capacity	1	allow	\$ 125,000.00			\$ 125,000.00
Educational Adequacy	4.10	3	Tarkington Middle School	Repair & update gym & locker rooms	11390	sf	\$ 125.00			\$ 1,423,750.00
School Site	1.7	3	Tarkington Middle School	Repair, update, or replace fieldhouse	11350	sq	\$ 275.00			\$ 3,121,250.00
Systems & Components	2.3	3	Tarkington Middle School	Replace aging HVAC units & provide fresh air makeup	130887	sf	\$ 17.00			\$ 2,225,079.00
Systems & Components	2.5	3	Tarkington Middle School	Replace any electrical infrastructure older than 30 years	130887	sf	\$ 20.00			\$ 2,617,740.00
Systems & Components	2.7	3	Tarkington Middle School	Replace any plumbing infrastructure older than 30 years	130887	sf	\$ 20.00			\$ 2,617,740.00
Systems & Components	2.9	3	Tarkington Middle School	Replace carpet	45000	sf	\$ 7.00			\$ 315,000.00
Systems & Components	2.9	3	Tarkington Middle School	Replace ceiling tiles	130887	sf	\$ 7.00			\$ 916,209.00
Systems & Components	2.3	3	Tarkington Middle School	Replace chiller	2	allow	\$ 250,000.00			\$ 500,000.00
Systems & Components	2.6	3	Tarkington Middle School	Replace fixtures in restrooms	130	ea	\$ 300.00			\$ 39,000.00
Systems & Components	2.6	3	Tarkington Middle School	Replace partitions in restrooms	41	ea	\$ 750.00			\$ 30,750.00
Systems & Components	2.1	3	Tarkington Middle School	Replace PVC roof on Main B	50000	sf	\$ 12.50			\$ 625,000.00
Systems & Components	2.8	3	Tarkington Middle School	Replace single pane windows	2000	sf	\$ 45.00			\$ 90,000.00
Systems & Components	2.9	3	Tarkington Middle School	Replace VCT	85000	sf	\$ 6.00			\$ 510,000.00
School Site	1.7	1	Tarkington Primary	Improve drainage at playground - Grading at building perimeter	2300	sf	\$ 6.00	\$ 13,800.00		
School Site	1.7	1	Tarkington Primary	Improve drainage at playground- Import Fill	100	cy	\$ 14.00	\$ 1,400.00		
School Site	1.1	1	Tarkington Primary	Improve drainage where needed around buildings & campus - Grading at building perimeter	2300	sf	\$ 6.00	\$ 13,800.00		
School Site	1.1	1	Tarkington Primary	Improve drainage where needed around buildings & campus- Import Fill	100	cy	\$ 14.00	\$ 1,400.00		
Systems & Components	2.3	1	Tarkington Primary	Improve ventilation in restrooms	1	allow	\$ 75,000.00	\$ 75,000.00		
Site Safety & Security	3.3	1	Tarkington Primary	Increase dumpster distance from cafeteria	1	allow	\$ 500.00	\$ 500.00		
Systems & Components	2.7	1	Tarkington Primary	Investigate & resolve issues with low water pressure	1	allow	\$ 15,000.00	\$ 15,000.00		
Systems & Components	2.5	1	Tarkington Primary	Place exterior wire/cable in conduit & repair HVAC conduit	1000	lf	\$ 20.00	\$ 20,000.00		
Systems & Components	2.5	1	Tarkington Primary	Provide 3' minimum clearance in front of electrical panels	1	allow	\$ 10,000.00	\$ 10,000.00		
School Site	1.4	1	Tarkington Primary	Provide additional ADA & van accessible parking spaces	315	sf	\$ 11.50	\$ 3,622.50		
School Site	1.3	1	Tarkington Primary	Provide additional marked crosswalks on adjacent streets	4	ea	\$ 2,500.00	\$ 10,000.00		
School Site	1.4	1	Tarkington Primary	Provide additional pole lighting at all parking areas	8	ea	\$ 8,000.00	\$ 64,000.00		
School Site	1.4	1	Tarkington Primary	Rebuild asphalt parking surfaces	10000	sf	\$ 1.80	\$ 18,000.00		
Systems & Components	2.2	1	Tarkington Primary	Remove trees and shrubs along foundation	1	allow	\$ 5,500.00	\$ 5,500.00		
Systems & Components	2.8	1	Tarkington Primary	Repair cracks in exterior brick finishes	1500	sf	\$ 5.50	\$ 8,250.00		
School Site	1.7	1	Tarkington Primary	Repair playground fall surfaces	500	sf	\$ 4.00	\$ 2,000.00		
Systems & Components	2.1	1	Tarkington Primary	Repair roof leaks	100000	sf	\$ 1.50	\$ 150,000.00		
School Site	1.6	1	Tarkington Primary	Repair sidewalk expansion joints where needed	250	lf	\$ 17.00	\$ 4,250.00		
School Site	1.7	1	Tarkington Primary	Repair, repaint, or replace older playground equipment	1	allow	\$ 35,000.00	\$ 35,000.00		
Systems & Components	2.2	1	Tarkington Primary	Reposition splash blocks and repair eroded areas	12	ea	\$ 250.00	\$ 3,000.00		
Educational Adequacy	4.10	1	Tarkington Primary	Seal joints at gym	250	lf	\$ 2.50	\$ 625.00		
Site Safety & Security	3.1	1	Tarkington Primary	Security improvements	1	allow	\$ 40,000.00	\$ 40,000.00		
Systems & Components	2.1	1	Tarkington Primary	Trim trees growing over roof lines	5	ea	\$ 125.00	\$ 625.00		
Site Safety & Security	3.3	2	Tarkington Primary	Develop plans to investigate potential environmental issues	1	allow	\$ 100,000.00	\$ 100,000.00		
Educational Adequacy	4.8	2	Tarkington Primary	Improve acoustics in music room	735	sf	\$ 5.75	\$ 4,226.25		
Systems & Components	2.4	2	Tarkington Primary	Increase lighting levels in gym and library	1	allow	\$ 200,000.00	\$ 200,000.00		
Educational Adequacy	4.7	2	Tarkington Primary	Provide additional art room storage	50	sf	\$ 200.00	\$ 10,000.00		
Educational Adequacy	4.1	2	Tarkington Primary	Provide additional classroom storage	300	sf	\$ 200.00	\$ 60,000.00		
School Site	1.7	2	Tarkington Primary	Provide shade canopies over playground equipment	500	sf	\$ 45.00	\$ 22,500.00		
Systems & Components	2.8	2	Tarkington Primary	Repair/repaint exterior wall & door finishes & trim	1	allow	\$ 75,000.00	\$ 75,000.00		
Systems & Components	2.9	2	Tarkington Primary	Repair/repaint interior surfaces	1	allow	\$ 125,000.00	\$ 125,000.00		
Systems & Components	2.9	2	Tarkington Primary	Replace doors and hardware	1	allow	\$ 175,000.00	\$ 175,000.00		
Systems & Components	2.8	2	Tarkington Primary	Replace window glazing compound	1	allow	\$ 50,000.00	\$ 50,000.00		
Systems & Components	2.8	2	Tarkington Primary	Replace window, building seam, & sidewalk joint caulking	1	allow	\$ 75,000.00	\$ 75,000.00		
Systems & Components	2.4	2	Tarkington Primary	Upgrade T-12 light fixtures to energy efficient fixtures	1	allow	\$ 100,000.00	\$ 100,000.00		
ADA Accessibility	7.1	3	Tarkington Primary	ADA improvements -- see TASB Field Notes report	1	allow	\$ 375,000.00			\$ 375,000.00
Systems & Components	2.2	3	Tarkington Primary	Consider replacement of gutters and downspouts	3000	lf	\$ 18.00			\$ 54,000.00
Support Space	5.1	3	Tarkington Primary	Expand cafeteria kitchen	1329	sf	\$ 250.00			\$ 332,250.00
Educational Adequacy	4.6	3	Tarkington Primary	Expand computer labs	300	sf	\$ 250.00			\$ 75,000.00
Systems & Components	2.5	3	Tarkington Primary	Provide additional electric outlets in classrooms	180	ea	\$ 250.00			\$ 45,000.00
Systems & Components	2.3	3	Tarkington Primary	Replace aging HVAC units	100000	sf	\$ 15.00			\$ 1,500,000.00

CATEGORY	SECTION	PRIORITY	CAMPUS	SCOPE	QTY	UNIT	UNIT COST	PRIORITY	PRIORITY	PRIORITY
								1	2	3
Systems & Components	2.5	3	Tarkington Primary	Replace any electrical infrastructure older than 30 years	100000	sf	\$ 20.00			\$ 2,000,000.00
Systems & Components	2.7	3	Tarkington Primary	Replace any plumbing infrastructure older than 30 years	100000	sf	\$ 20.00			\$ 2,000,000.00
Systems & Components	2.9	3	Tarkington Primary	Replace ceiling tiles	80000	sf	\$ 7.00			\$ 560,000.00
Systems & Components	2.6	3	Tarkington Primary	Replace fixtures in restrooms	99	ea	\$ 300.00			\$ 29,700.00
Systems & Components	2.6	3	Tarkington Primary	Replace partitions in restrooms	53	ea	\$ 750.00			\$ 39,750.00
Systems & Components	2.1	3	Tarkington Primary	Replace PVC roof on main building	25000	sf	\$ 12.50			\$ 312,500.00
Systems & Components	2.9	3	Tarkington Primary	Replace rolled carpet	15000	sf	\$ 7.00			\$ 105,000.00
Systems & Components	2.8	3	Tarkington Primary	Replace single pane windows	600	sf	\$ 45.00			\$ 27,000.00
Systems & Components	2.9	3	Tarkington Primary	Replace VCT	60000	sf	\$ 6.00			\$ 360,000.00
School Site	1.4	1	Transportation & Maintenance	Consider providing asphalt parking surfaces	1000	sf	\$ 8.00	\$ 8,000.00		
School Site	1.1	1	Transportation & Maintenance	Improve drainage in parking areas - Grading at building perimeter	2300	sf	\$ 6.00	\$ 13,800.00		
School Site	1.1	1	Transportation & Maintenance	Improve drainage in parking areas- Import Fill	100	cy	\$ 14.00	\$ 1,400.00		
Site Safety & Security	3.1	1	Transportation & Maintenance	Make needed fencing repairs	700	lf	\$ 35.00	\$ 24,500.00		
Systems & Components	2.5	1	Transportation & Maintenance	Provide 3' minimum clearance in front of electrical panels	1	allow	\$ 10,000.00	\$ 10,000.00		
School Site	1.4	1	Transportation & Maintenance	Provide ADA & van accessible parking spaces	70	sf	\$ 11.50	\$ 805.00		
Systems & Components	2.6	1	Transportation & Maintenance	Repair damaged drinking fountains	2	ea	\$ 500.00	\$ 1,000.00		
Site Safety & Security	3.3	2	Transportation & Maintenance	Develop plans to investigate potential environmental issues	1	allow	\$ 100,000.00		\$ 100,000.00	
Systems & Components	2.8	2	Transportation & Maintenance	Repair/repaint exterior finishes & trim	1	allow	\$ 75,000.00		\$ 75,000.00	
Systems & Components	2.9	2	Transportation & Maintenance	Repair/repaint interior surfaces	1	allow	\$ 125,000.00		\$ 125,000.00	
Site Safety & Security	3.2	2	Transportation & Maintenance	Upgrade fire alarm system	4000	sf	\$ 2.50		\$ 10,000.00	
ADA Accessibility	7.1	3	Transportation & Maintenance	ADA improvements -- see TASB Field Notes report	1	allow	\$ 125,000.00			\$ 125,000.00
Systems & Components	2.7	3	Transportation & Maintenance	Replace any plumbing infrastructure older than 30 years (included w/ MS)	0	sf	\$ 20.00			\$ -
Systems & Components	2.6	3	Transportation & Maintenance	Replace fixtures in transportation restroom	2	ea	\$ 300.00			\$ 600.00
Systems & Components	2.8	3	Transportation & Maintenance	Replace tractor shed	1	allow	\$ 5,000.00			\$ 5,000.00
SUBTOTALS								\$ 1,689,479	\$ 6,458,322	\$ 36,753,805
Contingency 15%								\$ 253,422	\$ 968,748	\$ 5,513,071
Contractor Markups (GCs / Bonds / Insurance / Escalation 25%)								\$ 485,725	\$ 1,856,768	\$ 10,566,719
Escalation 10%								\$ 242,863	\$ 928,384	\$ 5,283,359
TOTALS								\$ 2,671,488	\$ 10,212,222	\$ 58,116,954
TOTAL ALL PRIORITIES								\$ 71,000,664		

Suggested Improvements by Priority

Category	Section	Campus	Description	Priority
School Site	1.1	Transportation & Maintenance	Improve drainage in parking areas	1
School Site	1.1	Administration Building	Improve drainage where needed around buildings	1
School Site	1.1	Tarkington Primary	Improve drainage where needed around buildings & campus	1
School Site	1.1	Tarkington Intermediate	Improve drainage where needed around buildings & campus	1
School Site	1.1	Tarkington Middle School	Improve drainage where needed around buildings & campus	1
School Site	1.3	Tarkington Primary	Provide additional marked crosswalks on adjacent streets	1
School Site	1.3	Tarkington Intermediate	Provide additional marked crosswalks on adjacent streets	1
School Site	1.3	Tarkington Middle School	Provide marked crosswalks/crossings on adjacent streets	1
School Site	1.3	Tarkington High School	Provide marked crosswalks/crossings on adjacent streets	1
School Site	1.4	Transportation & Maintenance	Consider providing asphalt parking surfaces	1
School Site	1.4	Administration Building	Provide ADA & van accessible parking spaces	1
School Site	1.4	Transportation & Maintenance	Provide ADA & van accessible parking spaces	1
School Site	1.4	Tarkington Primary	Provide additional ADA & van accessible parking spaces	1
School Site	1.4	Tarkington Intermediate	Provide additional ADA & van accessible parking spaces	1
School Site	1.4	Tarkington Middle School	Provide additional parking spaces (including ADA)	1
School Site	1.4	Tarkington Primary	Provide additional pole lighting at all parking areas	1
School Site	1.4	Tarkington Intermediate	Provide additional pole lighting at all parking areas	1
School Site	1.4	Tarkington Middle School	Provide additional pole lighting at all parking areas	1
School Site	1.4	Administration Building	Provide additional pole lighting at all parking areas	1
School Site	1.4	Tarkington Primary	Rebuild asphalt parking surfaces	1
School Site	1.4	Tarkington Intermediate	Rebuild asphalt parking surfaces	1
School Site	1.4	Tarkington Middle School	Rebuild asphalt parking surfaces	1
School Site	1.4	Administration Building	Rebuild asphalt parking surfaces	1
School Site	1.6	Tarkington Primary	Repair sidewalk expansion joints where needed	1
School Site	1.6	Tarkington High School	Repair sidewalk expansion joints where needed	1
School Site	1.7	Tarkington Primary	Improve drainage at playground	1
School Site	1.7	Tarkington Primary	Repair playground fall surfaces	1
School Site	1.7	Tarkington Intermediate	Repair playground fall surfaces	1
School Site	1.7	Tarkington Primary	Repair, repaint, or replace older playground equipment	1
Systems & Components	2.1	Tarkington Primary	Repair roof leaks	1
Systems & Components	2.1	Tarkington Intermediate	Repair roof leaks	1
Systems & Components	2.1	Tarkington High School	Repair roof leaks	1
Systems & Components	2.1	Tarkington Primary	Trim trees growing over roof lines	1
Systems & Components	2.1	Tarkington Intermediate	Trim trees growing over roof lines	1
Systems & Components	2.1	Administration Building	Trim trees growing over roof lines	1
Systems & Components	2.2	Tarkington Primary	Remove trees and shrubs along foundation	1
Systems & Components	2.2	Tarkington Intermediate	Remove trees and shrubs along foundation	1
Systems & Components	2.2	Tarkington Middle School	Remove trees and shrubs along foundation	1
Systems & Components	2.2	Tarkington High School	Remove trees and shrubs along foundation	1
Systems & Components	2.2	Tarkington Primary	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.2	Tarkington Intermediate	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.2	Tarkington Middle School	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.2	Tarkington High School	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.2	Administration Building	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.3	Administration Building	Improve ventilation in nutrition building restroom	1
Systems & Components	2.3	Tarkington Primary	Improve ventilation in restrooms	1
Systems & Components	2.3	Tarkington Middle School	Improve ventilation in restrooms	1
Systems & Components	2.5	Tarkington Intermediate	Place exterior wire/cable in conduit	1
Systems & Components	2.5	Tarkington Middle School	Place exterior wire/cable in conduit	1
Systems & Components	2.5	Tarkington Primary	Place exterior wire/cable in conduit & repair HVAC conduit	1
Systems & Components	2.5	Tarkington Primary	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Tarkington Intermediate	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Tarkington Middle School	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Tarkington High School	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Administration Building	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Transportation & Maintenance	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Administration Building	Repair damaged conduit at nutrition building	1
Systems & Components	2.6	Transportation & Maintenance	Repair damaged drinking fountains	1
Systems & Components	2.7	Tarkington Primary	Investigate & resolve issues with low water pressure	1
Systems & Components	2.8	Tarkington Intermediate	Investigate & resolve issues with keys and locks	1
Systems & Components	2.8	Tarkington Primary	Repair cracks in exterior brick finishes	1
Systems & Components	2.8	Administration Building	Repair cracks in exterior brick finishes	1
Systems & Components	2.8	Tarkington Middle School	Repair cracks in exterior brick finishes & soffits	1
Systems & Components	2.8	Tarkington High School	Repair glass block frames & resolve window leaks in conference room	1
Systems & Components	2.9	Tarkington Middle School	Repair concrete fieldhouse floors	1
Site Safety & Security	3.1	Transportation & Maintenance	Make needed fencing repairs	1
Site Safety & Security	3.1	Tarkington Primary	Security improvements	1
Site Safety & Security	3.1	Tarkington Intermediate	Security improvements	1

Category	Section	Campus	Description	Priority
Site Safety & Security	3.1	Tarkington Middle School	Security improvements	1
Site Safety & Security	3.1	Tarkington High School	Security improvements	1
Site Safety & Security	3.1	Administration Building	Security improvements	1
Site Safety & Security	3.3	Tarkington Primary	Increase dumpster distance from cafeteria	1
Site Safety & Security	3.3	Tarkington High School	Increase dumpster distance from cafeteria	1
Educational Adequacy	4.10	Tarkington Primary	Seal joints at gym	1
Support Space	5.1	Tarkington Middle School	Investigate and resolve issues with cafeteria loading dock drive	1
School Site	1.5	Tarkington Intermediate	Provide canopies at student loading areas	2
School Site	1.5	Tarkington Middle School	Provide canopies at student loading areas	2
School Site	1.5	Tarkington High School	Provide canopies at student loading areas	2
School Site	1.7	Tarkington Primary	Provide shade canopies over playground equipment	2
School Site	1.7	Tarkington Intermediate	Provide shade canopies over playground equipment	2
Systems & Components	2.3	Tarkington Intermediate	Improve HVAC system controls	2
Systems & Components	2.4	District Wide	Consider energy efficiency upgrades (LED lighting)	2
Systems & Components	2.4	Tarkington Intermediate	Increase lighting levels in gym	2
Systems & Components	2.4	Tarkington Middle School	Increase lighting levels in gym and classrooms	2
Systems & Components	2.4	Tarkington High School	Increase lighting levels in gym and classrooms	2
Systems & Components	2.4	Tarkington Primary	Increase lighting levels in gym and library	2
Systems & Components	2.4	District Wide	Technology and power upgrades	2
Systems & Components	2.4	Tarkington Primary	Upgrade T-12 light fixtures to energy efficient fixtures	2
Systems & Components	2.4	Tarkington High School	Upgrade T-12 light fixtures to energy efficient fixtures	2
Systems & Components	2.4	Administration Building	Upgrade T-12 light fixtures to energy efficient fixtures	2
Systems & Components	2.7	Tarkington Intermediate	Provide pan under water heater in 700 hall maintenance closet	2
Systems & Components	2.8	Tarkington High School	Repair/repaint exterior concrete stucco finishes & trim	2
Systems & Components	2.8	Transportation & Maintenance	Repair/repaint exterior finishes & trim	2
Systems & Components	2.8	Tarkington Primary	Repair/repaint exterior wall & door finishes & trim	2
Systems & Components	2.8	Tarkington Intermediate	Repair/repaint exterior wall & door finishes & trim	2
Systems & Components	2.8	Tarkington Middle School	Repair/repaint exterior wall & door finishes & trim	2
Systems & Components	2.8	Administration Building	Repair/repaint exterior wall & door finishes & trim	2
Systems & Components	2.8	Tarkington High School	Replace building seam caulking	2
Systems & Components	2.8	Tarkington Intermediate	Replace window and building seam caulking	2
Systems & Components	2.8	Tarkington Middle School	Replace window and building seam caulking	2
Systems & Components	2.8	Administration Building	Replace window caulking	2
Systems & Components	2.8	Tarkington Primary	Replace window glazing compound	2
Systems & Components	2.8	Tarkington Intermediate	Replace window glazing compound	2
Systems & Components	2.8	Tarkington Primary	Replace window, building seam, & sidewalk joint caulking	2
Systems & Components	2.9	Tarkington Primary	Repair/repaint interior surfaces	2
Systems & Components	2.9	Tarkington Intermediate	Repair/repaint interior surfaces	2
Systems & Components	2.9	Tarkington Middle School	Repair/repaint interior surfaces	2
Systems & Components	2.9	Transportation & Maintenance	Repair/repaint interior surfaces	2
Systems & Components	2.9	Tarkington High School	Repair/repaint interior surfaces in vocational building	2
Systems & Components	2.9	Tarkington Primary	Replace doors and hardware	2
Systems & Components	2.9	Tarkington Middle School	Replace doors and hardware	2
Site Safety & Security	3.2	Tarkington Intermediate	Improve or replace fire alarm and PA systems	2
Site Safety & Security	3.2	Administration Building	Provide exit lights in nutrition building	2
Site Safety & Security	3.2	Administration Building	Provide fire alarm systems	2
Site Safety & Security	3.2	Transportation & Maintenance	Upgrade fire alarm system	2
Site Safety & Security	3.3	District Wide	Asbestos abatement where needed	2
Site Safety & Security	3.3	Tarkington Primary	Develop plans to investigate potential environmental issues	2
Site Safety & Security	3.3	Tarkington Intermediate	Develop plans to investigate potential environmental issues	2
Site Safety & Security	3.3	Tarkington Middle School	Develop plans to investigate potential environmental issues	2
Site Safety & Security	3.3	Tarkington High School	Develop plans to investigate potential environmental issues	2
Site Safety & Security	3.3	Administration Building	Develop plans to investigate potential environmental issues	2
Site Safety & Security	3.3	Transportation & Maintenance	Develop plans to investigate potential environmental issues	2
Educational Adequacy	4.1	Tarkington Primary	Provide additional classroom storage	2
Educational Adequacy	4.1	Tarkington Intermediate	Provide additional classroom storage	2
Educational Adequacy	4.1	Tarkington High School	Provide additional classroom storage	2
Educational Adequacy	4.7	Tarkington Primary	Provide additional art room storage	2
Educational Adequacy	4.7	Tarkington Middle School	Provide additional art room storage in room 401	2
Educational Adequacy	4.8	Tarkington Primary	Improve acoustics in music room	2
Educational Adequacy	4.8	Tarkington Intermediate	Improve acoustics in music room	2
Educational Adequacy	4.8	Tarkington Middle School	Improve acoustics in music room	2
Educational Adequacy	4.8	Tarkington Middle School	Provide additional storage in band hall	2
Support Space	5.1	District Wide	Provide cafeteria generators & consider central freezer	2
School Site	1.7	Tarkington High School	Renovate, repair, & upgrade exterior athletic facilities	3
School Site	1.7	Tarkington Middle School	Repair, update, or replace fieldhouse	3
Systems & Components	2.1	Administration Building	Replace asphalt shingle roof on nutrition building	3

Category	Section	Campus	Description	Priority
Systems & Components	2.1	Tarkington Intermediate	Replace PVC roof on gym	3
Systems & Components	2.1	Tarkington Middle School	Replace PVC roof on Main B	3
Systems & Components	2.1	Tarkington Primary	Replace PVC roof on main building	3
Systems & Components	2.2	Tarkington Primary	Consider replacement of gutters and downspouts	3
Systems & Components	2.2	Tarkington Intermediate	Consider replacement of gutters and downspouts	3
Systems & Components	2.3	Tarkington High School	Rebalance & commission HVAC system to improve fresh air makeup	3
Systems & Components	2.3	Tarkington Primary	Replace aging HVAC units	3
Systems & Components	2.3	Tarkington Intermediate	Replace aging HVAC units & provide fresh air makeup	3
Systems & Components	2.3	Tarkington Middle School	Replace aging HVAC units & provide fresh air makeup	3
Systems & Components	2.3	Tarkington Middle School	Replace chiller	3
Systems & Components	2.3	Tarkington High School	Replace chiller	3
Systems & Components	2.5	Tarkington Primary	Provide additional electric outlets in classrooms	3
Systems & Components	2.5	Tarkington Intermediate	Provide additional electric outlets in classrooms	3
Systems & Components	2.5	Tarkington Middle School	Provide additional electric outlets in classrooms	3
Systems & Components	2.5	Tarkington Middle School	Provide additional electrical capacity	3
Systems & Components	2.5	Tarkington Primary	Replace any electrical infrastructure older than 30 years	3
Systems & Components	2.5	Tarkington Intermediate	Replace any electrical infrastructure older than 30 years	3
Systems & Components	2.5	Tarkington Middle School	Replace any electrical infrastructure older than 30 years	3
Systems & Components	2.5	Administration Building	Replace any electrical infrastructure older than 30 years	3
Systems & Components	2.6	Tarkington Primary	Replace fixtures & partitions in restrooms	3
Systems & Components	2.6	Tarkington Intermediate	Replace fixtures & partitions in restrooms	3
Systems & Components	2.6	Tarkington Middle School	Replace fixtures & partitions in restrooms	3
Systems & Components	2.6	Tarkington High School	Replace fixtures & partitions in vocational building restrooms	3
Systems & Components	2.6	Transportation & Maintenance	Replace fixtures in transportation restroom	3
Systems & Components	2.7	Tarkington Middle School	Consider replacement of air handling units	3
Systems & Components	2.7	Tarkington Primary	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.7	Tarkington Intermediate	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.7	Tarkington Middle School	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.7	Administration Building	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.7	Transportation & Maintenance	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.8	Tarkington Primary	Replace single pane windows	3
Systems & Components	2.8	Tarkington Intermediate	Replace single pane windows	3
Systems & Components	2.8	Tarkington Middle School	Replace single pane windows	3
Systems & Components	2.8	Administration Building	Replace single pane windows	3
Systems & Components	2.8	Transportation & Maintenance	Replace tractor shed	3
Systems & Components	2.9	Tarkington Middle School	Consider replacement of wood and ceramic floors	3
Systems & Components	2.9	Tarkington Middle School	Replace carpet	3
Systems & Components	2.9	Tarkington Primary	Replace ceiling tiles	3
Systems & Components	2.9	Tarkington Intermediate	Replace ceiling tiles	3
Systems & Components	2.9	Tarkington Middle School	Replace ceiling tiles	3
Systems & Components	2.9	Tarkington High School	Replace ceiling tiles	3
Systems & Components	2.9	Administration Building	Replace ceiling tiles in storage side of nutrition building	3
Systems & Components	2.9	Tarkington Primary	Replace rolled carpet	3
Systems & Components	2.9	Tarkington High School	Replace rolled carpet	3
Systems & Components	2.9	Tarkington Primary	Replace VCT	3
Systems & Components	2.9	Tarkington Intermediate	Replace VCT	3
Systems & Components	2.9	Tarkington Middle School	Replace VCT	3
Systems & Components	2.9	Tarkington High School	Replace VCT	3
Educational Adequacy	4.5	Tarkington Middle School	Expand science classrooms	3
Educational Adequacy	4.5	Tarkington High School	Expand science classrooms	3
Educational Adequacy	4.6	Tarkington Intermediate	Expand computer lab	3
Educational Adequacy	4.6	Tarkington Primary	Expand computer labs	3
Educational Adequacy	4.6	Tarkington Middle School	Expand computer labs	3
Educational Adequacy	4.6	Tarkington High School	Expand computer labs	3
Educational Adequacy	4.10	Tarkington Middle School	Consider constructing additional gym	3
Educational Adequacy	4.10	Tarkington High School	Consider constructing additional gym	3
Educational Adequacy	4.10	Tarkington Intermediate	Repair & update gym & locker rooms	3
Educational Adequacy	4.10	Tarkington Middle School	Repair & update gym & locker rooms	3
Support Space	5.1	Tarkington Primary	Expand cafeteria kitchen	3
Support Space	5.1	Tarkington Middle School	Expand cafeteria kitchen	3
Support Space	5.1	Tarkington High School	Expand cafeteria kitchen	3
ADA Accessibility	7.1	Tarkington Primary	ADA improvements -- see TASB Field Notes report	3
ADA Accessibility	7.1	Tarkington Intermediate	ADA improvements -- see TASB Field Notes report	3
ADA Accessibility	7.1	Tarkington Middle School	ADA improvements -- see TASB Field Notes report	3
ADA Accessibility	7.1	Tarkington High School	ADA improvements -- see TASB Field Notes report	3
ADA Accessibility	7.1	Administration Building	ADA improvements -- see TASB Field Notes report	3
ADA Accessibility	7.1	Transportation & Maintenance	ADA improvements -- see TASB Field Notes report	3

Suggested Improvements by Campus

Category	Section	Campus	Description	Priority
School Site	1.1	Tarkington Primary	Improve drainage where needed around buildings & campus	1
School Site	1.3	Tarkington Primary	Provide additional marked crosswalks on adjacent streets	1
School Site	1.4	Tarkington Primary	Provide additional pole lighting at all parking areas	1
School Site	1.4	Tarkington Primary	Rebuild asphalt parking surfaces	1
School Site	1.4	Tarkington Primary	Provide additional ADA & van accessible parking spaces	1
School Site	1.6	Tarkington Primary	Repair sidewalk expansion joints where needed	1
School Site	1.7	Tarkington Primary	Repair playground fall surfaces	1
School Site	1.7	Tarkington Primary	Repair, repaint, or replace older playground equipment	1
School Site	1.7	Tarkington Primary	Provide shade canopies over playground equipment	2
School Site	1.7	Tarkington Primary	Improve drainage at playground	1
Systems & Components	2.1	Tarkington Primary	Repair roof leaks	1
Systems & Components	2.1	Tarkington Primary	Replace PVC roof on main building	3
Systems & Components	2.1	Tarkington Primary	Trim trees growing over roof lines	1
Systems & Components	2.2	Tarkington Primary	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.2	Tarkington Primary	Consider replacement of gutters and downspouts	3
Systems & Components	2.2	Tarkington Primary	Remove trees and shrubs along foundation	1
Systems & Components	2.3	Tarkington Primary	Replace aging HVAC units	3
Systems & Components	2.3	Tarkington Primary	Improve ventilation in restrooms	1
Systems & Components	2.4	Tarkington Primary	Increase lighting levels in gym and library	2
Systems & Components	2.4	Tarkington Primary	Upgrade T-12 light fixtures to energy efficient fixtures	2
Systems & Components	2.5	Tarkington Primary	Provide additional electric outlets in classrooms	3
Systems & Components	2.5	Tarkington Primary	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Tarkington Primary	Replace any electrical infrastructure older than 30 years	3
Systems & Components	2.5	Tarkington Primary	Place exterior wire/cable in conduit & repair HVAC conduit	1
Systems & Components	2.6	Tarkington Primary	Replace fixtures & partitions in restrooms	3
Systems & Components	2.7	Tarkington Primary	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.7	Tarkington Primary	Investigate & resolve issues with low water pressure	1
Systems & Components	2.8	Tarkington Primary	Repair cracks in exterior brick finishes	1
Systems & Components	2.8	Tarkington Primary	Replace single pane windows	3
Systems & Components	2.8	Tarkington Primary	Replace window glazing compound	2
Systems & Components	2.8	Tarkington Primary	Replace window, building seam, & sidewalk joint caulking	2
Systems & Components	2.8	Tarkington Primary	Repair/repaint exterior wall & door finishes & trim	2
Systems & Components	2.9	Tarkington Primary	Replace rolled carpet	3
Systems & Components	2.9	Tarkington Primary	Replace VCT	3
Systems & Components	2.9	Tarkington Primary	Replace doors and hardware	2
Systems & Components	2.9	Tarkington Primary	Repair/repaint interior surfaces	2
Systems & Components	2.9	Tarkington Primary	Replace ceiling tiles	3
Site Safety & Security	3.1	Tarkington Primary	Security improvements	1
Site Safety & Security	3.3	Tarkington Primary	Increase dumpster distance from cafeteria	1
Site Safety & Security	3.3	Tarkington Primary	Develop plans to investigate potential environmental issues	2
Educational Adequacy	4.1	Tarkington Primary	Provide additional classroom storage	2
Educational Adequacy	4.6	Tarkington Primary	Expand computer labs	3
Educational Adequacy	4.7	Tarkington Primary	Provide additional art room storage	2
Educational Adequacy	4.8	Tarkington Primary	Improve acoustics in music room	2
Educational Adequacy	4.10	Tarkington Primary	Seal joints at gym	1
Support Space	5.1	Tarkington Primary	Expand cafeteria kitchen	3
ADA Accessibility	7.1	Tarkington Primary	ADA improvements -- see TASB Field Notes report	3
School Site	1.1	Tarkington Intermediate	Improve drainage where needed around buildings & campus	1
School Site	1.3	Tarkington Intermediate	Provide additional marked crosswalks on adjacent streets	1
School Site	1.4	Tarkington Intermediate	Provide additional pole lighting at all parking areas	1
School Site	1.4	Tarkington Intermediate	Rebuild asphalt parking surfaces	1
School Site	1.4	Tarkington Intermediate	Provide additional ADA & van accessible parking spaces	1
School Site	1.5	Tarkington Intermediate	Provide canopies at student loading areas	2
School Site	1.7	Tarkington Intermediate	Repair playground fall surfaces	1
School Site	1.7	Tarkington Intermediate	Provide shade canopies over playground equipment	2
Systems & Components	2.1	Tarkington Intermediate	Repair roof leaks	1
Systems & Components	2.1	Tarkington Intermediate	Replace PVC roof on gym	3
Systems & Components	2.1	Tarkington Intermediate	Trim trees growing over roof lines	1
Systems & Components	2.2	Tarkington Intermediate	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.2	Tarkington Intermediate	Consider replacement of gutters and downspouts	3
Systems & Components	2.2	Tarkington Intermediate	Remove trees and shrubs along foundation	1
Systems & Components	2.3	Tarkington Intermediate	Replace aging HVAC units & provide fresh air makeup	3
Systems & Components	2.3	Tarkington Intermediate	Improve HVAC system controls	2
Systems & Components	2.4	Tarkington Intermediate	Increase lighting levels in gym	2
Systems & Components	2.5	Tarkington Intermediate	Provide additional electric outlets in classrooms	3
Systems & Components	2.5	Tarkington Intermediate	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Tarkington Intermediate	Replace any electrical infrastructure older than 30 years	3
Systems & Components	2.5	Tarkington Intermediate	Place exterior wire/cable in conduit	1

Category	Section	Campus	Description	Priority
Systems & Components	2.6	Tarkington Intermediate	Replace fixtures & partitions in restrooms	3
Systems & Components	2.7	Tarkington Intermediate	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.7	Tarkington Intermediate	Provide pan under water heater in 700 hall maintenance closet	2
Systems & Components	2.8	Tarkington Intermediate	Replace single pane windows	3
Systems & Components	2.8	Tarkington Intermediate	Replace window glazing compound	2
Systems & Components	2.8	Tarkington Intermediate	Replace window and building seam caulking	2
Systems & Components	2.8	Tarkington Intermediate	Repair/repaint exterior wall & door finishes & trim	2
Systems & Components	2.8	Tarkington Intermediate	Investigate & resolve issues with keys and locks	1
Systems & Components	2.9	Tarkington Intermediate	Replace VCT	3
Systems & Components	2.9	Tarkington Intermediate	Repair/repaint interior surfaces	2
Systems & Components	2.9	Tarkington Intermediate	Replace ceiling tiles	3
Site Safety & Security	3.1	Tarkington Intermediate	Security improvements	1
Site Safety & Security	3.2	Tarkington Intermediate	Improve or replace fire alarm and PA systems	2
Site Safety & Security	3.3	Tarkington Intermediate	Develop plans to investigate potential environmental issues	2
Educational Adequacy	4.1	Tarkington Intermediate	Provide additional classroom storage	2
Educational Adequacy	4.6	Tarkington Intermediate	Expand computer lab	3
Educational Adequacy	4.8	Tarkington Intermediate	Improve acoustics in music room	2
Educational Adequacy	4.10	Tarkington Intermediate	Repair & update gym & locker rooms	3
ADA Accessibility	7.1	Tarkington Intermediate	ADA improvements -- see TASB Field Notes report	3
School Site	1.1	Tarkington Middle School	Improve drainage where needed around buildings & campus	1
School Site	1.3	Tarkington Middle School	Provide marked crosswalks/crossings on adjacent streets	1
School Site	1.4	Tarkington Middle School	Provide additional pole lighting at all parking areas	1
School Site	1.4	Tarkington Middle School	Rebuild asphalt parking surfaces	1
School Site	1.4	Tarkington Middle School	Provide additional parking spaces (including ADA)	1
School Site	1.5	Tarkington Middle School	Provide canopies at student loading areas	2
School Site	1.7	Tarkington Middle School	Repair, update, or replace fieldhouse	3
Systems & Components	2.1	Tarkington Middle School	Replace PVC roof on Main B	3
Systems & Components	2.2	Tarkington Middle School	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.2	Tarkington Middle School	Remove trees and shrubs along foundation	1
Systems & Components	2.3	Tarkington Middle School	Replace aging HVAC units & provide fresh air makeup	3
Systems & Components	2.3	Tarkington Middle School	Replace chiller	3
Systems & Components	2.3	Tarkington Middle School	Improve ventilation in restrooms	1
Systems & Components	2.4	Tarkington Middle School	Increase lighting levels in gym and classrooms	2
Systems & Components	2.5	Tarkington Middle School	Provide additional electric outlets in classrooms	3
Systems & Components	2.5	Tarkington Middle School	Provide additional electrical capacity	3
Systems & Components	2.5	Tarkington Middle School	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Tarkington Middle School	Replace any electrical infrastructure older than 30 years	3
Systems & Components	2.5	Tarkington Middle School	Place exterior wire/cable in conduit	1
Systems & Components	2.6	Tarkington Middle School	Replace fixtures & partitions in restrooms	3
Systems & Components	2.7	Tarkington Middle School	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.7	Tarkington Middle School	Consider replacement of air handling units	3
Systems & Components	2.8	Tarkington Middle School	Repair cracks in exterior brick finishes & soffits	1
Systems & Components	2.8	Tarkington Middle School	Replace single pane windows	3
Systems & Components	2.8	Tarkington Middle School	Replace window and building seam caulking	2
Systems & Components	2.8	Tarkington Middle School	Repair/repaint exterior wall & door finishes & trim	2
Systems & Components	2.9	Tarkington Middle School	Replace carpet	3
Systems & Components	2.9	Tarkington Middle School	Replace VCT	3
Systems & Components	2.9	Tarkington Middle School	Consider replacement of wood and ceramic floors	3
Systems & Components	2.9	Tarkington Middle School	Repair concrete fieldhouse floors	1
Systems & Components	2.9	Tarkington Middle School	Replace doors and hardware	2
Systems & Components	2.9	Tarkington Middle School	Repair/repaint interior surfaces	2
Systems & Components	2.9	Tarkington Middle School	Replace ceiling tiles	3
Site Safety & Security	3.1	Tarkington Middle School	Security improvements	1
Site Safety & Security	3.3	Tarkington Middle School	Develop plans to investigate potential environmental issues	2
Educational Adequacy	4.5	Tarkington Middle School	Expand science classrooms	3
Educational Adequacy	4.6	Tarkington Middle School	Expand computer labs	3
Educational Adequacy	4.7	Tarkington Middle School	Provide additional art room storage in room 401	2
Educational Adequacy	4.8	Tarkington Middle School	Provide additional storage in band hall	2
Educational Adequacy	4.8	Tarkington Middle School	Improve acoustics in music room	2
Educational Adequacy	4.10	Tarkington Middle School	Repair & update gym & locker rooms	3
Educational Adequacy	4.10	Tarkington Middle School	Consider constructing additional gym	3
Support Space	5.1	Tarkington Middle School	Expand cafeteria kitchen	3
Support Space	5.1	Tarkington Middle School	Investigate and resolve issues with cafeteria loading dock drive	1
ADA Accessibility	7.1	Tarkington Middle School	ADA improvements -- see TASB Field Notes report	3
School Site	1.3	Tarkington High School	Provide marked crosswalks/crossings on adjacent streets	1
School Site	1.5	Tarkington High School	Provide canopies at student loading areas	2
School Site	1.6	Tarkington High School	Repair sidewalk expansion joints where needed	1

Category	Section	Campus	Description	Priority
School Site	1.7	Tarkington High School	Renovate, repair, & upgrade exterior athletic facilities	3
Systems & Components	2.1	Tarkington High School	Repair roof leaks	1
Systems & Components	2.2	Tarkington High School	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.2	Tarkington High School	Remove trees and shrubs along foundation	1
Systems & Components	2.3	Tarkington High School	Rebalance & commission HVAC system to improve fresh air makeup	3
Systems & Components	2.3	Tarkington High School	Replace chiller	3
Systems & Components	2.4	Tarkington High School	Increase lighting levels in gym and classrooms	2
Systems & Components	2.4	Tarkington High School	Upgrade T-12 light fixtures to energy efficient fixtures	2
Systems & Components	2.5	Tarkington High School	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.6	Tarkington High School	Replace fixtures & partitions in vocational building restrooms	3
Systems & Components	2.8	Tarkington High School	Repair glass block frames & resolve window leaks in conference room	1
Systems & Components	2.8	Tarkington High School	Replace building seam caulking	2
Systems & Components	2.8	Tarkington High School	Repair/repaint exterior concrete stucco finishes & trim	2
Systems & Components	2.9	Tarkington High School	Replace rolled carpet	3
Systems & Components	2.9	Tarkington High School	Replace VCT	3
Systems & Components	2.9	Tarkington High School	Repair/repaint interior surfaces in vocational building	2
Systems & Components	2.9	Tarkington High School	Replace ceiling tiles	3
Site Safety & Security	3.1	Tarkington High School	Security improvements	1
Site Safety & Security	3.3	Tarkington High School	Increase dumpster distance from cafeteria	1
Site Safety & Security	3.3	Tarkington High School	Develop plans to investigate potential environmental issues	2
Educational Adequacy	4.1	Tarkington High School	Provide additional classroom storage	2
Educational Adequacy	4.5	Tarkington High School	Expand science classrooms	3
Educational Adequacy	4.6	Tarkington High School	Expand computer labs	3
Educational Adequacy	4.10	Tarkington High School	Consider constructing additional gym	3
Support Space	5.1	Tarkington High School	Expand cafeteria kitchen	3
ADA Accessibility	7.1	Tarkington High School	ADA improvements -- see TASB Field Notes report	3
School Site	1.1	Administration Building	Improve drainage where needed around buildings	1
School Site	1.4	Administration Building	Provide additional pole lighting at all parking areas	1
School Site	1.4	Administration Building	Rebuild asphalt parking surfaces	1
School Site	1.4	Administration Building	Provide ADA & van accessible parking spaces	1
Systems & Components	2.1	Administration Building	Replace asphalt shingle roof on nutrition building	3
Systems & Components	2.1	Administration Building	Trim trees growing over roof lines	1
Systems & Components	2.2	Administration Building	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.3	Administration Building	Improve ventilation in nutrition building restroom	1
Systems & Components	2.4	Administration Building	Upgrade T-12 light fixtures to energy efficient fixtures	2
Systems & Components	2.5	Administration Building	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Administration Building	Replace any electrical infrastructure older than 30 years	3
Systems & Components	2.5	Administration Building	Repair damaged conduit at nutrition building	1
Systems & Components	2.7	Administration Building	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.8	Administration Building	Repair cracks in exterior brick finishes	1
Systems & Components	2.8	Administration Building	Replace single pane windows	3
Systems & Components	2.8	Administration Building	Replace window caulking	2
Systems & Components	2.8	Administration Building	Repair/repaint exterior wall & door finishes & trim	2
Systems & Components	2.9	Administration Building	Replace ceiling tiles in storage side of nutrition building	3
Site Safety & Security	3.1	Administration Building	Security improvements	1
Site Safety & Security	3.2	Administration Building	Provide fire alarm systems	2
Site Safety & Security	3.2	Administration Building	Provide exit lights in nutrition building	2
Site Safety & Security	3.3	Administration Building	Develop plans to investigate potential environmental issues	2
ADA Accessibility	7.1	Administration Building	ADA improvements -- see TASB Field Notes report	3
School Site	1.1	Transportation & Maintenance	Improve drainage in parking areas	1
School Site	1.4	Transportation & Maintenance	Consider providing asphalt parking surfaces	1
School Site	1.4	Transportation & Maintenance	Provide ADA & van accessible parking spaces	1
Systems & Components	2.5	Transportation & Maintenance	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.6	Transportation & Maintenance	Repair damaged drinking fountains	1
Systems & Components	2.6	Transportation & Maintenance	Replace fixtures in transportation restroom	3
Systems & Components	2.7	Transportation & Maintenance	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.8	Transportation & Maintenance	Repair/repaint exterior finishes & trim	2
Systems & Components	2.8	Transportation & Maintenance	Replace tractor shed	3
Systems & Components	2.9	Transportation & Maintenance	Repair/repaint interior surfaces	2
Site Safety & Security	3.1	Transportation & Maintenance	Make needed fencing repairs	1
Site Safety & Security	3.2	Transportation & Maintenance	Upgrade fire alarm system	2
Site Safety & Security	3.3	Transportation & Maintenance	Develop plans to investigate potential environmental issues	2
ADA Accessibility	7.1	Transportation & Maintenance	ADA improvements -- see TASB Field Notes report	3
Systems & Components	2.4	District Wide	Consider energy efficiency upgrades (LED lighting)	2
Systems & Components	2.4	District Wide	Technology and power upgrades	2
Site Safety & Security	3.3	District Wide	Asbestos abatement where needed	2
Support Space	5.1	District Wide	Provide cafeteria generators & consider central freezer	2

Suggested Improvements by Category

Category	Section	Campus	Description	Priority
School Site	1.1	Transportation & Maintenance	Improve drainage in parking areas	1
School Site	1.1	Administration Building	Improve drainage where needed around buildings	1
School Site	1.1	Tarkington Primary	Improve drainage where needed around buildings & campus	1
School Site	1.1	Tarkington Intermediate	Improve drainage where needed around buildings & campus	1
School Site	1.1	Tarkington Middle School	Improve drainage where needed around buildings & campus	1
School Site	1.3	Tarkington Primary	Provide additional marked crosswalks on adjacent streets	1
School Site	1.3	Tarkington Intermediate	Provide additional marked crosswalks on adjacent streets	1
School Site	1.3	Tarkington Middle School	Provide marked crosswalks/crossings on adjacent streets	1
School Site	1.3	Tarkington High School	Provide marked crosswalks/crossings on adjacent streets	1
School Site	1.4	Transportation & Maintenance	Consider providing asphalt parking surfaces	1
School Site	1.4	Administration Building	Provide ADA & van accessible parking spaces	1
School Site	1.4	Transportation & Maintenance	Provide ADA & van accessible parking spaces	1
School Site	1.4	Tarkington Primary	Provide additional ADA & van accessible parking spaces	1
School Site	1.4	Tarkington Intermediate	Provide additional ADA & van accessible parking spaces	1
School Site	1.4	Tarkington Middle School	Provide additional parking spaces (including ADA)	1
School Site	1.4	Tarkington Primary	Provide additional pole lighting at all parking areas	1
School Site	1.4	Tarkington Intermediate	Provide additional pole lighting at all parking areas	1
School Site	1.4	Tarkington Middle School	Provide additional pole lighting at all parking areas	1
School Site	1.4	Administration Building	Provide additional pole lighting at all parking areas	1
School Site	1.4	Tarkington Primary	Rebuild asphalt parking surfaces	1
School Site	1.4	Tarkington Intermediate	Rebuild asphalt parking surfaces	1
School Site	1.4	Tarkington Middle School	Rebuild asphalt parking surfaces	1
School Site	1.4	Administration Building	Rebuild asphalt parking surfaces	1
School Site	1.5	Tarkington Intermediate	Provide canopies at student loading areas	2
School Site	1.5	Tarkington Middle School	Provide canopies at student loading areas	2
School Site	1.5	Tarkington High School	Provide canopies at student loading areas	2
School Site	1.6	Tarkington Primary	Repair sidewalk expansion joints where needed	1
School Site	1.6	Tarkington High School	Repair sidewalk expansion joints where needed	1
School Site	1.7	Tarkington Primary	Improve drainage at playground	1
School Site	1.7	Tarkington Primary	Provide shade canopies over playground equipment	2
School Site	1.7	Tarkington Intermediate	Provide shade canopies over playground equipment	2
School Site	1.7	Tarkington High School	Renovate, repair, & upgrade exterior athletic facilities	3
School Site	1.7	Tarkington Primary	Repair playground fall surfaces	1
School Site	1.7	Tarkington Intermediate	Repair playground fall surfaces	1
School Site	1.7	Tarkington Primary	Repair, repaint, or replace older playground equipment	1
School Site	1.7	Tarkington Middle School	Repair, update, or replace fieldhouse	3
Systems & Components	2.1	Tarkington Primary	Repair roof leaks	1
Systems & Components	2.1	Tarkington Intermediate	Repair roof leaks	1
Systems & Components	2.1	Tarkington High School	Repair roof leaks	1
Systems & Components	2.1	Administration Building	Replace asphalt shingle roof on nutrition building	3
Systems & Components	2.1	Tarkington Intermediate	Replace PVC roof on gym	3
Systems & Components	2.1	Tarkington Middle School	Replace PVC roof on Main B	3
Systems & Components	2.1	Tarkington Primary	Replace PVC roof on main building	3
Systems & Components	2.1	Tarkington Primary	Trim trees growing over roof lines	1
Systems & Components	2.1	Tarkington Intermediate	Trim trees growing over roof lines	1
Systems & Components	2.1	Administration Building	Trim trees growing over roof lines	1
Systems & Components	2.2	Tarkington Primary	Consider replacement of gutters and downspouts	3
Systems & Components	2.2	Tarkington Intermediate	Consider replacement of gutters and downspouts	3
Systems & Components	2.2	Tarkington Primary	Remove trees and shrubs along foundation	1
Systems & Components	2.2	Tarkington Intermediate	Remove trees and shrubs along foundation	1
Systems & Components	2.2	Tarkington Middle School	Remove trees and shrubs along foundation	1
Systems & Components	2.2	Tarkington High School	Remove trees and shrubs along foundation	1
Systems & Components	2.2	Tarkington Primary	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.2	Tarkington Intermediate	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.2	Tarkington Middle School	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.2	Tarkington High School	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.2	Administration Building	Reposition splash blocks and repair eroded areas	1
Systems & Components	2.3	Tarkington Intermediate	Improve HVAC system controls	2
Systems & Components	2.3	Administration Building	Improve ventilation in nutrition building restroom	1
Systems & Components	2.3	Tarkington Primary	Improve ventilation in restrooms	1
Systems & Components	2.3	Tarkington Middle School	Improve ventilation in restrooms	1
Systems & Components	2.3	Tarkington High School	Rebalance & commission HVAC system to improve fresh air makeup	3
Systems & Components	2.3	Tarkington Primary	Replace aging HVAC units	3
Systems & Components	2.3	Tarkington Intermediate	Replace aging HVAC units & provide fresh air makeup	3
Systems & Components	2.3	Tarkington Middle School	Replace aging HVAC units & provide fresh air makeup	3
Systems & Components	2.3	Tarkington Middle School	Replace chiller	3
Systems & Components	2.3	Tarkington High School	Replace chiller	3
Systems & Components	2.4	District Wide	Consider energy efficiency upgrades (LED lighting)	2

Category	Section	Campus	Description	Priority
Systems & Components	2.4	Tarkington Intermediate	Increase lighting levels in gym	2
Systems & Components	2.4	Tarkington Middle School	Increase lighting levels in gym and classrooms	2
Systems & Components	2.4	Tarkington High School	Increase lighting levels in gym and classrooms	2
Systems & Components	2.4	Tarkington Primary	Increase lighting levels in gym and library	2
Systems & Components	2.4	District Wide	Technology and power upgrades	2
Systems & Components	2.4	Tarkington Primary	Upgrade T-12 light fixtures to energy efficient fixtures	2
Systems & Components	2.4	Tarkington High School	Upgrade T-12 light fixtures to energy efficient fixtures	2
Systems & Components	2.4	Administration Building	Upgrade T-12 light fixtures to energy efficient fixtures	2
Systems & Components	2.5	Tarkington Intermediate	Place exterior wire/cable in conduit	1
Systems & Components	2.5	Tarkington Middle School	Place exterior wire/cable in conduit	1
Systems & Components	2.5	Tarkington Primary	Place exterior wire/cable in conduit & repair HVAC conduit	1
Systems & Components	2.5	Tarkington Primary	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Tarkington Intermediate	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Tarkington Middle School	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Tarkington High School	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Administration Building	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Transportation & Maintenance	Provide 3' minimum clearance in front of electrical panels	1
Systems & Components	2.5	Tarkington Primary	Provide additional electric outlets in classrooms	3
Systems & Components	2.5	Tarkington Intermediate	Provide additional electric outlets in classrooms	3
Systems & Components	2.5	Tarkington Middle School	Provide additional electric outlets in classrooms	3
Systems & Components	2.5	Tarkington Middle School	Provide additional electrical capacity	3
Systems & Components	2.5	Administration Building	Repair damaged conduit at nutrition building	1
Systems & Components	2.5	Tarkington Primary	Replace any electrical infrastructure older than 30 years	3
Systems & Components	2.5	Tarkington Intermediate	Replace any electrical infrastructure older than 30 years	3
Systems & Components	2.5	Tarkington Middle School	Replace any electrical infrastructure older than 30 years	3
Systems & Components	2.5	Administration Building	Replace any electrical infrastructure older than 30 years	3
Systems & Components	2.6	Transportation & Maintenance	Repair damaged drinking fountains	1
Systems & Components	2.6	Tarkington Primary	Replace fixtures & partitions in restrooms	3
Systems & Components	2.6	Tarkington Intermediate	Replace fixtures & partitions in restrooms	3
Systems & Components	2.6	Tarkington Middle School	Replace fixtures & partitions in restrooms	3
Systems & Components	2.6	Tarkington High School	Replace fixtures & partitions in vocational building restrooms	3
Systems & Components	2.6	Transportation & Maintenance	Replace fixtures in transportation restroom	3
Systems & Components	2.7	Tarkington Middle School	Consider replacement of air handling units	3
Systems & Components	2.7	Tarkington Primary	Investigate & resolve issues with low water pressure	1
Systems & Components	2.7	Tarkington Intermediate	Provide pan under water heater in 700 hall maintenance closet	2
Systems & Components	2.7	Tarkington Primary	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.7	Tarkington Intermediate	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.7	Tarkington Middle School	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.7	Administration Building	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.7	Transportation & Maintenance	Replace any plumbing infrastructure older than 30 years	3
Systems & Components	2.8	Tarkington Intermediate	Investigate & resolve issues with keys and locks	1
Systems & Components	2.8	Tarkington Primary	Repair cracks in exterior brick finishes	1
Systems & Components	2.8	Administration Building	Repair cracks in exterior brick finishes	1
Systems & Components	2.8	Tarkington Middle School	Repair cracks in exterior brick finishes & soffits	1
Systems & Components	2.8	Tarkington High School	Repair glass block frames & resolve window leaks in conference room	1
Systems & Components	2.8	Tarkington High School	Repair/repaint exterior concrete stucco finishes & trim	2
Systems & Components	2.8	Transportation & Maintenance	Repair/repaint exterior finishes & trim	2
Systems & Components	2.8	Tarkington Primary	Repair/repaint exterior wall & door finishes & trim	2
Systems & Components	2.8	Tarkington Intermediate	Repair/repaint exterior wall & door finishes & trim	2
Systems & Components	2.8	Tarkington Middle School	Repair/repaint exterior wall & door finishes & trim	2
Systems & Components	2.8	Administration Building	Repair/repaint exterior wall & door finishes & trim	2
Systems & Components	2.8	Tarkington High School	Replace building seam caulking	2
Systems & Components	2.8	Tarkington Primary	Replace single pane windows	3
Systems & Components	2.8	Tarkington Intermediate	Replace single pane windows	3
Systems & Components	2.8	Tarkington Middle School	Replace single pane windows	3
Systems & Components	2.8	Administration Building	Replace single pane windows	3
Systems & Components	2.8	Transportation & Maintenance	Replace tractor shed	3
Systems & Components	2.8	Tarkington Intermediate	Replace window and building seam caulking	2
Systems & Components	2.8	Tarkington Middle School	Replace window and building seam caulking	2
Systems & Components	2.8	Administration Building	Replace window caulking	2
Systems & Components	2.8	Tarkington Primary	Replace window glazing compound	2
Systems & Components	2.8	Tarkington Intermediate	Replace window glazing compound	2
Systems & Components	2.8	Tarkington Primary	Replace window, building seam, & sidewalk joint caulking	2
Systems & Components	2.9	Tarkington Middle School	Consider replacement of wood and ceramic floors	3
Systems & Components	2.9	Tarkington Middle School	Repair concrete fieldhouse floors	1
Systems & Components	2.9	Tarkington Primary	Repair/repaint interior surfaces	2
Systems & Components	2.9	Tarkington Intermediate	Repair/repaint interior surfaces	2

Category	Section	Campus	Description	Priority
Systems & Components	2.9	Tarkington Middle School	Repair/repaint interior surfaces	2
Systems & Components	2.9	Transportation & Maintenance	Repair/repaint interior surfaces	2
Systems & Components	2.9	Tarkington High School	Repair/repaint interior surfaces in vocational building	2
Systems & Components	2.9	Tarkington Middle School	Replace carpet	3
Systems & Components	2.9	Tarkington Primary	Replace ceiling tiles	3
Systems & Components	2.9	Tarkington Intermediate	Replace ceiling tiles	3
Systems & Components	2.9	Tarkington Middle School	Replace ceiling tiles	3
Systems & Components	2.9	Tarkington High School	Replace ceiling tiles	3
Systems & Components	2.9	Administration Building	Replace ceiling tiles in storage side of nutrition building	3
Systems & Components	2.9	Tarkington Primary	Replace doors and hardware	2
Systems & Components	2.9	Tarkington Middle School	Replace doors and hardware	2
Systems & Components	2.9	Tarkington Primary	Replace rolled carpet	3
Systems & Components	2.9	Tarkington High School	Replace rolled carpet	3
Systems & Components	2.9	Tarkington Primary	Replace VCT	3
Systems & Components	2.9	Tarkington Intermediate	Replace VCT	3
Systems & Components	2.9	Tarkington Middle School	Replace VCT	3
Systems & Components	2.9	Tarkington High School	Replace VCT	3
Site Safety & Security	3.1	Transportation & Maintenance	Make needed fencing repairs	1
Site Safety & Security	3.1	Tarkington Primary	Security improvements	1
Site Safety & Security	3.1	Tarkington Intermediate	Security improvements	1
Site Safety & Security	3.1	Tarkington Middle School	Security improvements	1
Site Safety & Security	3.1	Tarkington High School	Security improvements	1
Site Safety & Security	3.1	Administration Building	Security improvements	1
Site Safety & Security	3.2	Tarkington Intermediate	Improve or replace fire alarm and PA systems	2
Site Safety & Security	3.2	Administration Building	Provide exit lights in nutrition building	2
Site Safety & Security	3.2	Administration Building	Provide fire alarm systems	2
Site Safety & Security	3.2	Transportation & Maintenance	Upgrade fire alarm system	2
Site Safety & Security	3.3	District Wide	Asbestos abatement where needed	2
Site Safety & Security	3.3	Tarkington Primary	Develop plans to investigate potential environmental issues	2
Site Safety & Security	3.3	Tarkington Intermediate	Develop plans to investigate potential environmental issues	2
Site Safety & Security	3.3	Tarkington Middle School	Develop plans to investigate potential environmental issues	2
Site Safety & Security	3.3	Tarkington High School	Develop plans to investigate potential environmental issues	2
Site Safety & Security	3.3	Administration Building	Develop plans to investigate potential environmental issues	2
Site Safety & Security	3.3	Transportation & Maintenance	Develop plans to investigate potential environmental issues	2
Site Safety & Security	3.3	Tarkington Primary	Increase dumpster distance from cafeteria	1
Site Safety & Security	3.3	Tarkington High School	Increase dumpster distance from cafeteria	1
Educational Adequacy	4.10	Tarkington Middle School	Consider constructing additional gym	3
Educational Adequacy	4.10	Tarkington High School	Consider constructing additional gym	3
Educational Adequacy	4.1	Tarkington Primary	Provide additional classroom storage	2
Educational Adequacy	4.1	Tarkington Intermediate	Provide additional classroom storage	2
Educational Adequacy	4.1	Tarkington High School	Provide additional classroom storage	2
Educational Adequacy	4.5	Tarkington Middle School	Expand science classrooms	3
Educational Adequacy	4.5	Tarkington High School	Expand science classrooms	3
Educational Adequacy	4.6	Tarkington Intermediate	Expand computer lab	3
Educational Adequacy	4.6	Tarkington Primary	Expand computer labs	3
Educational Adequacy	4.6	Tarkington Middle School	Expand computer labs	3
Educational Adequacy	4.6	Tarkington High School	Expand computer labs	3
Educational Adequacy	4.7	Tarkington Primary	Provide additional art room storage	2
Educational Adequacy	4.7	Tarkington Middle School	Provide additional art room storage in room 401	2
Educational Adequacy	4.8	Tarkington Primary	Improve acoustics in music room	2
Educational Adequacy	4.8	Tarkington Intermediate	Improve acoustics in music room	2
Educational Adequacy	4.8	Tarkington Middle School	Improve acoustics in music room	2
Educational Adequacy	4.8	Tarkington Middle School	Provide additional storage in band hall	2
Educational Adequacy	4.10	Tarkington Intermediate	Repair & update gym & locker rooms	3
Educational Adequacy	4.10	Tarkington Middle School	Repair & update gym & locker rooms	3
Educational Adequacy	4.10	Tarkington Primary	Seal joints at gym	1
Support Space	5.1	Tarkington Primary	Expand cafeteria kitchen	3
Support Space	5.1	Tarkington Middle School	Expand cafeteria kitchen	3
Support Space	5.1	Tarkington High School	Expand cafeteria kitchen	3
Support Space	5.1	Tarkington Middle School	Investigate and resolve issues with cafeteria loading dock drive	1
Support Space	5.1	District Wide	Provide cafeteria generators & consider central freezer	2
ADA Accessibility	7.1	Tarkington Primary	ADA improvements -- see TASB Field Notes report	3
ADA Accessibility	7.1	Tarkington Intermediate	ADA improvements -- see TASB Field Notes report	3
ADA Accessibility	7.1	Tarkington Middle School	ADA improvements -- see TASB Field Notes report	3
ADA Accessibility	7.1	Tarkington High School	ADA improvements -- see TASB Field Notes report	3
ADA Accessibility	7.1	Administration Building	ADA improvements -- see TASB Field Notes report	3
ADA Accessibility	7.1	Transportation & Maintenance	ADA improvements -- see TASB Field Notes report	3

HVAC Schedule

Building	Quantity	Manufacturer	Tonnage	Age in years	Type of Unit	Unit location	Expected Life	Years Left
Tarkington Primary								
Primary	12	Bard	2.5	3	Wall	Wall	18	15
Primary	1	Trane	4	12	Split	Ground	18	6
Primary	1	Trane	4	2	Split	Ground	18	16
Primary	4	Amer Std	4	1	Split	Ground	18	17
Primary	1	RUUD	4	19	Split	Ground	18	(1)
Primary	1	Trane	3	25	Split	Ground	18	(7)
Primary	16	Bard	2.5	6	Wall	Wall	18	12
Primary	7	Trane	3.5	21	Split	Ground	18	(3)
Primary	1	?	3	15	Split	Ground	18	3
Primary	1	ltn'l Control Prod.	3	7	Split	Ground	18	11
Primary	1	Eubank	3	8	Wall	Wall	18	10
Gym	1	RUUD	10	15	Split	Ground	18	3
Primary	1	Trane	2.5	8	Split	Roof	18	10
Primary	1	Trane	15	29	Package	Roof	18	(11)
Primary	1	Trane	2.5	29	Split	Roof	18	(11)
Primary	1	Trane	2.5	21	Split	Roof	18	(3)
Primary	4	Trane	2.5	15	Package	Roof	18	3
Primary	1	Trane	2	15	Package	Roof	18	3
Primary	3	Carrier	10	4	Package	Roof	18	14
Primary	1	Trane	4	15	Package	Roof	18	3
Primary	1	Trane	3	15	Package	Roof	18	3
Primary	1	Ruud	20	19	Package	Roof	18	(1)
Primary	1	Carrier	4	15	Package	Roof	18	3
Primary	1	Carrier	4	12	Package	Roof	18	6
Primary	1	Carrier	3	4	Package	Roof	18	14
Tarkington Intermediate								
Main	1	Comfortmaker	5	9	Split	Ground	18	9
Main	1	International Comfort Products	7.5	12	Split	Ground	18	6
Main	5	Carrier	5	2	Split	Ground	18	16
Main	2	Goodman	5	10	Split	Ground	18	8
Main	1	Trane	5	3	Split	Ground	18	15
Main	1	Carrier	7.5	1	Split	Ground	18	17
Main	1	Carrier	5	27	Split	Ground	18	(9)
Main	1	International Comfort Products	5	5	Split	Ground	18	13
Gym	1	RUUD	20	19	Split	Ground	18	(1)
Gym	1	Rheem	20	10	Split	Ground	18	8
Cafeteria	1	International Comfort Products	5	8	Split	Ground	18	10
Cafeteria	3	International Comfort Products	5	5	Split	Ground	18	13
Main	2	Bard	5	5	Wall	Wall	18	13
Main	5	Trane	3	15	Split	Ground	18	3
Main	1	International Comfort Products	5	5	Split	Ground	18	13
Tarkington Middle School								
MS Main	1	Carrier	190	23	Chiller	Ground	25	2
MS Main	1	Carrier	170	23	Chiller	Ground	25	2
MS Main	1	?	4	15	Split	Ground	18	3
MS Main	8	Rheem	3.5	10	Split	Ground	18	8
MS Main	1	Goodman	4	10	Split	Ground	18	8
MS Main	2	Amer Std	3.5	1	Split	Ground	18	17
MS Main	1	International Comfort Products	4	5	Split	Ground	18	13
MS Main	1	Trane	3.5	1	Split	Ground	18	17
MS Main	1	Goodman	4	8	Split	Ground	18	10
MS Main	3	Trane	3	25	Split	Ground	18	(7)
MS Main	1	RUUD	4	16	Split	Ground	18	2
MS Main	1	RUUD	3	15	Split	Ground	18	3
Tarkington High School								
Main	2	Carrier	275	14	Chiller	Ground	25	11
CTE	2	International Comfort	10	8	Split	Ground	18	10
CTE	1	Goodman	4	8	Split	Ground	18	10
Ath	1	International Comfort	4	5	Split	Ground	18	13
Ath	2	Goodman	5	4	Split	Ground	18	14
Ath	1	International Comfort	5	5	Split	Ground	18	13
Administration Complex								
Admin	1	International Comfort Products	10	6	Package	Ground	18	12
Nutrition	1	Trane	5	3	Split	Ground	18	15
Nutrition	1	American Standard	3	1	Split	Ground	18	17
Nutrition	1	Goodman	3	12	Split	Ground	18	6

Cells highlighted in YELLOW were units with missing or hard to read tags, so estimates of age/tonnage were made.