Brackett ISD Annex

Facilities Assessment

July, 2014

PRESENTED BY:

TASB Facility Services

A SERVICE OF THE TEXAS ASSOCIATION OF SCHOOL BOARDS

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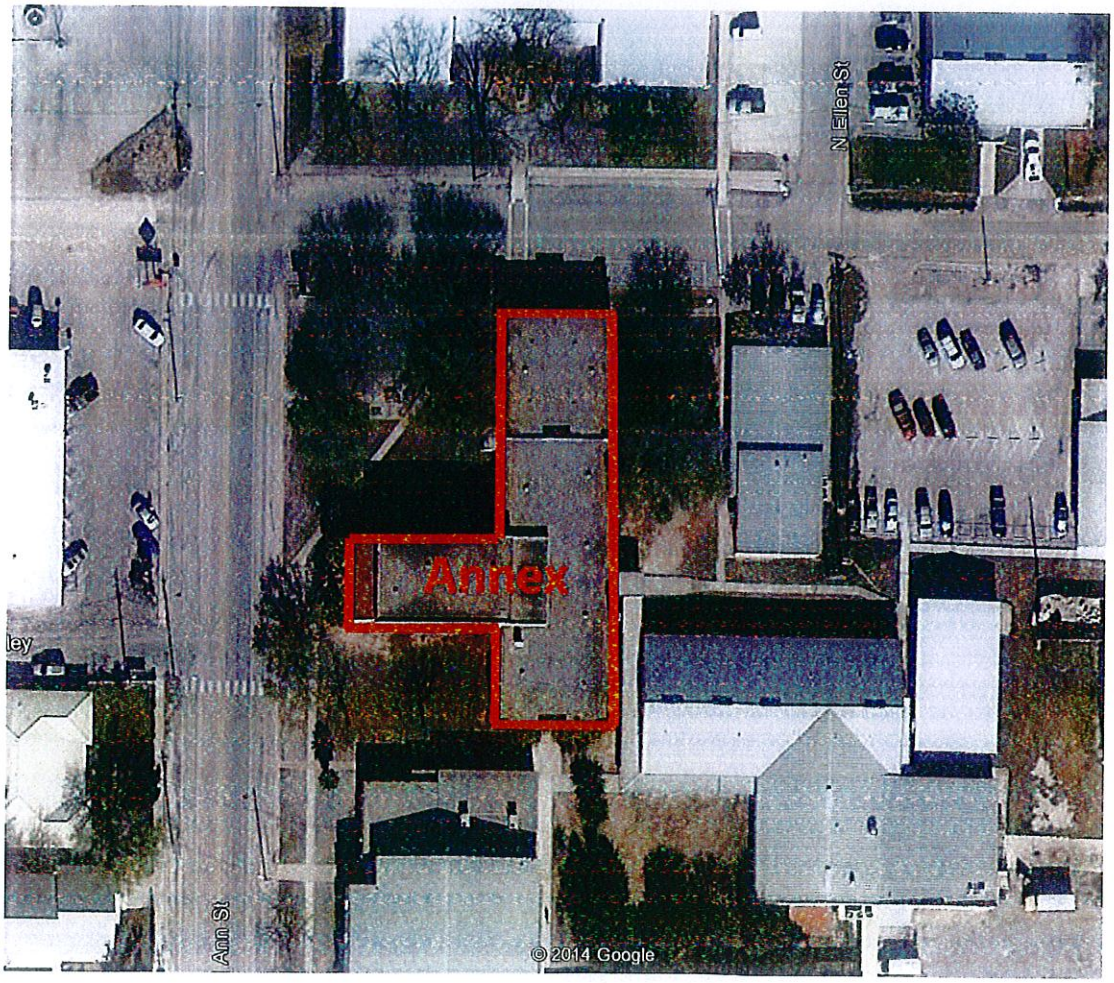
Brackett Independent School District requested a facilities assessment by the Texas Association of School Boards OnSite Facilities Services. The purpose of the facilities assessment was to measure the quality and educational effectiveness of school facilities, to understand the existing conditions and operational links of the systems and building components.

Data and information was gathered through onsite observations. The Brackett 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 Annex was 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.

The Annex has some capital improvement needs such as HVAC, windows, doors, and electrical and plumbing infrastructure. But overall, most needs are not major such as flooring, interior and exterior finishes, plumbing fixtures, and ADA compliance. Although the building is approaching 90 years old, it will still serve the district for years to come. Especially if the capital improvement needs are addressed within the next few years.



Brackett ISD Annex

General comments:

The building is generally in fair condition and was constructed in 1930. The building has 13,478 square feet and rests on approximately 1 acre. There are pressing maintenance and repair issues that need to be addressed. The building should continue to adequately serve the district for the next 5 - 10 years or more.

1.0 Site

Topography and 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.

2.0 Building Systems and Components

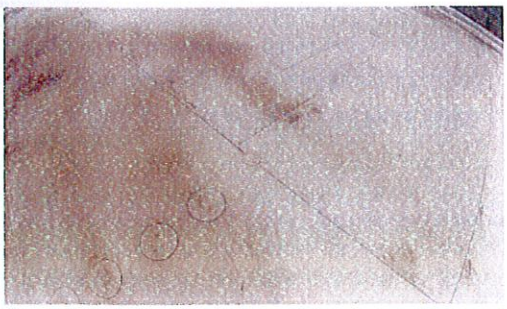
ADA Accessibility

- Signage and 10 interior classroom doors levers are not ADA compliant.

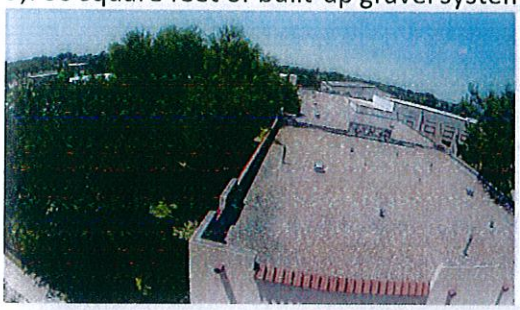
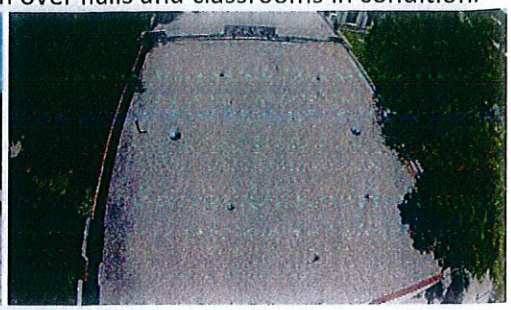
Roofs

- 3,300 square feet of vinyl roof system over auditorium in good condition.

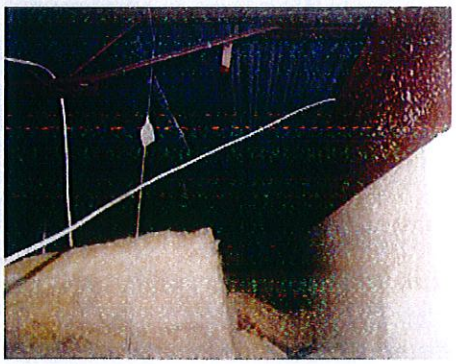


- 9,700 square feet of built-up gravel system over halls and classrooms in condition.


- Above ceiling on the north end of the hall. Metal roof deck appears to be in good condition.

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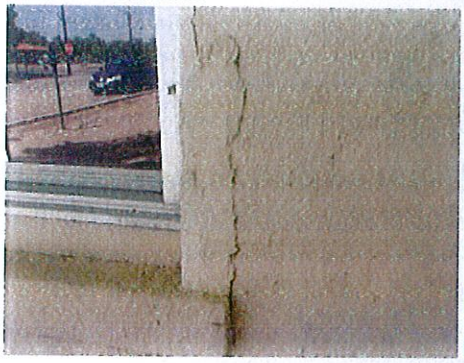
Foundations

- Foundations appear to be in fair condition despite the age of the building, minor drainage issues, and the current drought. 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 main a consistent moisture level in the soil and minimize foundation movement.

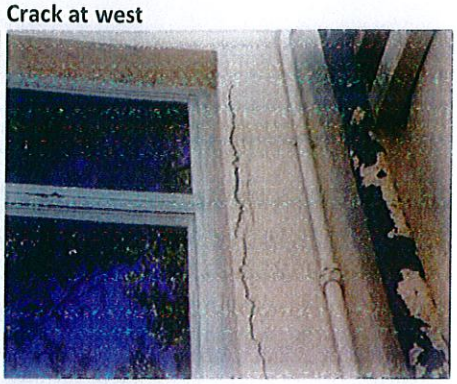
Building Envelope

- Minor cracks throughout the exterior concrete stucco finish. Repair and maintain as necessary to prevent rain penetration.

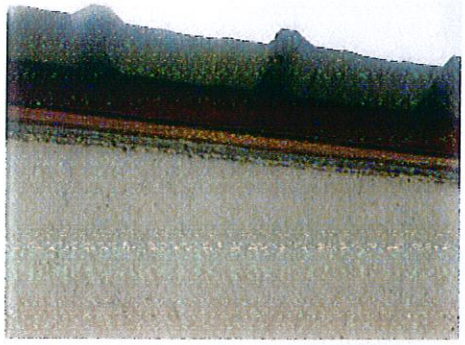
Crack at northwest



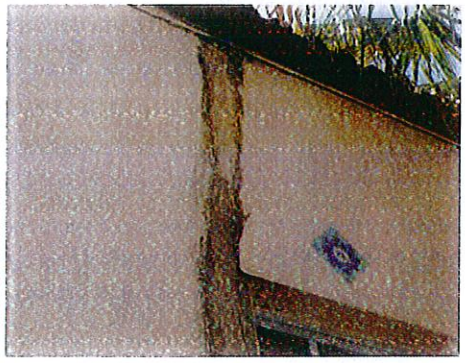
Crack at west



- Rotting fascia on west side of science storage room. Replace immediately to prevent energy loss, entry for pests, and rain penetration.

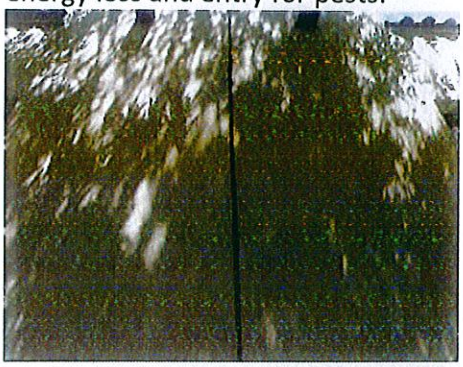


- Gutter leaking and staining exterior concrete stucco finish. Seal gutters and pressure wash stucco.



- Trim trees from walls and roofs to prevent damage to roof lines and fascia.

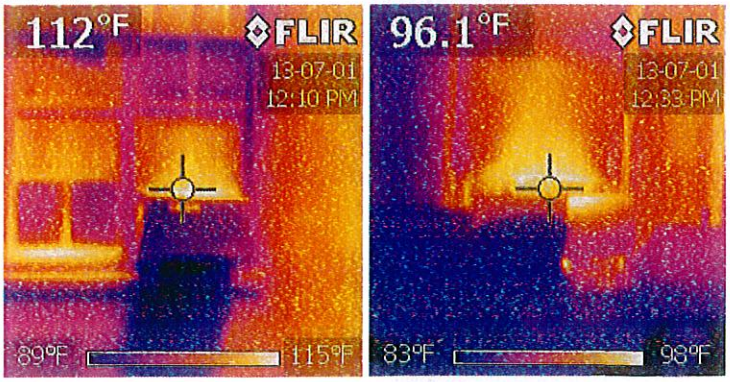
- Expansion joint at northeast should be filled to maintain integrity of joint, prevent energy loss and entry for pests.



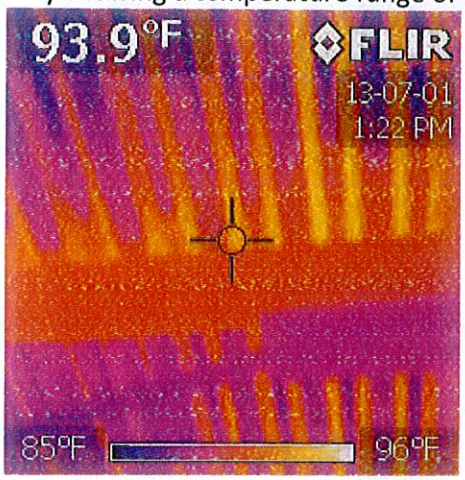
- Aluminum single pane windows – Most are in fair/good condition. Failing windows should be immediately replaced to prevent energy loss and access for pests to enter the building. Consider replacing all windows with double pane Low-E rated windows during in future major renovation. Return on investment for window replacements is 20 + years so it should only be done when other major renovations are occurring.

  Room #8 – The thermal imagery pictures below showing a temperature range from the exterior of the window from 89° to 115° and the interior of the window from 83° to 98°.

Exterior **Interior**



- Thermal image of the roof deck at the north end of the hall in good condition and only showing a temperature range of 85° to 96°.



Heating, Ventilating, and Air Conditioning

- Classrooms have 2 – A/C window units each and the auditorium has 4 wall hung Bard units.

Cooling Capacity	# of small units *	# of large units *
52	24	0

** Small units are 10 ton or smaller and large are greater than 10 ton.*

	At end of life cycle*	Beyond life cycle
Quantity	0	4
Tonnage	0	12
% of cooling capacity	0%	23%

** Within 2 years of being beyond life cycl*

The 4 wall hung Bard units are 5 years past the expected life cycle and the window units have approximately two years left before reaching the expected life cycle. Consider replacing all window units and wall hung Bard units to increase efficiency and comfort levels and decrease maintenance costs.

- Ventilation in the girl's restroom does not properly exhaust and should be repaired or replaced.
- Restrooms and halls are not conditioned or heated. Consider providing heat and A/C during future major renovations.

Lighting

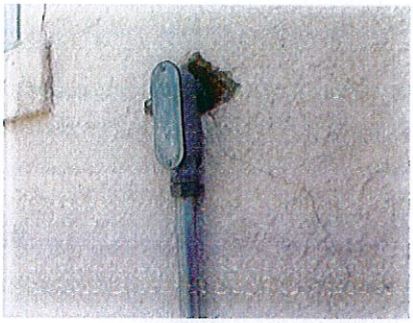
- Light levels met or exceeded recommended levels.

Room/Area	Light Level Range	Recommended Light Level *	+/(-) Recommended level
Room 5	75	50	+ 25
Hall by Room 5	30	20	+ 10
Room 8	52	50	+ 2

NOTE: Measured in foot candles.

Electrical and Data Infrastructure

- Some electrical retrofits have occurred in 1990 when wall hung Bard units were installed in the auditorium, another around 2002, and approximately a year ago. However, it doesn't appear that all building wire was upgraded or replaced and should be considered.



- Missing switch plate should be covered for student safety and to prevent arching.

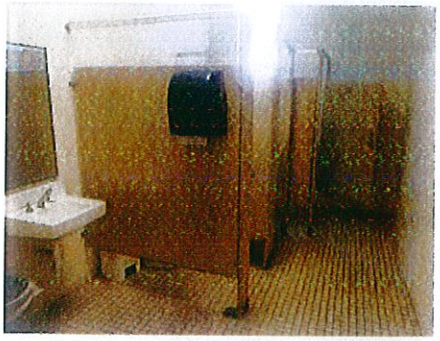
- Ms. Frerich's Classroom – Data cable is not ran in conduit. All data should be ran in conduit to maintain data integrity.

Drinking Fountains

- 2 ADA Drinking Fountains.

Restrooms

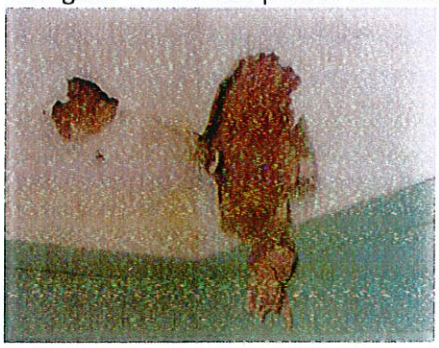
- **Girls Restroom**



  - 3 Commodes in fair condition but should be replaced soon.
  - Partitions are in poor condition and should be replaced.
  - 2" x 2" ceramic tile is stained and in poor condition. Consider replacing with epoxy floor system to minimize maintenance and maintain an acceptable finish.
  - Walls are concrete stucco and 4" x 4" ceramic tiles and are in need of repairs and paint. Consider replacing the ceramic tile with plastic laminate or fiberglass reinforced panels to minimize maintenance.

- **Boys Restroom**

  - 2 Commodes are in fair condition but should be replaced soon.
  - Walls are concrete stucco and 4" x 4" ceramic tiles and are in need of repairs and paint. Consider replacing the ceramic tile with plastic laminate or fiberglass reinforced panels to minimize maintenance.

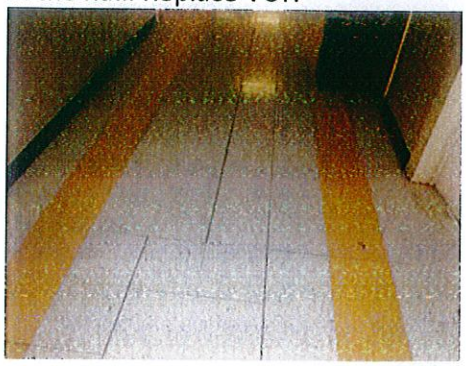


Plumbing Infrastructure

- The exact age of the plumbing is unknown. The expected lifecycle is 30 to 50 years depending on water hardness and soil corrosivity.

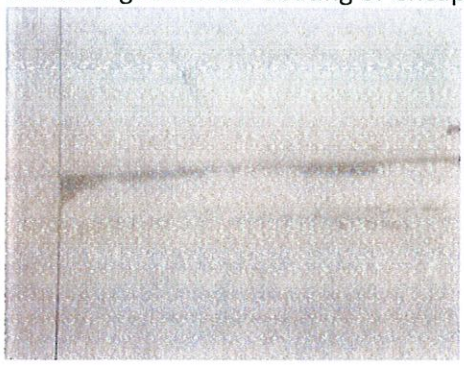
Flooring

- Gaps and separation occurring throughout the 12" vinyl composition tile (VCT) floor in the hall. Replace VCT.



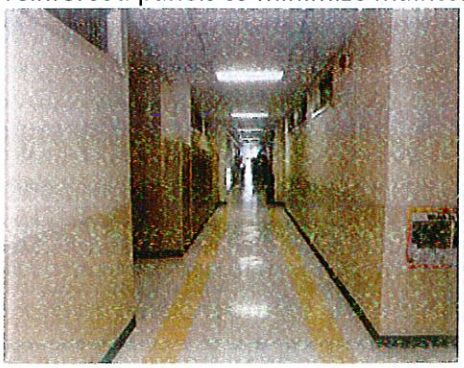
- Classroom 1 – Carpet is worn and stained and should be replaced with carpet tiles allowing individual tiles to be replaced in the future.

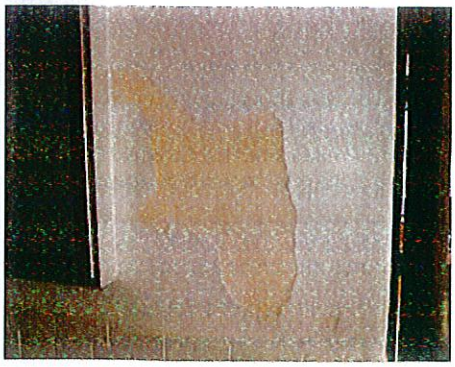
- Ms. Frerich's Classroom – 9" VCT flooring is chipped. Typically, 9" VCT is asbestos containing. Consider abating or encapsulating with carpet tile.

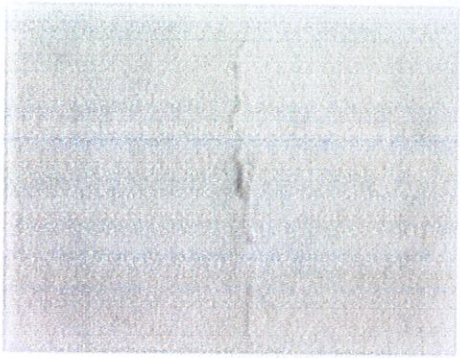
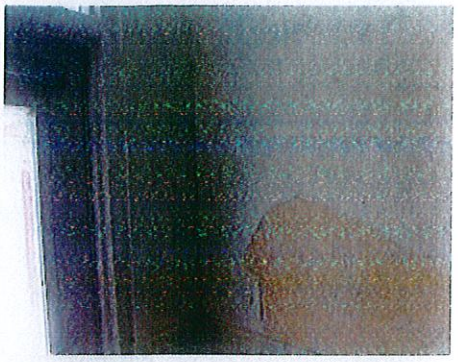
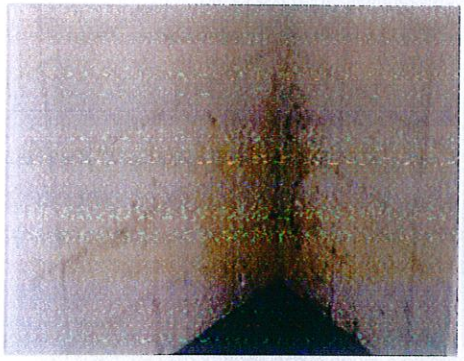


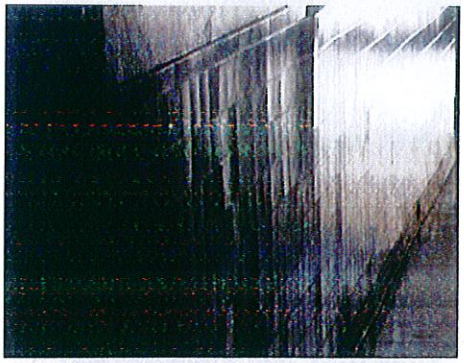
Interior Doors, Ceilings and Walls

- Walls are concrete stucco and 4" x 4" painted ceramic tiles that are chipping and shifting due to wall movement. Consider replacing with plastic laminate or fiberglass reinforced panels to minimize maintenance.







- Consider enclosing interior transom windows in hall for noise insulation.

- All interior classroom doors and hardware are badly worn and should be replaced.
- All classroom walls need minor repairs and painting.

3.0 Building Safety and Security

Security Systems

- No exterior light on North or South. Security lighting should be provided on all sides of building for after-hours use.
- Windows on classrooms doors and old door levers offer little security in the event of an intruder. Doors should be replaced with small lite panels and hardware that allows locking from inside of the classroom.

Life Safety Systems

- Exit signs on the east and south end of the hall are not illuminated. Repair or replace to provide safe egress.
- Doors are not fire rated. Replace doors with properly fire rated doors.

4.0 *Educational Adequacy*

Size of Academic Learning

-

Room	Square Feet
# 1	336
Ms. Frerich's	600
# 3	662
PC Lab	577
Classroom	908
Science	1,100
# 4	400
# 6	600
# 8	636

- PC lab is 323 square feet less than the TEA requirement.
- Science lab is 100 square feet less than the TEA requirement.