

Bellville ISD Facilities Assessment Presentation

October 22, 2020

PRESENTED BY:



Facility Services

A SERVICE OF THE TEXAS ASSOCIATION OF SCHOOL BOARDS

Categories Evaluated

WE KNOW SCHOOLS INSIDE AND OUT.

1. School Site
2. Systems and Components
3. Safety and Security
4. Educational Adequacy
5. Support Spaces

Site

WE KNOW SCHOOLS INSIDE AND OUT.

Site size

Playground, athletic, and P.E. space size

Topography and drainage

Parking area

Student loading

Pedestrian services and on-site walkways

Access street and vehicular traffic

ADA compliance

Systems & Components

WE KNOW SCHOOLS INSIDE AND OUT.

Roofs, Foundations, Building envelope

Mechanical (HVAC, Electrical, Plumbing, Data)

Drinking fountains

Restrooms

Flooring

Doors, walls, cabinets, and ceilings

ADA compliance

Safety and Security

WE KNOW SCHOOLS INSIDE AND OUT.

ADA compliance

Life safety systems

Campus security systems

Safety and Security Best Practices

Educational Adequacy

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Academic learning spaces

Specialized learning spaces

Library

Gyms, athletic, and P.E. facilities

Science labs

Band, choir, and music spaces

Art space

Computer labs

Support Spaces

WE KNOW SCHOOLS INSIDE AND OUT.

Cafeteria and kitchen

Nurse's clinic

Reception space

Teachers' lounges and work rooms

Administrative and support spaces

O'Bryant Primary

WE KNOW SCHOOLS INSIDE AND OUT.

O'Bryant Primary				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	27%	\$3,855,625	\$14,073,300	71%
Key Immediate Needs:				
① 23-year-old BUR - Gravel roof is at the end of its expected life; repair in order to get 2-3 more years until it can be replaced; leaks evident, repair.				
② Provide fall arrest on basketball goals.				
③ Repair, refill and dress fall zone material at playground.				
Long Term Needs:				
① Replace damaged ceramic floor and wall tile as needed. ② Repaint hollow metal window frames, reseal. ③ Repaint hollow metal doors and frames, reseal. ④ Replace light fixtures with more efficient LED. ⑤ Repair and repaint as needed. ⑥ Replace aged, sagging 4x2 ceiling tile system with 2x2. ⑦ Regrade site to correct erosion. ⑧ Provide additional 250 sf for nurse's station. ⑨ Provide additional 1,194 sf for Library. ⑩ Provide additional 800 sf for Kitchen.				

West End Elementary

WE KNOW SCHOOLS INSIDE AND OUT.

West End Elementary				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	84%	\$2,846,037	\$3,377,925	67%
Classroom Addition	13%	\$322,771	\$2,411,100	
Gymnasium	27%	\$299,145	\$1,120,950	
Key Immediate Needs:				
① Replace HVAC units; upgrade controls and perform testing and balancing.				
② Enclose main breeze way, provide secure connector to gym and classroom addition, provide a secure entry vestibule.				
③ Correct accessibility issues.				
④ 9 of 11 HVAC units are at or beyond their expected life; 32 of 39 tons of cooling capacity need to be replaced; upgrade controls and perform T&B when replacing HVAC units.				
⑤ Replace water heater in custodial closet (Classroom Addition).				

West End Elementary

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West End Elementary	
Long Term Needs:	<p>① Abate, remove and replace exterior wood and transited panels. ② Pave gravel roadway 'bus loop', bus parking area, and gravel parking inside bus loop. ③ Replace all classroom casework. ④ Replace existing lighting with more efficient LED. ⑤ Mechanical systems older than 30 years should be considered for removal and replacement. ⑥ Replace 68-year-old, single pane, glazed operable windows and curtain wall. ⑦ West entrance of Classroom Addition is not accessible; provide a ramp. ⑧ Replace masonry sealants clean exterior and treat with an algaecide. ⑨ Minor repairs and repaint exterior doors.</p>

East Chambers Junior High

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O'Bryant Intermediate				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	187%	\$13,712,627	\$7,334,100	89%
Gymnasium	5%	\$67,466	\$1,437,540	
Key Immediate Needs:	① In light of the design, layout, condition and age of the campus, it is recommended that the district explore options for a replacement campus.			
	② Replace equipment and system components as needed to continue to operate a campus with an educational environment that is safe and			
	③ Identify and repair gym roof leaks.			
Issue Specifics:	Foundation, HVAC, Accessibility, Finish Upgrades, Safety & Security Upgrades, Window & Doors, Corroded Structural Components, Restroom Renovations, Old Mechanical Systems, Extensive Use of Portables, Undersized Kitchen, Vehicular Access			
Long Term Needs (Gym):	① Repaint interior walls, exterior doors and frames. ② Sand, re-stripe and refinish wooden flooring. ③ Replace exterior sealants. ④ Clean exterior and treat with algaecide. ⑤ Clean awnings and gutters. ⑥ Replace stained ceiling tiles after roof is repaired.			

Bellville Junior High

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Bellville Junior High				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	72%	\$12,925,181	\$17,951,625	68%
Weight Room Building	17%	\$360,255	\$2,106,000	
Key Immediate Needs:				
	① All HVAC units are at or beyond their expected life and in need of replacement; upgrade controls and perform T&B when replacing HVAC units.			
	② Provide a secure vestibule and secure perimeter fence.			
	③ Provide additional 2,650 sf for a kitchen expansion.			
	④ Replace 36-year-old roof, gutters, down spouts and down spout boots.			
	⑤ Replace 36-year-old hollow metal windows, many of which have failed, with aluminum system.			

Bellville Junior High

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Bellville Junior High

Long Term Needs: ① Repair cracked mortar, tuck and point as needed, repair/replace soffit, window and door lintels. ② Repaint interior surfaces; repair damaged drywall and repaint; replace damaged acoustic ceiling system as needed. ③ Replace fixtures and obsolete hardware as needed; mechanical systems older than 30 years should be considered for replacement. ④ Repair concrete walks; provide secure site fencing and pole mounted lighting. ⑤ Replace failing drive paving, repair, patch, topcoat and stripe parking areas. ⑥ Replace existing lights with more efficient LED. ⑦ Repaint exterior doors; replace weather stripping and sealant; replace obsolete interior door hardware. ⑧ Provide an enclosed connector to the weight room building. ⑨ Replace carpeting, VCT floors, repaint painted concrete floors, and replace damaged ceramic floors as needed. ⑩ Paint exterior wall panels. ⑪ Replace casework. ⑫ Shower in locker room is not accessible; install bench and make other minor accessibility corrections. ⑬ Provide additional CCTV cameras.

Bellville High School

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Bellville High School				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	38%	\$16,718,002	\$43,771,750	62%
CTE Buildings	2%	\$83,421	\$41,234	
Multi Use Building	25%	\$829,067	\$3,343,600	

Bellville High School	
Key Immediate Needs:	① 39 units are at or beyond their expected life and will need replacement soon; upgrade controls and perform T&B when replacing HVAC units.
	② Upgrade hardware to standardize keying and provide for locking without leaving room; replace door slabs as needed.
	③ Provide a secure entry vestibule, parking lot security gates, additional site lighting, additional lighting at stadiums, close architectural gaps at classroom entries.
	④ Provide adequate waste oil and flammable storage (CTE).

Bellville High School

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Bellville High School	
Long Term Needs:	<p>① Seal and topcoat parking lots, pave roads to baseball, softball and CTE. ② Replace damaged sidewalks, damaged and rusted fence fabric, repair posts and rails as needed. ③ Provide additional pole mounted site lighting, lighting under bleachers at stadiums and replace field lights at softball. ④ Replace building and window sealants, some tuck and point repairs needed. ⑤ Minor repairs and paint on overhead and hollow metal doors; ⑥ Replace original single pane storefront door and window system; ⑦ Replace obsolete interior door hardware. ⑧ Mechanical systems older than 30 years should be considered for replacement. ⑨ Replace lighting with more efficient LED lighting ⑩ Renovate restrooms in older section of building (fixtures, flooring, partitions, etc), football stadium. ⑪ Accessibility corrections needed at stadiums, restrooms in original section of main building and stadium, minor corrections elsewhere on campus. ⑫ Replace as needed. ⑬ Repair damaged interior CMU partitions, sealants and mortar joints. ⑭ Repair and repaint interior walls as needed ⑮ Replace ceramic tile as needed ⑯ Replace 4x2 ceiling and tectum ceilings. ⑰ Replace aged and damaged casework in older portion of main building.</p>

Spicer Alternative School

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Spicer Alternative School				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Administration Building	68%	\$863,123	\$1,264,800	98
Key Immediate Needs:	① Replace one 19-year-old 5 ton HVAC unit. Upgrade controls and perform T&B when replacing HVAC Units			
	② Provide accessible route into building.			
	③ Provide compliant interior doors and hardware.			
Long Term Needs:	① Replace damaged tectum and deck. Replace old roofing. Evidence of multiple leaks and damaged deck. ② Repair mortar, old penetrations, replace sealants, tuck and point as needed. ③ Replace existing casework and cabinetry. ④ Provide additional pole mounted site lighting. ⑤ Replace lighting with more energy efficient LED. ⑥ Mechanical systems older than 30 years should be considered for replacement. ⑦ Restrooms are obsolete and in need of redevelopment. ⑧ Replace ceramic wall tile and acoustic ceiling system with 2x2 system. ⑨ Provide secure entry. ⑩ Abate, remove and replace existing windows. ⑪ Replace carpet, VCT as needed, ceramic floor tile. ⑫			

Administration Building

WE KNOW SCHOOLS INSIDE AND OUT.

Administration Building				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Administration Building	23%	\$738,611	\$3,187,600	
Key Immediate Needs:				
① Replace HVAC units, upgrade controls and perform testing & balancing.				
② Perform needed maintenance and repairs on the roof.				
③ Provide secure entry vestibule.				
Long Term Needs:				
① Perform tuck and point repairs to exterior masonry ② Repair cracks in interior walls; paint as needed ③ Replace ceiling tiles as needed as roof repairs are completed ④ Replace lighting with more efficient LED ⑤ Restripe parking lots ⑥ provide additional parking ⑦ repair and replace sidewalks as needed.				

Maintenance

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Maintenance				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	267%	\$1,439,622	\$538,125	
Key Immediate Needs:	In consideration of the extensive improvement work needed, it is recommended that an appropriate replacement facility be secured by the district.			
Issue Specifics:	Accessibility, Finish Upgrades, Safety & Security Upgrades, Doors, Restroom Renovations, Old Mechanical Systems, Extensive Use of Portables, Site Paving, Inadequate Size of Permanent Structure			

Maintenance

WE KNOW SCHOOLS INSIDE AND OUT.

Transportation				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Administration Building	58%	\$749,745	\$1,281,000	
Key Immediate Needs:				
① Paving the bus parking and access road.				
② Additional site lighting, relocation of the gasoline system and expansion of the CCTV system are recommended.				
③ Provide accessibility upgrades.?				
Long Term Needs:				
① Replace 35-year-old metal roof. ② Replace damaged exterior metal panels, paint exterior. ③ Repair and repaint interior drywall walls. ④ Replace sagging 4x2 ceiling tile system with 2x2. ⑤ Replace lights with more efficient LED. ⑥ Mechanical systems older than 30 years should be considered for replacement. ⑦ Repair, paint, and reseal doors. ⑧ Replace fluid distribution system. ⑨ Enlarge parts storage. ⑩ Cover and light fueling stations. ⑪ Replace original aluminum single pane windows.				

Planning Membership – Updating Data

WE KNOW SCHOOLS INSIDE AND OUT.

- Expect quarterly email inquiries from TASB.
- Keep track of any significant changes or improvements to your facilities and report these to TASB, e.g.:
 - HVAC replacements
 - Major roof repairs or replacement
 - Building additions or renovations
 - Demolition of buildings
 - Etc.
- TASB staff will make annual visits to the district.
- Main TASB contact:
 - Tiffany Hammond, Program Coordinator
512-505-1055
tiffany.hammond@tasb.org

Questions?

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