

FACILITY ASSESSMENT

PURPOSE

- To document the existing conditions at each DISD facility to create a snapshot in time that can be used as a benchmark and measuring tool to assess the general conditions of each facility.
- To provide necessary data that will support decisions made regarding DISD's maintenance and operating (M&O) budgets, and for future capital improvement plans to renovate facilities, make additions, and/or build-new construction in DISD, with a focus on educational adequacy and facility integrity.
- To determine and prioritize appropriate requirements to improve the quality of DISD's educational facilities that adhere to and amend the District's long-range plans.

DESIGN PROFESSIONALS ON THE TEAM

Architects &
Structural Engineers



MORE THAN ARCHITECTS

Huckabee

Accessibility



Civil Engineers



Mechanical & Electrical
(M/E/P) Engineers



Roofing



Food Service Specialists



Technology



COMPONENTS FOR EVALUATION

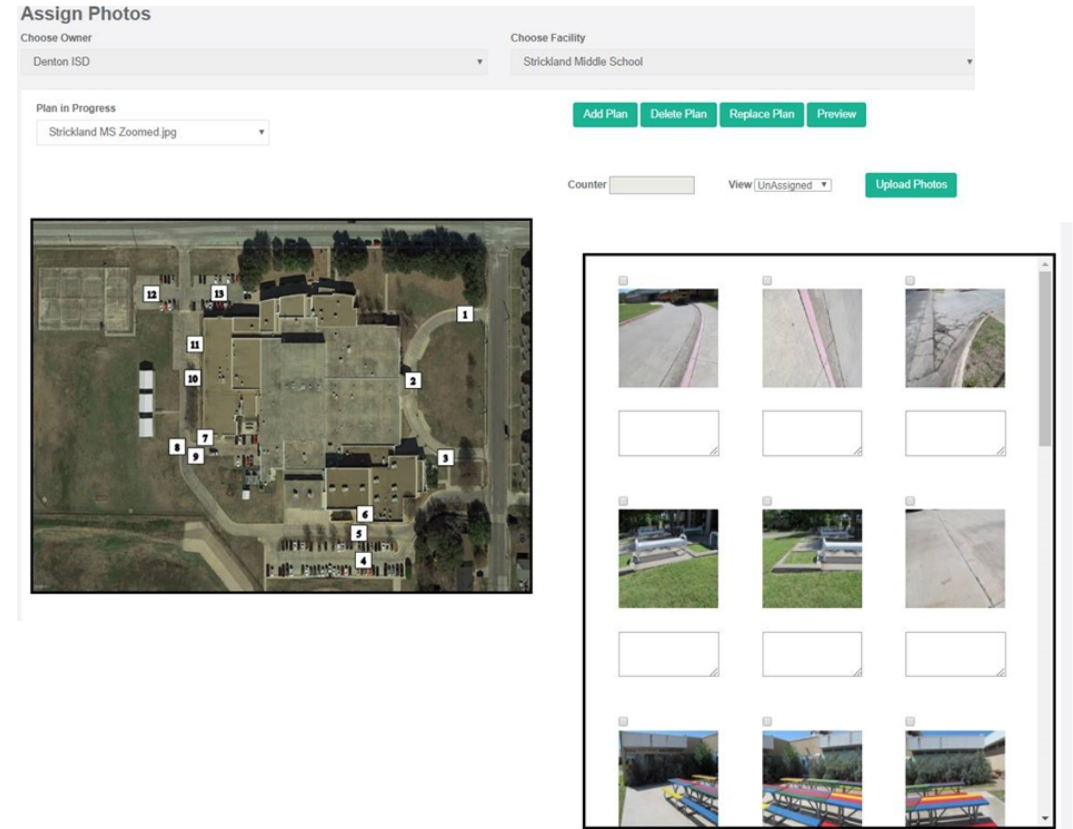
1. Facility Overview
2. Building Code
3. Accessibility
4. Building Envelope
5. Door Hardware
6. Interior Finishes
7. Restrooms
8. Food Service
9. Fine Arts
10. Site Civil
11. Site Circulation
12. Structural Systems
13. Mechanical Systems
14. Electrical Systems
15. Plumbing Systems
16. Energy Systems and Controls
17. Life Safety
18. Fire Sprinklers
19. Technology – By District
20. Safety and Security – By District
21. Athletics – By District
22. Roofs – By District

FACILITY REPORT CLARIFICATIONS

- Roofing was not part of the facility assessment directly and is tracked through the District and Armko Industries. Repairs and replacements need to be considered by the Citizens Committee and will be coordinated through the District and Armko Industries.
- A technology assessment was not part of the facilities assessment directly and the needs for consideration by the Citizens Committee will be provided through the District.
- Safety and Security recommendations will be provided by the District and coordinated for inclusion into consideration by the Citizens Committee.

CONSISTENT DATA COLLECTION

- HASP – Huckabee Assessment Software Program
- Efficiencies and consistency in data collection and reporting
- Designed exclusively for public K-12 schools
- Can be exported / imported into your software
- Creates a living document



DISD FACILITIES INCLUDED IN THE ASSESSMENT

ELEMENTARY SCHOOLS

Borman Elementary School

Newton Rayzor Elementary School

Evers Park Elementary School

Pecan Creek Elementary School

Eugenia Rayzor Elementary School

Providence Elementary School

Ginnings Elementary School

Rivera Elementary School

Hodge Elementary School

WS Ryan Elementary School

Houston Elementary School

Wilson Elementary School

McNair Elementary School

DISD FACILITIES INCLUDED IN THE ASSESSMENT

MIDDLE SCHOOLS

Calhoun Middle School

Crownover Middle School

McMath Middle School

Strickland Middle School

HIGH SCHOOLS

Denton High School

Fred Moore High School

Ryan High School

AUXILIARY FACILITIES

Annex (Norman T. Sisk)

Ann Windle

Central Services

Clear Creek – Technology

Davis School

Transportation

FACILITY REPORT EXCERPT

Strickland Middle School

Campus Data



STRICKLAND MIDDLE SCHOOL 324 E. Windsor Drive, Denton, TX 76209	
Year Built	1971
Approx. Total Square Footage	188,967
Grades Served	6 th – 8 th
Current Enrollment	
Building Levels	2



Huckabee | Facility Assessment Report, Denton Independent School District

Strickland Middle School

Campus Data



COLOR LEGEND		
■ Administration	■ Academic	■ Library
■ Athletic Space	■ Fine Arts	■ Support Spaces
■ Dining	■ Circulation	

Huckabee | Facility Assessment Report, Denton Independent School District

FACILITY REPORT EXCERPT

Strickland Middle School

Civil

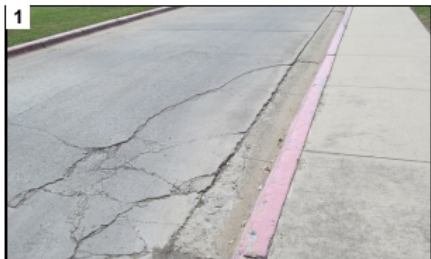


Failed Concrete Pavement - Removed and Replace Subgrade and Concrete



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Strickland Middle School

Architecture Exterior



Replace metal soffit trim and wood blocking, typical.



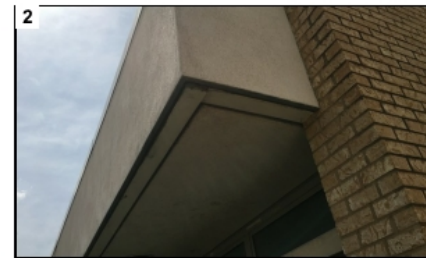
Replace metal soffit trim and wood blocking, typical.



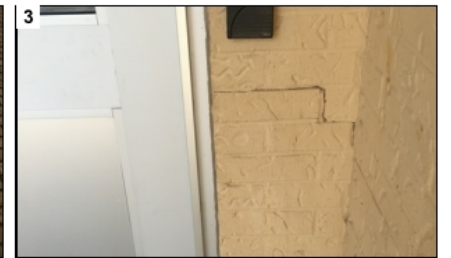
Replace metal soffit trim and wood blocking, typical. Acid wash plaster and masonry veneer.



Replace metal soffit trim and wood blocking, typical. Repair cracks in plaster veneer.



Replace metal soffit trim and wood blocking, typical. Repair cracks in plaster veneer.



Masonry pointing.

FACILITY REPORT EXCERPT

Strickland Middle School

Interiors

Strickland Middle School

MEP



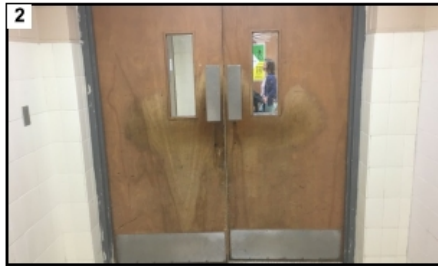
1 Admin - Replace aged casework in lounge.



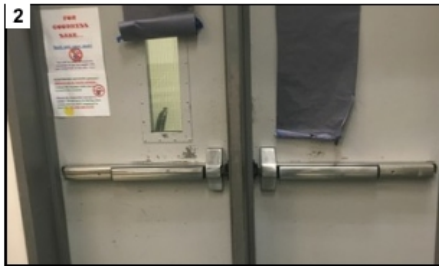
1 Admin - Replace aged VCT.



2 Fine Arts - Replace aged carpet in Black Box office and Orchestra office .



2 Fine Arts - Replace aged doors and frame.



2 Fine Arts - Replace aged doors and frame.



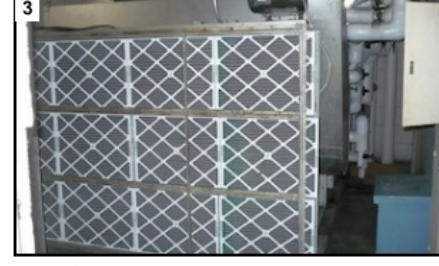
2 Fine Arts - Replace aged doors and frame.



1 Trane rooftop a/c unit



2 Trane air cooled chillers



3 Trantrol multi-zone air handling unit



4 Trantrol 3 zone multi-zone air handling unit



5 Lower level Trane VAV air handling unit

FACILITY REPORT EXCERPT



Greater than 1/2" vertical level change on path of travel.



Signage missing



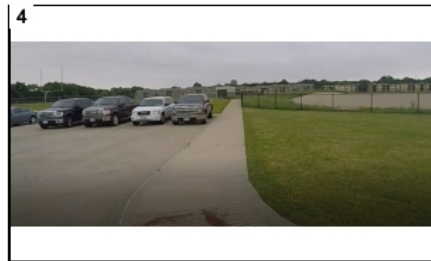
Signage not located at 60" (54")



Greater than 1/2" vertical level change on path of travel. (3/4")



Broken pavement creates multiple level change violations along path of travel.



No accessible route to football field or track.

Exterior – The overall condition of the exterior is good condition; some items have been identified as needing to be addressed.

Interior – The interior finishes is in fair working condition with some items needing to be repaired or replaced.

Structural – There were no conditions identified by our observers that have the outward appearance of being significant structural concerns at this point, in the opinion of the Structural Engineer.

Civil – The campus condition is in need of several repairs to pavement and flatwork.

Food Service - Overall space is in fair condition, all serving lines appear to have been replaced recently. Production equipment appear to be missing some equipment. Owner has room below exhaust hood to increase the production requirements. Code Deficiencies: Provide additional hand sinks. Existing Square Footage is 3,500 sf and needs to increase to 5,500 sf.

MEP – Mechanical: All the rooftop A/C units that were manufactured before 2003 are past their estimated useful service life.

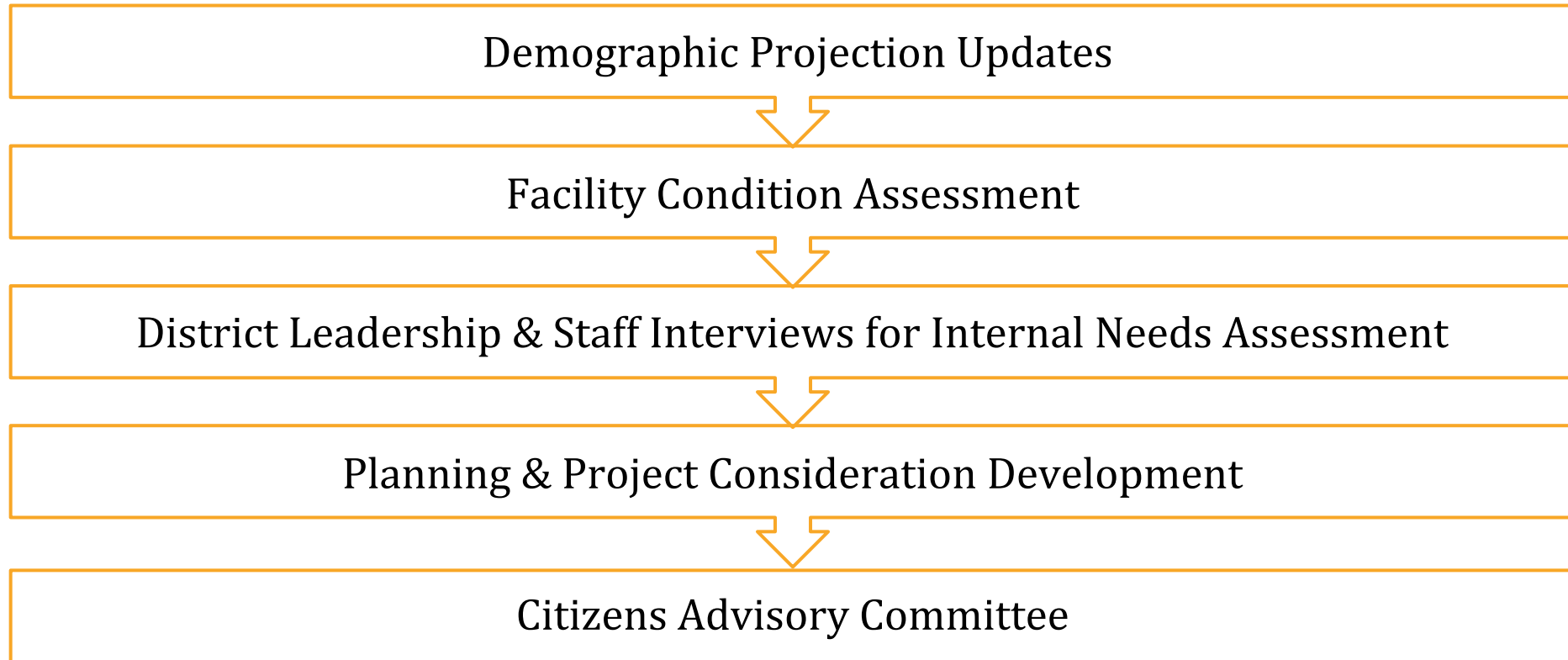
Electrical: Generator is in poor condition. Replacement recommended. ATS currently has red light for overspeed. This red lamp indicates that engine has shut down because of excessive speed indicating that there might be a problem with the generator. Westinghouse & Jefferson electrical gear is in poor condition. Replacement recommended. Square D equipment installed in 1998 is in good condition. Rest of the square D equipment is in poor condition and its replacement is recommended. Recessed fixtures serving renovated classroom areas are in overall good condition. Surface mounted fixtures serving rest of the classrooms are in poor condition and replacement is recommended. Recessed fixtures serving renovated corridors are in overall fair condition. Surface mounted fixtures serving remainder of corridors are in poor condition and replacement is recommended. Restroom lighting is in poor condition. Replacement recommended. Exterior building lighting is in poor condition. Replacement recommended. Parking lighting is in fair condition. Replacement with new LED area lights is recommended. Fire Alarm System was installed in 2012 and it is in good condition.

Plumbing – The water heaters were manufactured in April 2008. The storage tank was manufactured in July 2008. Both heaters and storage tank are close to or at the expected life cycle for gas fired heaters and storage. It is recommended that the water heaters and storage tank be replaced.

Accessibility - Extensive concrete replacement is required throughout the campus to bring accessible routes in to compliance with TAS/ADA. Interior of the facility requires a significant number of miscellaneous corrections to meet TAS/ADA standards. The largest remediation will be modification of the bleachers in the Viking Gym to provide wheelchair spaces.

Landscape – Grounds are in good condition with some minor items needed. Replace missing plants in various locations. Replace tall shrubs with smaller shrubs to allow art wall to show.

PLANNING WORK COMPLETED



NEXT STEPS

- Meetings between DISD and Huckabee will continue to determine the District's priorities and capacity for assigning tasks noted in the facility assessment report to be addressed by DISD facilities staff out of their current M&O budget.
- Capital Improvement projects will be identified that cannot be funded by current M&O funds.
- Scope will be determined and costs will be estimated for potential capital improvement projects.
- The CAC will evaluate each potential project and determine what action should be taken.
- Copies of the full facility report will be made available to anyone that would like to review its contents.