

February 3, 2026

Dr. Anthony Sorola
Associate Superintendent
Ector County Independent School District
802 N. Sam Houston
Odessa, Texas 79761

Re: Proposal for Facilities Condition Assessment, Long-Range Capital Planning, Deferred Maintenance Planning, and Preventative Maintenance Strategy Development

Dear Dr. Sorola:

Parkhill is pleased to have the opportunity to provide Architectural, Engineering, Planning, and Demographic Study Services to Ector County Independent School District (ECISD) to perform a Facilities Condition Assessment and other related planning activities which will inform ECISD's long-range facility planning process. The following outlines our understanding of the Project Scope and how we propose to provide Services for your Project.

Our Proposal is offered in sections according to the following breakdown of services:

- Task 1 Facility Condition Assessment with Asset Inventory and Accessibility Surveys
- Task 2 Educational Adequacy
- Task 3 Long-Range Capital Planning
- Task 4 Preventative Maintenance Strategy

Following the description of services for each task, we have included information that we will need from the district for our data collection phase, a list of services that are excluded and not part of the Scope, a proposed draft schedule for stakeholder engagement, and a breakdown of fees for each task. We have also included an optional, supplemental service for a second year of demographic analysis the district may wish to consider after completion of this initial engagement.

Task 1 - Facility Condition Assessment

A Facility Assessment is a standardized process by which building systems and components are evaluated against reference construction and design standards. The Facility Condition Assessment will assess the physical conditions, functional performance of the instructional facilities and support buildings throughout the district.

Inventory to Assess

The school district has three early education centers, 25 elementary schools, six middle schools, two comprehensive high schools, three choice high schools, and ten support facilities including one athletic stadium; Ector County ISD is primarily located in Odessa, Texas.

Collection Tool and Level of Detail

Campuses will be evaluated by the field observation team, and existing/current data for all building systems listed in Attachment B.

Our Scope of Work includes a data collection phase that will become part of the comprehensive ALPHA database hosting facility information that includes asset location, number, name, and use; dates of construction and renovation; and number of floors, gross areas, and other relevant data. System component data will contain age and remaining useful life information for each record. Besides these basic data and in addition to the condition and educational suitability assessment data, facility plans,

capacity/enrollment analysis information, maintenance staff records, pending repairs lists, and equipment inventory information can also be hosted in the database.

Condition assessment reports will identify immediate, short-term, and long-term capital needs. Project costs can be reported annually and can be categorized by priority levels that ECISD can manipulate within the database. Condition ratings normally follow the procedure adopted for Facility Condition Index, as defined by the American Physical Plant Association (APPA). ALPHA has a built-in reporting feature for facility condition index by campus, and as facilities are upgraded or renewed, this reporting feature is a good way to show progress. Furthermore, a ten-year capital renewal cost summary will be a standard dashboard.

Assessment Team Observations and Assumptions

The Facility Assessment Team will visit the sites to observe each building system to identify current deficiencies and future needs in terms of building system lifecycles (condition) and alignment of facility design to an adopted instructional delivery model (educational suitability, see Task 2). Our field observers are Architects and Engineers, or specialists working under the supervision of Architects and Engineers, who evaluate the existing conditions using their specialized knowledge and experience.

The Facility Condition Assessment will assess the physical condition of interior, exterior, site, and building systems for each campus throughout the District. The field observation team will evaluate the mechanical, electrical, plumbing, roofing, HVAC, and life safety systems making up each building, in addition to interior finishes and interior construction materials such as doors and cabinetry.

Structural systems like foundations and roof framing are non-renewable, meaning they have more than a 100-year expected useful life. As part of this scope, field observers will make visual observations of perimeter building elements to note significant cracking or areas of foundation settlement. Interior observations of floor slabs will look for differential floor movement or unusual settlement in floor slabs on grade. Field observations are limited in an assessment, and no calculations are performed. However, if field observers note unusual deflections in framing elements, severe cracking in structural load-bearing masonry or concrete, or large foundation settlements, ALPHA will be alerted to the issue, and Parkhill can mobilize a structural engineering team to perform a more detailed investigation as an additional hourly service.

Roof areas, with corresponding material type, deck composition, and age will be cataloged for each campus for the purpose of building a long-term renewal plan for District roofing. Insurance policy records for roofing areas still under warranty can be stored in the master database.

Observers will also collect data regarding building components necessary for the facility's ADA compliance and fire safety requirements that can be utilized in the Long-Range Planning Phase. Due to the complexity of building code requirements for fire safety that vary on the level of renovation, it is our proposal that the condition assessment portion of Task 1 focus on what is available in the existing building. As an example, observers can observe corridor walls to see if they extend to the roof deck and can also look for smoke compartmentalization at points of addition, noting for the building system record. The collection tool will capture an approximate cost, based on a business rule adopted for our field observers, by adding a record for extending a wall to deck, for example. Whether that wall needs dollars in a future renovation project will depend on a more detailed Building code study, either in a master-planning phase or detailed design phase. We would propose ADA compliance be treated in a similar way, since the Texas Accessibility Standards are subject to recurring technical memoranda and interpretation.

All electronic reports and databases will be living documents that will be transferred to ECISD for long term maintenance, planning and documentation. Parkhill/ALPHA will advise the District regarding software interfaces that are best suited to existing District processes, protocols and systems. Included will be coordination between software provider's systems and training to ensure that the District is equipped with a relevant tool for present and future planning.

The facility assessment and long-range plan will be developed with a robust database of detailed system information. This information can be synthesis in downloadable and consumable reports that can be printed from local devises.

Task 2 - Educational Adequacy

The Educational Adequacy assessment examines the level of security and supervision, instructional support, the quality of learning environment, technology integration, and relationship of spaces within the school. We will engage Campus Principals, Executive Leadership and Cabinet Members through electronic surveys to gather data in an efficient and comprehensive manner. The Educational Adequacy study is described in more detail in Attachment C. To measure the educational adequacy of a space the team will employ either a qualitative or quantitative metric based on ECISD's educational specifications and the teaching and learning philosophy.

Task 3 - Long-Range Capital Planning

Long-range Capital Planning is the culmination of data collection, analysis, and reporting into a roadmap for facility improvement and a tool to manage growth, capacity, and resources effectively over time. Figure 1 below illustrates how different tasks in the planning process flow and work together.

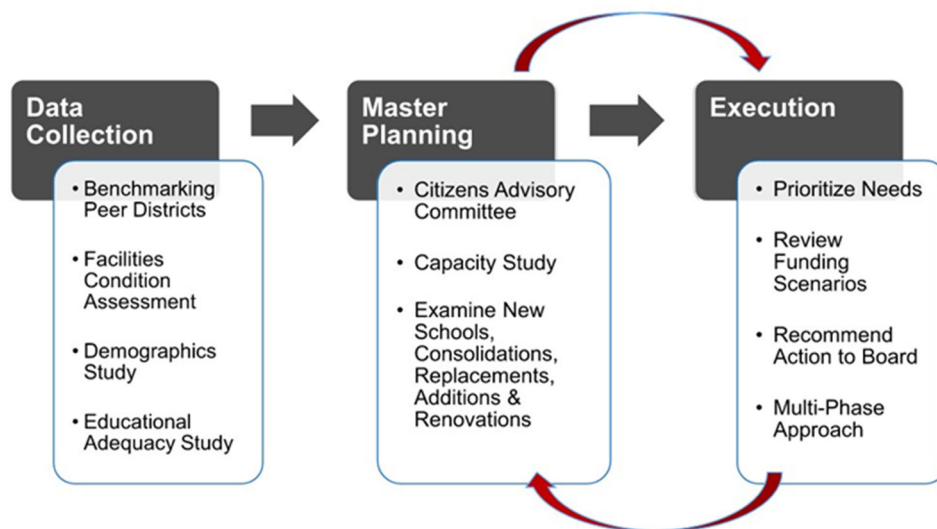


Figure 1. Long-Range Capital Planning Process

We anticipate Long-Range Planning will include the following activities:

- **Peer Benchmarking:** Comparing ECISD instructional campuses to similar school districts in Texas for square footage and operational costs per student.
- **Capacity Study:** An analysis of capacity in the context of enrollment projections and potential campuses projected to be under or overutilized over time. Capacity calculations include the total school plant capacity and core areas like the kitchen, cafeteria, and rooms for specials and intervention groupings for the elementary and middle schools. Capacity calculations for secondary schools will include additional core areas like labs, locker rooms, and fine arts spaces.
- **Educational Adequacy Assessment:** An examination of educational suitability reported in two ways, spatial adequacy and functional adequacy. Spatial Adequacy compares the existing core spaces in a school to an adopted standard, in this case, we propose to use the Texas

Administrative Code, Chapter 61, Subchapter CC, Commissioner's Rules Concerning School Facilities. With these guidelines, we can report based on the level of flexibility defined there, both L1/L2 and L3/L4 levels. Our methodology has the benefit of converting spatial deficiencies into a cost for high-level capital planning and helps community members contextualize how adequacy fits with facility condition costs. We also utilize a questionnaire format that qualitatively measures Educational Suitability for support of programs, technology, security, and supervision, instructional support, physical characteristics, learning environment and the relationship of spaces (adjacencies). This measurement allows these areas to be weighted and reported as an index which can be compared side by side with the condition index. Attachment C contains more detailed information on this portion of the assessment.

- Visioning Meetings with ECISD cabinet, ECISD leadership, maintenance staff, and principals, to review assessment report, educational adequacy needs, campus sizes, and configurations.
- ECISD and Parkhill will develop a detailed schedule for community engagement with District stakeholders that include staff, parents, and community members. We recommend formation of a Citizens Advisory Committee and/or a Bond Oversight Committee that can help inform questions to address in a community survey instrument, and also to help make recommendations and structure information for public meetings.
- Campus improvement options to address physical condition, educational adequacy, future expansion, and operational efficiency. Parkhill will put into architectural context the information compiled from the meetings with your administrative cabinet, principals, and citizens advisory committee. Block square footage diagrams and campus site plan drawings will be developed to identify the scope of proposed improvements.
- Capital Projects Budgeting: Preparation of Opinions of Cost for campus improvement scenarios and potential new campuses, replacement campuses, renovations and additions, and capital renewal projects. Determining an appropriate re-investment implementation plan for District HVAC equipment, roofing, and paving.
- Report to the Board and Presentation of findings for adoption of a Long-Range Capital Plan, including preliminary Project budgets.

Deliverables

- A phased, prioritized list of recommended elementary, secondary, and support facility projects and costs with accompanying narratives and graphical plan summaries to describe the character, scope, and budget of each Project.
- A GIS Mapping portal that can be used to visualize and summarize campus level condition and utilization over time.
- A written report summarizing school condition, capacity, utilization, renewal needs, and recommended courses of action with a timeline based on a ten-year planning horizon.

Task 4 - Preventative Maintenance Strategy Development

Our Proposal includes assistance to ECISD with a preventative maintenance strategy. Preventative maintenance programs, when implemented and resourced by school districts, have the benefit of extending the overall life of HVAC systems and infrastructure, reducing the number of operational outages, improving the diagnosis of recurring maintenance problems, streamlining replacement part orders, and lowering utility costs. There are several options for software platforms that school districts can use to manage a preventative maintenance program. The Parkhill Team will review and recommend an appropriate software solution that will manage the District's assets through integration with the District's work-order and operational processes, i.e. FMX or Brightly. As part of our efforts to fulfill this task, we will:

- Review existing preventative maintenance practices and schedules with the District's Facilities and Maintenance Department.

- Assist and recommend a preventative maintenance software platform for use by the District to help the District set protocols and business rules for documentation, and to help the District acquire training for its ongoing use.
- Assist the District in development of preventative maintenance schedules for the equipment inventoried for each type of instructional and support facility.
- Assist the District in developing preventative maintenance performance metrics such as work order reduction, energy efficiency measures, and reduction in outages, in addition to a return on investment calculation to help monitor the effectiveness of the program.

Equipment HVAC Inventory

To establish a preventative maintenance program with any software platform, a detailed inventory of equipment is required. While many systems can be adopted for preventative maintenance, we recommend a focus on HVAC systems for the purpose of this Study, pending more information from the district. The Field Assessment Team will perform an inventory of major HVAC equipment for the purpose of noting age, remaining useful life, manufacturer, model number, serial number (if visible), asset number, and location at each campus. Our team will also document electrical service entrance characteristics. This assignment exercise will include an inventory of fixed, visible, and accessible building equipment to include the following:

- HVAC: Air handling units, boilers, building automation system, chillers, chilled and hot water circulation pumps, cooling towers, de-aerators, exhaust/ventilation fans, packaged units, unit heaters, furnaces, heat pumps, make-up air units, energy recovery units, water heaters, split systems, air compressors, and air terminal units.
- Transformer, CT Cabinet, and Main Electrical Switchboard.

Optional Task - Deferred Maintenance Planning

Deferred Maintenance Planning is an important tool in managing, maintaining, and renewing an inventory of facilities in school districts. Through our Facility Condition Assessment work in Task 1, deferred maintenance, and expired system information for each campus will be collected, stored and analyzed by the Parkhill/ALPHA team. Included will be standard reports (that can be modified), and query sequences to help ECISD with maintenance and capital planning, whether through annual operations and maintenance funding or inclusion in projects funded by bond elections. Team members will distribute pre-survey questionnaires, review maintenance work orders, and interview facilities staff in conjunction with condition assessment site work and documentation.

ALPHA can be used to categorize building deficiencies by priority, category, and impact on operations. From this data, our team will:

- Develop lists of deferred maintenance projects with budgetary costs in consideration of maintenance and capital renewal priorities.
- In conjunction with District Administration, Facilities Staff, and the District's Financial Advisor, develop phasing plans and renewal funding strategies to address physical condition and educational suitability needs.
- Facility Condition Index reporting as well as built-in system and campus reports allow the District to track progress towards goals as investments are made and the database is updated.
- Forecasts for large capital investments can be made using customizable reporting and query features.
- Meet with District Cabinet and ECISD Leadership to develop a Citizen Advisory Committee and/or Bond Oversight Committee and School Board Presentations.

Information to be Provided by ECISD

- Services will involve data collection to gather baseline information for the other phases of the Work that include Facility Condition Assessment, educational adequacy, capacity, and deferred maintenance backlog.
- Completion of a Pre-Survey Questionnaire by campus principals; done jointly with Parkhill I ALPHA team members.
- Parkhill | ALPHA will gather available information from ECISD that includes:
 - District Square Footage and Space Inventory with age\date of additions.
 - Location and number of portable classrooms at instructional campuses.
 - List of major renovations in the last 8 years.
 - Floor Plans of buildings and available site plans.
 - Campus site information and identification numbers for buildings.
 - Copy of most recent demographics Study.
 - Current log of roof age, type, and any recent roofing consultant reports.
 - Summary Report of Maintenance Work Orders for each campus.
 - Recent Energy Management Consultant's report (if any).
 - Summary asbestos information by campus.
 - District's educational specifications (if available).
 - Prior geotechnical reports (if available).

Services not included in this Proposal

- Assessments of existing portable buildings.
- Bond Oversight Facilitation.
- Topographic, Boundary, and Tree Surveys.
- Geotechnical Investigations and Reports.
- Hydraulic/Hydrology and Flood Plain Studies.
- Asbestos and Hazardous Materials Studies.
- Forensic Structural Investigations or Observations in Confined Spaces.
- Professional Polling or Community Surveying Firm. Bond Communications Consulting would be a supplemental, additional service.
- Component Level Condition Assessment for Work Order Management, other than powered HVAC equipment, water heaters, and electrical service entrances.
- As-built of existing campuses.

Schedule

A detailed schedule will be developed for each task including duration time, milestone dates and deliverables.

Fee

We propose our fee for the Scope of Services as described to be based on a lump sum amount for all Tasks except Task 3, the Long-Range Capital Planning development. Task 2 will be meeting dependent and iterative, particularly if consolidation scenarios become part of the Plan. It can sometimes be difficult to estimate the number of options needed up front, due to the level of transfers and special program campuses. As such, we propose compensation on an hourly rate basis with a maximum, as listed for Task 3 in the table below. The amounts below are inclusive of expenses.

Task	Fee
Task 1 - Facility Condition Assessment with Asset Inventory and Accessibility Surveys (lump sum)(12 people/5 months)	\$600,000.00
Task 2 - Educational Adequacy (lump sum)(2 people/5 months)	\$150,000.00
Task 3 - Long Range Capital Planning (hourly with maximum)	\$180,000.00
Task 4 - Preventative Maintenance Strategy Development (lump sum)(3 people/6 months)	<u>\$65,000.00</u>
Total Authorization	\$995,000.00
Optional Task – Deferred Maintenance Planning (lump sum)(2 people/2 months)	\$30,000.00

We can adjust the amount of compensation either up or down by mutual agreement should the Scope of Services described above change during the Project.

Authorization to Proceed

You may indicate your acceptance of this Proposal by returning one signed copy of this letter to our office. Unless another date is specified, we will consider receipt of the letter as authorization to proceed with the Facilities Assessment phase of the Project, and we will submit our initial information to your attorney for preparation of the Prime Services Agreement included in the Request for Qualifications.

We appreciate the opportunity to partner with you and look forward to the successful completion of this endeavor of the district. If you have any questions, please do not hesitate to call.

Sincerely,

PARKHILL

**ECTOR COUNTY INDEPENDENT SCHOOL
DISTRICT**

By _____
David Finley, EdD, AIA
Director of Education | Partner

Signature: _____

Name: Dr. Keeley Boyer

Title: Superintendent

Date: _____

DLF/ndI

Enclosures: Attachment A - School Facility Inventory
Attachment B - Assessment Systems Assemblies
Attachment C - Educational Adequacy Assessment
Attachment D - Consultant's Hourly Rate Sheet

ATTACHMENT A

District Information/Specifications

LOC	Facility	Bldg. Sq. Ft.	Portable Square Ft.	Total Sq. Ft.	Total Known Acreage
004	Alternative Education Center High School	11,892	24,064	35,956	3.00
011	George H.W. Bush New Tech Odessa High School	149,127	0	149,127	10.31
002	Odessa High School	481,629	11,008	492,637	26.85
002	Whitaker South Building (OHS)	8,144	0	8,144	1.22
002	Whitaker North Building (OHS) TLC	16,194	0	16,194	1.09
698G	Frost Bakery Advanced Technical Center & Greenhouse	61,178	0	61,178	2.81
003	Permian High School	553,013	11,712	564,725	42.36
042	James Bonham Middle School	158,903	5,376	164,279	21.05
043	James Bowie Middle School	194,784	6,144	200,928	6.36
044	David Crockett Middle School	143,314	9,408	152,722	18.00
047	Ector Middle School	265,500	2,304	267,804	20.43
046	Chester W. Nimitz Middle School	163,718	10,752	174,470	23.28
045	Wilson & Young Medal of Honor Middle School	137,251	6,656	143,907	18.96
125	Thomas Blanton Elementary School	60,059	2,688	62,747	9.76
133	Dr. Lee Buice Elementary School	90,834	4,608	95,442	12.39
136	Edward Burleson Elementary School	66,812	960	67,772	9.67
104	David Gouverneur Burnet Elementary School	64,576	0	64,576	12.04
130	Laura Cavazos Elementary School	72,729	4,032	76,761	13.00
107	Richard Dowling Elementary School	68,481	3,072	71,553	15.00
131	Edward K. Downing Elementary School	90,834	3,072	93,906	12.288
126	Murry Fly Elementary School	70,800	7,584	78,384	9.55
110	Goliad Elementary School	61,231	2,304	63,535	10.24
111	Rafael Gonzales Elementary School	62,971	0	62,971	12.05
114	John Ireland Elementary School	62,718	0	62,718	8.00
128	Lyndon B. Johnson Elementary School	67,500	0	67,500	10.47
129	Barbara Jordan Elementary School	67,661	6,336	73,997	11.50
124	Ellen and William Noel Elementary School	68,642	1,536	70,178	11.08
117	Elisha Pease Elementary School	72,396	0	72,396	14.68
119	Sul Ross Elementary School	61,488	0	61,488	13.55
113	Sam Houston Elementary	69,767	0	69,767	11.82

121	San Jacinto Elementary	62,442	1,792	64,234	5.00
132	G.E. "Buddy" West Elementary School	90,834	1,536	92,370	16.246
102	Stephen F. Austin Montessori Elementary Magnet School	75,079	1,680	76,759	4.77
101	Gale Pond Alamo Elementary Magnet School	56,828	1,920	58,748	4.25
127	Edward L. Blackshear Elementary Magnet School	107,951	1,536	109,487	12.18
105	Ewen Cameron Dual Language Elementary Magnet School	75,557	768	76,325	9.87
112	Hays Magnet Academy Elementary	60,196	2,496	62,692	13.73
116	Benjamin Milam Elementary Magnet School	86,306	768	87,074	7.16
118	Ronald Reagan Elementary Magnet School	64,234	4,032	68,266	10.85
122	William Travis Magnet Elementary School	58,476	2,560	61,036	14.14
123	Lorenzo de Zavala Magnet Elementary School	82,339	768	83,107	8.12
106	George Washington Carver Early Education Center	40,605	0	40,605	3.15
115	Mirabeau Lamar Early Education Center	55,755	0	55,755	8.75
970	Administration Building	55,443	0	55,443	4.32
970	Barbara Chancellor	8,310	0	8,310	.47
131	Boys and Girls Club at Downing Elementary	8,000	0	8,000	.49
856	Community Outreach Center	4,040	0	4,040	1.22
698A	CTE Ag Farm	23,637	0	23,637	23.79
952	ECISD Police	8,053	0	8,053	.59
960	Facilities (Maintenance/Custodial Office)	2,989	0	2,989	5.22
974	School Nutrition	28,100	0	28,100	3.63
897	IMA building	10,245	0	10,245	2.08
864	Information Technology	15,043	0	15,043	.37
955	Maintenance Operations	45,363	0	45,363	4.01
970	Michael C. Killion House	27,669	0	27,669	1.14
975	Print & Mail Services	16,757	0	16,757	.42
905	Ratliff	55,054	0	55,054	101.78
871	Special Education	12,985	0	12,985	1.3
882	Student Admission	2,237	0	2,237	.59
986	Transportation	79,968	0	79,968	6.37
	ECISD Development Office	12,249	0	12,249	.66
	CTE High School (Opens 12/2026)	176,000	0	176,000	41.0
	Vasquez Middle School (Opens 8/2026)	197,000	0	197,000	42.0

	PHS JROTC (located on PHS campus)	3,000	0	3,000	
	8860 Loop 338 Transportation	95,000	0		35.18
		4,683,622	119,408	4,988,113	507.884
		Bldg. Sq. Ft.	Portable Square Ft.	Total Sq. Ft.	Total Known Acreage

ATTACHMENT B

ASSESSMENT SYSTEM ASSEMBLIES

System Group	Sys Code	System Description	Assembly	Life	Cost/SF
A10 Foundation	A1010	Standard Foundations	Spread Footings, Grade Beams	100	
A10 Foundation	A1020	Special Foundations	Piling, Pile Caps	100	
A10 Foundation	A1030	Slab on Grade	Concrete Slab on Grade	100	
Uniformat A20 Basement Walls - Excluded from Assessment					
B10 Superstructure	B1010	Floor Construction	Poured in Place Concrete	100	
B10 Superstructure	B1010	Floor Construction	Steel Frame with Composite Floor	100	
B10 Superstructure	B1010	Floor Construction	Wood Framed	100	
B10 Superstructure	B1020	Roof Construction	Poured in Place Concrete	100	
B10 Superstructure	B1020	Roof Construction	Wood Trusses/Framed Wood Roof	100	
B10 Superstructure	B1020	Roof Construction	Steel Framing with Metal Deck	100	
B20 Exterior Enclosure	B2010	Exterior Walls	Exposed Concrete/CMU	100	
B20 Exterior Enclosure	B2010	Exterior Walls	Brick with metal stud or CMU Back-up	100	
B20 Exterior Enclosure	B2010	Exterior Walls	Stucco Veneer with metal stud or CMU	100	
B20 Exterior Enclosure	B2010	Exterior Walls	Vinyl Siding with metal stud BU	30	
B20 Exterior Enclosure	B2010	Exterior Walls	Steel Siding with metal stud BU	30	
B20 Exterior Enclosure	B2010	Exterior Walls	Wood Siding with metal stud BU	30	
B20 Exterior Enclosure	B2010	Exterior Walls	Hardi-Board Siding w/metal stud BU	30	
B20 Exterior Enclosure	B2010	Exterior Walls	Transite Siding with back-up	30	
B20 Exterior Enclosure	B2010	Exterior Walls	Other Siding with back-up	30	
B20 Exterior Enclosure	B2020	Exterior Windows	Metal Framed	30	
B20 Exterior Enclosure	B2020	Exterior Windows	Wood Framed	30	
B20 Exterior Enclosure	B2020	Exterior Windows	Vinyl Framed	30	
B20 Exterior Enclosure	B2030	Exterior Windows	Wood doors w/frames	20	
B20 Exterior Enclosure	B2030	Exterior Doors	Metal doors w/frames	30	
B20 Exterior Enclosure	B2030	Exterior Doors	Hardware	5	
B30 Roofing	B3010	Roofing: Built-up	4-Ply Asphalt Flat	18	
B30 Roofing	B3010	Roofing: Built-up	4-Ply Asphalt Sloped	25	
B30 Roofing	B3010	Roofing: Built-up	4-Ply Cold Tar	35	
B30 Roofing	B3010	Roofing: Built-up	4-Ply Hot Applied Rubberized Asphalt	30	
B30 Roofing	B3010	Roofing: Built-up	2-Ply Modified Bitumen Flat	15	
B30 Roofing	B3011	Roofing: Single Ply	EPDM Flat	15	
B30 Roofing	B3011	Roofing: Single Ply	EPDM Sloped	20	
B30 Roofing	B3011	Roofing: Single Ply	Thermoplastic	20	
B30 Roofing	B3011	Roofing: Single Ply	1-Ply Modified Bitumen Sloped	15	
B30 Roofing	B3012	Roofing: Other	Asphalt Shingle	20	
B30 Roofing	B3012	Roofing: Other	Clay Tile	50	
B30 Roofing	B3012	Roofing: Other	Slate Tile	50	
B30 Roofing	B3012	Roofing: Other	Metal - Standing Seam	50	
B30 Roofing	B3012	Roofing: Other	Metal - Lap Seam	50	
B30 Roofing	B3012	Roofing: Other	Spray-on Polyurethane Foam Roofing	10	
B30 Roofing	B3020	Roof Openings	Scuttles and Roof Hatches	20	
C10 Interior Construction	C1010	Partitions	Drywall on Studs	75	
C10 Interior Construction	C1010	Partitions	Plaster on metal lath w/studs	75	
C10 Interior Construction	C1010	Partitions	CMU	100	
C10 Interior Construction	C1010	Partitions	Glazed Tile or Burnished Block	100	
C10 Interior Construction	C1010	Partitions	Glazed or Burnished Wainscot/Plaster or Drywall (incl studs)	100	
C10 Interior Construction	C1020	Interior Doors	Solid Wood in HM Frames	20	
C10 Interior Construction	C1020	Interior Doors	Hollow Metal w/ Frames	50	
C10 Interior Construction	C1020	Interior Doors	Wood Doors in Wood Frames	30	
C10 Interior Construction	C1025	Interior Windows	All Types	30	
C10 Interior Construction	C1030	Door Hardware	Hardware	15	
C20 Stairs	C2010	Stair Construction	Metal Pan Stairs	75	
C20 Stairs	C2010	Stair Construction	Wood Stairs	50	
C30 Interior Finishes	C3010	Wall Finishes	Painted Drywall or Plaster	5	
C30 Interior Finishes	C3010	Wall Finishes	Painted CMU	15	
C30 Interior Finishes	C3010	Wall Finishes	Wood Finishes	15	
C30 Interior Finishes	C3010	Wall Finishes	PLAM	15	
C30 Interior Finishes	C3010	Wall Finishes	Vinyl Wall Covering	10	
C30 Interior Finishes	C3010	Wall Finishes	Wallpaper	4	
C30 Interior Finishes	C3010	Wall Finishes	Ceramic Tile	20	
C30 Interior Finishes	C3020	Floor Finishes	Carpet	5	

ASSESSMENT SYSTEM ASSEMBLIES

System Group	Sys Code	System Description	Assembly	Life	Cost/SF
C30 Interior Finishes	C3020	Floor Finishes	VCT/Sheet Vinyl	12	
C30 Interior Finishes	C3020	Floor Finishes	Epoxy	10	
C30 Interior Finishes	C3020	Floor Finishes	Raised Access Flooring	20	
C30 Interior Finishes	C3020	Floor Finishes	Wood	10	
C30 Interior Finishes	C3020	Floor Finishes	Stone	75	
C30 Interior Finishes	C3020	Floor Finishes	Terrazzo	75	
C30 Interior Finishes	C3020	Floor Finishes	Concrete	100	
C30 Interior Finishes	C3020	Floor Finishes	Special Flooring	100	
C30 Interior Finishes	C3030	Ceiling Finishes	Painted Drywall	5	
C30 Interior Finishes	C3030	Ceiling Finishes	Plaster	30	
C30 Interior Finishes	C3031	Suspended Acoustical Ceiling	Spline System	25	
C30 Interior Finishes	C3031	Suspended Acoustical Ceiling	Lay-in System	25	
C30 Interior Finishes	C3031	Suspended Acoustical Ceiling	Special Acoustical	13	
C30 Interior Finishes	C3032	Metal Ceiling	Metal	25	
C30 Interior Finishes	C3033	Wood Ceilings	Wood	30	
D10 Conveying	D1010	Elevators and Lifts	Elevators and Lifts	40	
D20 Plumbing	D2010	Plumbing Fixtures	W/C - Floor Mounted	20	
D20 Plumbing	D2010	Plumbing Fixtures	W/C - Wall Mounted	20	
D20 Plumbing	D2010	Plumbing Fixtures	Urinals - Floor Mounted	20	
D20 Plumbing	D2010	Plumbing Fixtures	Urinals - Wall Mounted	20	
D20 Plumbing	D2010	Plumbing Fixtures	Sinks - Stainless	20	
D20 Plumbing	D2010	Plumbing Fixtures	Sinks - Porcelain	20	
D20 Plumbing	D2010	Plumbing Fixtures	Showers	30	
D20 Plumbing	D2010	Plumbing Fixtures	Fixtures (all)	7	
D20 Plumbing	D2020	Domestic Water Distribution	All Types	30	
D20 Plumbing	D2030	Sanitary Waste System	All Types	30	
D20 Plumbing	D2040	Storm Water Drainage	Roof drains & piping	40	
D20 Plumbing	D2040	Storm Water Drainage	Scuppers & down spouts	20	
D20 Plumbing	D2090	Other Plumbing Systems	Acid Waste System	30	
D20 Plumbing	D2090	Other Plumbing Systems	Gas Distribution	30	
D30 HVAC	D3010	Energy Supply	Solar, Geo-thermal	30	
D30 HVAC	D3020	Heat Generating System	Boilers	30	
D30 HVAC	D3020	Heat Generating System	Furnaces	30	
D30 HVAC	D3030	Cooling Generating Systems	Chillers - Air Cooled	20	
D30 HVAC	D3030	Cooling Generating Systems	Chillers - Water Cooled	20	
D30 HVAC	D3030	Cooling Generating Systems	Cooling Towers	20	
D30 HVAC	D3040	Distribution Systems	Air Handlers	20	
D30 HVAC	D3040	Distribution Systems	Exhaust Fans	20	
D30 HVAC	D3040	Distribution Systems	Hydronic Piping	20	
D30 HVAC	D3041	Ductwork	Metal	30	
D30 HVAC	D3041	Ductwork	Flexible	20	
D30 HVAC	D3042	Insulation	External Insulation	30	
D30 HVAC	D3042	Insulation	Internal Insulation	15	
D30 HVAC	D3050	Terminal & Package Units	Roof Top Package Units	15	
D30 HVAC	D3050	Terminal & Package Units	PTAC Units	15	
D30 HVAC	D3050	Terminal & Package Units	CRAC Units	15	
D30 HVAC	D3050	Terminal & Package Units	Fan Coil Units	15	
D30 HVAC	D3050	Terminal & Package Units	VAV Units	15	
D30 HVAC	D3050	Terminal & Package Units	Heat Pumps	12	
D30 HVAC	D3050	Terminal & Package Units	Split System DX Units	15	
D30 HVAC	D3090	HVAC Controls: E&M / DDC	HVAC Controls: E&M / DDC	15	
D40 Fire Protection	D4010	Sprinkler System	Sprinkler System	25	
D40 Fire Protection	D4020	Standpipes	Standpipes	30	
D40 Fire Protection	D4030	Fire Protection Specialties	Fire Protection Specialties	10	
D40 Fire Protection	D4090	Other FP Systems	Other FP Systems	15	
D50 Electrical	D5010	Electrical Service	Pad Mntd Transformers (non-utility owned)	30	
D50 Electrical	D5010	Electrical Service	Pole Mntd Transformers (non-utility owned)	30	
D50 Electrical	D5010	Electrical Service	Motor Control Centers	30	
D50 Electrical	D5010	Electrical Service	Switchboards, Switch Gear	30	
D50 Electrical	D5010	Electrical Service	Main Distribution Wiring & Raceways	30	
D50 Electrical	D5015	Electrical Generation	Generator	20	

ASSESSMENT SYSTEM ASSEMBLIES

System Group	Sys Code	System Description	Assembly	Life	Cost/SF
D50 Electrical	D5020	Branch Electrical Distribution	Branch Wiring, Raceways & Panels	30	
D50 Electrical	D5025	Lighting	Lighting	20	
D50 Electrical	D5030	Communication	PA System	15	
D50 Electrical	D5040	Fire Alarm	Fire Alarm System	15	
D50 Electrical	D5050	Security	Security System	15	
D50 Electrical	D5090	Other Electrical Systems	Other Electrical Systems	25	
E10 Kitchen	E1011	Walk-In Cooler/Freezer			
E10 Kitchen	E1012	Ovens Ranges & Steamers			
E10 Kitchen	E1013	Production Equipment			
E10 Kitchen	E1014	Serving Lines			
E10 Kitchen	E1015	Kitchen Hood			
E10 Kitchen	E1016	Ware Wash			
E10 Kitchen	E1017	Kitchen Reconfiguration			
E10 Kitchen	E1018	Kitchen Flooring			
E10 Kitchen	E1019	Kitchen Walls			
E10 Kitchen	E1020	Kitchen Ceilings			
E10 Kitchen	E1021	Snack to Go Servery Components			
E10 Kitchen	E1022	Kitchen Others	Commercial Equipment	25	
E20 Equipment Others	E1030	Vehicular Equipment	Vehicular Equipment	25	
E20 Equipment Others	E1090	Other	Other	25	
E30 Furnishings	E2010	Fixed Casework	Shelving, Cabinets, Countertops	15	
G10 Site	G1030	Site Earthwork	Site Earthwork	100	
G20 Site Improvements	G2020	Parking Lots/Driveways	Asphalt Parking/Drives	30	
G20 Site Improvements	G2020	Parking Lots/Driveways	Concrete Parking/Drives	30	
G20 Site Improvements	G2030	Pedestrian Walkways	Sidewalks	30	
G20 Site Improvements	G2030	Pedestrian Walkways	Covered Walkways	30	
G20 Site Improvements	G2040	Fencing	Chain Link	25	
G20 Site Improvements	G2040	Fencing	Brick	30	
G20 Site Improvements	G2040	Fencing	Metal	30	
G20 Site Improvements	G2040	Fencing	Wood	20	
G20 Site Improvements	G2040	Fencing	Security	20	
G20 Site Improvements	G2050	Landscaping	Landscaping	30	
G30 Site Mechanical Utilities	G3010	Water Supply	Water Mains	30	
G30 Site Mechanical Utilities	G3020	Sanitary Sewer	Sewer Mains	30	
G30 Site Mechanical Utilities	G3030	Storm Sewer	Storm Mains	30	
G30 Site Mechanical Utilities	G3030	Storm Sewer	Site Storm Drainage piping & structures	30	
G30 Site Mechanical Utilities	G3040	Heating Distribution	Site Heating Distribution Piping	30	
G30 Site Mechanical Utilities	G3050	Cooling Distribution	Site Cooling Distribution Piping	30	
G40 Site Electrical Utilities	G4010	Electrical Distribution	Site Electrical Distribution	30	
G40 Site Electrical Utilities	G4020	Site Lighting	Site Lighting	30	
G40 Site Electrical Utilities	G4030	Site Comm & Security	Site Communication System	15	
G40 Site Electrical Utilities	G4030	Site Comm & Security	Site Security System	15	

ATTACHMENT C – EDUCATIONAL ADEQUACY ASSESSMENT

Educational Program Adequacy Assessment

The Educational Adequacy Assessment is typically guided by Educational Specifications documents, School District Standards, or an approach based on established industry standards. Our plan is designed to seamlessly incorporate these frameworks, as well as standards from other state agencies, ensuring a comprehensive and adaptable solution. The software solution offers a range of features to assist the district in effectively conducting an educational adequacy assessment. We will collaborate closely with the district to understand and integrate your specific requirements, tailoring the tool to meet your unique needs and objectives.

Working in concert with the district, our team will utilize the Educational Specification and/or district-approved standards to develop specific criteria to be assessed and evaluated. Once the list criteria of items to be addressed are agreed upon, the team will develop an appropriate scoring rubric and weighting system to be used to compare the educational suitability between spaces and facilities.

For the purposes of this engagement, we have proposed the Texas Administrative Code, Commissioner's Rules for School Facilities, for the Spatial Adequacy calculation, and a questionnaire based format to measure Educational Suitability in the following key areas: support of programs, technology, security and supervision, instructional support, physical characteristics, learning environment and the relationship of spaces (adjacencies).

Spatial Adequacy - Capacity

Spatial Adequacy considers Texas Administrative Code (TAC) minimum standards as a benchmark to gauge how the existing size of an assessed space can adequately accommodate the educational requirements of that space. The study utilizes these comparisons to establish a grade for the spatial adequacy. Spatial deficiencies are reported for the new TAC "flexibility levels" using the quantitative method, on a classroom basis. Deficiencies are assigned a range of cost to renovate the facility to upgrade these spaces to comply with current TAC standards. See flexibility level chart for detailed description of each flexibility level.

Table of Flexibility Levels

Flexibility Levels TAC 61.1040	Description
Flexibility Level 1 (L1)	Single, fixed teacher presentation space; compact organization of spaces makes access to outdoor space limited and challenging; furniture is exclusively attached student desk/chair with an expectation of very infrequent rearrangement; minimal multipurpose functionality for walls with no capability of reconfiguration; teacher-centric digital instruction with partial access to mobile devices.
Flexibility Level 2 (L2)	Single, fixed teacher presentation space; compact organization of spaces makes access to outdoor space limited and challenging, but outdoor spaces may be visible from classrooms; furniture includes detached student desk/chair with an expectation of very infrequent rearrangement; moderate multipurpose functionality for walls with no capability of reconfiguration; teacher-centric digital instruction with moderate access to mobile devices.
Flexibility Level 3 (L3)	Multiple student/teacher presentation spaces; organization of spaces

Flexibility Levels TAC 61.1040	Description
	allows for proximal outdoor access that is visible from classrooms; flexible and mobile furniture that is easily rearranged; high use of multipurpose walls, including digital touchscreen and other functionalities; learner-centric digital instruction with high levels of access to a range of mobile devices.
Flexibility Level 4 (L4)	Multiple student/teacher presentation spaces that are likely mobile; organization of spaces allows for direct outdoor access that is visible from classrooms; highly flexible and mobile furniture that is easily rearranged by students independently or collectively; maximized inclusion of multipurpose walls, including digital capabilities and reconfiguration; learner-centric digital instruction with high levels of access to a range of mobile devices incorporating an "anytime/anywhere" instructional philosophy.

Spaces that are regulated by TAC, chapter 61, Rule 61.1040 are tabulated to determine if they meet the criteria and if not, what level of space deficiency they have. The spaces governed by this standard are:

- Library (Information Center)
 - The sum total square footage of all library-related areas shall meet the following minimum square feet (SF) requirements based on maximum instructional capacity and may be contiguous or dispersed:
 - for 100 students or fewer, a minimum of 1,400 SF;
 - for 101-500 students, 1,400 SF plus an additional 4 SF for each student in excess of 100;
 - for 501-2,000 students, a minimum of 3,000 SF plus an additional 3 SF for each student in excess of 500; and
 - for 2,001 or more students, a minimum of 7,500 SF plus an additional 2 SF for each student in excess of 2,000.
- Gymnasiums: 3,000 sf for elementary school (if provided)
- Classrooms: 36sf per pupil for low flexibility levels (L1 | L2), 42sf per pupil for higher flexibility (L3 | L4)
- Combination classroom/science labs: 50sf per student
- Special Education Classrooms: 45sf per pupil
- Cafeteria Seating Area:
 - TAC does not govern the size of the cafeteria seating area, but we recommend ten to fourteen square feet per student per period (based upon Council of Educational Facility Planners, International guidance). Cafeteria seating capacity range and serving line throughputs are reported herein.

Costs are included to create a compliant combination science classroom/lab for each elementary through renovation or addition. These estimates are found in the spatial adequacy section of the individual campus reports. It should be noted that the calculations do not expand the library areas by the calculated maximum OR operational capacity, but rather by using the 2022 current enrollment numbers provided by the district plus 15%. Renovation of a school facility to achieve these TAC space standards typically results in a reduction of teaching space, which will decrease the facility capacity accordingly.

Spatial Adequacy Example Report Excerpt

The space types noted below were observed, measured on-site and compared with the sizes from the adopted TAC for deficit (or surplus).

Example Table showing Spatial Adequacy Summary for a Representative Elementary Campus

FACILITY AREA	Room Area (SF)	TAC L1 L2 area required (36sf /stud.)	L1 L2 deficits (sf)	TAC L3 L4 area required (42sf /stud.)	L3 L4 deficits (sf)
Building A Classrooms (8 C/R)	775	792 (for 22:1 PTR)	17 ea -136 total	924 (for 22:1 PTR)	149 ea -1192 total
Building D Classrooms (6 C/R)	900	792 (for 22:1 PTR)	No deficit	924 (for 22:1 PTR)	24 ea -144 total
Building E Classrooms (3 C/R)	734	792 (for 22:1 PTR)	58 ea -174 total	924 (for 22:1 PTR)	190 ea -570 total
Building F Classrooms (4 C/R)	659	792 (for 22:1 PTR)	133 ea -532 total	924 (for 22:1 PTR)	265 ea -1060 total
Building G Classrooms (2 C/R)	659	792 (for 22:1 PTR)	133 ea -266 total	924 (for 22:1 PTR)	265 ea -530 total
Building I Classrooms (4 C/R)	1,030	792 (for 22:1 PTR)	No deficit	924 (for 22:1 PTR)	No deficit
Combination Classroom/Science Lab	NA	1,100	-1,100	1,100	-1,100
Gymnasiums (core)	3,890	3,000	No deficit	3,000	No deficit
Libraries (Info/Media Center) *	1,050	2,320	-1,270	2,320	-1,270
TOTAL NET AREA OF DEFICIENT ROOMS	18,806		9,286		18,806
TOTAL DEFICIT AREA (net)			-3,478 sf		-5,866 sf
TOTAL DEFICIT AREA (gross)	1.47 factor		-5,113 sf		-8,623 sf
TOTAL DEFICIT COST			\$ 3,932,000		\$ 7,326,000

Questionnaire focused Educational Suitability Assessment

A structured list of educational adequacy guidelines will be provided to the assessment team to support a consistent and objective evaluation of each facility. These guidelines will define the expected standards for instructional spaces, specialized learning environments, support areas, and core infrastructure—ensuring alignment with current educational programming and future-ready goals.

Each facility will be reviewed against these criteria, with individual elements scored based on their level of compliance or deficiency. To ensure meaningful comparisons and prioritization, the evaluations will be weighted according to their instructional impact, programmatic importance, and alignment with district goals. These weighted scores will then be aggregated into a composite index, which will serve as a quantifiable measure of educational suitability across campuses.

This approach enables data-driven decision-making, supports transparency in capital planning, and helps identify areas where targeted improvements can yield the greatest educational benefit. The screen capture below illustrates the view of the data collection form which prompts the assessor with a short definition of industry guidance, and allows the assessor to enter a numerical score for the level of compliance of the building with that industry standard. A field for notes explaining the score is also available.

Educational Adequacy Analysis

The Educational Adequacy Analysis is a comprehensive approach that assesses various aspects of educational facilities to ensure they meet the needs of students and staff effectively. This analysis typically encompasses several key criteria, such as Capacity, which examines whether the school can accommodate the current and projected student population. Technology assessment looks at the availability and integration of technological resources that support teaching and learning. Security measures the safety protocols and infrastructure in place to protect students and staff. Instructional Support evaluates the resources available for teachers to enhance their instruction, including materials and training. The Learning Environment criterion considers the physical and psychological aspects of the school that contribute to a conducive learning atmosphere. Lastly, the Relationship of Specifications assesses how well the school's design aligns with the educational goals and curriculum.

Each school is given a weighted score based on these criteria, which is then used for comparison purposes. This score, alongside the facility condition index, provides a quantitative measure of a school's suitability, which is invaluable for decision-making in the master planning process. By customizing this report to the specific requirements of the district, stakeholders can make informed decisions that align with the district's strategic goals and ensure that the educational facilities are up to the task of delivering quality education. The process of Educational Suitability Analysis is not only a reflection of a school's current state but also a roadmap for future improvements, guiding investments, and policy decisions to enhance the overall educational experience.

ATTACHMENT D
Parkhill
Hourly Rate Schedule
January 1, 2026 through December 31, 2026

Client: Ector County ISD

Facilities Condition Assessment, Long-Range
Facilities Master Planning, Long-Range Capital
Project: Planning and Preventative Maintenance Strategy

Agreement Date: February 3, 2026

Location: Odessa, Texas

CLASSIFICATION	HOURLY RATE	CLASSIFICATION	HOURLY RATE	CLASSIFICATION	HOURLY RATE
SUPPORT STAFF I	\$84.00	PROFESSIONAL LEVEL III		PROFESSIONAL LEVEL VI	
SUPPORT STAFF II	\$97.00	Architect	\$210.00	Architect	\$327.00
SUPPORT STAFF III	\$134.00	Civil Engineer	\$254.00	Civil Engineer	\$352.00
SUPPORT STAFF IV	\$142.00	Electrical Engineer	\$244.00	Electrical Engineer	\$346.00
SUPPORT STAFF V	\$157.00	Interior Designer	\$182.00	Interior Designer	\$259.00
SUPPORT STAFF VI	\$171.00	Landscape Architect	\$196.00	Landscape Architect	\$277.00
PROFESSIONAL LEVEL I		Mechanical Engineer	\$237.00	Mechanical Engineer	\$335.00
Architect	\$171.00	Structural Engineer	\$244.00	Structural Engineer	\$314.00
Civil Engineer	\$184.00	Survey Tech	\$190.00	Professional Land Surveyor	\$293.00
Electrical Engineer	\$185.00	Other Professional	\$180.00	Other Professional	\$270.00
Interior Designer	\$158.00	PROFESSIONAL LEVEL IV		PROFESSIONAL LEVEL VII	
Landscape Architect	\$158.00	Architect	\$256.00	Architect	\$417.00
Mechanical Engineer	\$177.00	Civil Engineer	\$296.00	Civil Engineer	\$425.00
Structural Engineer	\$176.00	Electrical Engineer	\$285.00	Electrical Engineer	\$412.00
Survey Tech	\$149.00	Interior Designer	\$200.00	Interior Designer	\$356.00
Other Professional	\$155.00	Landscape Architect	\$213.00	Landscape Architect	\$356.00
PROFESSIONAL LEVEL II		Mechanical Engineer	\$277.00	Mechanical Engineer	\$396.00
Architect	\$185.00	Structural Engineer	\$282.00	Structural Engineer	\$415.00
Civil Engineer	\$207.00	Survey Tech	\$231.00	Professional Land Surveyor	\$355.00
Electrical Engineer	\$210.00	Other Professional	\$213.00	Other Professional	\$341.00
Interior Designer	\$166.00	PROFESSIONAL LEVEL V			
Landscape Architect	\$166.00	Architect	\$310.00		
Mechanical Engineer	\$203.00	Civil Engineer	\$351.00		
Structural Engineer	\$200.00	Electrical Engineer	\$344.00		
Survey Tech	\$163.00	Interior Designer	\$239.00		
Other Professional	\$164.00	Landscape Architect	\$259.00		
		Mechanical Engineer	\$332.00		
		Structural Engineer	\$310.00		
		Professional Land Surveyor	\$262.00		
		Other Professional	\$237.00		

The Schedule of Charges is incorporated into the Agreement for Services provided, effective January 1, 2026 through December 31, 2026.
After December 31, 2026, invoices will reflect the Schedule of Charges currently in effect.