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Date: May 6, 2025
To: Dr. Beau Rees, Superintendent
WISD Board of Trustees
From: Lori Boswell, Assistant Superintendent of Business and Operations *LB*
Subject: Facility Condition Assessment Summary

Attached is the final Facility Condition Assessment (FCA) report conducted across Weatherford ISD facilities. This comprehensive evaluation provides a detailed snapshot of the physical condition, building systems, and infrastructure needs of our campuses and support facilities.

The findings outlined in the report will be instrumental in the development of a Long-Range Facility Plan (LRFP) that aligns with our district's strategic goals. The FCA identifies current deficiencies, prioritizes needs based on urgency and impact, and provides cost estimates for future planning purposes. This will allow the District to strategically plan for maintenance, capital improvements, and possible renovations or replacements to ensure our facilities continue to support safe, effective learning environments.

As we move forward, this assessment will serve as a foundational tool to guide discussions around facilities-related investments, bond planning, and the alignment of facility resources with projected enrollment and instructional needs.

Please review the report at your convenience. We look forward to discussing the findings and their implications for our long-term planning in an upcoming board workshop.



**WEATHERFORD
INDEPENDENT SCHOOL DISTRICT**

FACILITIES CONDITION ASSESSMENT REPORT

April 2025



WEATHERFORD INDEPENDENT SCHOOL DISTRICT

FACILITIES CONDITION ASSESSMENT REPORT

April 28, 2025

Prepared For: Weatherford Independent School District

Prepared By: PBK Architects, Inc.



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WEATHERFORD ISD DISTRICT-WIDE FACILITY MAP



WEATHERFORD ISD

SUMMARY OF FINDINGS: ASSESSMENT TOTALS BY FACILITY

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

FACILITY	PRIORITY 1 (Critical / Immediate)	PRIORITY 2 (2-5 Years)	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+Years)	TOTAL COST
High Schools	\$22,738,318	\$32,104,204	\$34,767,160	\$29,299,796	\$118,909,478
Weatherford High School	\$22,738,318	\$32,104,204	\$34,767,160	\$29,299,796	\$118,909,478
Ninth Grade Center	\$29,131,893	\$25,063,798	\$20,459,960	\$6,981,326	\$81,636,976
WHS Ninth Grade Center	\$29,131,893	\$25,063,798	\$20,459,960	\$6,981,326	\$81,636,976
Middle Schools	\$11,198,839	\$9,542,390	\$21,726,743	\$39,646,533	\$82,114,504
Hall Middle School	\$617,153	\$1,475,659	\$4,573,935	\$39,646,533	\$46,313,279
Tison Middle School	\$10,581,687	\$8,066,730	\$17,152,808	\$0	\$35,801,225
Elementary Schools	\$39,003,980	\$47,109,826	\$44,946,791	\$23,609,260	\$154,669,857
Austin Elementary School	\$7,596,153	\$6,628,634	\$9,929,273	\$7,037,407	\$31,191,468
Crockett Elementary School	\$8,625,507	\$6,565,126	\$4,456,189	\$1,558,623	\$21,205,445
Curtis Elementary School	\$7,231,005	\$4,091,119	\$7,439,612	\$1,223,175	\$19,984,910
Ikard Elementary School	\$1,861,650	\$7,790,094	\$8,381,196	\$3,418,865	\$21,451,805
Martin Elementary School	\$3,322,245	\$8,831,846	\$4,965,665	\$2,052,838	\$19,172,594
Seguin Elementary School	\$2,106,000	\$10,338,066	\$5,928,305	\$2,147,464	\$20,519,835
Wright Elementary School	\$8,261,420	\$2,864,942	\$3,846,550	\$6,170,888	\$21,143,800
Athletic Facilities	\$1,400,496	\$6,686,404	\$698,800	\$4,322,677	\$13,108,378
Kangaroo Stadium	\$1,400,496	\$6,686,404	\$698,800	\$4,322,677	\$13,108,378
Grand (Total)	\$103,473,526	\$120,506,621	\$122,599,454	\$103,859,591	\$450,439,193

WEATHERFORD HIGH SCHOOL



FACILITY INFORMATION

Address	212 Bethel Rd. Weatherford, TX 76087
Year Opened	2002
Additional Construction	2015, 2018
Building Area	487,713 SF
Site Acreage	96.00 Acres
Grade Level Served	10-12

CAPACITY & ENROLLMENT

Functional Capacity	1,925
Current Enrollment	1,779
Utilization	92.42%

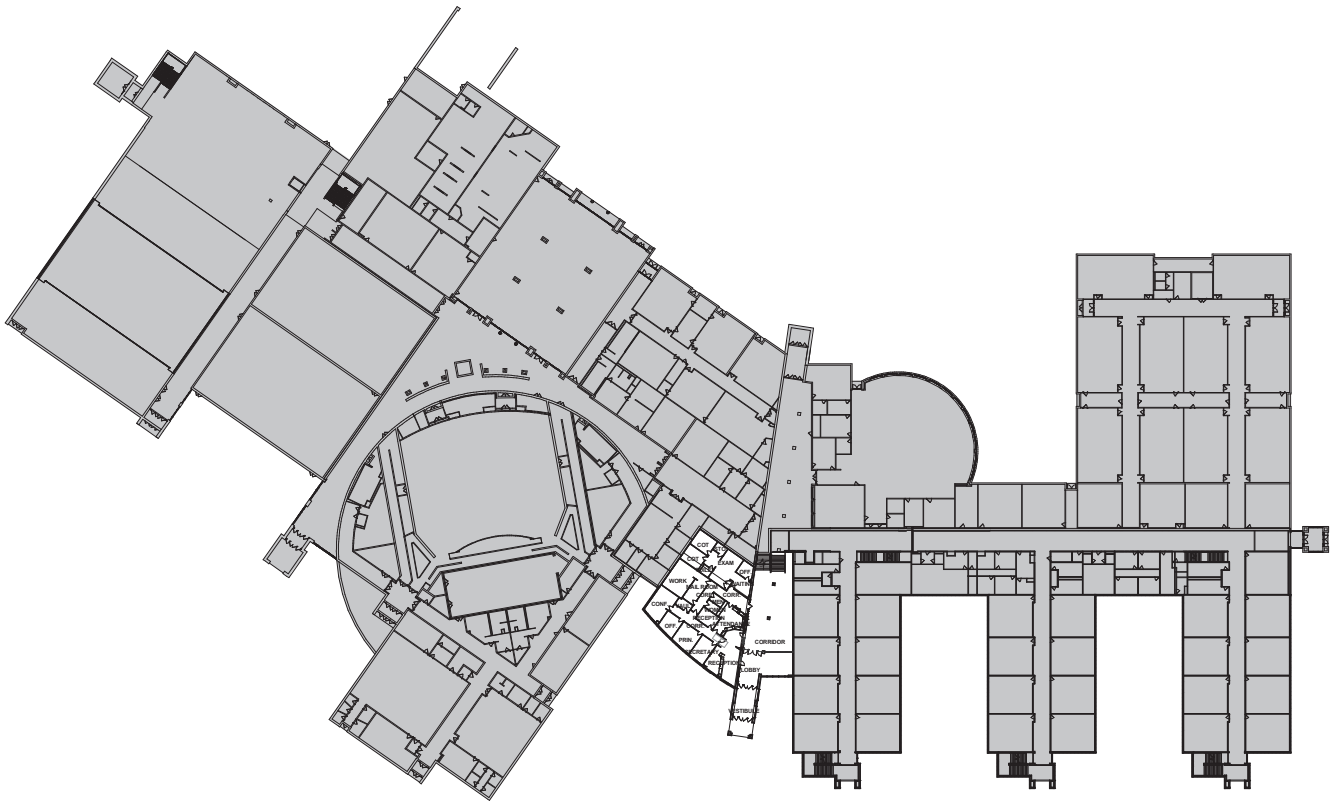
*per WISD Enrollment to Functional Capacity Worksheet (2025)

WEATHERFORD HIGH SCHOOL EXISTING SITE AERIAL



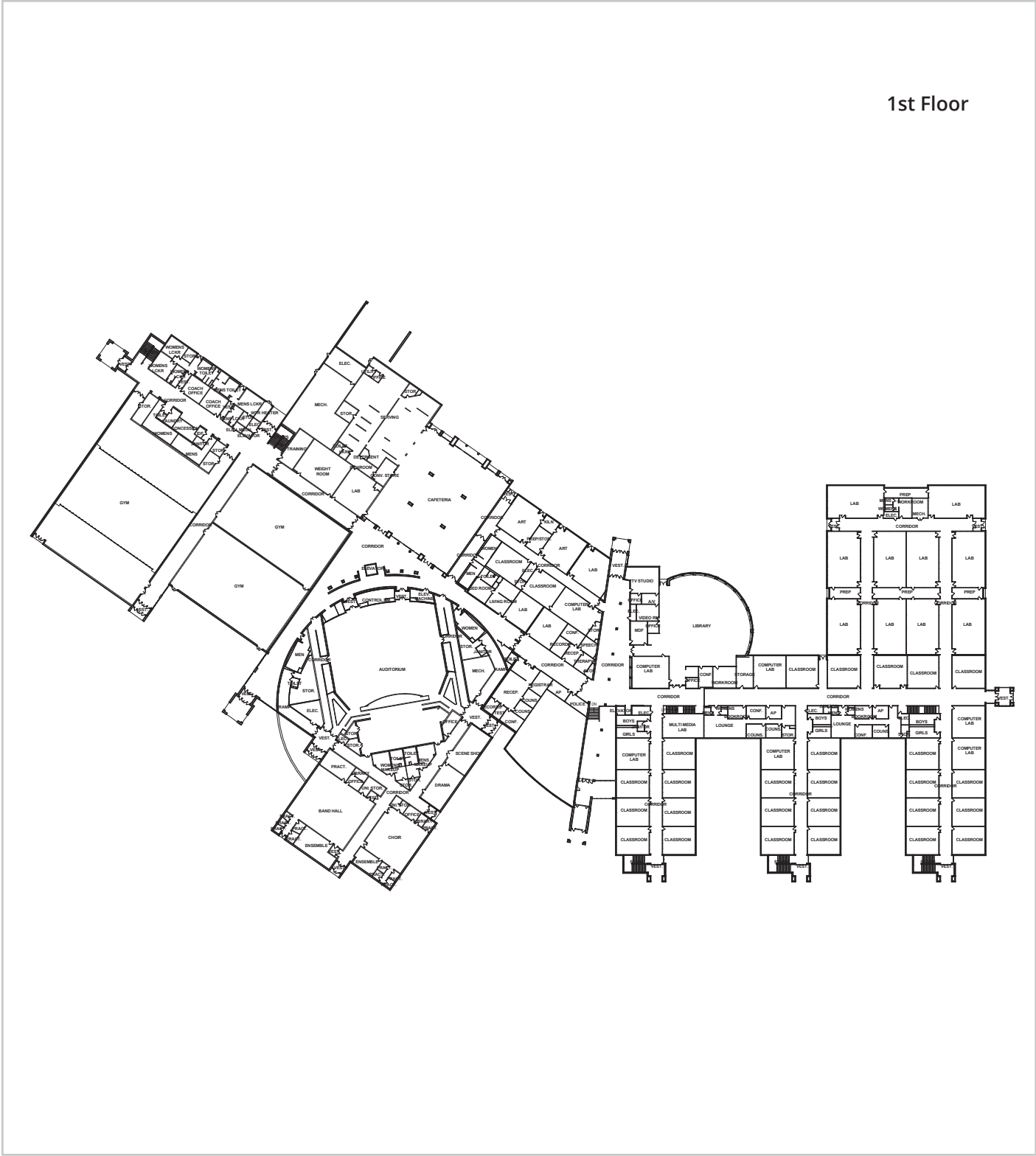
WEATHERFORD HIGH SCHOOL EXISTING FLOOR PLAN

1st Floor



WEATHERFORD HIGH SCHOOL

EXISTING FLOOR PLAN



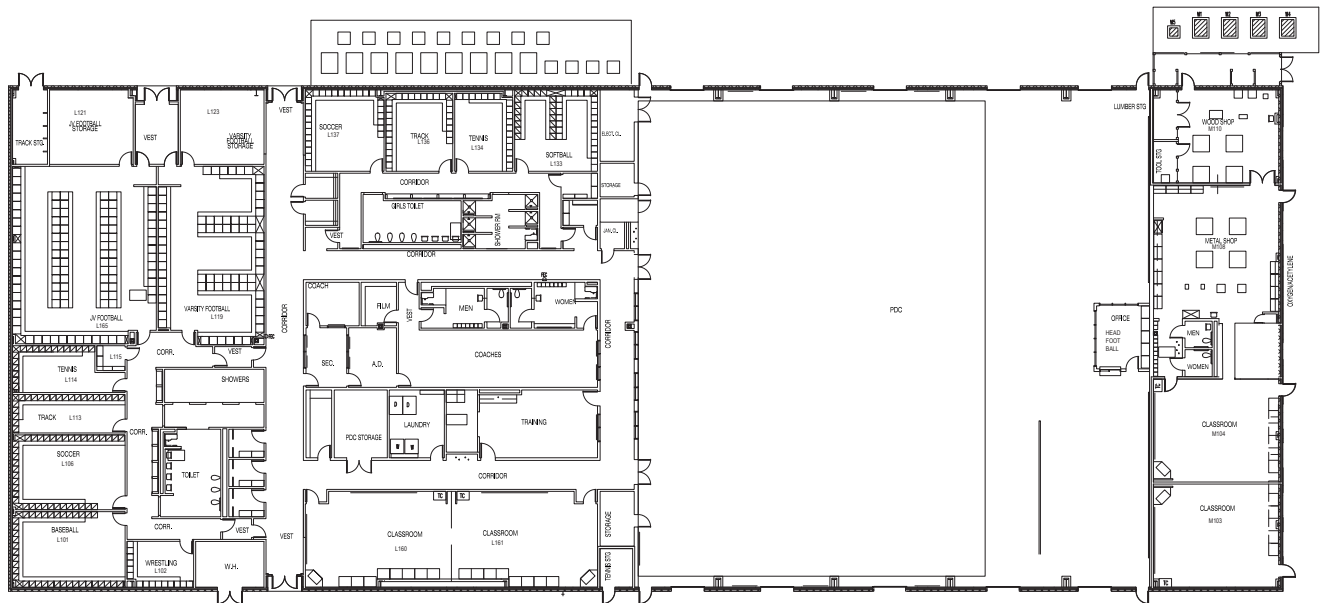
WEATHERFORD HIGH SCHOOL

EXISTING FLOOR PLAN



WEATHERFORD HIGH SCHOOL EXISTING FLOOR PLAN

Field House

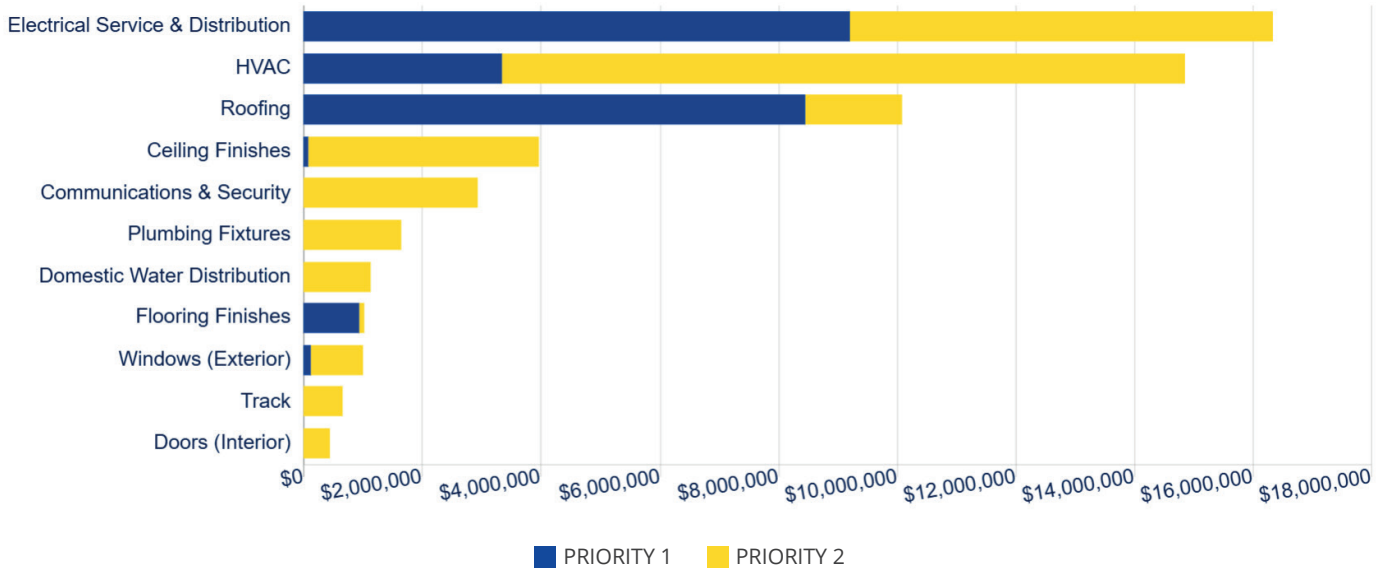


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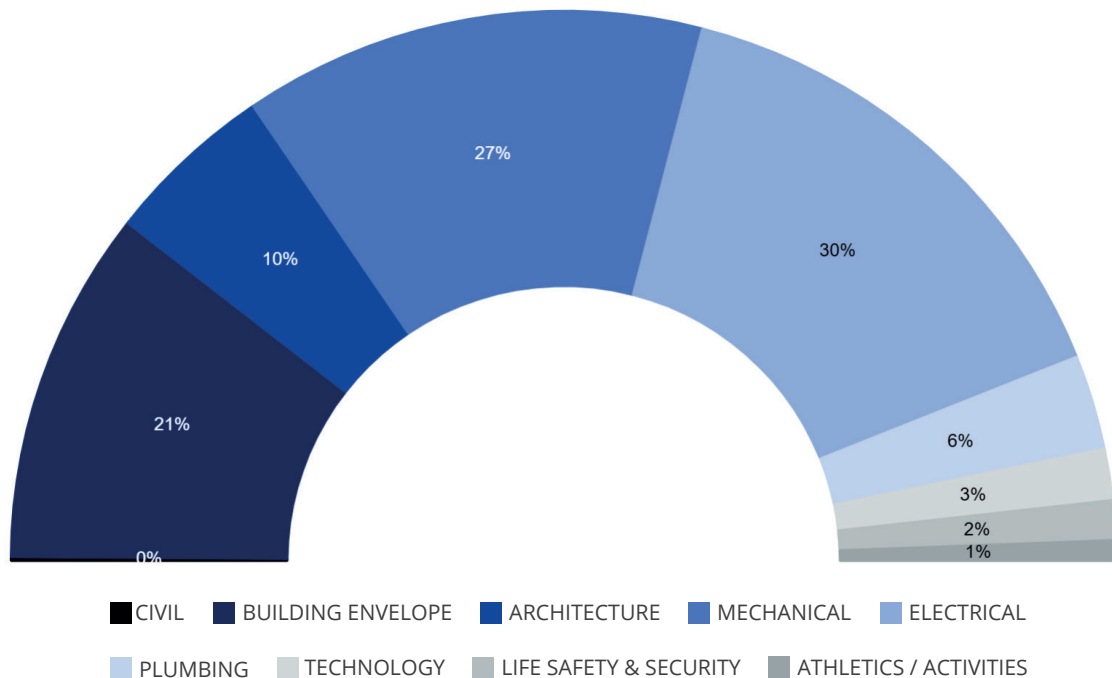
WEATHERFORD HIGH SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Top Systems to be Addressed in the next 5 Years (Priority 1 & 2 and Items \$400,000 or Over)



Percent of Work by Discipline (Priority 1 & 2)



WEATHERFORD HIGH SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Priority Totals by Discipline

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$0	\$120,749	\$732,201	\$0	\$852,949
Building Envelope	\$8,908,650	\$2,522,340	\$2,225,496	\$5,893,176	\$19,549,662
Architectural	\$1,011,764	\$4,438,687	\$29,510,511	\$19,498,297	\$54,459,259
Mechanical	\$3,338,550	\$11,512,368	\$283,433	\$0	\$15,134,351
Electrical	\$9,209,354	\$7,140,791	\$0	\$1,974,786	\$18,324,931
Plumbing	\$270,000	\$2,780,344	\$0	\$1,933,538	\$4,983,882
Technology	\$0	\$1,657,684	\$0	\$0	\$1,657,684
Life Safety & Security	\$0	\$1,275,141	\$0	\$0	\$1,275,141
Athletics/Activities	\$0	\$656,100	\$2,015,520	\$0	\$2,671,620
Total	\$22,738,318	\$32,104,204	\$34,767,160	\$29,299,796	\$118,909,478

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$852,949
1-0560	Site	Repair/replace damaged sidewalks and paving throughout site.	Sidewalk as pulled away from tennis court. Does not meet ADA standards for cross-slope. Remove existing sidewalk, regrade and replace to be in compliance with ADA standards. Differential settling of sidewalk from door landing. Remove concrete walkway in front of door stoop and repour to remove tripping hazard. Sidewalk slopes towards building resulting in ponding against building wall. Remove concrete and repour to slope away from building. Pavement surrounding manhole collar has differential settling from MH creating cracks in pavement. Sawcut out failed concrete panels. Reinstall with proper reinforcement around manhole frame. Replace concrete.	Pedestrian Paving	2	\$120,749

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0566	Site	Clean/reseal concrete expansion joints throughout site (i.e. parking lots, sidewalks). Patch spalled concrete as needed.	Differential settling at curb and island paving expansion joint allowing for vegetation to grow in crack. Remove failed caulk, clean and recaulk joint along curb. Pavement subsiding along building foundation edge. Remove failed caulk, clean and recaulk joint along building. Longitudinal crack in concrete drive aisle. Remove failed caulk, clean and recaulk joint along building edge. Differential settling of curb and island pavement. Remove failed caulk, clean and recaulk joint along curb.	Parking Lots	3	\$732,201
BUILDING ENVELOPE						\$19,549,662
2-0012	CTE Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Reported water migration under window frame.	Windows (Exterior)	1	\$114,750

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0504	Main Building	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.	Built up gravel roof with modified bitumen flashing at parapets; a few areas with gravel loss and exposed asphalt beneath; weathered asphalt flashing with some cracking throughout; weathered metal counter flashings; leaks reported at drain assemblies; drains appear to have built up foliage and debris around them; original construction in 2002; penetrations nearing the end of their useful life.	Roofing	1	\$8,456,400
2-0531	Main Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Sealants are weathered, cracking and deteriorating. Remove and replace.	Sealants	1	\$337,500
2-0533	Field House	Prep and re-coat the standing seam roof system with new elastomeric roof coating as per new roof standards.	Lots of leaks have been reported coming from the roof.	Roofing	2	\$1,632,960
2-0520	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Single pane storefronts, moisture accumulation in some areas, primarily at the first floor where gaskets have shrunk or in locations by building entry points. Some damages at high performance sill pans at front entrance.	Windows (Exterior)	2	\$681,615

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0522	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Interior moisture accumulation, primarily near building entry points. could be due to proximity to entry doors, freezing temperature at time of assessment, etc.	Windows (Exterior)	2	\$207,765
2-0011	CTE Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Punch out storefronts at brick facade throughout the building; not including storefront system at the door. Some possible weep issues, some staining apparent. includes main storefront on front of building. excludes section of storefront with reported water intrusion issues.	Windows (Exterior)	3	\$234,225
2-0537	Field House	Remove and replace "R" panels metal wall panels with current standard cladding system.	Dents and peeling paint, primarily at rollup door/loading area.	Facade	3	\$302,328
2-0126	Goat, Lamb, and Swine Barn	Remove and replace "R" panels metal wall panels with current standard cladding system.	Damaged lower area of walls.	Facade	3	\$113,373
2-0121	Goat, Lamb, and Swine Barn	Prep and re-coat the metal roof system with new elastomeric roof coating as per new roof standards.		Roofing	3	\$221,077

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0524	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Gaskets are weathered/ cracking or broken in some areas. There are holes/damages in some of the doors or frames.	Doors (Exterior)	3	\$90,069
2-0526	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Storefront doors, warped or shrinking gaskets in some areas, some minor dents and discoloration, cosmetic damages, faded hardware. Typical.	Doors (Exterior)	3	\$181,082
2-0512	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.	Cracked or broken stone bricks with some cracked mortar joints spread out throughout the building.	Facade	3	\$201,552
2-0481	Main Building	Prep and re-coat the standing seam roof system with new elastomeric roof coating as per new roof standards.	Green colored standing seam metal roof; color is faded; minor dents few and far between throughout. Overall, in good functional shape.	Roofing	3	\$881,790
2-0605	Ag Building	Repair/replace metal canopy system.		Canopies / Awnings	4	\$87,072
2-0030	Ag Building	Prep and re-coat the metal roof system with new elastomeric roof coating as per new roof standards.		Roofing	4	\$131,628

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0467	Concessions / Restroom	Prep and re-coat the standing seam roof system with new elastomeric roof coating as per new roof standards.		Roofing	4	\$142,853
2-0023	CTE Building	Repair/replace metal canopy system.		Canopies / Awnings	4	\$97,956
2-0018	CTE Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Typical hollow metal door; 2 doors.	Doors (Exterior)	4	\$561,206
2-0004	CTE Building	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.	Some staining from water exfiltration from the surrounding metal siding/roof.	Facade	4	\$136,050
2-0585	CTE Building	Prep and re-coat the standing seam roof system with new elastomeric roof coating as per new roof standards.	Roof is a metal roof constructed in 2017; includes metal soffits; roof was not accessible.	Roofing	4	\$1,747,562
2-0510	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.	A few cracked bricks here and there; overall in good shape.	Facade	4	\$1,959,120

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0519	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Perimeter sealants weathered and cracking or separating. Refer to sealants.	Windows (Exterior)	4	\$448,115
2-0523	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Typical curtain wall. minor cosmetic, water stains.	Windows (Exterior)	4	\$581,614
ARCHITECTURE						\$54,459,259
3-0133	Field House	Replace acoustical ceiling tile and grid throughout building.	Sagging tiles.	Ceiling Finishes	1	\$81,482
3-0372	Main Building	Replace VCT flooring and base throughout.	Lots of scuff marks. Replace.	Flooring Finishes	1	\$930,282
3-0162	CTE Building	Replace interior doors, frames, and hardware.	Doors have no rigidity and are very beat.	Doors (Interior)	2	\$440,112
3-0131	Main Building	Replace acoustical ceiling tile and grid throughout building.	Many ceiling tiles are bowing but not critical.	Ceiling Finishes	2	\$3,896,749
3-0374	Main Building	Replace stage flooring.	Scuffed.	Flooring Finishes	2	\$101,827
3-0126	Concessions / Restroom	Replace/repaint gypsum board ceiling.		Ceiling Finishes	3	\$79,859

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0480	Concessions / Restroom	Renovate restrooms to include new finishes, fixtures, and partitions as needed.		Interior Renovation - Restrooms	3	\$1,609,311
3-0059	CTE Building	Replace/repaint gypsum board ceiling.		Ceiling Finishes	3	\$1,227,779
3-0238	CTE Building	Refinish concrete flooring.		Flooring Finishes	3	\$347,639
3-0473	CTE Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.		Interior Renovation - Restrooms	3	\$1,655,291
3-0486	CTE Building	Replace interior room signage.		Signage	3	\$209,627
3-0743	CTE Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$163,704
3-0039	Field House	Replace casework throughout.		Casework	3	\$222,627
3-0132	Field House	Replace/repaint gypsum board ceiling.		Ceiling Finishes	3	\$370,015
3-0173	Field House	Replace interior doors, frames, and hardware.		Doors (Interior)	3	\$272,190
3-0381	Field House	Refinish epoxy flooring.		Flooring Finishes	3	\$200,078
3-0379	Field House	Replace rubber flooring in weight room.		Flooring Finishes	3	\$365,555
3-0483	Field House	Renovate restrooms to include new finishes, fixtures, and partitions as needed.		Interior Renovation - Restrooms	3	\$1,405,465
3-0427	Field House	Replace lockers.		Lockers	3	\$1,217,943
3-0745	Field House	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$154,116
3-0038	Main Building	Replace casework in all classrooms and instructional areas throughout.		Casework	3	\$1,803,764
3-0129	Main Building	Replace/repaint gypsum board ceiling.		Ceiling Finishes	3	\$9,002,125
3-0127	Main Building	Replace/repaint gypsum board ceiling.		Ceiling Finishes	3	\$2,700,619

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0371	Main Building	Replace gym wood flooring.		Flooring Finishes	3	\$1,112,695
3-0368	Main Building	Replace carpet flooring and base throughout.		Flooring Finishes	3	\$1,707,139
3-0375	Main Building	Replace kitchen flooring.		Flooring Finishes	3	\$158,728
3-0373	Main Building	Replace VCT flooring and base throughout.		Flooring Finishes	3	\$1,085,071
3-0497	Main Building	Replace stage curtains.		Stage Curtains & Rigging	3	\$253,908
3-0566	Main Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$1,981,350
3-0577	Main Building	Replace window coverings/mini blinds in classrooms.		Window Coverings	3	\$203,914
3-0171	Main Building	Replace interior doors, frames, and hardware.		Doors (Interior)	4	\$2,000,751
3-0481	Main Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.		Interior Renovation - Restrooms	4	\$13,408,095
3-0492	Main Building	Replace interior room signage.		Signage	4	\$115,175
3-0567	Main Building	Repair/replace vinyl wall covering (VWC) throughout.	P-lam wall panels.	Wall Finishes	4	\$3,974,276
MECHANICAL						\$15,134,351
3-0267	Campus-wide	Replace air handling units (AHU).	Past life cycle. Carrier.	HVAC	1	\$1,436,400
3-0273	Campus-wide	Replace (71) rooftop units (RTU).	Past life cycle. Carrier. R-22	HVAC	1	\$1,533,600
3-0274	Campus-wide	Replace (2) split system units.	Life Cycle - 2021; Installed - 2001. Carrier. R-22	HVAC	1	\$132,300
3-0268	Campus-wide	Replace (50) exhaust fans.	Installed - 2001; past life cycle.	HVAC	1	\$236,250
3-0271	Campus-wide	Replace (4) chillers.	Past life cycle. Carrier R134a.	HVAC	2	\$6,555,168
3-0272	Campus-wide	Replace (13) rooftop units (RTU).	Past life cycle. Temptrol.	HVAC	2	\$4,957,200
3-0252	Ag Building	Replace sawdust collector.		HVAC	3	\$157,463

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0265	Campus-wide	Replace boiler.	Past life cycle. Weil-McLain.	HVAC	3	\$125,970
ELECTRICAL						\$18,324,931
3-0261	Campus-wide	Replace secondary switchgear.	Installed - 2001; past life cycle. Siemens.	Electrical Service & Distribution	1	\$9,209,354
3-0260	Campus-wide	Replace service entrance switchgear.	Installed - 2001; past life cycle. Siemens.	Electrical Service & Distribution	2	\$7,140,791
3-0247	Ag Building	Replace service entrance switchgear.	Square D.	Electrical Service & Distribution	4	\$1,676,326
3-0248	Ag Building	Replace secondary switchgear.	Square D.	Electrical Service & Distribution	4	\$298,460
PLUMBING						\$4,983,882
3-0266	Campus-wide	Replace (2) heating water circulating pumps.	20-year life cycle; aging.	Heat Generating Systems	1	\$108,000
3-0270	Campus-wide	Replace (3) heating water circulating pumps.	20-year life cycle; aging.	Heat Generating Systems	1	\$162,000
3-0269	Campus-wide	Replace (22) hot water heaters.	Units are aging.	Domestic Water Distribution	2	\$1,122,660
3-0262	Campus-wide	Replace plumbing trim.	Past life cycle. Flush valves and sink faucets.	Plumbing Fixtures	2	\$1,657,684
3-0275	Campus-wide	Replace plumbing fixtures.	Life Cycle - 2043; Installed - 2003.	Plumbing Fixtures	4	\$1,933,538
TECHNOLOGY						\$1,657,684
3-0258	Campus-wide	Replace fire alarm system.	Observed to be older system. Honeywell control panel.	Communications & Security	2	\$1,657,684
LIFE SAFETY & SECURITY						\$1,275,141
3-0259	Campus-wide	Replace intercom/public address system.	Unit is aging.	Communications & Security	2	\$1,275,141
ATHLETICS/ACTIVITIES						\$2,671,620
1-0649	Site	Respray track.	Life-cycle replacement. Structural spray system.	Track	\$2.00	\$656,100
1-0636	Site	Rebuild tennis courts.	Patch cracks in tennis court pavement.	Tennis Courts	3.00	\$2,015,520

WEATHERFORD HIGH SCHOOL

NINTH GRADE CENTER



FACILITY INFORMATION

Address	1007 S. Main St. Weatherford, TX 76086
Year Opened	1957
Additional Construction	2002, 2015
Building Area	298,458 SF
Site Acreage	30.00 Acres
Grade Level Served	9

CAPACITY & ENROLLMENT

Functional Capacity	1,350
Current Enrollment	729
Utilization	54.00%

*per WISD Enrollment to Functional Capacity Worksheet (2025)

WHS NINTH GRADE CENTER
EXISTING SITE AERIAL



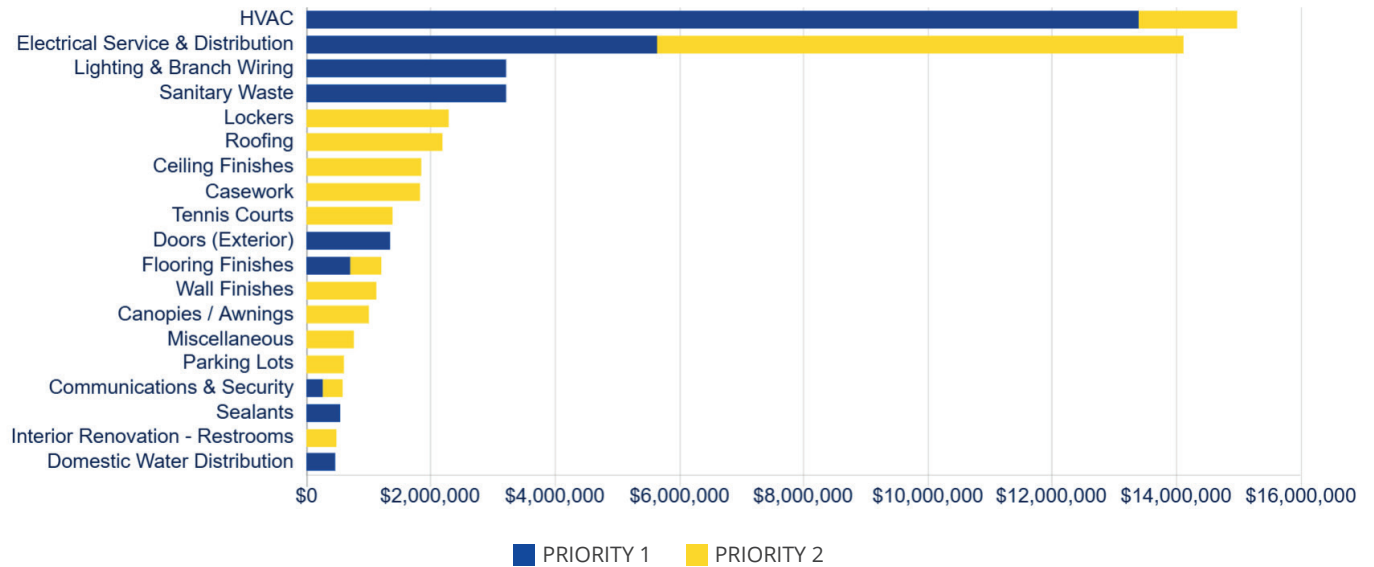


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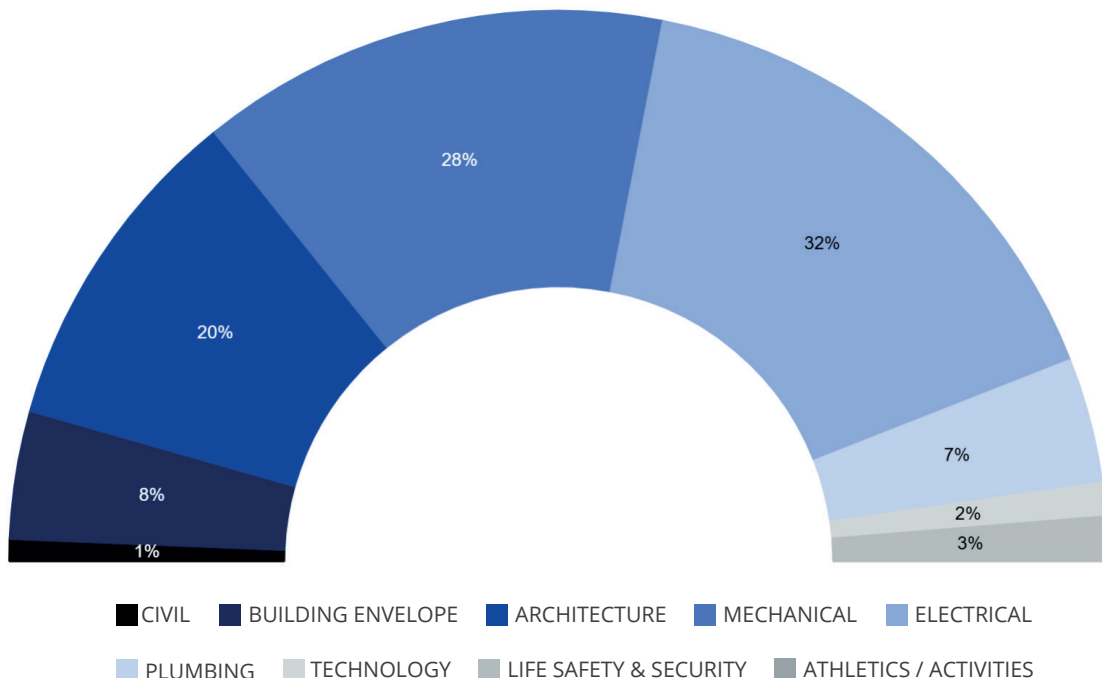
WHS NINTH GRADE CENTER SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Top Systems to be Addressed in the next 5 Years (Priority 1 & 2 and Items \$400,000 or Over)



Percent of Work by Discipline (Priority 1 & 2)



WHS NINTH GRADE CENTER

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Priority Totals by Discipline

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$83,592	\$614,839	\$0	\$0	\$698,431
Building Envelope	\$1,890,000	\$2,184,813	\$8,394,326	\$2,126,291	\$14,595,430
Architectural	\$941,257	\$9,703,577	\$10,538,266	\$739,561	\$21,922,660
Mechanical	\$13,395,098	\$1,581,930	\$0	\$816,300	\$15,793,328
Electrical	\$8,864,203	\$8,485,459	\$0	\$0	\$17,349,662
Plumbing	\$3,695,846	\$291,600	\$0	\$3,299,173	\$7,286,620
Technology	\$261,897	\$801,900	\$1,527,368	\$0	\$2,591,165
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$1,399,680	\$0	\$0	\$1,399,680
Total	\$29,131,893	\$25,063,798	\$20,459,960	\$6,981,326	\$81,636,976

WHS NINTH GRADE CENTER

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$698,431
1-0062	Site	Repair/replace damaged sidewalks and paving throughout site.	Sidewalk drains towards building entrance. Landing should be removed and replaced to ensure positive drainage. Remove and replace sidewalk to allow for positive drainage away from building entrance. Poor sidewalk condition for walkway to old football field. Remove and replace broken sidewalk. Roof drain outfalls at building foundation and water runs to building wall and along building foundation at failed expansion joint. Remove concrete and replace to ensure positive drainage away from building. Cracks in pavement along drive aisle. Sawcut and remove broken slabs. Replace concrete. Sidewalk has subsided away from landing creating a non-ADA compliant condition. Remove sidewalk in front and to sides of door. Replace and slope up to match door landing. Pavement around inlet is in poor condition. Sawcut and remove concrete around inlet. Provide proper connection to inlet and surrounding pavement. Failure of pavement at building corner. Void space forming beneath building slab and pavement. Remove broken concrete, fill void near foundation and replace with new sidewalk to ensure positive drainage away from the building.	Pedestrian Paving	1	\$83,592
1-0046	Site	Replace asphalt drive.	Asphalt drive pavement is in poor condition. Near Building B&D.	Parking Lots	2	\$394,972

WHS NINTH GRADE CENTER

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0045	Site	Clean/reseal concrete expansion joints throughout site (i.e. parking lots, sidewalks). Patch spalled concrete as needed.	Evidence of pavement separating from curb at joint. Remove failed caulk, clean and recaulk joint. Concrete retaining wall pulling away from tennis court pavement. Seal expansion joint between court and concrete header. Differential settling of sidewalk has caused expansion joint filler at building wall to fail. Roof drain outfalls to sidewalk and water infiltrates at building wall. Remove failed caulk, clean and recaulk joint along building. Sidewalk has subsided from landing and may not be ADA compliant. Remove failed caulk, clean and recaulk joint. Grind landing to prevent tripping hazard.	Parking Lots	2	\$219,866

BUILDING ENVELOPE						\$14,595,430
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2-0601	CTE Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	1	\$1,350,000
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WHS NINTH GRADE CENTER

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0611	CTE Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Cracks on all building sealants.	Sealants	1	\$101,250
2-0361	Gym 1	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Sealant is cracked, weathered and splitting. Remove and replace.	Sealants	1	\$101,250
2-0345	Main Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Sealants along entirety of roof are cracking.	Sealants	1	\$337,500
2-0346	Bridge Academy	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.	Lots of water retention on south side of roof area, as seen in pictures	Roofing	2	\$216,513
2-0323	Main Building	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.	Gravel roof. Original roof. Roof is approximately 15-20 yo.	Roofing	2	\$1,968,300

WHS NINTH GRADE CENTER

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0598	CTE Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Weatherstripping is bent, wrinkled in some spots.	Doors (Exterior)	3	\$346,418
2-0600	CTE Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$393,656
2-0584	CTE Building	Prep and re-coat the standing seam roof system with new elastomeric roof coating as per new roof standards.		Roofing	3	\$289,731
2-0357	Gym 1	Remove and replace standing seam metal roof with approved new roof system.	Could not get access to roof area.	Roofing	3	\$251,940
2-0370	Gym 2	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.	Entrance is brick and stone veneer.	Facade	3	\$113,373

WHS NINTH GRADE CENTER DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0366	Gym 2	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.	Low gravel spot on majority of roof area. Curbs are severely cracked, could cause water damage inside if not fixed.	Roofing	3	\$1,275,446
2-0342	Main Building	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.	2014 partial reroof of majority of low slope roofs.	Roofing	3	\$4,251,488
2-0334	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Windows (Exterior)	3	\$1,472,274
2-0350	Bridge Academy	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	3 doors.	Doors (Exterior)	4	\$374,138

WHS NINTH GRADE CENTER

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0355	GRITT	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	Constructed in 2024.	Facade	4	\$336,724
2-0354	GRITT	Remove and replace metal roof with approved new roof system.	Brand new building that opened up for the start of the 2024/2025 school year.	Roofing	4	\$204,075
2-0360	Gym 1	Repair/replace covered walkway system.		Canopies / Awnings	4	\$102,038
2-0367	Gym 2	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	Bottom elevation is brick and stone veneer, higher elevation facade is metal panel. Typical around entirety of building.	Facade	4	\$153,056
2-0341	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Some bent weatherstripping fastening band.	Doors (Exterior)	4	\$165,811
2-0328	Main Building	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	large soffits and facade sections. minor dents in some areas. some staining underneath from water exfiltration onto the adjacent brick facade.	Facade	4	\$306,113
2-0331	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.		Facade	4	\$484,338
ARCHITECTURE						\$21,922,660
3-0706	Gym 2	Replace interior doors, frames, and hardware.	Doors to boys locker room have no rigidity and are very beat.	Doors (Interior)	1	\$236,844
3-0298	Main Building	Replace VCT flooring and base throughout.	Wear/tear; recommend replacement.	Flooring Finishes	1	\$704,413

WHS NINTH GRADE CENTER

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0895	CTE Building	Replace casework throughout.	Laminate is aging.	Casework	2	\$544,685
3-0869	CTE Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.	Grout is starting to look old and dingy.	Interior Renovation - Restrooms	2	\$484,643
3-0868	CTE Building	Replace lockers.	Old but still in good condition.	Lockers	2	\$395,235
3-0708	Gym 1	Replace interior doors, frames, and hardware.		Doors (Interior)	2	\$150,466
3-0419	Gym 1	Replace lockers.		Lockers	2	\$632,375
3-0420	Gym 2	Replace lockers.	Lockers are older but look good, could replace the wood bench in front - not ADA compliant. Lockers starting to show age.	Lockers	2	\$1,264,751
3-0694	Main Building	Replace casework in all classrooms and instructional areas throughout.	Aging.	Casework	2	\$1,288,738
3-0084	Main Building	Replace acoustical ceiling tile and grid throughout building.	Showing age especially at transitions. Some tiles loose and starting to sag.	Ceiling Finishes	2	\$1,009,860
3-0083	Main Building	Repair/reinstall spray fireproofing on ceiling.	Spray fireproofing on ceiling starting to come apart and fall down.	Ceiling Finishes	2	\$832,950
3-0306	Main Building	Refinish concrete flooring.		Flooring Finishes	2	\$88,289
3-0310	Main Building	Replace carpet flooring and base throughout.	Carpet in all library and adjacent rooms.	Flooring Finishes	2	\$341,930
3-0302	Main Building	Replace kitchen flooring.	Some chipped tiles and slick greasy spots.	Flooring Finishes	2	\$78,510
3-0538	Main Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	2	\$1,122,692
3-0813	Main Building	Replace window coverings/mini blinds in classrooms.	Traditional blinds, many of them have damages slats, and many teachers had put up extra shades because the blinds do not block enough light.	Window Coverings	2	\$216,878

WHS NINTH GRADE CENTER

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0819	Site	Replace metal canopies throughout site.	Canopies are old but still in great condition a few small leaks, but overall good across the board.	Canopies / Awnings	2	\$1,010,153
3-0811	Site	Replace/improve perimeter fencing.	Fencing around the site is not very secure.	Fencing	2	\$241,422
3-0703	Bridge Academy	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.	Bridge academy looks great very well maintained; restrooms have been redone and look good.	Interior Renovation - Restrooms	3	\$402,328
3-0866	CTE Building	Replace acoustical ceiling tile and grid throughout building.	Need to be regularly replaced.	Ceiling Finishes	3	\$191,286
3-0873	CTE Building	Replace VCT flooring and base throughout.	Scuffing.	Flooring Finishes	3	\$154,157
3-0876	CTE Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.	Needs ambulatory stall; restrooms have been redone.	Interior Renovation - Restrooms	3	\$523,409
3-0864	CTE Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).	Painted CMU block.	Wall Finishes	3	\$90,058
3-0096	Gym 1	Replace/repaint gypsum board ceiling.	Finishes are in good condition.	Ceiling Finishes	3	\$350,332
3-0095	Gym 1	Renovate restrooms to include new finishes, fixtures, and partitions as needed.	Needs ambulatory stall; restrooms have been redone.	Interior Renovation - Restrooms	3	\$774,002
3-0103	Gym 2	Replace/repaint gypsum board ceiling.		Ceiling Finishes	3	\$156,215
3-0106	Gym 2	Renovate restrooms to include new finishes, fixtures, and partitions as needed.	Needs ambulatory stall; restrooms have been redone.	Interior Renovation - Restrooms	3	\$1,742,654
3-0551	Gym 2	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).	Painted CMU block.	Wall Finishes	3	\$113,824
3-0076	Main Building	Replace/repaint gypsum board ceiling.		Ceiling Finishes	3	\$3,851,068
3-0818	Main Building	Replace interior doors, frames, and hardware.		Doors (Interior)	3	\$1,137,509

WHS NINTH GRADE CENTER

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0288	Main Building	Replace gym wood flooring.	Typical wood gym floor.	Flooring Finishes	3	\$351,390
3-0417	Main Building	Remove lockers.	Hallway not being utilized.	Lockers	3	\$700,033
3-0316	Gym 1	Replace rubber flooring throughout.	Rubber flake flooring.	Flooring Finishes	4	\$100,511
3-0320	Gym 2	Replace gym wood flooring.	Extending bleachers, exposed structure, painted structure.	Flooring Finishes	4	\$540,328
3-0696	Main Building	Replace stage curtains.	Stage planks are starting to separate; the curtains look great.	Stage Curtains & Rigging	4	\$98,721
MECHANICAL						\$15,793,328
3-0128	Campus-wide	Replace condenser water pumps.	1 motor was recently replaced	HVAC	1	\$108,000
3-0113	Campus-wide	Replace boiler.	Installed - 1991. Peerless. Observed to be in poor condition.	HVAC	1	\$108,000
3-0114	Campus-wide	Replace boiler.	Installed - 1991. Peerless. Observed to be in poor condition with calcium build-up at seams.	HVAC	1	\$108,000
3-0105	Campus-wide	Replace (7) multi-zone air handling units (AHU).	Past life cycle, in poor condition. Trane (D5, E4, B5, B1).	HVAC	1	\$3,526,887
3-0106	Campus-wide	Replace (17) rooftop units (RTU).	Life Cycle - 2023; Installed - 2003. Trane R-22.	HVAC	1	\$691,200
3-0110	Campus-wide	Replace rooftop units (RTU).	Installed - 2003; past life cycle. Aeon R-22. Refrigerant is outdated.	HVAC	1	\$907,200
3-0109	Campus-wide	Replace (26) split system units.	Installed - 2002; past life cycle. Trane R-22. Refrigerant is outdated.	HVAC	1	\$491,400
3-0111	Campus-wide	Replace (4) split system units.	Installed - 2002; past life cycle. Carrier R-22, 28-ton condenser. Refrigerant is outdated.	HVAC	1	\$604,800
3-0131	Campus-wide	Replace fan coil units.	Units are aging and past life cycle. All First Company.	HVAC	1	\$6,849,611
3-0141	Campus-wide	Replace chiller.	Life Cycle - 2022; Installed - 1997. Carrier 134a.	HVAC	2	\$1,020,600
3-0115	Campus-wide	Replace (2) heating water pumps.	Aging. Impeller housing is rusting out.	HVAC	2	\$116,640

WHS NINTH GRADE CENTER

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0138	Campus-wide	Replace air handling unit (AHU).	Past life cycle, in poor condition. Westinghouse (B1).	HVAC	2	\$291,600
3-0104	Campus-wide	Replace (30) exhaust fans.	Poor condition. Roof mounted.	HVAC	2	\$153,090
3-0112	Campus-wide	Replace cooling tower.	Installed at the end of 2024. Marley.	HVAC	4	\$544,200
3-0125	Campus-wide	Replace (2) boilers.	Observed to be in good shape.	HVAC	4	\$272,100
ELECTRICAL						\$17,349,662
3-0123	Campus-wide	Replace service entrance switchgear.	Gear has exceeded 20-year life cycle.	Electrical Service & Distribution	1	\$5,640,856
3-0127	Campus-wide	Replace fluorescent lighting with LED.	Exclude Gymnasium.	Lighting & Branch Wiring	1	\$1,611,673
3-0142	Campus-wide	Install controls for new LED lighting.	Does not currently exist.	Lighting & Branch Wiring	1	\$1,611,673
3-0124	Campus-wide	Replace secondary switchgear.	Past life cycle. Cutler Hammer.	Electrical Service & Distribution	2	\$8,485,459
PLUMBING						\$7,286,620
3-0120	Campus-wide	Replace (10) hot water heaters.	Installed - 2003; 15-year life cycle. 99 gal.	Domestic Water Distribution	1	\$472,500
3-0179	Campus-wide	Replace sanitary sewer main.	Life Cycle - 2031; Installed - 1956.	Sanitary Waste	1	\$3,223,346
3-0117	Campus-wide	Rebuild (2) stormwater lift stations.	Located in courtyard.	Miscellaneous	2	\$291,600
3-0118	Campus-wide	Replace plumbing fixtures.	Life Cycle - 2060; Installed - 2020.	Plumbing Fixtures	4	\$1,649,587
3-0279	Campus-wide	Replace plumbing trim.	Life Cycle - 2040; Installed - 2020.	Plumbing Fixtures	4	\$1,649,587
TECHNOLOGY						\$2,591,165
3-0140	Campus-wide	Provide additional security cameras.	Additional cameras are needed.	Communications & Security	1	\$261,897
3-0201	Campus-wide	Provide central clock system.	Clocks are not tied in to adjust all clocks at the same time.	Communications & Security	2	\$328,050
3-0132	Campus-wide	Provide dedicated space for IDF closets.	Most IDF spaces are in workrooms, not dedicated closets.	Miscellaneous	2	\$473,850
3-0122	Campus-wide	Replace fire alarm system.	Panel has 20-year cycle. EST EST3X panel.	Communications & Security	3	\$1,527,368
ATHLETICS/ACTIVITIES						\$1,399,680
1-0069	Site	Rebuild tennis courts.	Cracks in tennis court pavement.	Tennis Courts	2	\$1,399,680

HALL MIDDLE SCHOOL



FACILITY INFORMATION

Address	823 S Bowie Dr. Weatherford, TX 76086
Year Opened	2015
Additional Construction	N/A
Building Area	158,634 SF
Site Acreage	28.93 Acres
Grade Level Served	6-8

CAPACITY & ENROLLMENT

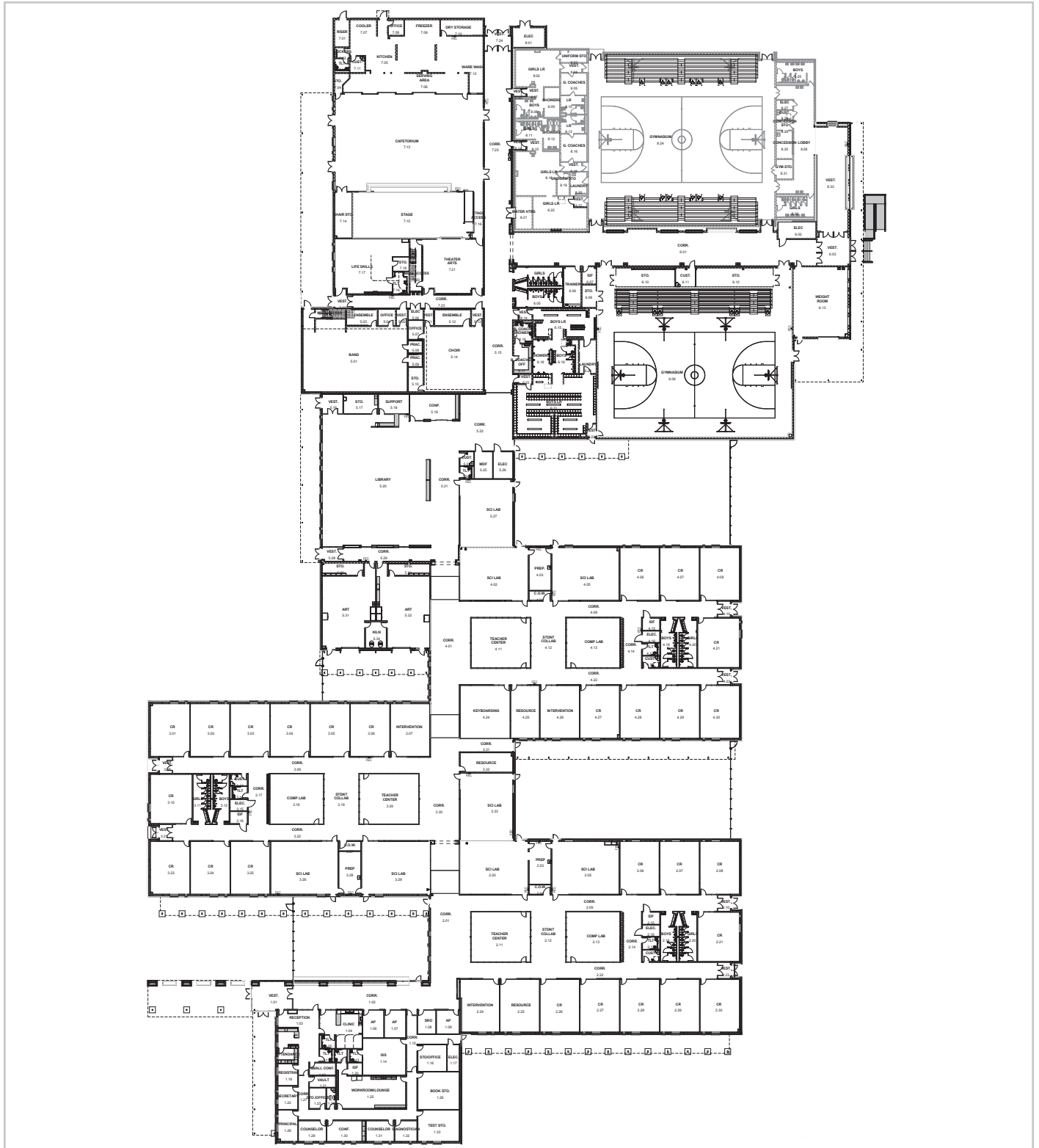
Functional Capacity	1,045
Current Enrollment	934
Utilization	89.38%

*per WISD Enrollment to Functional Capacity Worksheet (2025)

HALL MIDDLE SCHOOL
EXISTING SITE AERIAL



HALL MIDDLE SCHOOL EXISTING FLOOR PLAN

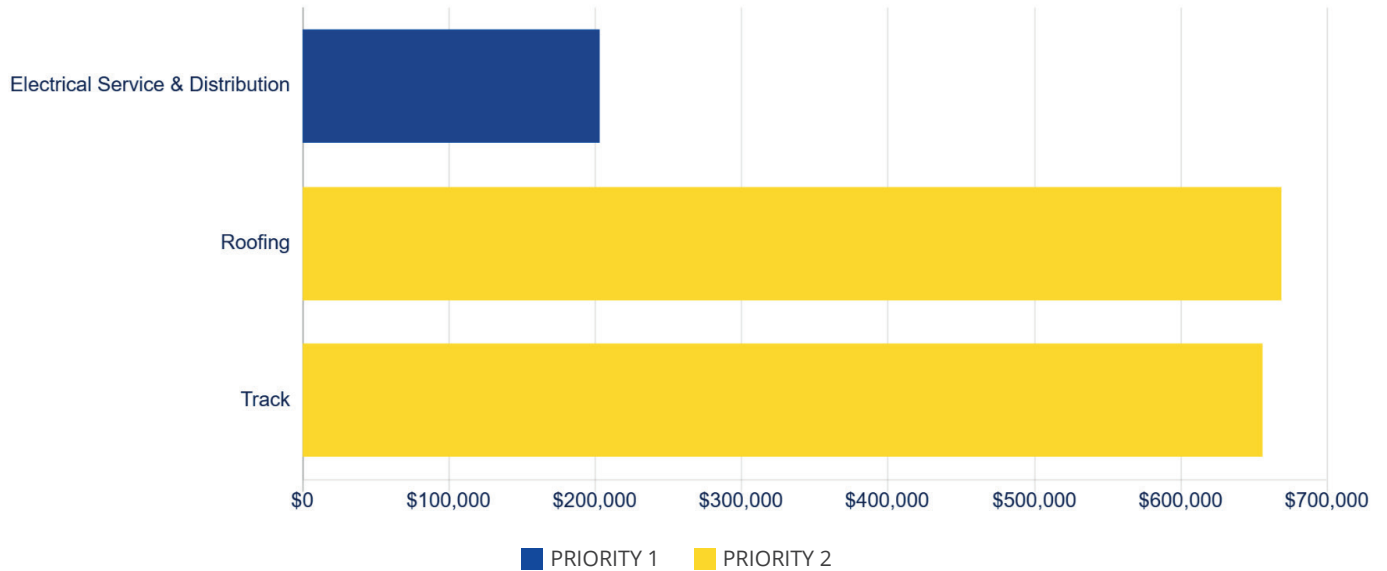


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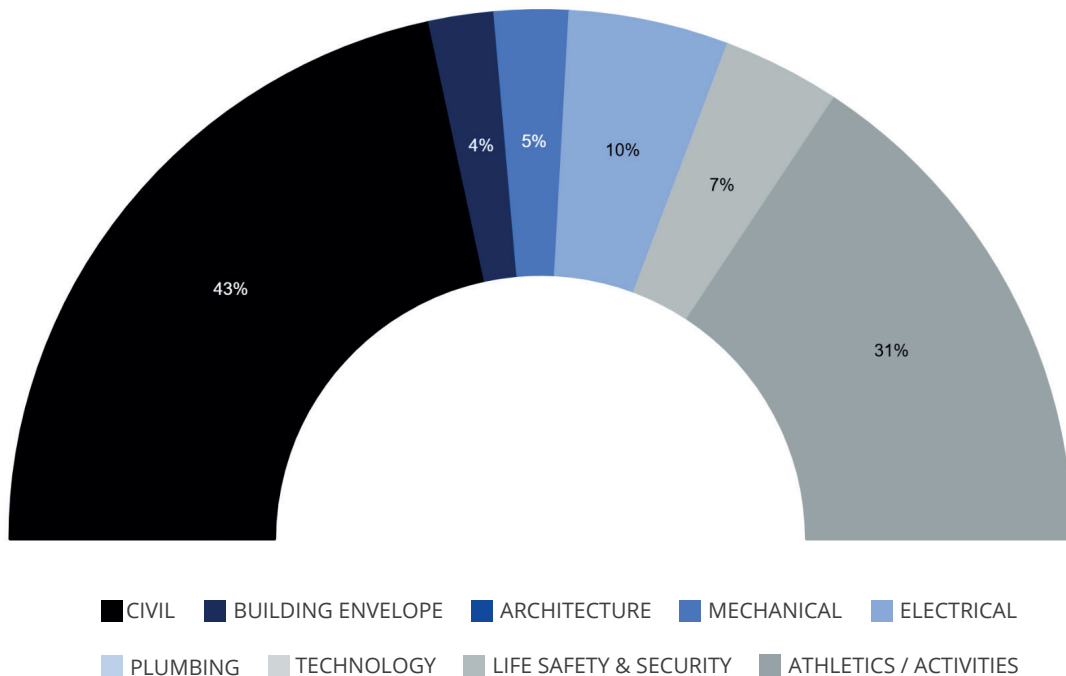
HALL MIDDLE SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Top Systems to be Addressed in the next 5 Years (Priority 1 & 2 and Items \$400,000 or Over)



Percent of Work by Discipline (Priority 1 & 2)



HALL MIDDLE SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Priority Totals by Discipline

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$0	\$0	\$273,985	\$0	\$273,985
Building Envelope	\$236,250	\$669,222	\$102,036	\$8,694,275	\$9,701,783
Architectural	\$82,890	\$0	\$1,986,297	\$15,693,640	\$17,762,827
Mechanical	\$94,500	\$0	\$881,790	\$1,702,326	\$2,678,616
Electrical	\$203,513	\$0	\$999,156	\$9,037,528	\$10,240,196
Plumbing	\$0	\$0	\$330,671	\$1,753,550	\$2,084,221
Technology	\$0	\$0	\$0	\$2,765,214	\$2,765,214
Life Safety & Security	\$0	\$150,337	\$0	\$0	\$150,337
Athletics/Activities	\$0	\$656,100	\$0	\$0	\$656,100
Total	\$617,153	\$1,475,659	\$4,573,935	\$39,646,533	\$46,313,279

HALL MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$273,985
1-0283	Site	Clean/reseal concrete expansion joints throughout site (i.e. parking lots, sidewalks). Patch spalled concrete as needed.	Expansion joint filler cracks at building foundation. Remove, clean and replace failed expansion joint.	Parking Lots	3	\$273,985
BUILDING ENVELOPE						\$9,701,783
2-0202	Main Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).		Sealants	1	\$236,250
2-0184	Main Building	Remove and replace existing built-up gravel-roofing, sheet metal flashing and trim with new standard roofing system.	Appears to be original built up roof; unsure of construction date. Nearing or surpassed warranty coverage date.	Roofing	2	\$669,222
2-0129	Weight Room	Remove and replace "R" panels metal roof with current standard roof system.		Roofing	3	\$102,036
2-0197	Main Building	Repair/replace aluminum awning system.		Canopies / Awnings	4	\$85,712
2-0196	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$161,559
2-0187	Main Building	Remove and replace existing metal siding to meet new approved siding standards.		Facade	4	\$826,504
2-0190	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.		Facade	4	\$476,175

HALL MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0181	Main Building	Remove and replace existing thermoplastic roof system with new standard roof system.	Original TPO roof 2017. Generally in good condition mostly dirty and scattered debris, rocks throughout. Walkpads are detaching throughout.	Roofing	4	\$6,566,113
2-0193	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Windows (Exterior)	4	\$578,213
ARCHITECTURE						\$17,762,827
3-0267	Main Building	Replace kitchen flooring.	Resinous floor damaged and cracking.	Flooring Finishes	1	\$82,890
3-0615	Concessions / Restroom	Renovate restrooms to include new finishes, fixtures, and partitions as needed.		Interior Renovation - Restrooms	3	\$613,071
3-0249	Main Building	Replace VCT flooring and base throughout.		Flooring Finishes	3	\$309,146
3-0266	Main Building	Replace carpet flooring and base throughout.		Flooring Finishes	3	\$419,624
3-0525	Main Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$644,456
3-0031	Main Building	Replace laboratory casework.		Casework	4	\$280,807
3-0065	Main Building	Replace acoustical ceiling tile and grid throughout building.		Ceiling Finishes	4	\$1,478,378
3-0164	Main Building	Replace interior doors, frames, and hardware.		Doors (Interior)	4	\$1,092,516
3-0263	Main Building	Renovate P.E. and athletics locker rooms to include new finishes, fixtures, and partitions as needed.		Flooring Finishes	4	\$7,117,878

HALL MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0253	Main Building	Replace LVT flooring and base throughout.		Flooring Finishes	4	\$154,757
3-0254	Main Building	Refinish concrete flooring.	All classrooms and science labs have polished concrete floors.	Flooring Finishes	4	\$439,612
3-0248	Main Building	Replace gym wood flooring.		Flooring Finishes	4	\$652,802
3-0260	Main Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.		Interior Renovation - Restrooms	4	\$3,310,641
3-0880	Main Building	Replace window coverings/mini blinds in classrooms.	Blinds look great in admin and have a little wear in the classrooms.	Window Coverings	4	\$163,685
3-0610	Restroom (Football)	Renovate restrooms to include new finishes, fixtures, and partitions as needed.		Interior Renovation - Restrooms	4	\$496,596
3-0792	Weight Room	Replace rubber flooring in weight room.		Flooring Finishes	4	\$92,140
3-0793	Weight Room	Renovate restrooms to include new finishes, fixtures, and partitions as needed.		Interior Renovation - Restrooms	4	\$413,830
MECHANICAL						\$2,678,616
3-0212	Weight Room	Replace (5) split system units.	Life Cycle - 2016; Installed - 1996. Carrier R-22.	HVAC	1	\$94,500
3-0208	Weight Room	Replace (20) rooftop units (RTU).	Life Cycle - 2034; Installed - 2014; past life cycle. Carrier.	HVAC	3	\$881,790
3-0203	Main Building	Replace (62) rooftop units (RTU).	Life Cycle - 2037; Installed - 2017; past life cycle. Carrier.	HVAC	4	\$1,618,995
3-0202	Main Building	Replace all exhaust fans.	Life Cycle - 2037; Installed - 2017. Cook. Roof mounted.	HVAC	4	\$83,331
ELECTRICAL						\$10,240,196
3-0211	Weight Room	Replace service entrance switchgear at weight room.	Life Cycle - 2021; Installed - 1996. Square D.	Electrical Service & Distribution	1	\$85,050
3-0209	Weight Room	Replace secondary switchgear.	Life Cycle - 2021; Installed - 1996.	Electrical Service & Distribution	1	\$118,463
3-0188	Main Building	Replace fluorescent lighting with LED.	Fluorescent lighting installed in 2017 with renovation.	Lighting & Branch Wiring	3	\$999,156
3-0181	Main Building	Replace service entrance switchgear.	Life Cycle - 2042; Installed - 2017. 3000 amp Square D.	Electrical Service & Distribution	4	\$3,776,877

HALL MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0184	Main Building	Replace secondary switch-gear.	Life Cycle - 2042; Installed - 2017. Square D.	Electrical Service & Distribution	4	\$5,260,650
PLUMBING						\$2,084,221
3-0193	Main Building	Replace (2) hot water heaters at kitchen.	Life Cycle - 2032; Installed - 2017. AO Smith 100 gal.	Domestic Water Distribution	3	\$110,224
3-0195	Main Building	Replace (2) hot water heaters at riser room.	Life Cycle - 2032; Installed - 2017. Bradford White.	Domestic Water Distribution	3	\$110,224
3-0210	Weight Room	Replace (2) hot water heaters.	Life Cycle - 2033; Installed - 2018. Bradford White 98 gal.	Domestic Water Distribution	3	\$110,224
3-0189	Main Building	Replace plumbing fixtures.	Life Cycle - 2057; Installed - 2017.	Plumbing Fixtures	4	\$876,775
3-0204	Main Building	Replace plumbing trim.	Life Cycle - 2037. Install metered faucets in gang restrooms.	Plumbing Fixtures	4	\$876,775
TECHNOLOGY						\$2,765,214
3-0185	Main Building	Replace fire alarm system.	Life Cycle - 2037; Installed - 2017. Honeywell Silent Knight.	Communications & Security	4	\$876,775
3-0186	Main Building	Replace building management system (BMS).	Life Cycle - 2037; Installed - 2017. Automated Logic.	Controls & Instrumentation	4	\$1,888,439
LIFE SAFETY & SECURITY						\$150,337
3-0191	Main Building	Replace security alarm.	Life Cycle - 2027; Installed - 2017.	Communications & Security	2	\$150,337
ATHLETICS/ACTIVITIES						\$656,100
1-0654	Site	Respray track.	Life-cycle replacement. Structural spray system.	Track	2	\$656,100

TISON MIDDLE SCHOOL



FACILITY INFORMATION

Address	102 Meadowview Rd. Weatherford, TX 76087
Year Opened	1997
Additional Construction	2015
Building Area	153,677 SF
Site Acreage	57.85 Acres
Grade Level Served	6-8

CAPACITY & ENROLLMENT

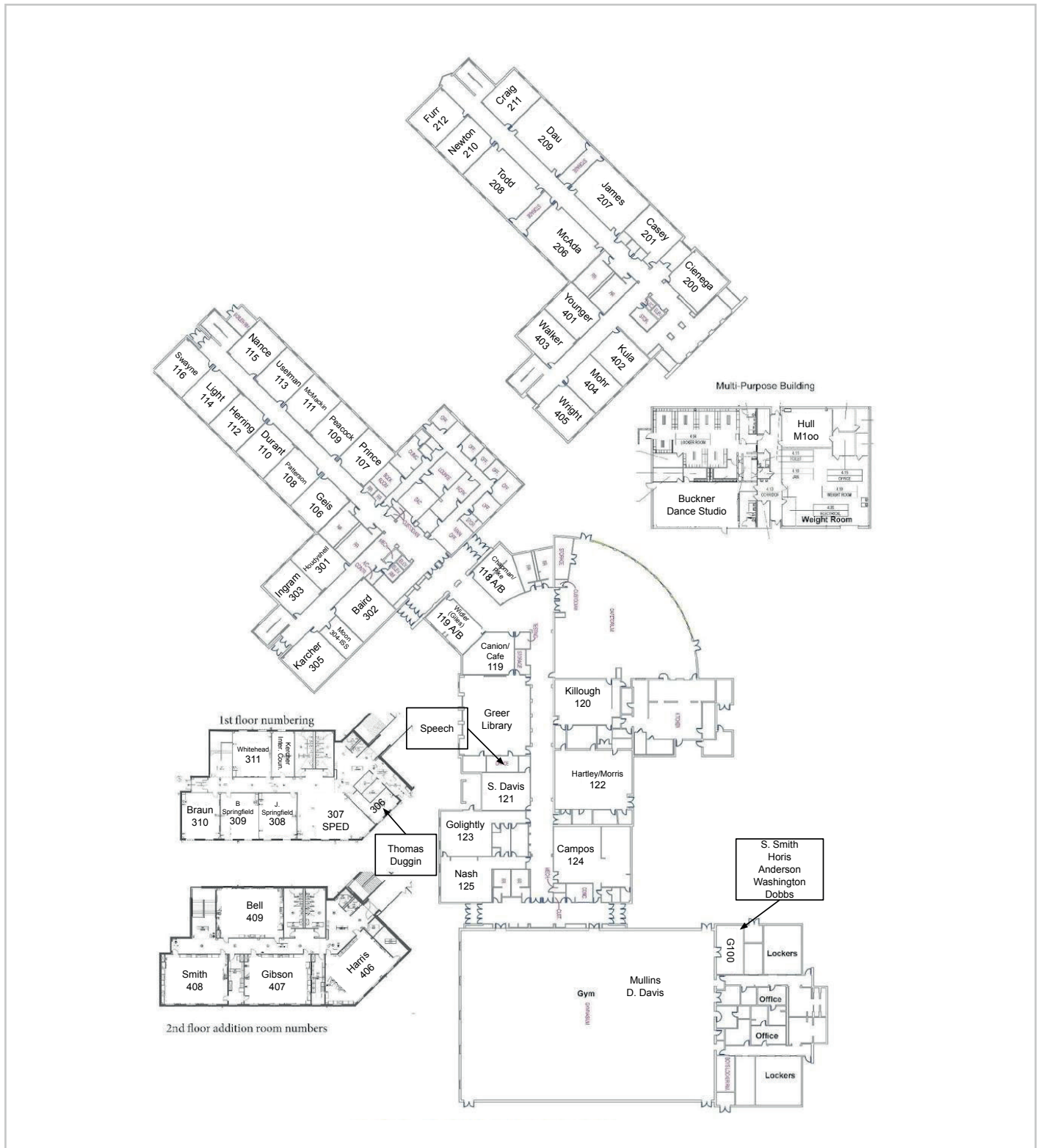
Functional Capacity	1,045
Current Enrollment	834
Utilization	79.81%

*per WISD Enrollment to Functional Capacity Worksheet (2025)

TISON MIDDLE SCHOOL
EXISTING SITE AERIAL



TISON MIDDLE SCHOOL EXISTING FLOOR PLAN

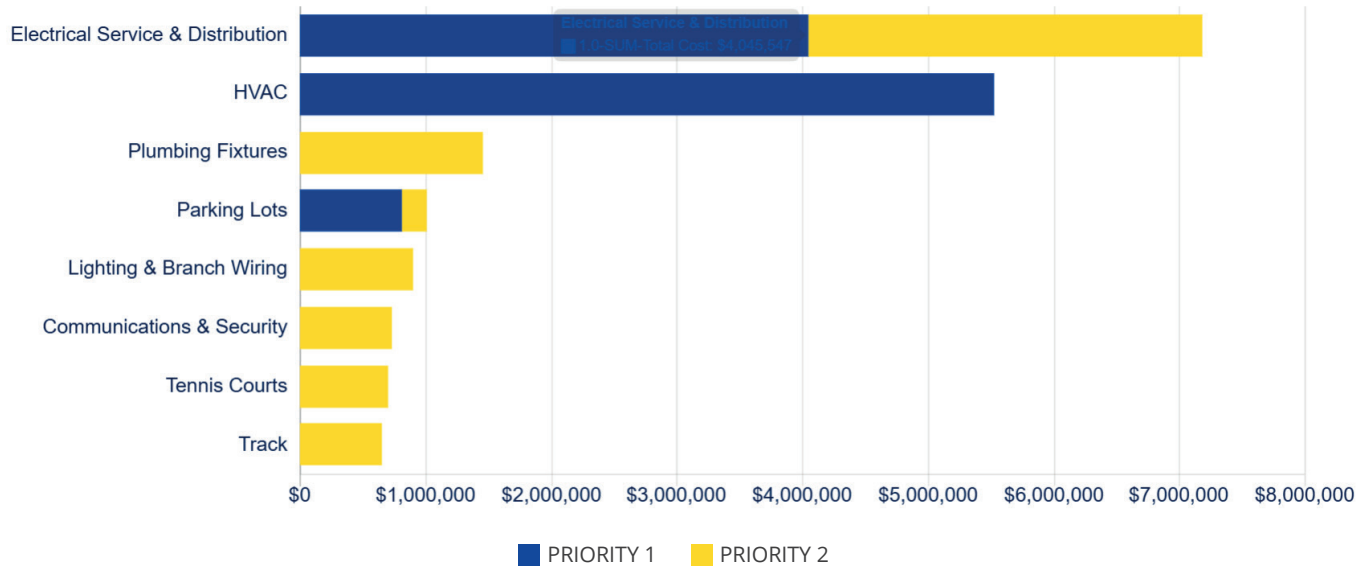


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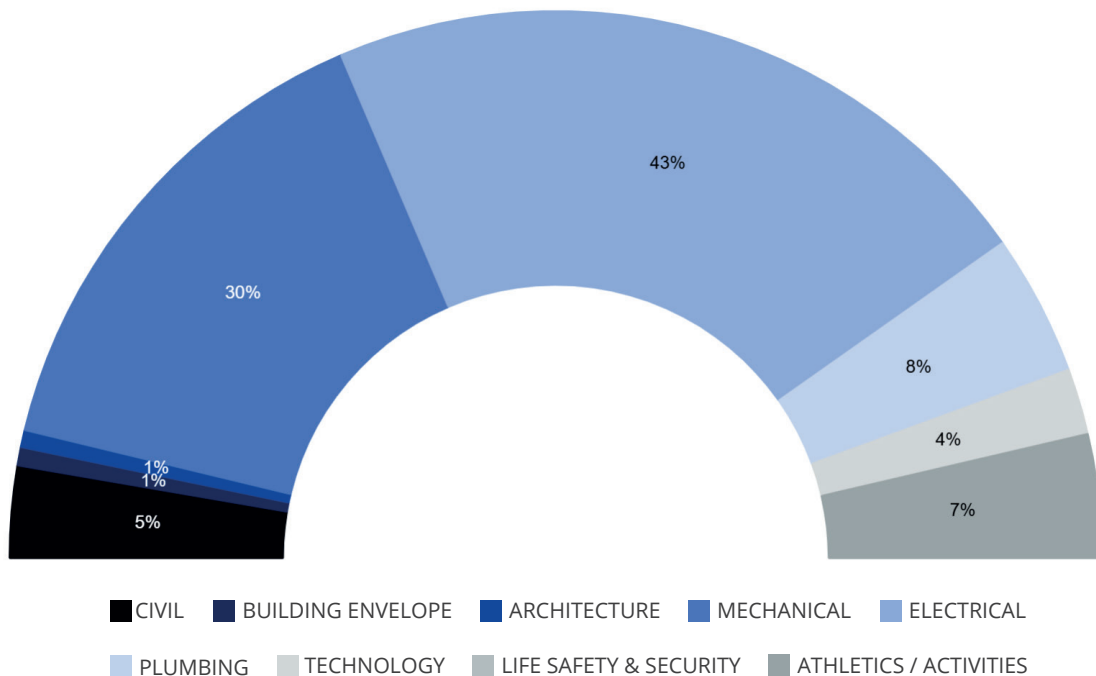
TISON MIDDLE SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Top Systems to be Addressed in the next 5 Years (Priority 1 & 2 and Items \$400,000 or Over)



Percent of Work by Discipline (Priority 1 & 2)



TISON MIDDLE SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Priority Totals by Discipline

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$808,753	\$202,954	\$0	\$0	\$1,011,706
Building Envelope	\$202,500	\$0	\$5,821,861	\$0	\$6,024,361
Architectural	\$0	\$188,082	\$11,204,977	\$0	\$11,393,059
Mechanical	\$5,524,887	\$0	\$125,970	\$0	\$5,650,857
Electrical	\$4,045,547	\$4,033,099	\$0	\$0	\$8,078,646
Plumbing	\$0	\$1,558,457	\$0	\$0	\$1,558,457
Technology	\$0	\$728,198	\$0	\$0	\$728,198
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$1,355,940	\$0	\$0	\$1,355,940
Total	\$10,581,687	\$8,066,730	\$17,152,808	\$0	\$35,801,225

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$1,011,706
1-0474	Site	Replace asphalt parking lot (front of campus).	Poor asphalt pavement condition	Parking Lots	1	\$808,753
1-0515	Site	Clean/reseal concrete expansion joints throughout site (i.e. parking lots, sidewalks). Patch spalled concrete as needed.	Failed expansion joint. Remove, clean and replace failed expansion joint. Gap between building foundation and sidewalk. Seal gap between building and sidewalk with caulk. Failed and missing expansion joint filler at building corner. Remove failed caulk, clean and recaulk joint along building. Spalling concrete and exposed rebar. Patch spalled concrete along joint.	Parking Lots	2	\$202,954
BUILDING ENVELOPE						\$6,024,361
2-0434	Main Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Sealant weathered and cracking failing at the perimeter cohesion and adhesion failure holes throughout.	Sealants	1	\$202,500
2-0430	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Fading hard wear damage Weathered and cracked weatherstripping	Doors (Exterior)	3	\$78,731

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0424	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.	Organic growth staining could use a power wash. Penetrations missing sealant. Window issues with moisture staining brick.	Facade	3	\$629,850
2-0421	Main Building	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.	2017 reroof.	Roofing	3	\$3,826,339
2-0426	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Shrinking gaskets failed perimeter sealants holes in the frame staining from water damage. Glass unit failure with moisture intrusion evident. Single pane. Sealant patchwork in some areas with some of the weep holes being covered up.	Windows (Exterior)	3	\$602,294
2-0439	Multi-Purpose Building	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	Some damage to lower part of building, typical all around.	Facade	3	\$158,722
2-0435	Multi-Purpose Building	Remove and replace standing seam metal roof with approved new roof system.		Roofing	3	\$440,895
2-0445	Weight Room	Remove and replace corrugated metal roof with approved new roof system.		Roofing	3	\$85,030
ARCHITECTURE						\$11,393,059
3-0903	Site	Replace 4' chain-link perimeter fence with 6' chain-link.	4' fencing observed. Ornamental fencing observed at one perimeter side.	Fencing	2	\$188,082

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0477	Concessions / Restroom	Renovate restrooms to include new finishes, fixtures, and partitions as needed.		Interior Renovation - Restrooms	3	\$613,071
3-0035	Main Building	Replace casework in all classrooms and instructional areas throughout.		Casework	3	\$1,170,009
3-0121	Main Building	Replace acoustical ceiling tile and grid throughout building.		Ceiling Finishes	3	\$1,326,070
3-0168	Main Building	Replace interior doors, frames, and hardware.		Doors (Interior)	3	\$650,005
3-0351	Main Building	Replace VCT flooring and base throughout.	Some damaged areas.	Flooring Finishes	3	\$437,069
3-0356	Main Building	Replace carpet flooring and base throughout.		Flooring Finishes	3	\$986,923
3-0355	Main Building	Refinish epoxy flooring.		Flooring Finishes	3	\$114,948
3-0350	Main Building	Replace gym wood flooring.		Flooring Finishes	3	\$568,881
3-0354	Main Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.		Interior Renovation - Restrooms	3	\$3,831,692
3-0496	Main Building	Replace stage curtains.		Stage Curtains & Rigging	3	\$91,407
3-0561	Main Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$624,318
3-0576	Main Building	Replace window coverings/mini blinds in classrooms.		Window Coverings	3	\$151,558
3-0123	Multi-Purpose Building	Replace acoustical ceiling tile and grid throughout building.		Ceiling Finishes	3	\$77,661
3-0169	Multi-Purpose Building	Replace interior doors, frames, and hardware.		Doors (Interior)	3	\$101,563
3-0359	Multi-Purpose Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.		Interior Renovation - Restrooms	3	\$459,803

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
MECHANICAL						\$5,650,857
3-0134	Main Building	Replace rooftop units (RTU).	Installed - 2014; past life cycle. Carrier R-22.	HVAC	1	\$1,695,600
3-0135	Main Building	Replace (16) split system units.	Installed - 2014. Carrier R-22. District replacing units as they fail.	HVAC	1	\$302,400
3-0094	Main Building	Replace fan coil units.	Units are aging.	HVAC	1	\$3,526,887
3-0144	Main Building	Replace boiler.	Installed - 1994; 30-year life cycle. Weil-McLain.	HVAC	3	\$125,970
ELECTRICAL						\$8,078,646
3-0089	Main Building	Replace secondary switchgear.	Past life cycle. Breakers frequently trip on receptacles.	Electrical Service & Distribution	1	\$4,045,547
3-0088	Main Building	Replace service entrance switchgear.	Installed - 1996; past life cycle. 2500 amp Siemens. Gear observed to be in good condition.	Electrical Service & Distribution	2	\$3,136,855
3-0090	Main Building	Replace fluorescent lighting with LED.	Exclude Gymnasium. Parking lot is also LED.	Lighting & Branch Wiring	2	\$896,244
PLUMBING						\$1,558,457
3-0133	Main Building	Replace (2) hot water heaters.	Installed - 2015; aging. Bradford White.	Domestic Water Distribution	2	\$102,060
3-0280	Main Building	Replace plumbing trim.	20-year old Sloan fixtures. Some of trim needs replacement.	Plumbing Fixtures	2	\$728,198
3-0093	Main Building	Replace plumbing fixtures.	Outdated fixtures.	Plumbing Fixtures	2	\$728,198
TECHNOLOGY						\$728,198
3-0087	Main Building	Replace fire alarm system.	Observed to be older system. Notifier. Life cycle has expired.	Communications & Security	2	\$728,198
ATHLETICS/ACTIVITIES						\$1,355,940
1-0643	Site	Rebuild tennis courts.	Significant cracks in tennis court.	Tennis Courts	2	\$699,840

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0653	Site	Respray track.	Life-cycle replacement. Crack observed in the surface; most likely a crack in the asphalt reflecting through. Not a huge deal as they can seal the crack in the asphalt or replace a section and then reinstall the track surface. Structural spray system.	Track	2	\$656,100

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AUSTIN ELEMENTARY SCHOOL



FACILITY INFORMATION

Address	1776 Texas Dr. Weatherford, TX 76086
Year Opened	1988
Additional Construction	2015
Building Area	61,500 SF
Site Acreage	16.70 Acres
Grade Level Served	PK-5

CAPACITY & ENROLLMENT

Functional Capacity	604
Current Enrollment	547
Utilization	90.56%

*per WISD Enrollment to Functional Capacity Worksheet (2025)

AUSTIN ELEMENTARY SCHOOL
EXISTING SITE AERIAL



AUSTIN ELEMENTARY SCHOOL EXISTING FLOOR PLAN

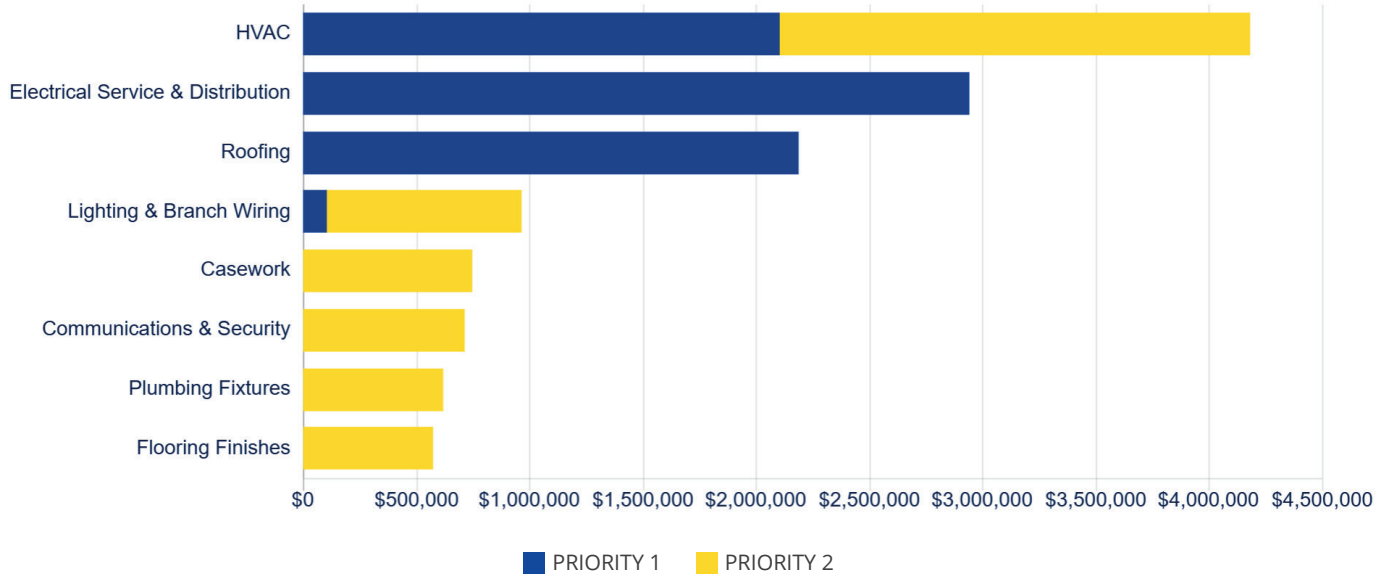


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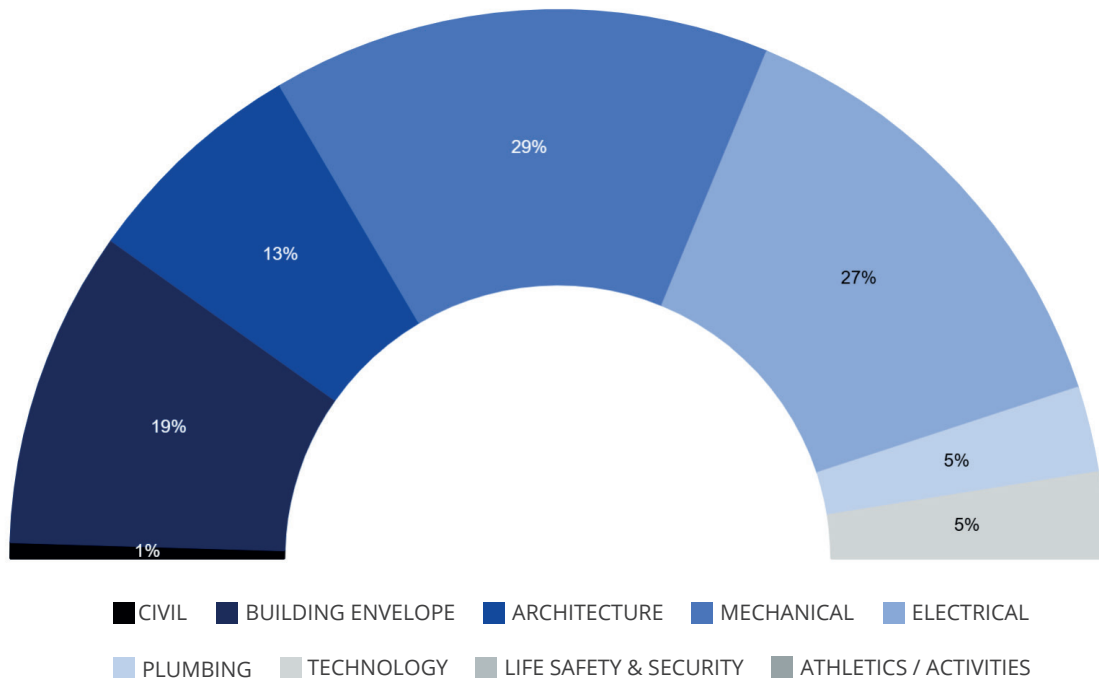
AUSTIN ELEMENTARY SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Top Systems to be Addressed in the next 5 Years (Priority 1 & 2 and Items \$400,000 or Over)



Percent of Work by Discipline (Priority 1 & 2)



AUSTIN ELEMENTARY SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Priority Totals by Discipline

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$0	\$135,302	\$0	\$0	\$135,302
Building Envelope	\$2,355,750	\$309,825	\$0	\$843,510	\$3,509,085
Architectural	\$90,558	\$1,814,095	\$9,752,915	\$5,921,797	\$17,579,365
Mechanical	\$2,106,000	\$2,077,650	\$176,358	\$272,100	\$4,632,108
Electrical	\$3,043,845	\$859,277	\$0	\$0	\$3,903,122
Plumbing	\$0	\$718,065	\$0	\$0	\$718,065
Technology	\$0	\$714,420	\$0	\$0	\$714,420
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$7,596,153	\$6,628,634	\$9,929,273	\$7,037,407	\$31,191,468

AUSTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$135,302
1-0151	Site	Clean/reseal concrete expansion joints throughout site (i.e. parking lots, sidewalks). Patch spalled concrete as needed.	Expansion joint filler failure along curb. Remove failed caulk, clean and recaulk joint. Settlement of pavement along building foundation. Seal joint along building foundation. Exposed rebar at doorway exit. Patch spalled concrete. Pavement cracking at building column. Patch concrete. Remove caulk, clean joint and replace failed expansion joint.	Parking Lots	2	\$135,302
BUILDING ENVELOPE						\$3,509,085
2-0036	Main Building	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.	Reroof in 2004.	Roofing	1	\$2,187,000
2-0046	Main Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).		Sealants	1	\$168,750
2-0040	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Fogging window units, gaskets shrinking, failing sealants throughout.	Windows (Exterior)	2	\$309,825

AUSTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0044	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$119,044
2-0038	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.	Some staining around.	Facade	4	\$408,150
2-0033	Main Building	Remove and replace standing seam metal roof with approved new roof system.	Updated in 2017.	Roofing	4	\$142,853
2-0041	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Glass block.	Windows (Exterior)	4	\$173,464
ARCHITECTURE						\$17,579,365
3-0440	Site	Provide fencing around classroom courtyards.	Fencing does not exist.	Fencing	1	\$90,558
3-0679	Main Building	Replace casework in all classrooms and instructional areas throughout.	Many places starting to show age and chipping / kids picking at them.	Casework	2	\$744,805
3-0183	Main Building	Replace VCT flooring and base throughout.	Noticeable wear from the cafeteria tables; scuffs, smidges. VCT replaced 10-12 years ago; did not include south wing.	Flooring Finishes	2	\$123,383

AUSTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0197	Main Building	Replace carpet flooring and base throughout.	All the equipment used is starting to wear on the carpet. Carpet replaced 10-12 years ago; did not include south wing.	Flooring Finishes	2	\$450,303
3-1016	Main Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	2	\$231,341
3-0687	Main Building	Replace window coverings/mini blinds in classrooms.	Pull strings observed - not compliant.	Window Coverings	2	\$84,200
3-1014	Site	Provide covered walkway from main building to portables.	No covering or protection on inclement weather days. Wood planks to enter portables get very slick when rains.	Canopies / Awnings	2	\$180,063
3-0677	Main Building	Renovate gymnasium to include new finishes and fixtures.	Wall pads covering climbing wall; basketball goals look good.	Athletic Equipment	3	\$1,133,730
3-0046	Main Building	Replace acoustical ceiling tile and grid throughout building.	ACT Uno.	Ceiling Finishes	3	\$530,680
3-0680	Main Building	Replace interior doors, frames, and hardware.	Starting to show age; still functional.	Doors (Interior)	3	\$487,504
3-0683	Main Building	Replace classroom furniture (desks, chairs, teaching stations).	Furniture in classrooms is old but useable, library furniture is newer.	Furniture	3	\$1,426,610
3-1007	Main Building	Replace/upgrade cafeteria tables/seating.	Cafeteria tables original to building; would like to replace.	Furniture	3	\$120,931
3-0676	Main Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.	Tile is in good condition floor to ceiling; partitions are aging; needs ambulatory partition. Restrooms in classrooms are not ADA compliant.	Interior Renovation - Restrooms	3	\$1,379,409
3-1005	Main Building	Reconfigure/renovate space to accommodate additional staff restroom(s).	Number of staff restrooms is insufficient.	Interior Renovation - Restrooms	3	\$122,821
3-0669	Main Building	Repair/replace vinyl wall covering (VWC) throughout.	Vinyl panel up to 6'.	Wall Finishes	3	\$344,449
3-1003	Portable 1	Replace portable with permanent building space.	Reported to be in poor condition. Alternatively, provide portables with restroom. Portables house deaf ed, g/t, dyslexia.	New Construction	3	\$1,842,311

AUSTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-1004	Portable 2	Replace portable with permanent building space.	Reported to be in poor condition. Alternatively, provide portables with restroom. Portables house deaf ed, g/t, dyslexia.	New Construction	3	\$1,842,311
3-0996	Site	Provide additional parking.	Staff parking is adequate; not enough parent parking for events. Park at church.	Parking Lots	3	\$234,002
3-1012	Site	Provide dedicated shaded area for teachers/adults at play areas.	Other campuses have metal pavilion. Pricing for metal pavilion area.	Playgrounds / Play Areas	3	\$188,955
3-1013	Site	Provide shade cover at play area.	Upper play area has no shade cover, and is exposed to a lot of sun.	Playgrounds / Play Areas	3	\$99,201
3-1006	Main Building	Provide smartboards/ interactive boards for classrooms.	Confirm technology plan. Classrooms currently have large 75" TV.	Instructional Technology	4	\$651,560
3-1008	Main Building	Reconfigure/renovate space to accommodate additional staff offices.	Do not have enough classroom space to house all of staff; consistently moving around classrooms/ offices/conference rooms to accommodate everyone. One classrooms houses (5) staff members as pull out space for students. OT is working in hallway.	Interior Renovation - Admin	4	\$382,641
3-1009	Main Building	Reconfigure/renovate staff lounge/workroom.	Updated with additional storage. No casework or cabinets currently.	Interior Renovation - Admin	4	\$423,456
3-1010	Main Building	Reconfigure/renovate space to accommodate additional storage.		Interior Renovation - Storage	4	\$297,609
3-1011	Main Building	Infill courtyard space and construct into additional classroom space.	Not utilizing courtyard space; constant maintenance/pest issue.	New Construction	4	\$4,166,531
MECHANICAL						\$4,632,108
3-0284	Main Building	Replace Trane Chillers (2)	R-22 Units	HVAC	1	\$1,944,000
3-0059	Main Building	Replace (2) rooftop units (RTU).	Installed - 2003. Trane DX. Units observed to be aged. R-22	HVAC	1	\$162,000
3-0043	Main Building	Replace (2) chiller water pumps.	Existing pumps are in poor condition.	HVAC	2	\$116,640

AUSTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0039	Main Building	Replace (2) boilers.	Installed - 1988. Weil-McLain. Boilers are operational, but aging.	HVAC	2	\$233,280
3-0045	Main Building	Replace (2) heating water pumps.	Existing pumps are in poor condition.	HVAC	2	\$116,640
3-0038	Main Building	Replace multi-zone air handling units (AHU).	Installed - 1988. Carrier (A2, B2, B4, B3). Operational, but aging.	HVAC	2	\$1,611,090
3-0057	Main Building	Replace (3) split system units.	Installed - 2012. Carrier. Units observed to be in good condition.	HVAC	3	\$75,582
3-0053	Portables	Replace (4) Bard units at portable buildings.	Installed - 2013. Appear aged. Bard.	HVAC	3	\$100,776
3-0056	Main Building	Replace (4) rooftop units (RTU).	Installed - 2016. Lennox. Observed to be in good condition.	HVAC	4	\$272,100
ELECTRICAL						\$3,903,122
3-0040	Main Building	Replace service entrance switchgear.	Installed - 1987. Gear observed to be in good condition; past life cycle.	Electrical Service & Distribution	1	\$1,228,500
3-0041	Main Building	Replace secondary switchgear.	Installed - 1987. Gear observed to be in good condition. Most panels have room for expansion.	Electrical Service & Distribution	1	\$1,711,125
3-0993	Main Building	Repair/replace emergency lighting system.	Restrooms, hallways, kitchen not illuminated during a recent power outage.	Lighting & Branch Wiring	1	\$104,220
3-0060	Main Building	Replace fluorescent lighting with LED.	Observed a mix of different fixtures.	Lighting & Branch Wiring	2	\$379,080
3-0061	Main Building	Install controls for new LED lighting.	Does not currently exist.	Lighting & Branch Wiring	2	\$379,080
3-0994	Site	Provide additional exterior site lighting.	Parking lot at Texas Drive is dark.	Lighting & Branch Wiring	2	\$101,117
PLUMBING						\$718,065
3-0042	Main Building	Replace (2) hot water heaters.	Installed - 2012. AO Smith. Functioning, but aging.	Domestic Water Distribution	2	\$102,060
3-0051	Main Building	Replace plumbing fixtures.	Aging, outdated.	Plumbing Fixtures	2	\$308,003
3-0052	Main Building	Replace plumbing trim.	Sloan. Installed - 1988. Old, finishes wearing off. Flush valves, plumbing trim.	Plumbing Fixtures	2	\$308,003

AUSTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
TECHNOLOGY						\$714,420
3-0992	Main Building	Replace intercom/public address system.	Kitchen is not able to hear any intercom communication unless they are in the kitchen office. Campus reported to primarily use "group-me" due to not having enough radios.	Communications & Security	2	\$224,168
3-0055	Main Building	Provide central clock system.	Clocks are not tied in to adjust all clocks at the same time.	Communications & Security	2	\$182,250
3-0037	Main Building	Replace fire alarm system.	Installed - 1988. Observed to be older panel. Notifier.	Communications & Security	2	\$308,003

CROCKETT ELEMENTARY SCHOOL



FACILITY INFORMATION

Address	1015 Jameson St. Weatherford, TX 76086
Year Opened	1963
Additional Construction	2000, 2015
Building Area	70,267 SF
Site Acreage	11.41 Acres
Grade Level Served	PK-5

CAPACITY & ENROLLMENT

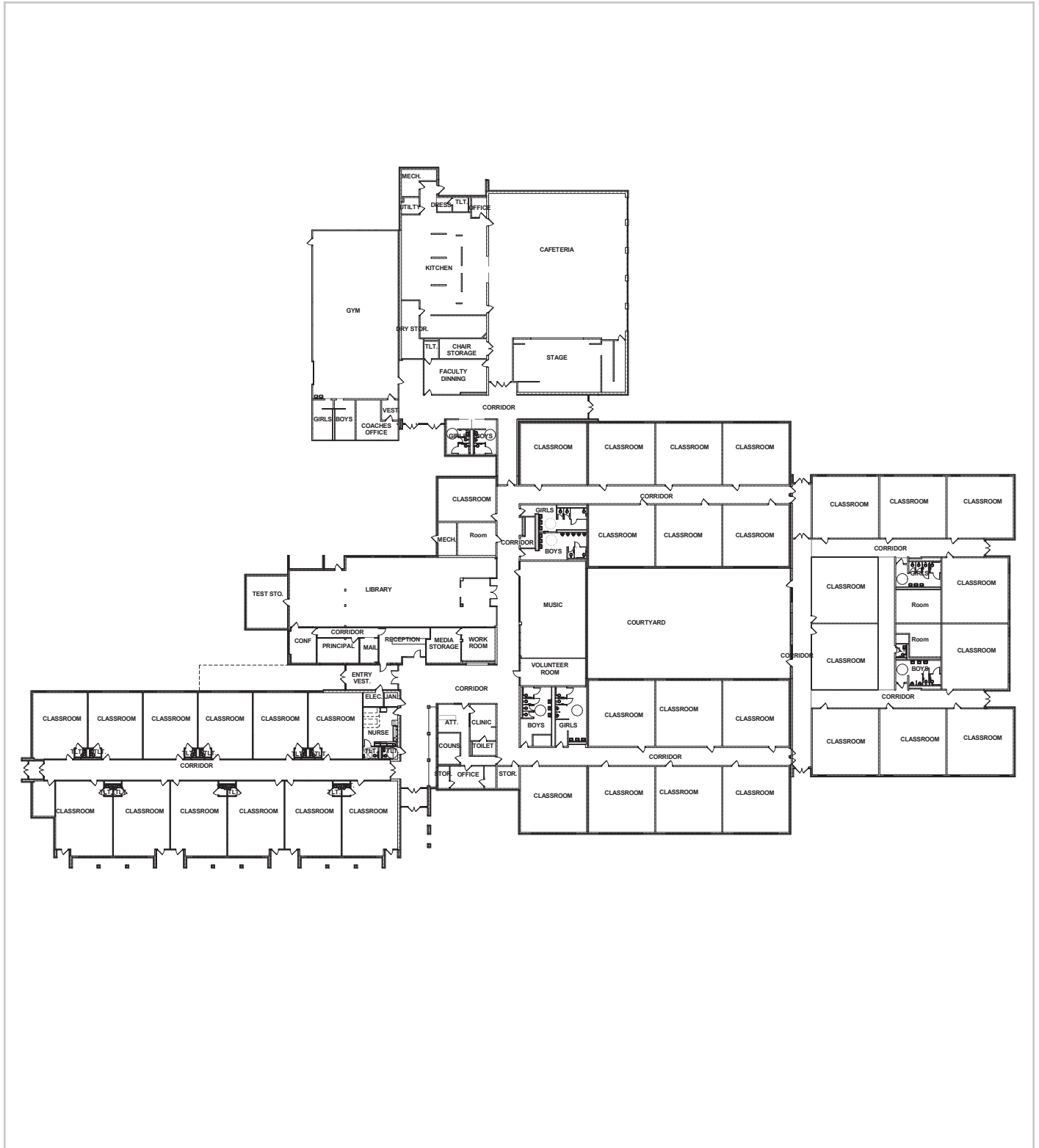
Functional Capacity	602
Current Enrollment	440
Utilization	73.09%

*per WISD Enrollment to Functional Capacity Worksheet (2025)

CROCKETT ELEMENTARY SCHOOL
EXISTING SITE AERIAL



CROCKETT ELEMENTARY SCHOOL EXISTING FLOOR PLAN

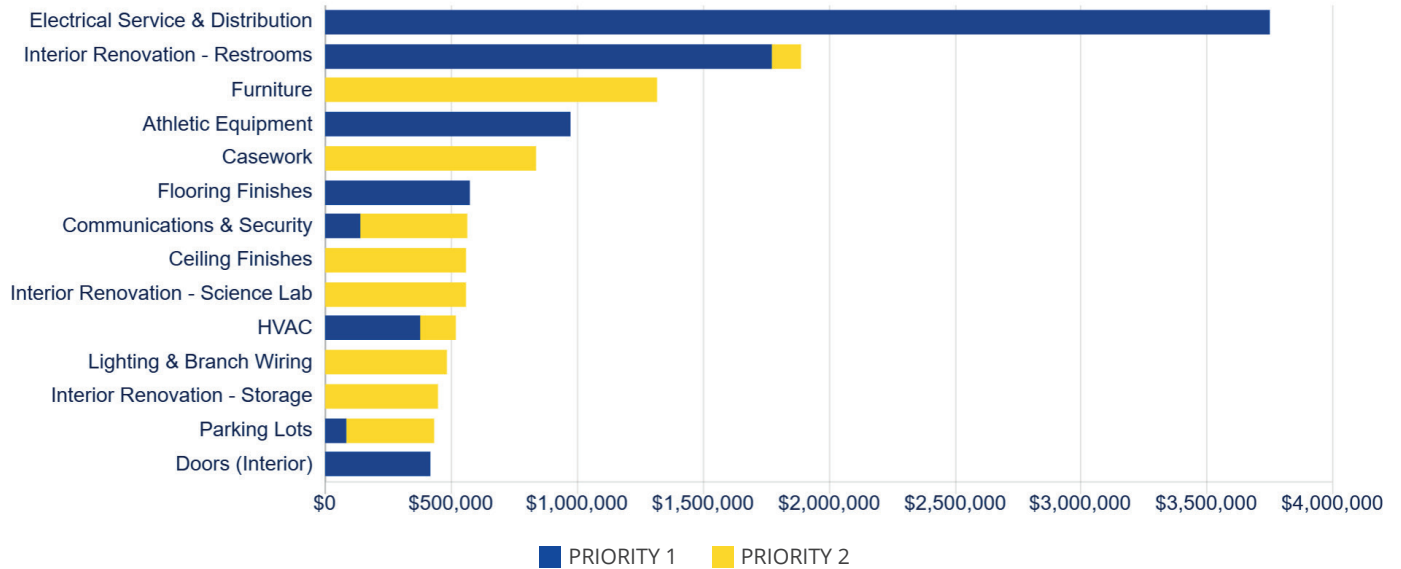


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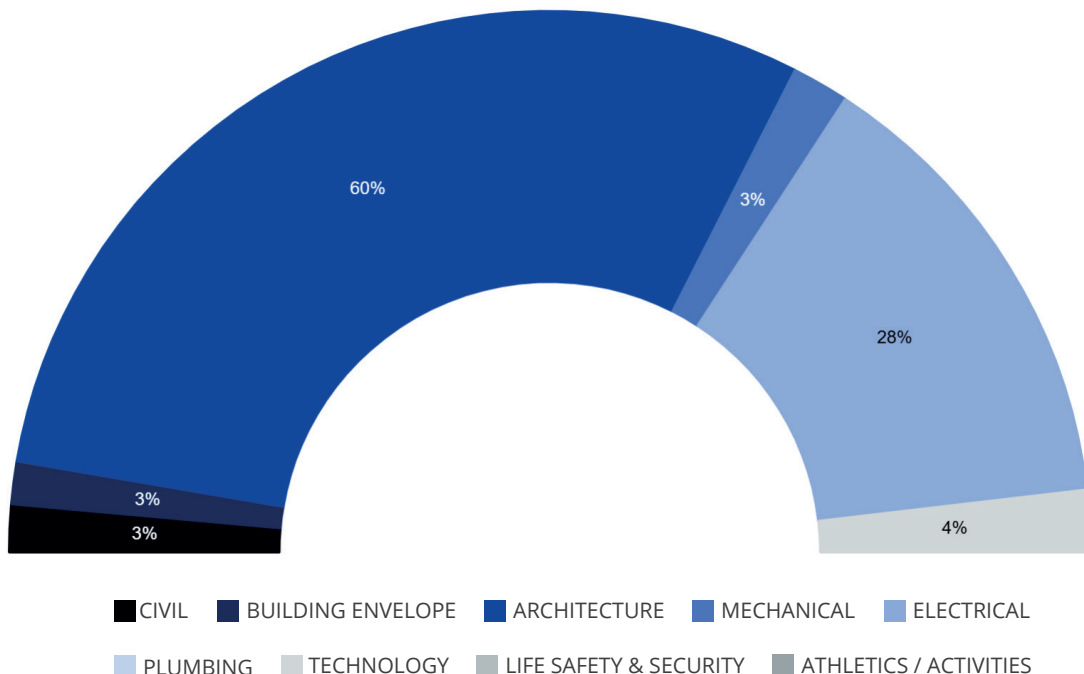
CROCKETT ELEMENTARY SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Top Systems to be Addressed in the next 5 Years (Priority 1 & 2 and Items \$400,000 or Over)



Percent of Work by Discipline (Priority 1 & 2)



CROCKETT ELEMENTARY SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Priority Totals by Discipline

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$83,592	\$346,899	\$0	\$0	\$430,491
Building Envelope	\$206,550	\$182,250	\$3,188,616	\$641,136	\$4,218,551
Architectural	\$4,060,590	\$4,990,577	\$1,141,603	\$0	\$10,192,770
Mechanical	\$379,350	\$139,968	\$125,970	\$0	\$645,288
Electrical	\$3,753,675	\$484,056	\$0	\$0	\$4,237,731
Plumbing	\$0	\$0	\$0	\$917,487	\$917,487
Technology	\$141,750	\$421,376	\$0	\$0	\$563,126
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$8,625,507	\$6,565,126	\$4,456,189	\$1,558,623	\$21,205,445

CROCKETT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$430,491
1-0188	Site	Replace asphalt parking lot.	Asphalt pavement has failed in the area west of the building.	Parking Lots	1	\$83,592
3-0977	Site	Provide additional parking.	West parking lot is inadequate for the main entrance. For large events, parents and visitors have to park along the street or at east parking lot. Lack of designated ADA parking spots.	Parking Lots	2	\$216,670
1-0159	Site	Clean/reseal concrete expansion joints throughout site (i.e. parking lots, sidewalks). Patch spalled concrete as needed.	Cracking of sidewalk and failure of expansion joint. Remove caulk, clean joint and replace failed expansion joint. Failure of expansion joint filler in traffic island. Remove failed caulk, clean and recaulk joint. Evidence of asphalt pavement coming up at concrete pavement interface. Clean and seal joint.	Parking Lots	2	\$130,229
BUILDING ENVELOPE						\$4,218,551
2-0084	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Single pane glass, original windows of building	Windows (Exterior)	1	\$206,550

CROCKETT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0093	Main Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Sealants seem to be in good shape.	Sealants	2	\$182,250
2-0063	Main Building	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.	Reroof in 2014.	Roofing	3	\$3,188,616
2-0073	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.		Facade	4	\$353,730
2-0051	Main Building	Prep and re-coat the standing seam roof system with new elastomeric roof coating as per new roof standards.		Roofing	4	\$142,853
2-0082	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Single pane glass.	Windows (Exterior)	4	\$144,553

CROCKETT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
ARCHITECTURE						\$10,192,770
3-0688	Main Building	Renovate gymnasium to include new finishes and fixtures.	Basketball court needs attention; substantial airflow, structure, and rainwater issues; poor acoustics; rubber flooring in place. Roll up doors; wasps infestation.	Athletic Equipment	1	\$972,000
3-0158	Main Building	Replace interior doors, frames, and hardware.	Doors are aging; hardware is faulty (i.e. hinges). Locks are old; multiple master keys.	Doors (Interior)	1	\$417,960
3-0234	Main Building	Replace carpet flooring and base throughout.	Aging and worn.	Flooring Finishes	1	\$287,550
3-0211	Main Building	Replace VCT flooring and base throughout.	Broken tiles throughout; worn and old.	Flooring Finishes	1	\$288,507
3-0691	Main Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.	Not ADA compliant; staff restroom on east side does not have 2' wide door. Finishes are worn. Fixtures reportedly replaced in 2019 by MEPT team. Many issues with sinks, faucets, and toilets.	Interior Renovation - Restrooms	1	\$1,773,949
3-0979	Site	Provide metal canopy at designated pick-up areas.	No awnings to shelter staff/students at any pickup location during inclement weather events.	Canopies / Awnings	1	\$320,625
3-0029	Main Building	Replace casework in all classrooms and instructional areas throughout.		Casework	2	\$835,084
3-0053	Main Building	Replace acoustical ceiling tile and grid throughout building.	Aging.	Ceiling Finishes	2	\$561,422
3-0975	Main Building	Replace exterior doors, frames, and hardware.	Some doors do not have push bars or closers.	Doors (Exterior)	2	\$84,637
3-0689	Main Building	Replace classroom furniture (desks, chairs, teaching stations).	Furniture is aging.	Furniture	2	\$1,316,574
3-0986	Main Building	Reconfigure/renovate space to accommodate additional staff restroom(s).	Number of staff restrooms is insufficient.	Interior Renovation - Restrooms	2	\$113,724

CROCKETT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0988	Main Building	Upgrade/renovate designated science lab.	Most likely built as science lab, but no designated equipment/furniture.	Interior Renovation - Science Lab	2	\$561,330
3-0989	Main Building	Remove lockers from classrooms and replace with built-in storage/hooks.		Interior Renovation - Storage	2	\$446,148
3-0518	Main Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).	CMU painted and starting to get chipped/worn; cracking in walls and floors.	Wall Finishes	2	\$264,319
3-0516	Main Building	Repair/replace vinyl wall covering (VWC) throughout.		Wall Finishes	2	\$102,060
3-0760	Main Building	Replace window coverings/mini blinds in classrooms.	Traditional blinds, many of them have damaged slats; many teachers had put up extra shades because the blinds do not block enough light.	Window Coverings	2	\$91,854
3-0766	Site	Replace 4' chain-link perimeter fence with 6' chain-link. Install secure perimeter where needed.	Fencing around the site is not secure, and is 4' in most places. The old front entry has 3' fence where kids go out to play and is a security concern. Multiple front exits and fire doors feed directly onto Jameson Street with no perimeter fencing. "Front porch" is the early childhood special education (ECSE) recess area; students can crawl under existing fencing.	Fencing	2	\$210,652
3-0981	Site	Replace irrigation system.	Existing system is beyond repair.	Landscaping	2	\$118,463
3-0462	Site	Replace play structure.	Old and paint is worn off in some areas. Early childhood playground; outdated/aging.	Playgrounds / Play Areas	2	\$284,310
3-0990	Main Building	Reconfigure/renovate space to accommodate dedicated storage space for theatre and cafeteria.		Interior Renovation - Storage	3	\$433,022

CROCKETT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0978	Site	Convert unused parking area into play court area.	Parking in between library and cafe, overtaken with grass; would be great to utilize for student use with improved security.	Playgrounds / Play Areas	3	\$708,581
MECHANICAL						\$645,288
3-0097	Main Building	Replace air handling unit (AHU).	Past life cycle; Installed - 1979. Carrier with DX Cooling.	HVAC	1	\$129,600
3-0102	Main Building	Replace condenser utilized on air handling unit (AHU) for cooling.	Aged system. Carrier 20-ton condenser unit used on AHU for cooling.	HVAC	1	\$108,000
3-0096	Main Building	Replace (6) split system units.	Installed - 1992. Carrier R-22. Refrigerant is outdated and costly. Located in courtyard.	HVAC	1	\$141,750
3-0069	Main Building	Update HVAC units in administration area.	Staff noted that system was not updated during the administration area relocation.	HVAC	2	\$139,968
3-0077	Main Building	Replace boiler.	Life Cycle - 2031; Installed - 2001. Model V1118 Burnham.	HVAC	3	\$125,970
ELECTRICAL						\$4,237,731
3-0075	Main Building	Replace service entrance switchgear.	Installed - 2001. Gear has exceeded 20-yr life cycle.	Electrical Service & Distribution	1	\$1,568,700
3-0076	Main Building	Replace secondary switchgear.	Installed - 1999; past life cycle. Square D. Breakers frequently trip on receptacles per staff.	Electrical Service & Distribution	1	\$2,184,975
3-0062	Main Building	Replace fluorescent lighting with LED.	Exclude Gymnasium. Parking lot is also LED.	Lighting & Branch Wiring	2	\$484,056
PLUMBING						\$917,487
3-0276	Main Building	Replace plumbing fixtures.	Life Cycle - 2059; Installed - 2019.	Plumbing Fixtures	4	\$458,744
3-0277	Main Building	Replace plumbing trim.	Life Cycle - 2039; Installed - 2019.	Plumbing Fixtures	4	\$458,744
TECHNOLOGY						\$563,126
3-0068	Main Building	Replace sound systems at library, cafeteria, and stage.	Staff reports that the systems are broken/ outdated.	Communications & Security	1	\$141,750

CROCKETT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0972	Main Building	Upgrade/replace security intrusion alarm.	Current system does not tell administration what areas are affected; false alarms are prevalent.	Communications & Security	2	\$118,841
3-0063	Main Building	Replace intercom/public address system.	Staff reports that volume is insufficient; speakers are inadequate in some locations.	Communications & Security	2	\$302,535

CURTIS ELEMENTARY SCHOOL



FACILITY INFORMATION

Address	501 W. Russell St. Weatherford, TX 76086
Year Built	1987
Additional Construction	2015
Building Area	78,800 SF
Site Acreage	7.57 Acres
Grade Level Served	PK-5

CAPACITY & ENROLLMENT

Functional Capacity	594
Current Enrollment	585
Utilization	98.48%

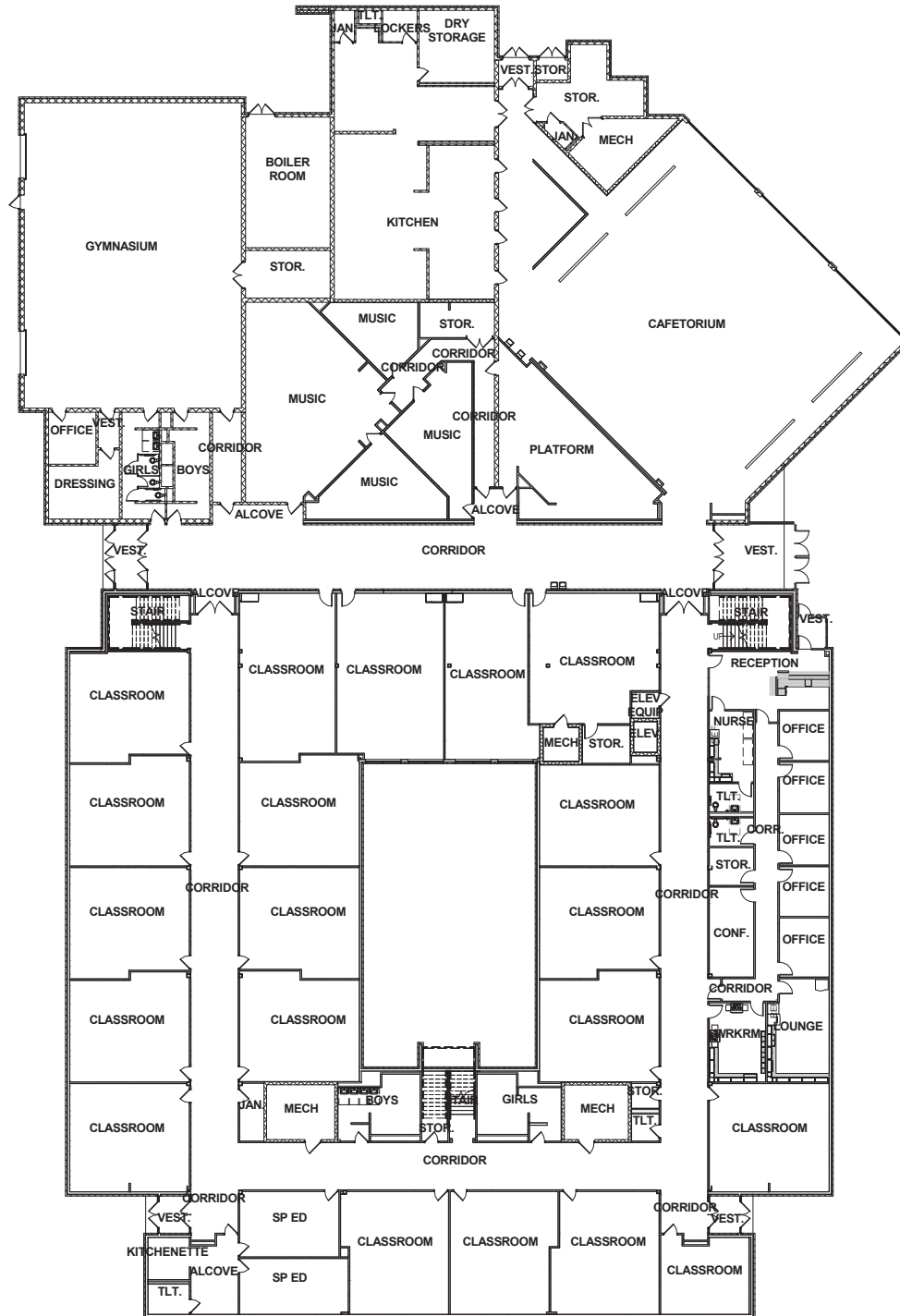
*per WISD Enrollment to Functional Capacity Worksheet (2025)

CURTIS ELEMENTARY SCHOOL
EXISTING SITE AERIAL



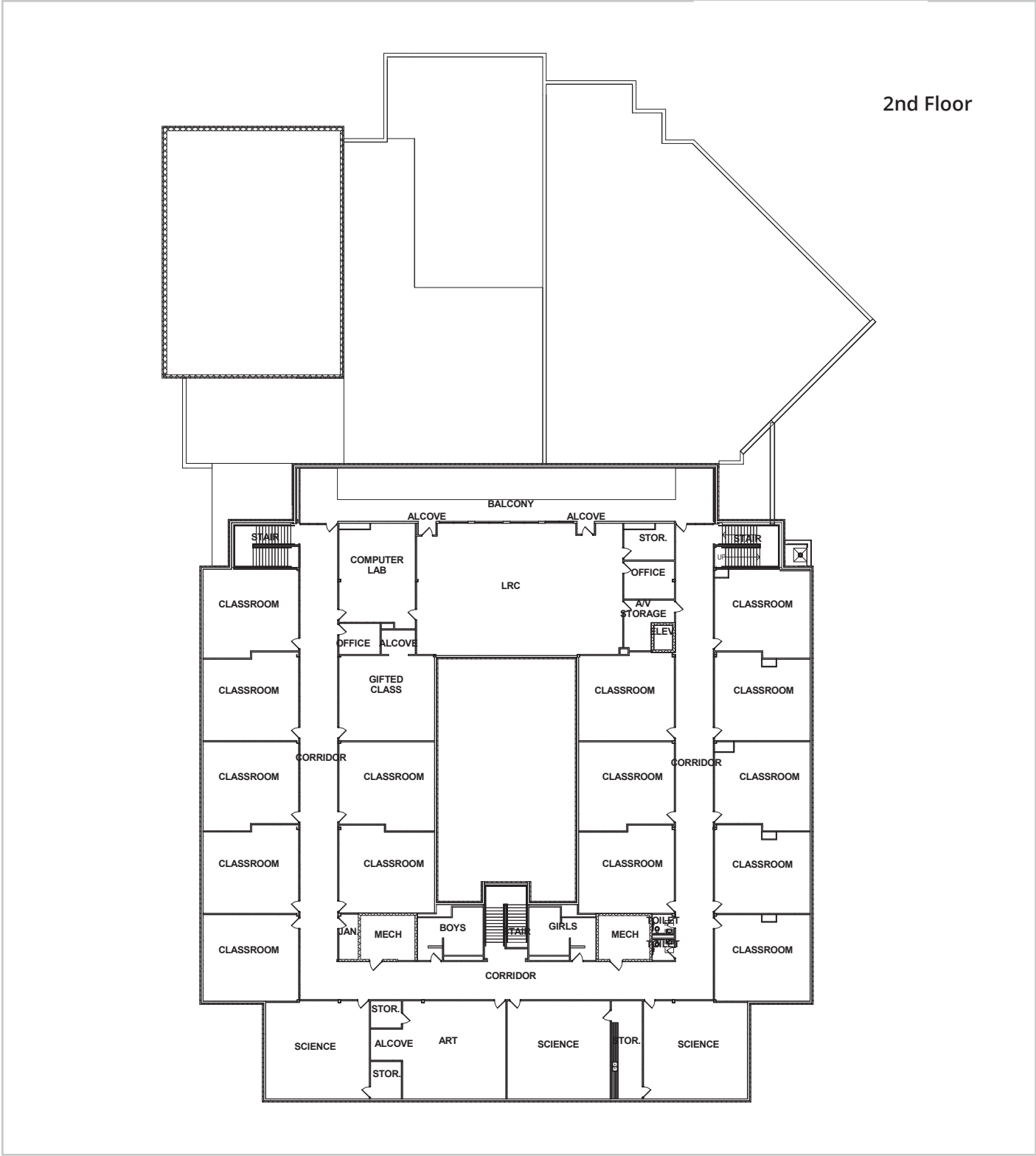
CURTIS ELEMENTARY SCHOOL EXISTING FLOOR PLAN

1st Floor



CURTIS ELEMENTARY SCHOOL

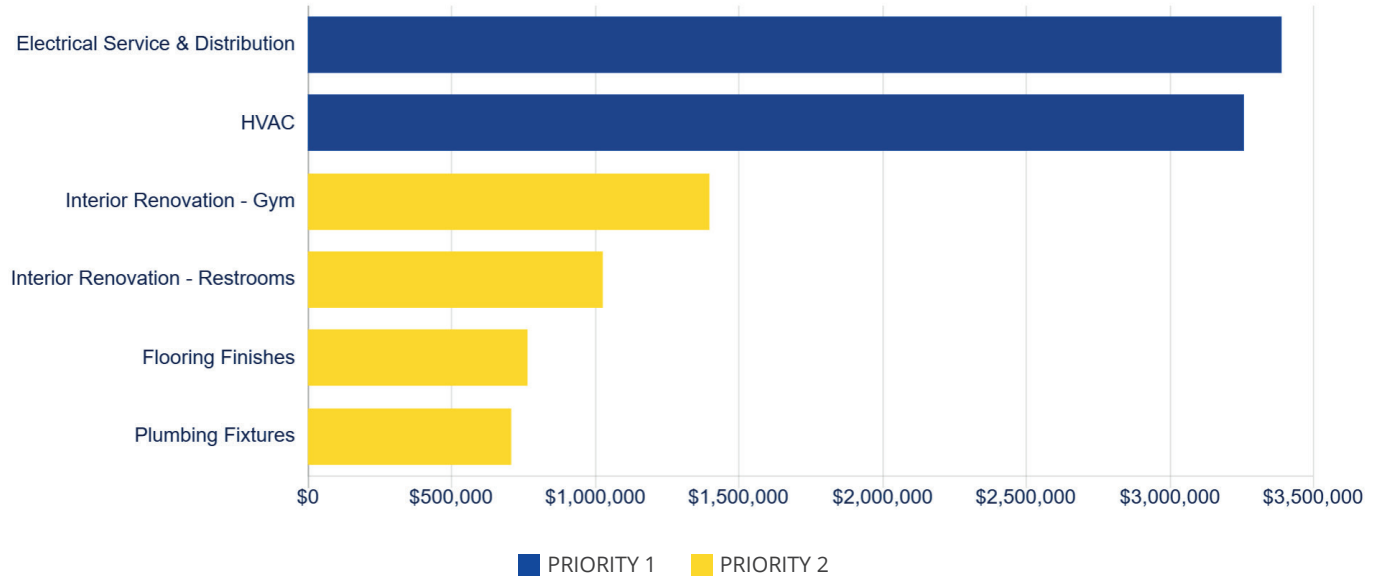
EXISTING FLOOR PLAN



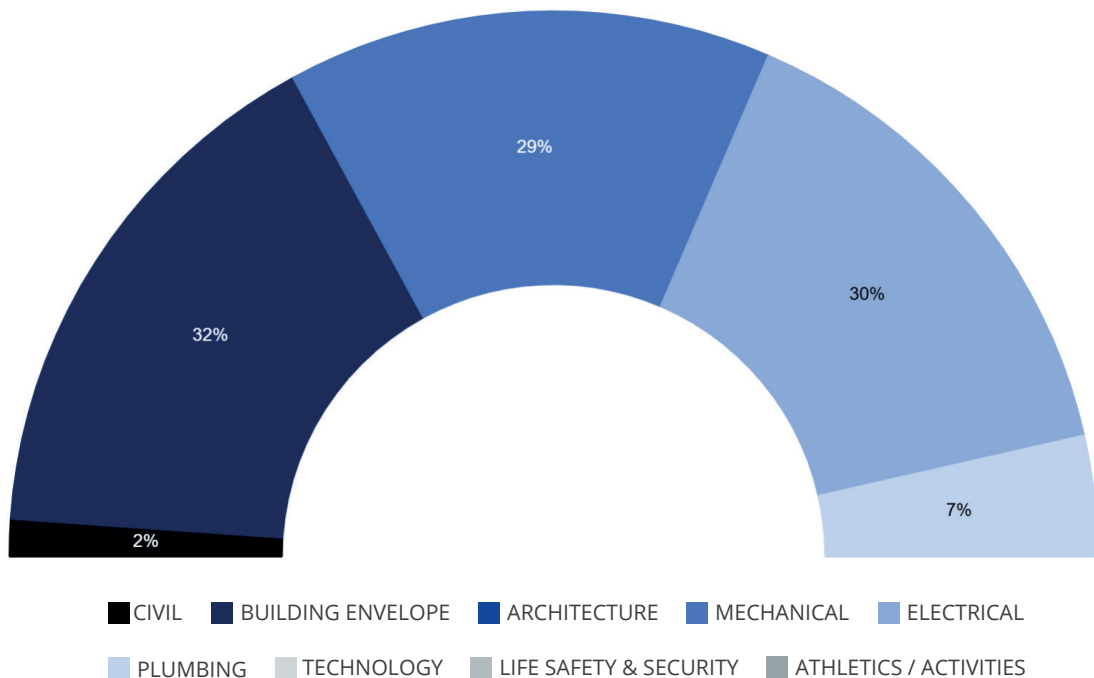
CURTIS ELEMENTARY SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Top Systems to be Addressed in the next 5 Years (Priority 1 & 2 and Items \$400,000 or Over)



Percent of Work by Discipline (Priority 1 & 2)



CURTIS ELEMENTARY SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Priority Totals by Discipline

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$0	\$0	\$109,594	\$0	\$109,594
Building Envelope	\$249,750	\$0	\$2,613,878	\$334,683	\$3,198,311
Architectural	\$233,280	\$3,380,344	\$4,332,326	\$888,492	\$8,834,441
Mechanical	\$3,261,600	\$0	\$0	\$0	\$3,261,600
Electrical	\$3,391,875	\$0	\$0	\$0	\$3,391,875
Plumbing	\$94,500	\$710,775	\$0	\$0	\$805,275
Technology	\$0	\$0	\$383,815	\$0	\$383,815
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$7,231,005	\$4,091,119	\$7,439,612	\$1,223,175	\$19,984,910

CURTIS ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$109,594
1-0234	Site	Clean/reseal concrete expansion joints throughout site (i.e. parking lots, sidewalks). Patch spalled concrete as needed.	Expansion joint filler failure.	Parking Lots	3	\$109,594
BUILDING ENVELOPE						\$3,198,311
2-0115	Main Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Weathered and cracking sealants. Holes in some areas at window flashing. Foundation perimeter sealant separating at base in most areas.	Sealants	1	\$135,000
2-0109	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Double pane glass, some windows in courtyards are have been siliconed or sealed shut due to water intrusion. Typical around entire courtyard.	Windows (Exterior)	1	\$114,750
2-0100	Main Building	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.		Roofing	3	\$2,125,744

CURTIS ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0108	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Perimeter sealant weathered and cracking. Some fogging of glass. Some failed units with moisture evidence.	Windows (Exterior)	3	\$374,761
2-0117	Portable 1	Remove and replace corrugated metal roof with approved new roof system.		Roofing	3	\$113,373
2-0107	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.		Facade	4	\$212,238
2-0119	Portable 1	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	Minor dents and damage, rusting. Typical throughout.	Facade	4	\$122,445
ARCHITECTURE						\$8,834,441
3-0965	Main Building	Install barrier at second-floor balcony area to mitigate safety concerns.	Plexiglass barrier at balcony over library; railing is only 3.5 feet high. Pricing for curtainwall system.	Interior Walls	1	\$233,280
3-0240	Main Building	Replace VCT flooring and base throughout.		Flooring Finishes	2	\$197,413
3-0245	Main Building	Replace carpet flooring and base throughout.		Flooring Finishes	2	\$567,279
3-0004	Main Building	Renovate gymnasium to include new finishes and fixtures.	Gym rubber flooring needs to be replaced. Roll up doors. Minimal wall padding. Remove existing overhead doors and associated power. Infill the existing opening with new CMU and paint all interior wall surfaces.	Interior Renovation - Gym	2	\$1,399,680

CURTIS ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0963	Main Building	Reconfigure/renovate space to accommodate additional student restroom(s).	(3) restrooms areas for 600+ students; 2-story building. 16-19 classrooms using (1) set of restrooms; no restroom was added when new classrooms were added.	Interior Renovation - Restrooms	2	\$568,620
3-0964	Main Building	Reconfigure/renovate space to accommodate dedicated restrooms in kinder classrooms.	No restrooms in kinder.	Interior Renovation - Restrooms	2	\$459,270
3-0177	Site	Replace 4' chain-link perimeter fence with 6' chain-link.	4' fence around perimeter. Fence is bending at playground.	Fencing	2	\$188,082
3-0030	Main Building	Replace casework in all classrooms and instructional areas throughout.		Casework	3	\$1,096,884
3-0062	Main Building	Replace acoustical ceiling tile and grid throughout building.		Ceiling Finishes	3	\$679,961
3-0474	Main Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.		Interior Renovation - Restrooms	3	\$1,532,677
3-0523	Main Building	Repair/replace vinyl wall covering (VWC) throughout.	*Confirm P-lam and not VWC.	Wall Finishes	3	\$578,675
3-0959	Main Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$320,128
3-0573	Main Building	Replace window coverings/ mini blinds in classrooms.		Window Coverings	3	\$124,002
3-0968	Main Building	Provide smartboards/ interactive boards for classrooms.	Confirm technology plan.	Instructional Technology	4	\$888,492
MECHANICAL						\$3,261,600
3-0230	Main Building	Replace (2) chillers.	Past life cycle. Trane R-22.	HVAC	1	\$1,944,000
3-0228	Main Building	Replace boiler.	Past life cycle. Peerless. Old and has calcium build up at the seams.	HVAC	1	\$108,000
3-0147	Main Building	Replace air handling unit (AHU).	Past life cycle; Installed - 1979. McQuay with DX cooling.	HVAC	1	\$151,200

CURTIS ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0223	Main Building	Replace rooftop units (RTU).	Past life cycle. Lennox. R-22	HVAC	1	\$1,058,400
ELECTRICAL						\$3,391,875
3-0221	Main Building	Replace service entrance switchgear.	Installed - 1997. Past life cycle. Siemens.	Electrical Service & Distribution	1	\$1,417,500
3-0222	Main Building	Replace secondary switchgear.	Installed - 1997. Past life cycle. Siemens.	Electrical Service & Distribution	1	\$1,974,375
PLUMBING						\$805,275
3-0229	Main Building	Replace (2) hot water heaters.	Past life cycle. Installed - 2012. AO Smith.	Domestic Water Distribution	1	\$94,500
3-0278	Main Building	Replace plumbing fixtures.	Past life cycle. School remodeled in 2021, but fixtures were not replaced.	Plumbing Fixtures	2	\$355,388
3-0182	Main Building	Replace plumbing trim.	Flush valves and sink faucets are past life cycle.	Plumbing Fixtures	2	\$355,388
TECHNOLOGY						\$383,815
3-0146	Main Building	Replace fire alarm system.	Panel has 20-year cycle.	Communications & Security	3	\$383,815

IKARD ELEMENTARY SCHOOL



FACILITY INFORMATION

Address	100 Ikard Ln. Weatherford, TX 76086
Year Opened	2002
Additional Construction	2015
Building Area	82,917 SF
Site Acreage	41.72 Acres
Grade Level Served	PK-5

CAPACITY & ENROLLMENT

Functional Capacity	682
Current Enrollment	572
Utilization	83.87%

*per WISD Enrollment to Functional Capacity Worksheet (2025)

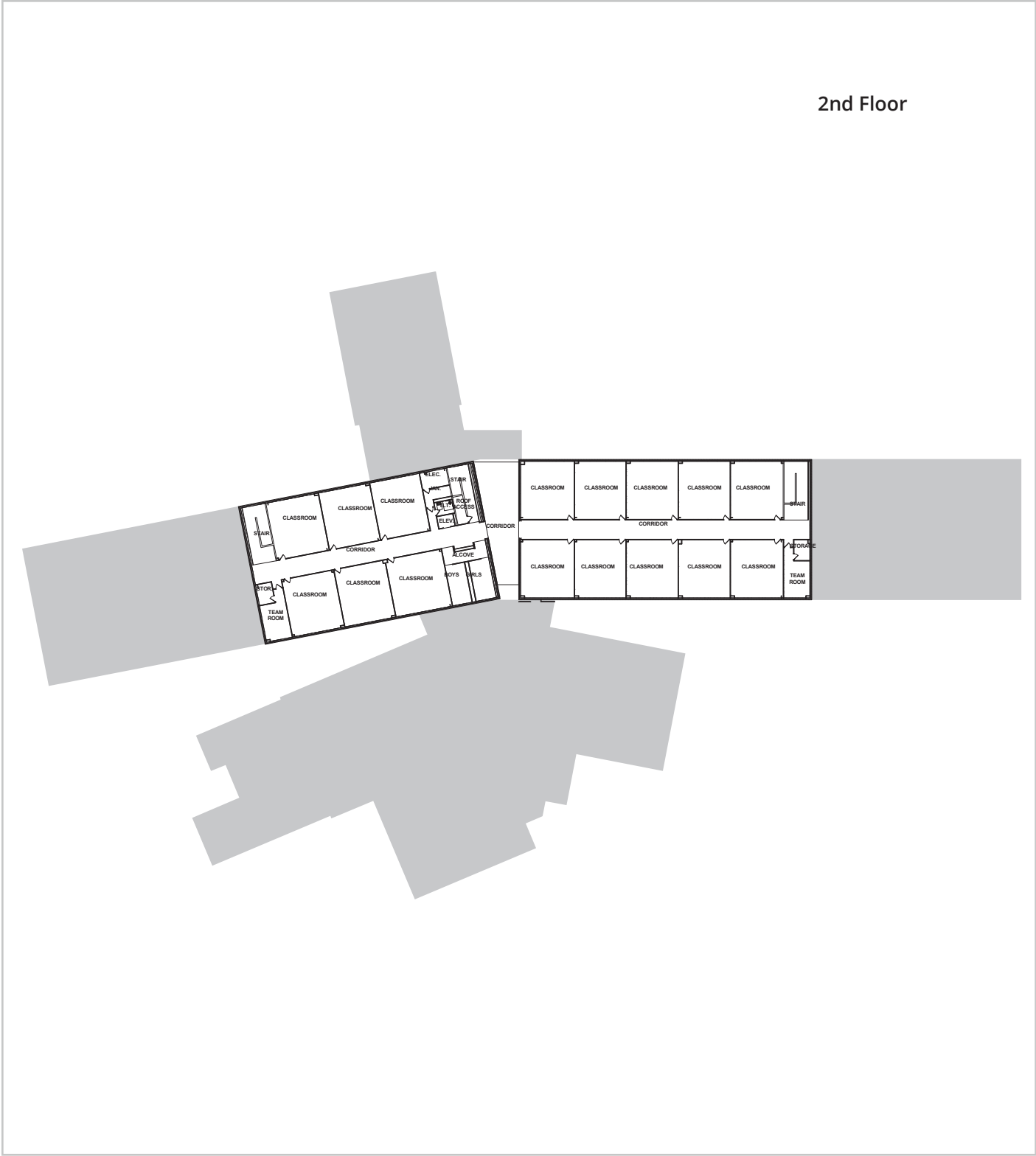
IKARD ELEMENTARY SCHOOL
EXISTING SITE AERIAL



The floor plan illustrates a school building layout with the following components:

- Top Wing:** Includes a playground area, a bathroom, a janitor room, and a vest room.
- Left Wing:** Contains a pre-K room, kindergarten classrooms, a multipurpose room, a music room, and a team room.
- Right Wing:** Features a ramp, a life skills room, an ESL room, several classrooms, a boys' room, a girls' room, and an alcove.
- Bottom Wing:** Includes a cafeteria, kitchen, freezer, office, dry storage, electric room, boiler, cooler, ware wash, utility, dining room, storage, principal's office, conference room, and a principal's office.
- Central Corridor:** Connects the various wings and contains restrooms, janitor rooms, and a vest room.
- Other Rooms:** A computer room, library, media room, work room, reception, clinic, and a room for a chair storage.

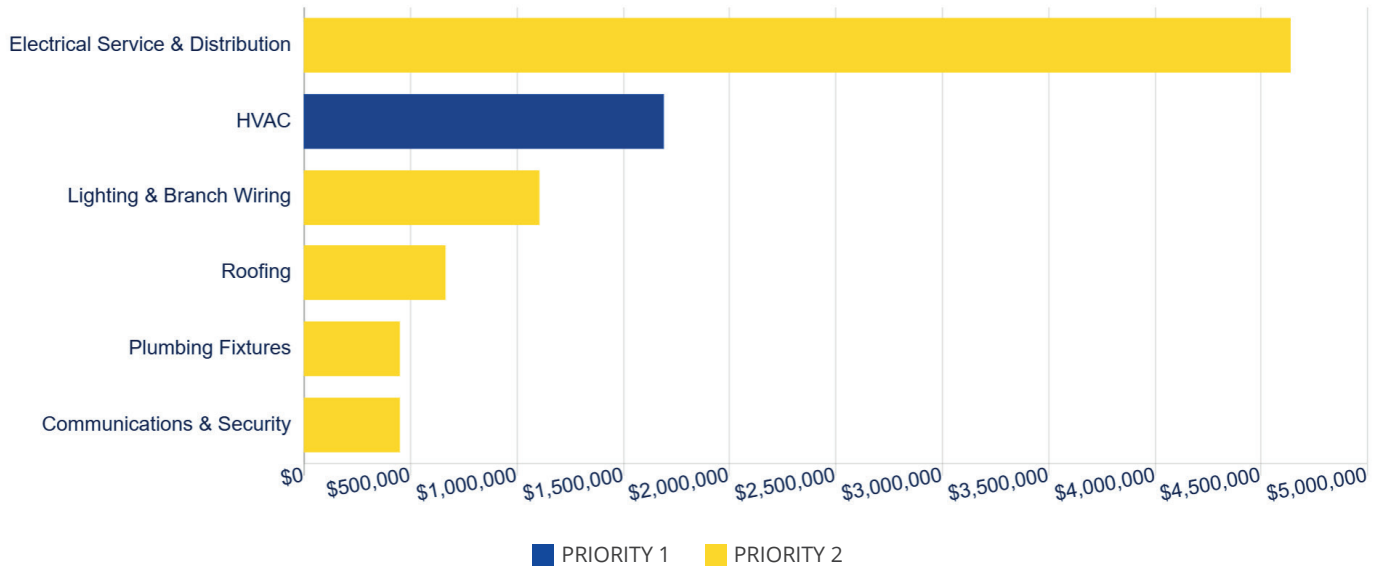
IKARD ELEMENTARY SCHOOL
EXISTING FLOOR PLAN



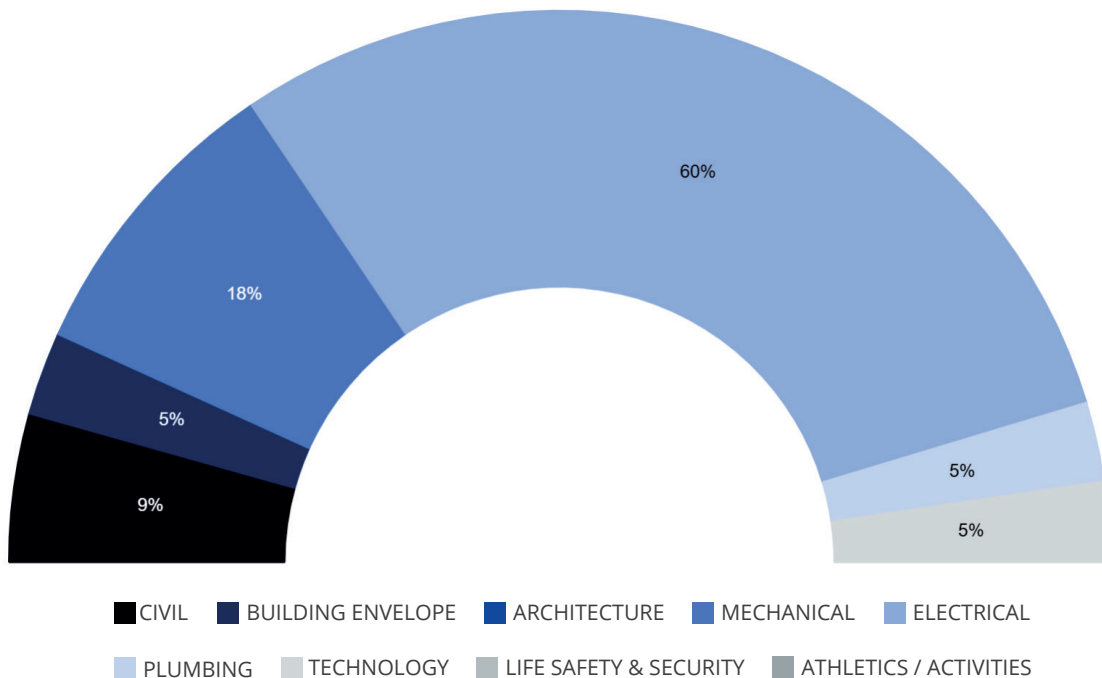
IKARD ELEMENTARY SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Top Systems to be Addressed in the next 5 Years (Priority 1 & 2 and Items \$400,000 or Over)



Percent of Work by Discipline (Priority 1 & 2)



IKARD ELEMENTARY SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Priority Totals by Discipline

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$0	\$0	\$146,125	\$0	\$146,125
Building Envelope	\$168,750	\$669,222	\$455,067	\$2,641,071	\$3,934,109
Architectural	\$0	\$472,392	\$7,417,841	\$252,726	\$8,142,959
Mechanical	\$1,692,900	\$0	\$251,940	\$0	\$1,944,840
Electrical	\$0	\$5,748,165	\$0	\$0	\$5,748,165
Plumbing	\$0	\$450,158	\$110,224	\$525,068	\$1,085,449
Technology	\$0	\$450,158	\$0	\$0	\$450,158
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$1,861,650	\$7,790,094	\$8,381,196	\$3,418,865	\$21,451,805

IKARD ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$146,125
1-0323	Site	Clean/reseal concrete expansion joints throughout site (i.e. parking lots, sidewalks). Patch spalled concrete as needed.	Differential settlement of building foundation and sidewalk. Joint seal has pulled away from building. Remove failed caulk at building, clean and recaulk joint. Concrete is spalling at building foundation. Patch spalling concrete. Concrete is spalling at downspout. Patch concrete around downspout.	Parking Lots	3	\$146,125
BUILDING ENVELOPE						\$3,934,109
2-0219	Main Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).		Sealants	1	\$168,750
2-0208	Main Building	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.	Original low slope roofs.	Roofing	2	\$669,222
2-0212	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Gaskets short throughout, perimeter sealants are cracked and weathered.	Windows (Exterior)	3	\$455,067
2-0211	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.		Facade	4	\$857,115

IKARD ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0205	Main Building	Remove and replace standing seam metal roof with approved new roof system.	2017 reroof.	Roofing	4	\$1,622,396
2-0215	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Windows (Exterior)	4	\$161,559
ARCHITECTURE						\$8,142,959
3-0807	Site	Replace 4' chain-link perimeter fence with 6' chain-link.	4' fence around perimeter.	Fencing	2	\$188,082
3-0465	Site	Replace play structure.	Coating on playground is starting to rust and peel.	Playgrounds / Play Areas	2	\$284,310
3-0799	Main Building	Renovate gymnasium to include new finishes and fixtures.		Athletic Equipment	3	\$1,247,103
3-0805	Main Building	Replace casework in all classrooms and instructional areas throughout.		Casework	3	\$1,072,509
3-0067	Main Building	Replace acoustical ceiling tile and grid throughout building.	Several ceiling tiles have had to be replaced - most likely due to rain or HVAC.	Ceiling Finishes	3	\$715,486
3-0951	Main Building	Replace carpet flooring and base throughout.		Flooring Finishes	3	\$675,452
3-0270	Main Building	Replace VCT flooring and base throughout.	Tables starting to wear through the surface of the VCT in cafeteria. Cracked in teacher lounge.	Flooring Finishes	3	\$181,224
3-0806	Main Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.		Interior Renovation - Restrooms	3	\$2,682,185

IKARD ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0952	Main Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$336,853
3-0526	Main Building	Repair/replace vinyl wall covering (VWC) throughout.	*Confirm P-lam and not VWC.	Wall Finishes	3	\$385,783
3-0900	Main Building	Replace window coverings/mini blinds in classrooms.		Window Coverings	3	\$121,246
3-0957	Site	Provide additional parking.	Sufficient parking for daily, but school events people have to park and walk.	Parking Lots	4	\$252,726
MECHANICAL						\$1,944,840
3-0008	Main Building	Replace (10) outside air rooftop units (RTU).	Life Cycle - 2021; Installed - 2001. R-22 Aeon.	HVAC	1	\$648,000
3-0010	Main Building	Replace (47) split system units.	Installed - 2001. Carrier R-22. District has started replacing units as they fail.	HVAC	1	\$1,044,900
3-0014	Main Building	Replace boiler.	Installed - 2001. Gas-fired Burnham. Unit observed to be in good condition.	HVAC	3	\$125,970
3-0013	Main Building	Replace (2) heating water circulating pumps.	Motors observed to be in good condition.	HVAC	3	\$125,970
ELECTRICAL						\$5,748,165
3-0006	Main Building	Replace service entrance switchgear.	Gear observed to be in good condition; past life cycle. Siemens 2500 amp.	Electrical Service & Distribution	2	\$1,939,140
3-0007	Main Building	Replace secondary switchgear.	Installed - 2001; past life cycle. Gear observed to be in good condition. Still has room for expansion.	Electrical Service & Distribution	2	\$2,700,945
3-0002	Main Building	Replace fluorescent lighting with LED.	Exclude Gymnasium. Parking lot is also LED.	Lighting & Branch Wiring	2	\$554,040
3-0003	Main Building	Install controls for new LED lighting.	Currently wall switches; observed some older sensors.	Lighting & Branch Wiring	2	\$554,040
PLUMBING						\$1,085,449
3-0016	Main Building	Replace plumbing trim.	Sloan. 20-year old fixtures. Some trim needs to be replaced.	Plumbing Fixtures	2	\$450,158

IKARD ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0011	Main Building	Replace (2) hot water heaters.	Installed - 2018. Bradford White. Unit observed to be in poor condition	Domestic Water Distribution	3	\$110,224
3-0015	Main Building	Replace plumbing fixtures.	Crane. Fixtures observed to be in good condition.	Plumbing Fixtures	4	\$525,068
TECHNOLOGY						\$450,158
3-0004	Main Building	Replace fire alarm system.	Observed to be older system. Notifier. Life cycle is up.	Communications & Security	2	\$450,157.50

MARTIN ELEMENTARY SCHOOL



FACILITY INFORMATION

Address	719 N/ Oakridge Dr. Weatherford, TX 76087
Year Opened	1996
Additional Construction	2004, 2015
Building Area	68,369 SF
Site Acreage	12.85 Acres
Grade Level Served	PK-5

CAPACITY & ENROLLMENT

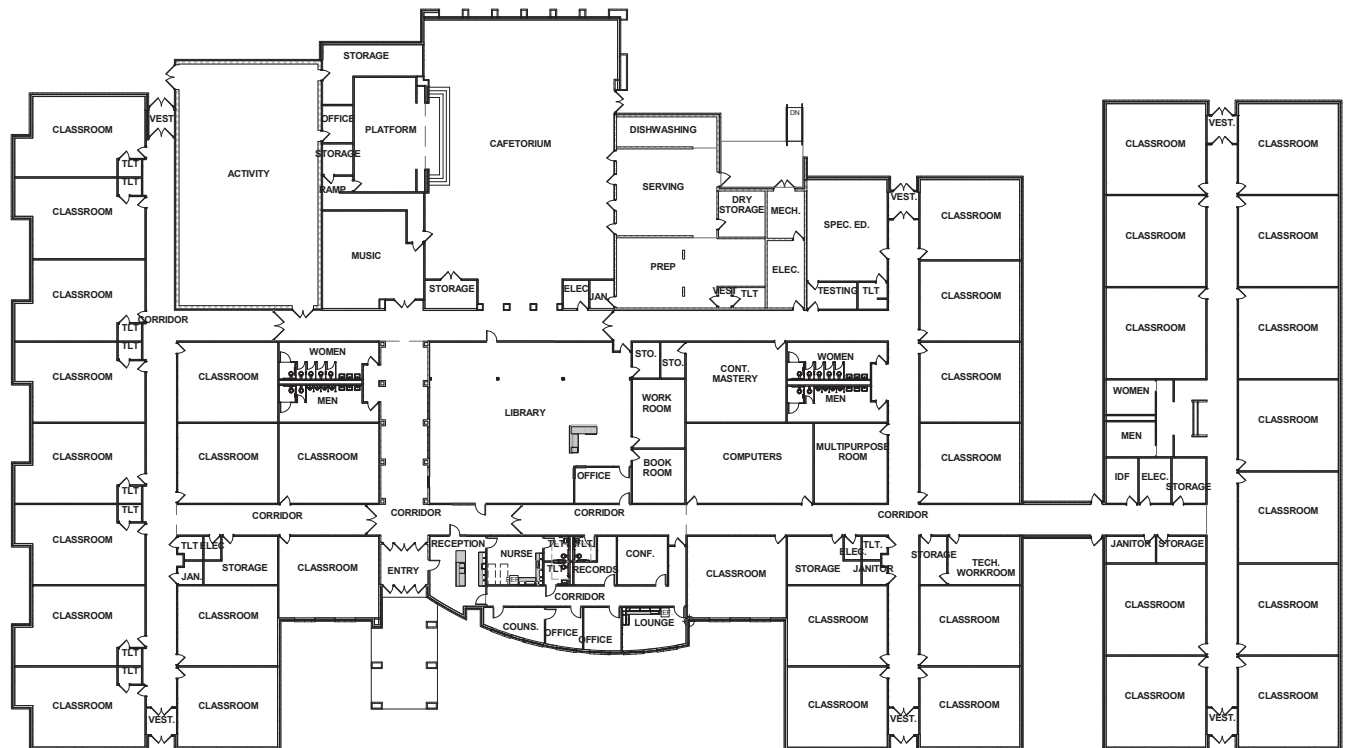
Functional Capacity	566
Current Enrollment	547
Utilization	96.64%

*per WISD Enrollment to Functional Capacity Worksheet (2025)

MARTIN ELEMENTARY SCHOOL EXISTING SITE AERIAL



MARTIN ELEMENTARY SCHOOL EXISTING FLOOR PLAN

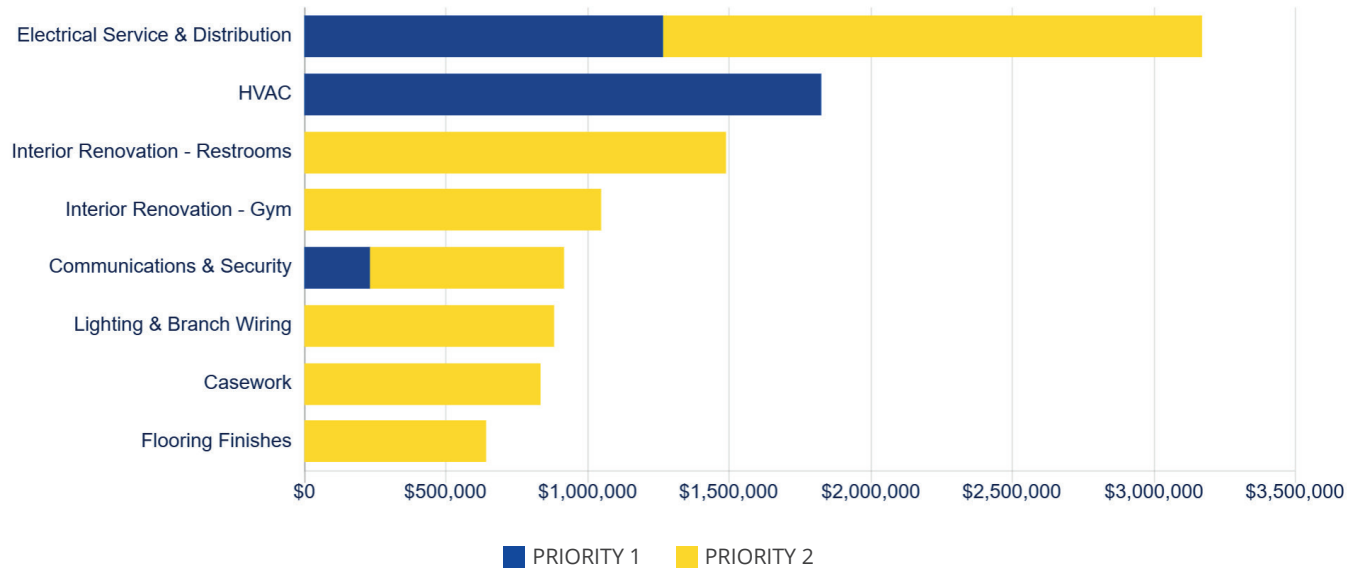


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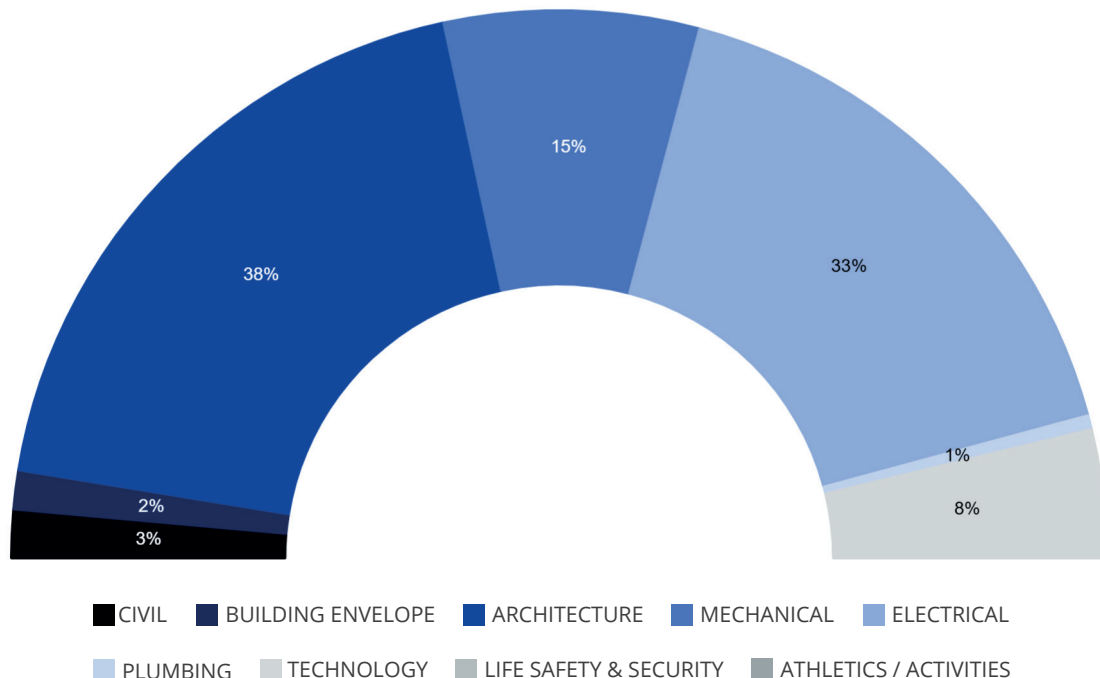
MARTIN ELEMENTARY SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Top Systems to be Addressed in the next 5 Years (Priority 1 & 2 and Items \$400,000 or Over)



Percent of Work by Discipline (Priority 1 & 2)



MARTIN ELEMENTARY SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Priority Totals by Discipline

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$0	\$345,773	\$0	\$0	\$345,773
Building Envelope	\$0	\$279,936	\$3,002,810	\$676,849	\$3,959,595
Architectural	\$0	\$4,628,068	\$1,852,632	\$635,367	\$7,116,067
Mechanical	\$1,825,200	\$0	\$110,224	\$0	\$1,935,424
Electrical	\$1,266,300	\$2,787,482	\$0	\$0	\$4,053,782
Plumbing	\$0	\$102,060	\$0	\$740,622	\$842,682
Technology	\$230,745	\$688,526	\$0	\$0	\$919,271
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$3,322,245	\$8,831,846	\$4,965,665	\$2,052,838	\$19,172,594

MARTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$345,773
1-0357	Site	Clean/reseal concrete expansion joints throughout site (i.e. parking lots, sidewalks). Patch spalled concrete as needed.	Separation of concrete panel joints.	Parking Lots	2	\$126,846
1-0361	Site	Remove and replace play area with concrete.	Cracks in asphalt play area.	Play Area Paving	2	\$218,927
BUILDING ENVELOPE						\$3,959,595
2-0289	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Metal plate above window is rusting, interior condensation prevalent throughout windows.	Windows (Exterior)	2	\$148,716
2-0299	Portable 1	Remove and replace existing shingles to meet current roofing standards.	Missing and damaged shingles.	Roofing	2	\$131,220
2-0272	Main Building	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.	Reroof in 2016.	Roofing	3	\$2,805,982
2-0298	Main Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Window sealants are in great shape, typical all around metal roof area.	Sealants	3	\$196,828

MARTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0282	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.	Brick and stone veneer.	Facade	4	\$353,730
2-0266	Main Building	Remove and replace standing seam metal roof with approved new roof system.	No noticeable hail damage on metal roof.	Roofing	4	\$91,834
2-0291	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Single pane glass aluminum frame, typical along metal roof. includes storefront surrounding the building.	Windows (Exterior)	4	\$231,285
ARCHITECTURE						\$7,116,067
3-0032	Main Building	Replace casework in all classrooms and instructional areas throughout.		Casework	2	\$835,084
3-0286	Main Building	Replace carpet flooring and base throughout.		Flooring Finishes	2	\$495,530
3-0283	Main Building	Replace VCT flooring and base throughout.		Flooring Finishes	2	\$148,060
3-0005	Main Building	Renovate gymnasium to include new finishes and fixtures.	Exposed ceiling; VCT flooring.	Interior Renovation - Gym	2	\$1,049,760
3-0285	Main Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.	Observed to be in good condition.	Interior Renovation - Restrooms	2	\$1,490,117
3-0574	Main Building	Replace window coverings/mini blinds in classrooms.	Blinds are old; need to be updated. Some classrooms have blinds that are not usable.	Window Coverings	2	\$99,509

MARTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0668	Site	Replace 4' chain-link perimeter fence with 6' chain-link.	4' fence around perimeter.	Fencing	2	\$225,698
3-0879	Site	Replace play structure (1 of 2).	Green leaf play structure elements must be re-welded about once a year.	Playgrounds / Play Areas	2	\$284,310
3-0074	Main Building	Replace acoustical ceiling tile and grid throughout building.		Ceiling Finishes	3	\$589,952
3-0948	Main Building	Reconfigure/renovate space to accommodate dedicated restrooms in special education classrooms.	Restrooms in special education classrooms.	Interior Renovation - Restrooms	3	\$264,537
3-0530	Main Building	Repair/replace vinyl wall covering (VWC) throughout.	*Confirm P-lam and not VWC.	Wall Finishes	3	\$413,339
3-0930	Main Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$277,751
3-0461	Site	Replace play structure (2 of 2).		Playgrounds / Play Areas	3	\$307,052
3-0946	Main Building	Reconfigure/renovate space to accommodate additional staff offices.	Limited due to class increases. We have staff in areas that are closet and storage spaces.	Interior Renovation - Admin	4	\$382,641
3-0937	Site	Provide additional parking.	There is not sufficient parking for families during campus events. Parents park in grass and on streets. Oakridge Lane does not have areas for parents to park so then parents are parking across the way and end up being ticketed.	Parking Lots	4	\$252,726
MECHANICAL						\$1,935,424
3-0079	Main Building	Replace (64) rooftop units (RTU).	Installed - 2013. (16) Trane + (48) Carrier.	HVAC	1	\$1,825,200
3-0081	Main Building	Replace split system units.	District has started replacing units as they fail. Carrier.	HVAC	3	\$110,224

MARTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
ELECTRICAL						\$4,053,782
3-0073	Main Building	Replace service entrance switchgear.	Gear appears to be in good condition, but is past life cycle.	Electrical Service & Distribution	1	\$1,266,300
3-0074	Main Building	Replace secondary switchgear.	Gear appears to be in good condition, but is past life cycle.	Electrical Service & Distribution	2	\$1,904,877
3-0070	Main Building	Replace fluorescent lighting with LED.	Exclude Gymnasium. Parking lot is also LED.	Lighting & Branch Wiring	2	\$390,744
3-0071	Main Building	Install controls for new LED lighting.	Currently wall switches.	Lighting & Branch Wiring	2	\$390,744
3-0935	Site	Provide additional exterior site lighting.	Small playground needs additional lighting and front exterior near building needs additional lighting.	Lighting & Branch Wiring	2	\$101,117
PLUMBING						\$842,682
3-0082	Main Building	Replace (2) hot water heaters.	Installed - 2013. Bradford White. Units are aging.	Domestic Water Distribution	2	\$102,060
3-0281	Main Building	Replace plumbing trim.	Life Cycle - 2042; Installed - 2022.	Plumbing Fixtures	4	\$370,311
3-0084	Main Building	Replace plumbing fixtures.	Life Cycle - 2062; Installed - 2022.	Plumbing Fixtures	4	\$370,311
TECHNOLOGY						\$919,271
3-0933	Main Building	Upgrade/replace intercom system.	Intercom system isn't installed in kitchen and rooms that are now offices and student areas. Cafe intercom system is hard to hear.	Communications & Security	1	\$230,745
3-0944	Main Building	Replace sound system in cafeteria.	Cafeteria needs updated sound/ projection system.	Communications & Security	2	\$152,346
3-0086	Main Building	Provide central clock system.	Display is the old type and clocks aren't tied together in one system to change.	Communications & Security	2	\$218,700
3-0064	Main Building	Replace fire alarm system.	Observed to be older system. Notifier. Life cycle has expired	Communications & Security	2	\$317,480

SEGUIN ELEMENTARY SCHOOL



FACILITY INFORMATION

Address	499 E. 8th St. Weatherford, TX 76086
Year Opened	2002
Additional Construction	2015
Building Area	82,917 SF
Site Acreage	19.07 Acres
Grade Level Served	PK-5

CAPACITY & ENROLLMENT

Functional Capacity	600
Current Enrollment	528
Utilization	88.00%

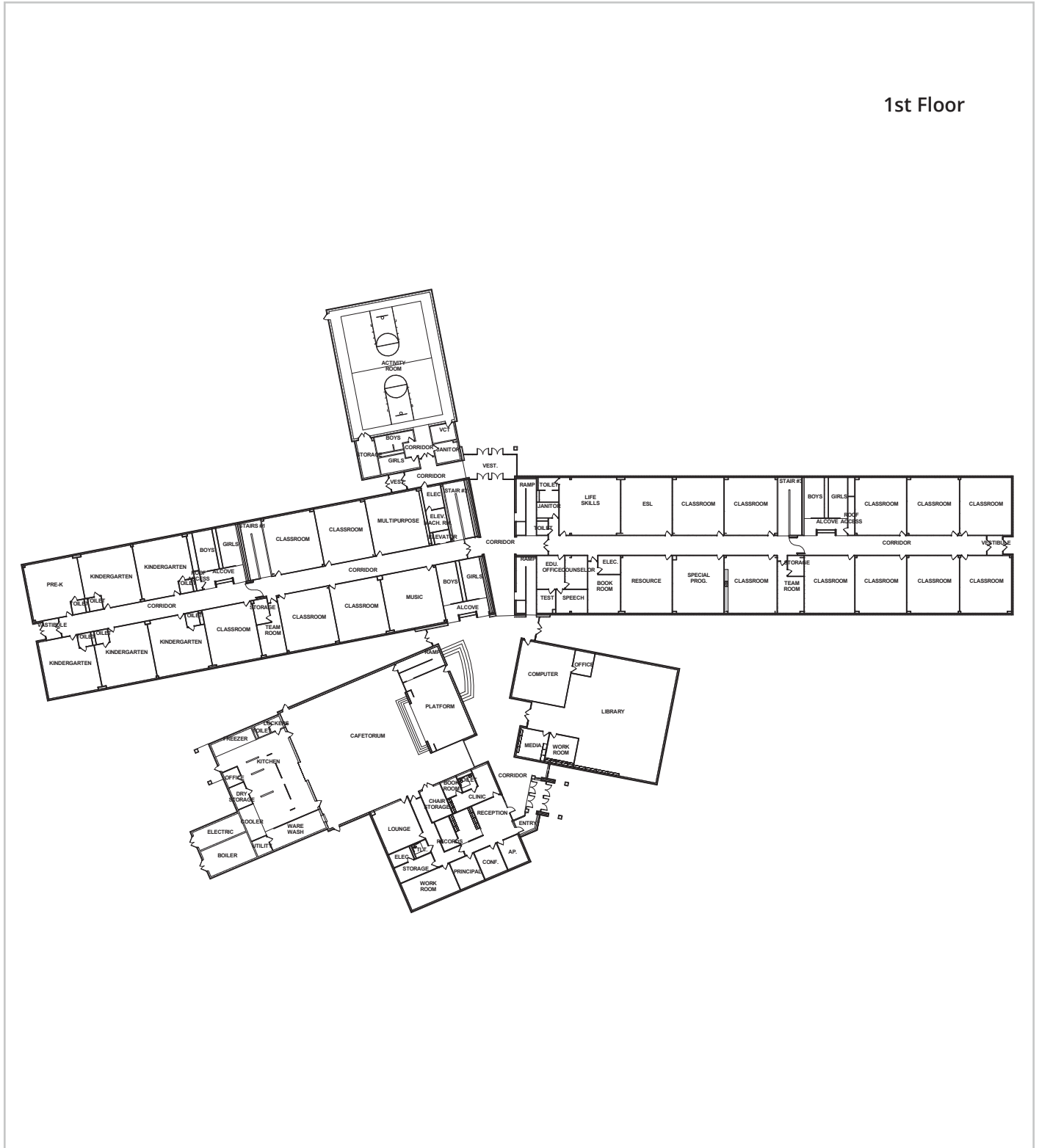
*per WISD Enrollment to Functional Capacity Worksheet (2025)

SEGUIN ELEMENTARY SCHOOL
EXISTING SITE AERIAL

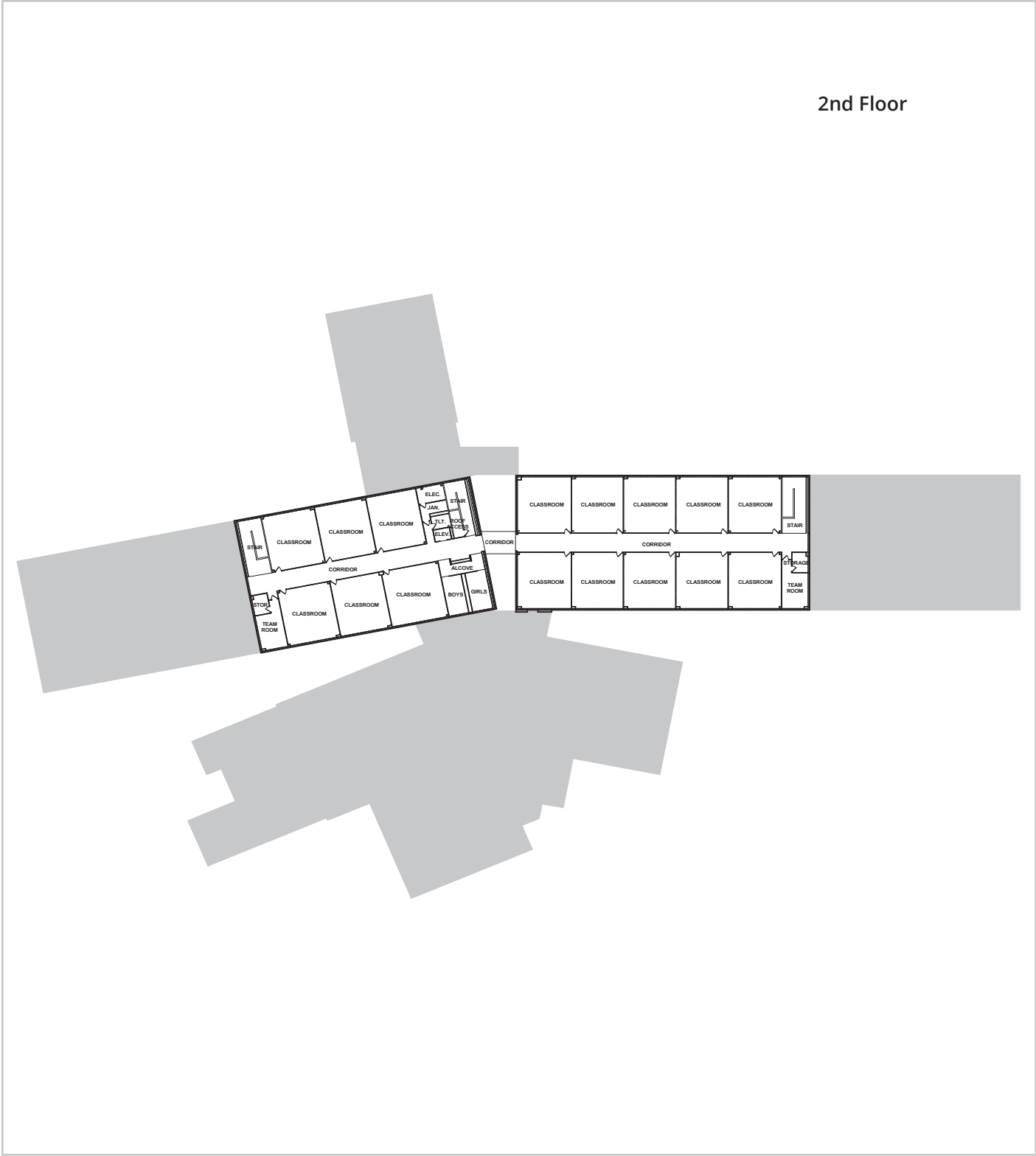


SEGUIN ELEMENTARY SCHOOL EXISTING FLOOR PLAN

1st Floor



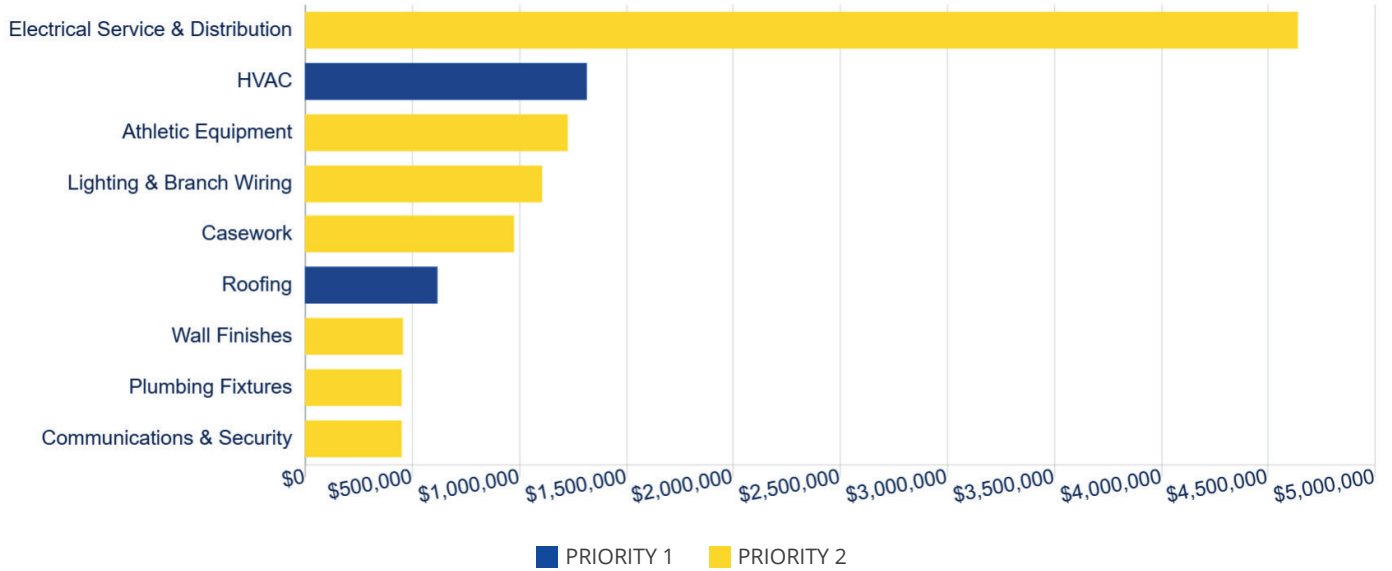
SEGUIN ELEMENTARY SCHOOL
EXISTING FLOOR PLAN



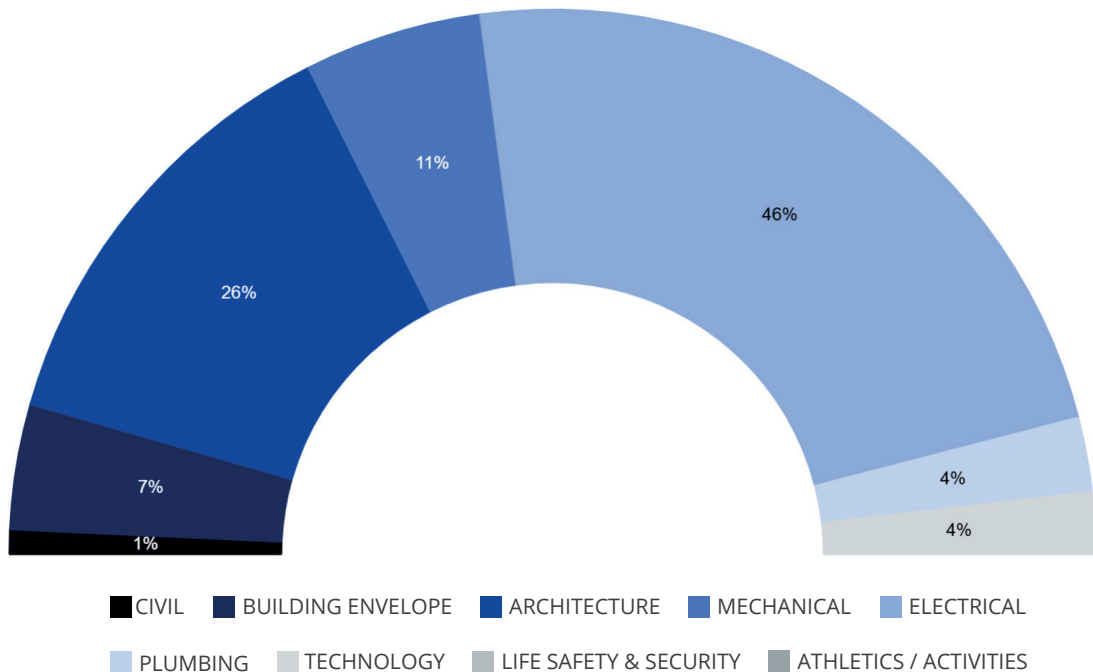
SEGUIN ELEMENTARY SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Top Systems to be Addressed in the next 5 Years (Priority 1 & 2 and Items \$400,000 or Over)



Percent of Work by Discipline (Priority 1 & 2)



SEGUIN ELEMENTARY SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Priority Totals by Discipline

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$0	\$179,276	\$0	\$0	\$179,276
Building Envelope	\$788,400	\$138,510	\$1,275,446	\$1,622,396	\$3,824,753
Architectural	\$0	\$3,269,740	\$4,400,919	\$0	\$7,670,659
Mechanical	\$1,317,600	\$0	\$251,940	\$0	\$1,569,540
Electrical	\$0	\$5,748,165	\$0	\$0	\$5,748,165
Plumbing	\$0	\$552,218	\$0	\$525,068	\$1,077,285
Technology	\$0	\$450,158	\$0	\$0	\$450,158
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$2,106,000	\$10,338,066	\$5,928,305	\$2,147,464	\$20,519,835

SEGUIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$179,276
1-0445	Site	Clean/reseal concrete expansion joints throughout site (i.e. parking lots, sidewalks). Patch spalled concrete as needed.	Failed expansion joint seal. Tripping hazard and failed joint seal due to differential settling of building foundation and stairs. Differential settling of curb inlet and sidewalk creates tripping hazard along sidewalk. Differential settling of sidewalk at building foundation.	Parking Lots	2	\$179,276
BUILDING ENVELOPE						\$3,824,753
2-0383	Main Building	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.	Gravel surfaced, damaged counter flashing, 23 yo roof. Patch work throughout. Scouring here and there. Alligatoring of exposed repairs. Original roof. Candidate for a recover.	Roofing	1	\$619,650
2-0392	Main Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	All sealants are weathered and cracking perimeter sealants cracked and separated from the building.	Sealants	1	\$168,750
2-0388	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Evidence of wet glazing at glass units of curtainwall potential problems previously.	Windows (Exterior)	2	\$138,510

SEGUIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0385	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.	Some spalling in areas. Some cracks in the mortar joints in areas, a few bricks that are cracked. Movement around lentils in one area so far has caused splitting of motor joints in that area.	Facade	3	\$793,611
2-0386	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Perimeter sealant weathered and failing throughout the building. Gaskets come up short and lead to moisture intrusion, evidence of moisture intrusion at these areas.	Windows (Exterior)	3	\$481,835
2-0380	Main Building	Remove and replace standing seam metal roof with approved new roof system.	Replaced recently. Few dents on edge metals. Some missing counter flashing.	Roofing	4	\$1,622,396
ARCHITECTURE						\$7,670,659
3-0833	Main Building	Renovate gymnasium to include new finishes and fixtures.	Goals are aging (some wooden backboards), limited wall pads, no rock wall. VCT flooring. *Confirm if rock wall is ES school standard.	Athletic Equipment	2	\$1,224,720
3-0834	Main Building	Replace casework in all classrooms and instructional areas throughout.	Many places starting to show age and chipping / kids picking at them.	Casework	2	\$978,026
3-0558	Main Building	Repair/replace vinyl wall covering (VWC) throughout.	P-lam cladding, some of it bulging (z-clips coming loose or glue not sticking). *Confirm P-lam and not VWC.	Wall Finishes	2	\$459,270
3-0027	Pavilion	Replace metal pavilion.	Starting to show some rust and age; utilized as seating area.	Canopies / Awnings	2	\$120,285

SEGUIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0830	Site	Replace 4' chain-link perimeter fence with 6' chain-link.	4' fence around perimeter.	Fencing	2	\$203,129
3-0469	Site	Replace play structure.	Starting to age; maintenance reported having to fix items a handful of times in the last few years. Observed to be climbing structure.	Playgrounds / Play Areas	2	\$284,310
3-0114	Main Building	Replace acoustical ceiling tile and grid throughout building.	Slight sagging in tiles in areas.	Ceiling Finishes	3	\$715,486
3-0339	Main Building	Replace carpet flooring and base throughout.		Flooring Finishes	3	\$659,800
3-0335	Main Building	Replace VCT flooring and base throughout.		Flooring Finishes	3	\$191,884
3-0823	Main Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.	Showing age but still in usable condition.	Interior Renovation - Restrooms	3	\$2,375,649
3-0556	Main Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$336,853
3-0829	Main Building	Replace window coverings/mini blinds in classrooms.		Window Coverings	3	\$121,246
MECHANICAL						\$1,569,540
3-0023	Main Building	Replace outside air rooftop units (RTU).	Life Cycle - 2021; Installed - 2001. R-22 Aeon.	HVAC	1	\$453,600
3-0025	Main Building	Replace split system units.	District has started replacing units as they fail. R-22 Carrier.	HVAC	1	\$864,000
3-0029	Main Building	Replace boiler.	Installed - 2001. Gas-fired Burnham. Unit observed to be in good condition.	HVAC	3	\$125,970
3-0027	Main Building	Replace (2) heating water pumps.	Motor has been replaced.	HVAC	3	\$125,970
ELECTRICAL						\$5,748,165
3-0021	Main Building	Replace service entrance switchgear.	Gear observed to be in good condition; past life cycle. Siemens 2500 amp.	Electrical Service & Distribution	2	\$1,939,140

SEGUIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0022	Main Building	Replace secondary switchgear.	Life Cycle - 2021 ; Installed - 2001. Gear observed to be in good condition. Still has room for expansion. Siemens.	Electrical Service & Distribution	2	\$2,700,945
3-0001	Main Building	Replace fluorescent lighting with LED.	Exclude Gymnasium. Parking lot is also LED.	Lighting & Branch Wiring	2	\$554,040
3-0018	Main Building	Install controls for new LED lighting.	Currently wall switches.	Lighting & Branch Wiring	2	\$554,040
PLUMBING						\$1,077,285
3-0026	Main Building	Replace (2) hot water heaters.	Installed - 2017. Bradford White. Units are aging.	Domestic Water Distribution	2	\$102,060
3-0031	Main Building	Replace plumbing trim.	Sloan. 20-year old fixtures. Some trim needs to be replaced.	Plumbing Fixtures	2	\$450,158
3-0030	Main Building	Replace plumbing fixtures.	Crane. Fixtures observed to be in good condition.	Plumbing Fixtures	4	\$525,068
TECHNOLOGY						\$450,158
3-0019	Main Building	Replace fire alarm system.	Observed to be older system. Notifier.	Communications & Security	2	\$450,158

WRIGHT ELEMENTARY SCHOOL



FACILITY INFORMATION

Address	1309 Charles St. Weatherford, TX 76086
Year Opened	1979
Additional Construction	2000, 2015
Building Area	70,408 SF
Site Acreage	13.45 Acres
Grade Level Served	PK-5

CAPACITY & ENROLLMENT

Functional Capacity	626
Current Enrollment	528
Utilization	84.35%

*per WISD Enrollment to Functional Capacity Worksheet (2025)

WRIGHT ELEMENTARY SCHOOL
EXISTING SITE AERIAL



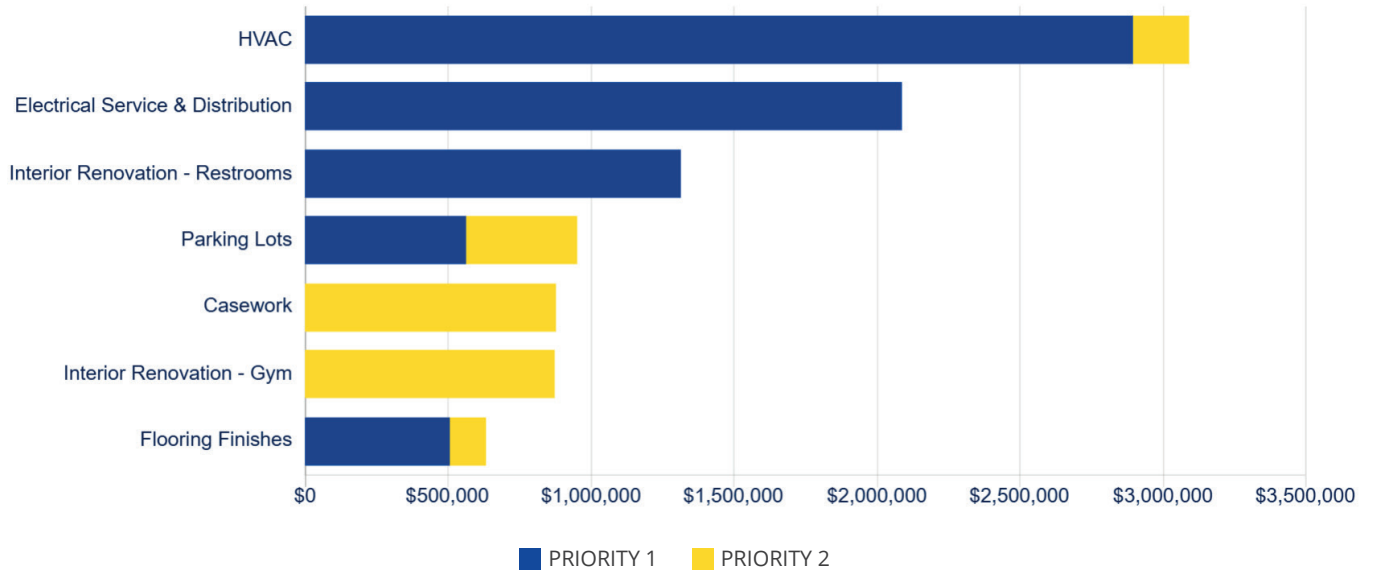


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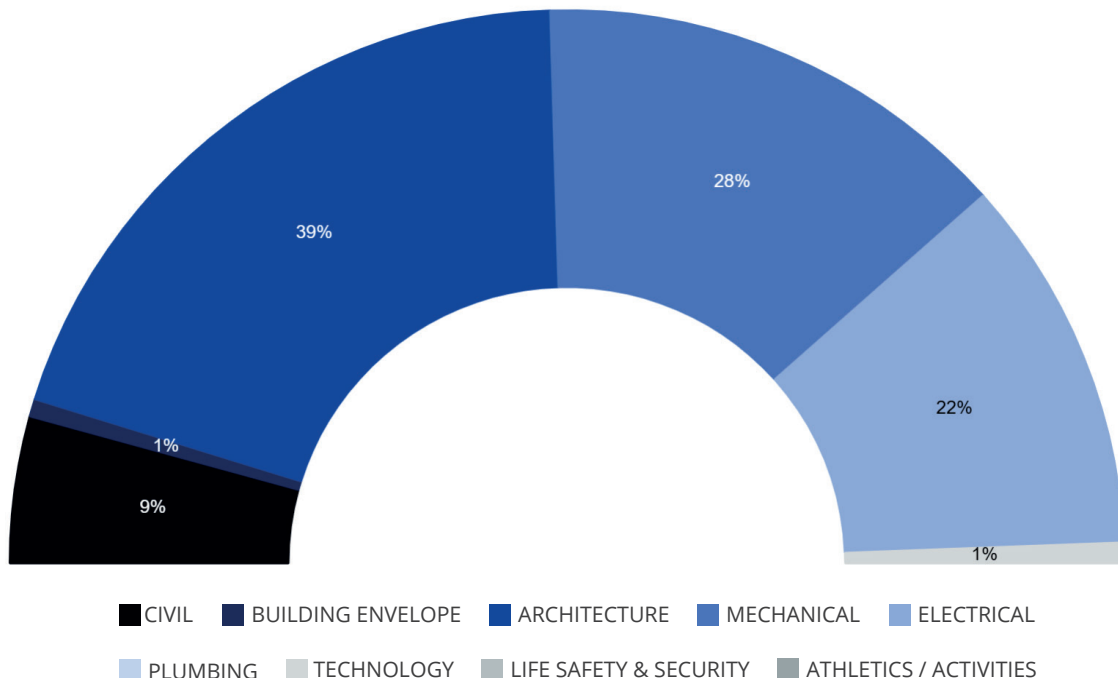
WRIGHT ELEMENTARY SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Top Systems to be Addressed in the next 5 Years (Priority 1 & 2 and Items \$400,000 or Over)



Percent of Work by Discipline (Priority 1 & 2)



WRIGHT ELEMENTARY SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Priority Totals by Discipline

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$566,336	\$386,428	\$0	\$0	\$952,764
Building Envelope	\$114,750	\$0	\$2,891,012	\$272,100	\$3,277,862
Architectural	\$2,242,256	\$2,148,192	\$829,569	\$1,045,884	\$6,265,901
Mechanical	\$2,895,750	\$198,288	\$125,970	\$190,470	\$3,410,478
Electrical	\$2,442,328	\$0	\$0	\$3,703,111	\$6,145,439
Plumbing	\$0	\$0	\$0	\$959,323	\$959,323
Technology	\$0	\$132,034	\$0	\$0	\$132,034
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$8,261,420	\$2,864,942	\$3,846,550	\$6,170,888	\$21,143,800

WRIGHT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$952,764
1-0603	Site	Replace asphalt pavement (back parking lot).	Failed asphalt pavement.	Parking Lots	1	\$440,948
1-0601	Site	Replace concrete pavement (back parking lot drive).	Large crack in concrete pavement	Parking Lots	1	\$125,388
1-0627	Site	Replace asphalt pavement (front of building).	Significant spider cracks in asphalt pavement.	Parking Lots	2	\$214,413
1-0607	Site	Replace concrete pavement (drive).	Cracks and spalling in concrete.	Parking Lots	2	\$78,994
1-0612	Site	Clean/reseal concrete expansion joints throughout site (i.e. parking lots, sidewalks). Patch spalled concrete as needed.	Expansion joint is beginning to fail.	Parking Lots	2	\$93,020
BUILDING ENVELOPE						\$3,277,862
2-0567	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Moisture accumulation inside; on the northeast side of the west wing.	Windows (Exterior)	1	\$114,750
2-0560	Main Building	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.	2016 reroof. There is minimal water retention in one roof area.	Roofing	3	\$2,891,012
2-0565	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.	Staining, cracking, missing mortar, hole, effervescent.	Facade	4	\$272,100

WRIGHT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
ARCHITECTURE						\$6,265,901
3-0914	Main Building	Replace interior door hardware with new.	Doors throughout the building have mechanisms that function in different directions and are difficult to enter/unlock. Carry multiple keys around.	Doors (Interior)	1	\$240,327
3-0388	Main Building	Replace carpet flooring and base throughout.	Aging.	Flooring Finishes	1	\$508,005
3-0387	Main Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.	Observed to need ambulatory partition. Tile is chipping in restrooms. Staff and student restrooms are aging.	Interior Renovation - Restrooms	1	\$1,314,036
3-0920	Main Building	Repair/replace freezer in cafeteria.	Storing frozen food at MS. Has been out of service / broken for a long period of time.	Kitchen Equipment	1	\$87,750
3-0886	Main Building	Replace window coverings/mini blinds in classrooms.	Mini blinds in classrooms are in poor condition.	Window Coverings	1	\$92,138
3-0040	Main Building	Replace casework in all classrooms and instructional areas throughout.		Casework	2	\$880,224
3-0384	Main Building	Replace VCT flooring and base throughout.		Flooring Finishes	2	\$128,319
3-0919	Main Building	Renovate gymnasium to include new finishes and fixtures.	Gym is outdated; equipment is in disrepair; finishes are aging. Roll-up doors; poor acoustics; tile flooring.	Interior Renovation - Gym	2	\$874,800
3-0569	Main Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).	Paint in hallway is peeling; was repainted, but can be easily peeled off.	Wall Finishes	2	\$264,850
3-0136	Main Building	Replace acoustical ceiling tile and grid throughout building.		Ceiling Finishes	3	\$607,547
3-0916	Main Building	Reconfigure/renovate space to accommodate additional staff restroom(s).	Only (3) staff restrooms; often a waiting line during transitions.	Interior Renovation - Restrooms	3	\$122,821

WRIGHT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0927	Site	Provide shade cover at playground.	One playground does not have a shade cover.	Playgrounds / Play Areas	3	\$99,201
3-0922	Main Building	Reconfigure/renovate space to accommodate additional staff offices.	Many staff members are sharing spaces; (2) diags utilize conference room as office.	Interior Renovation - Admin	4	\$382,641
3-0929	Main Building	Reconfigure/renovate space to accommodate dedicated restrooms for 1st grade wing.		Interior Renovation - Restrooms	4	\$663,244
MECHANICAL						\$3,410,478
3-0232	Main Building	Replace (4) multi-zone air handling units (AHU).	Life Cycle - 1990; Installed - 1979. Trane Climate Changer.	HVAC	1	\$1,491,750
3-0233	Main Building	Replace (3) outside air rooftop units (RTU).	Life Cycle - 2021; Installed - 2001. R-22 Aeon.	HVAC	1	\$194,400
3-0219	Main Building	Replace (4) rooftop units (RTU).	Life Cycle - 2008; Installed - 1988. Trane.	HVAC	1	\$259,200
3-0217	Main Building	Replace (14) rooftop units (RTU).	Life Cycle - 2021; Installed - 2001. R-22 Carrier. Units and refrigerant is outdated.	HVAC	1	\$675,000
3-0234	Main Building	Replace (2) split system units.	Life Cycle - 2008; Installed - 1988. Trane.	HVAC	1	\$189,000
3-0218	Main Building	Replace (4) Bard units at portable buildings.	Life Cycle - 2027; Installed - 2007. R-22 Bard.	HVAC	1	\$86,400
3-0241	Main Building	Replace (2) heating water pumps.	Life Cycle - 2027; Installed - 2007. Baldor.	HVAC	2	\$116,640
3-0225	Main Building	Replace (3) split system units.	Life Cycle - 2030; Installed - 2010. 410A Carrier.	HVAC	2	\$81,648
3-0240	Main Building	Replace burner.	Life Cycle - 2032; Installed - 2007. Power Flame.	HVAC	3	\$125,970
3-0243	Main Building	Replace (2) rooftop units (RTU).	Life Cycle - 2036; Installed - 2016. Lennox.	HVAC	4	\$190,470
ELECTRICAL						\$6,145,439
3-0915	Main Building	Repair/replace electrical outlets to ensure usability in all classrooms.	Many outlets do not work; only 1 outlet per wall in classrooms and not located in optimal place.	Electrical Service & Distribution	1	\$380,203

WRIGHT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0244	Main Building	Replace secondary switchgear.	Federal Pacific. Old panels, dangerous.	Electrical Service & Distribution	1	\$1,711,125
3-0216	Main Building	Replace fluorescent lighting with LED; provide an emergency light in each classroom.	Past Life Cycle. Exclude Gymnasium.	Lighting & Branch Wiring	1	\$351,000
3-0213	Main Building	Replace service entrance switchgear.	Life Cycle - 2041; Installed - 2016.	Electrical Service & Distribution	4	\$1,547,569
3-0214	Main Building	Replace secondary switchgear.	Life Cycle - 2041; Installed - 2016. Eaton/Square D.	Electrical Service & Distribution	4	\$2,155,542
PLUMBING						\$959,323
3-0925	Main Building	Install sinks in all classrooms.		Plumbing Fixtures	4	\$240,809
3-0282	Main Building	Replace plumbing fixtures.	Life Cycle - 2060; Installed - 2020. Fixtures replaced in 2020 remodel, except for (6) gang restrooms.	Plumbing Fixtures	4	\$359,257
3-0283	Main Building	Replace plumbing trim.	Life Cycle - 2040; Installed - 2020. Trim replaced in 2020 remodel.	Plumbing Fixtures	4	\$359,257
TECHNOLOGY						\$132,034
3-0917	Main Building	Replace sound system in cafeteria.	Aging; difficult to hear and operate.	Communications & Security	2	\$132,034

KANGAROO STADIUM



FACILITY INFORMATION

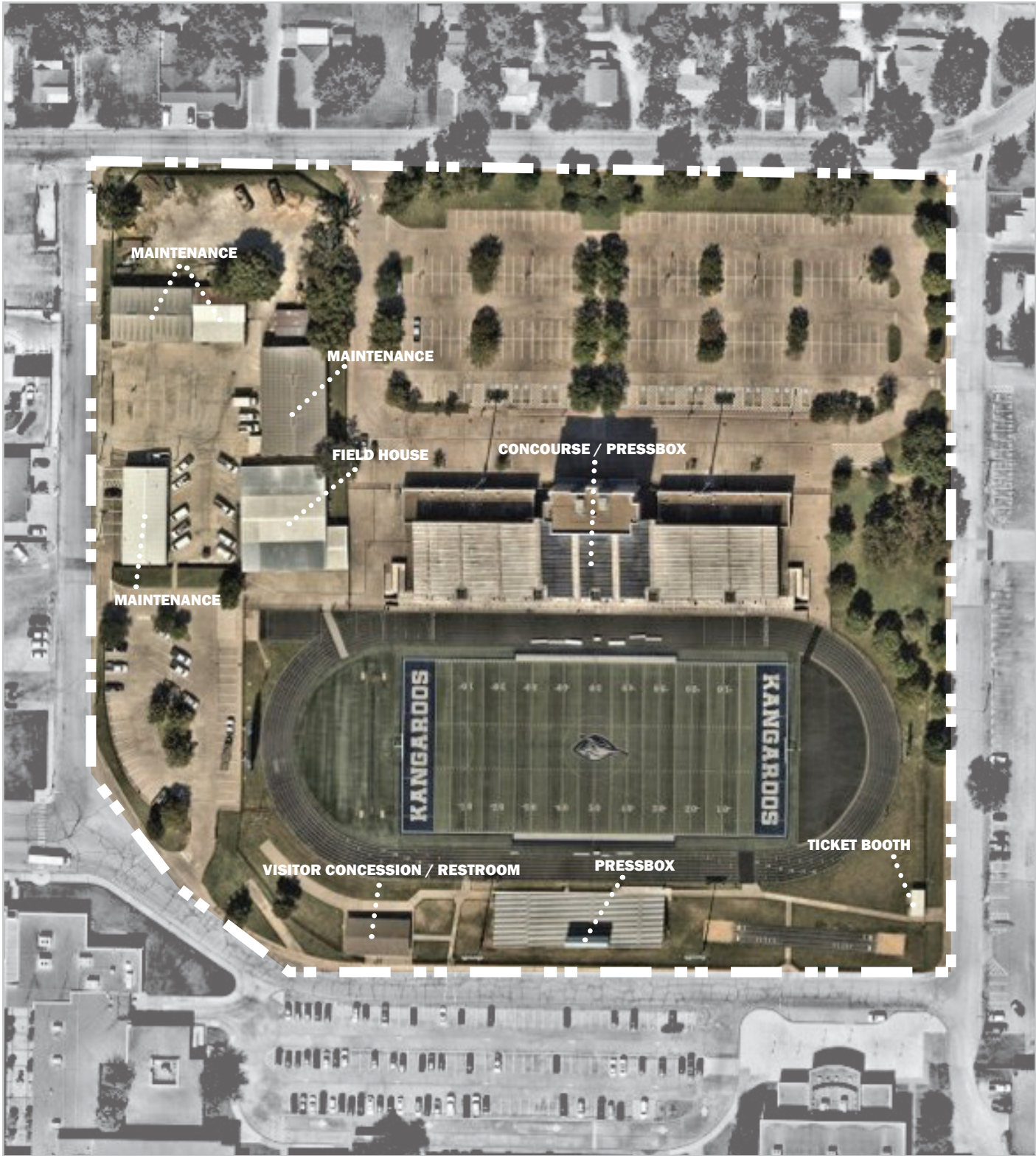
Address	250 Eureka St. Weatherford, TX 76086
Year Opened	2009
Additional Construction	N/A
Building Area	N/A
Site Acreage	13.34 Acres
Grade Level Served	N/A

CAPACITY & ENROLLMENT

Functional Capacity	N/A
Current Enrollment	N/A
Utilization	N/A

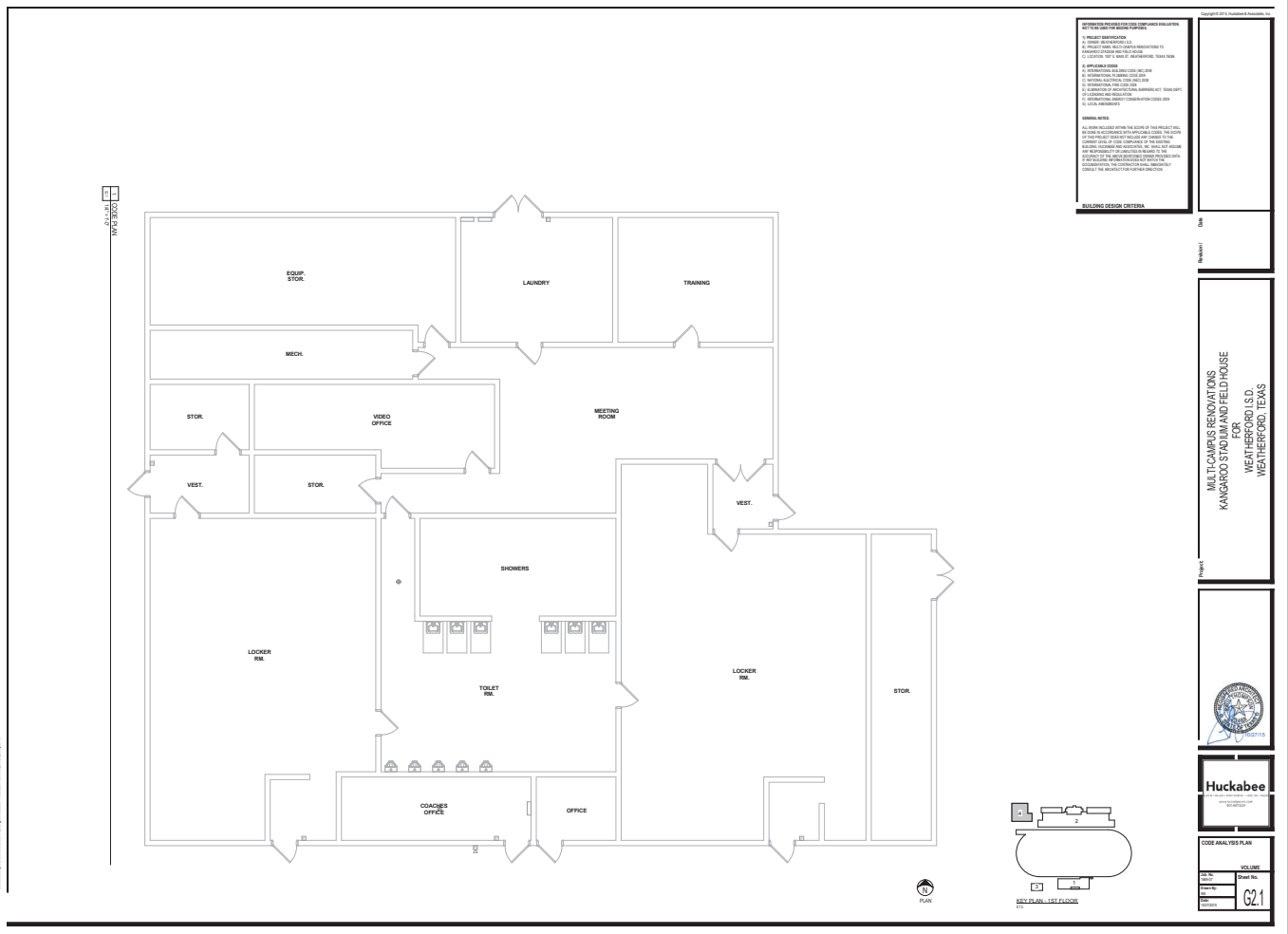
*per WISD Enrollment to Functional Capacity Worksheet (2025)

KANGAROO STADIUM
EXISTING SITE AERIAL

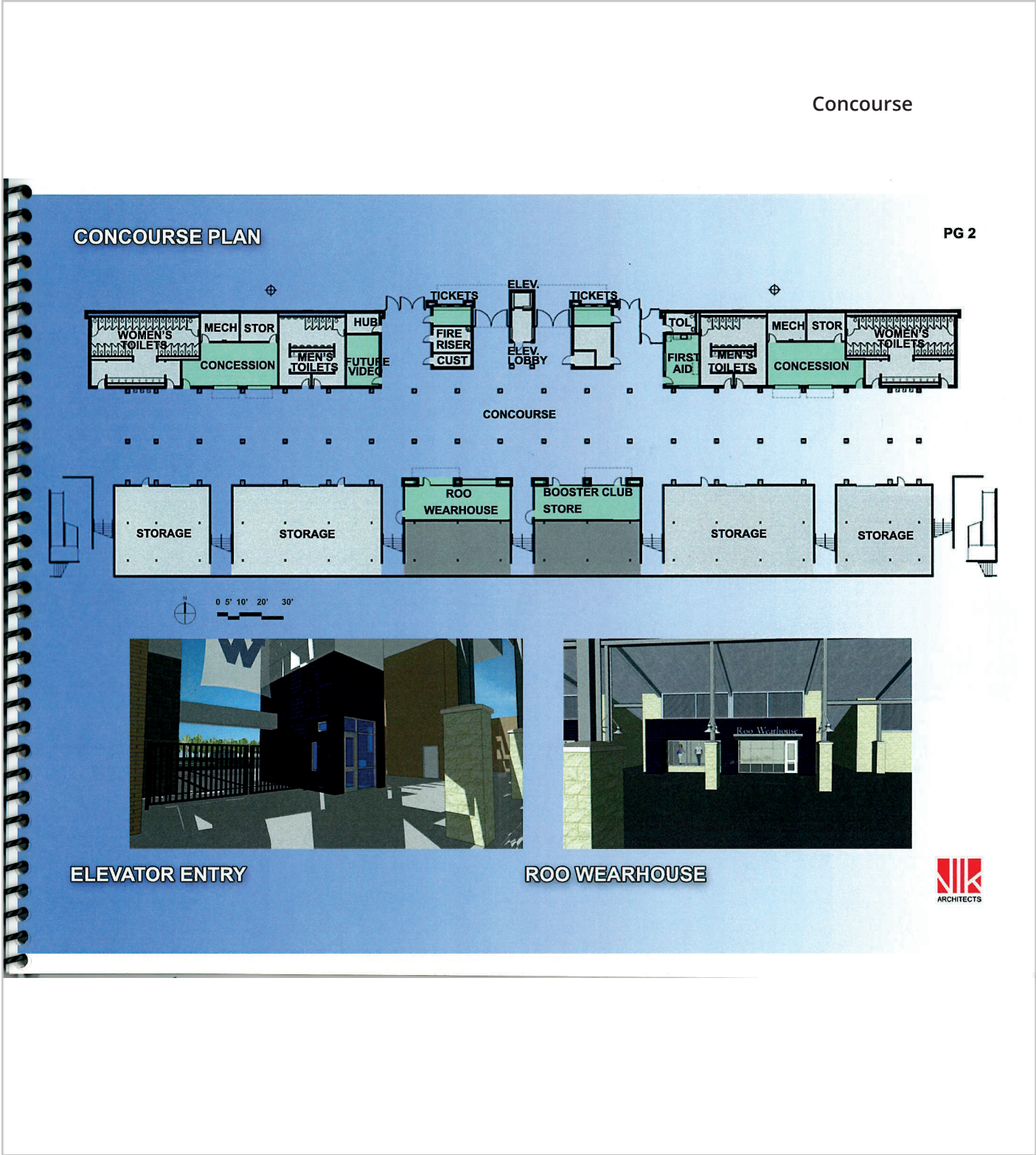


KANGAROO STADIUM EXISTING FLOOR PLAN

Field House



KANGAROO STADIUM EXISTING FLOOR PLAN



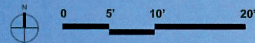
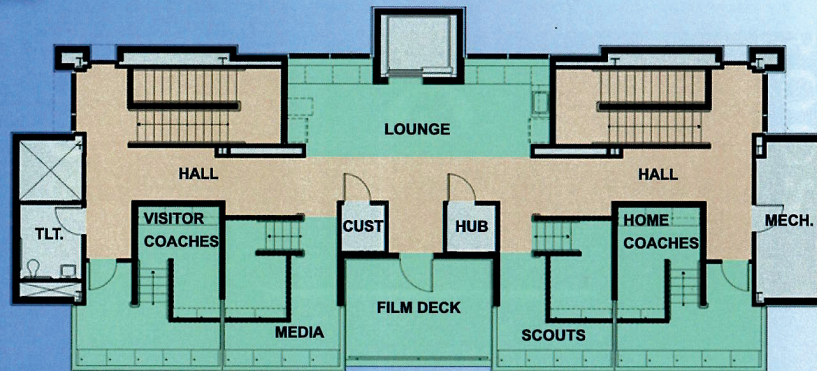
KANGAROO STADIUM EXISTING FLOOR PLAN

Press Box

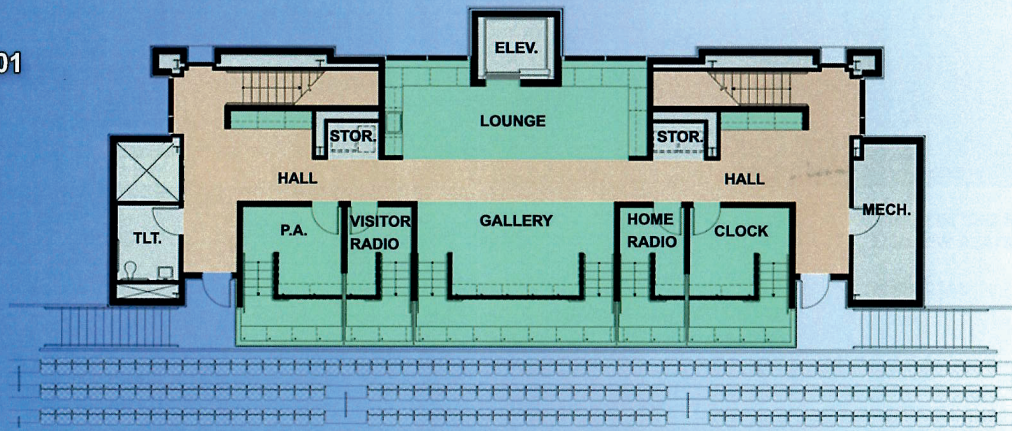
PRESS BOX PLAN

PG 4

LEVEL 02



LEVEL 01

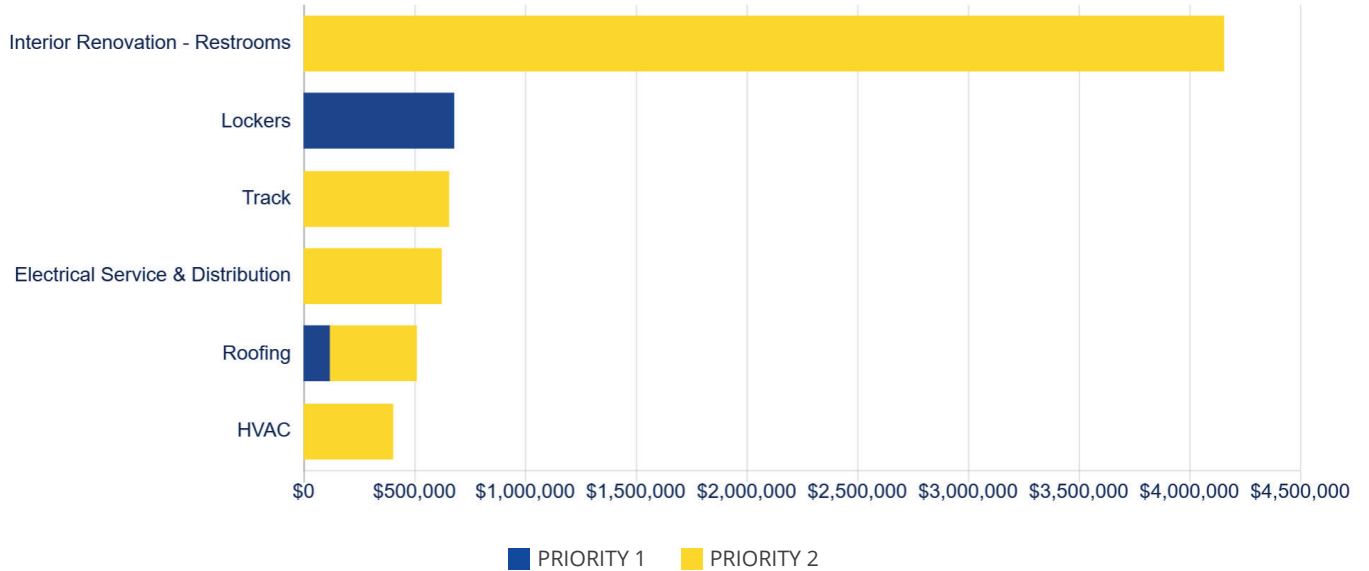


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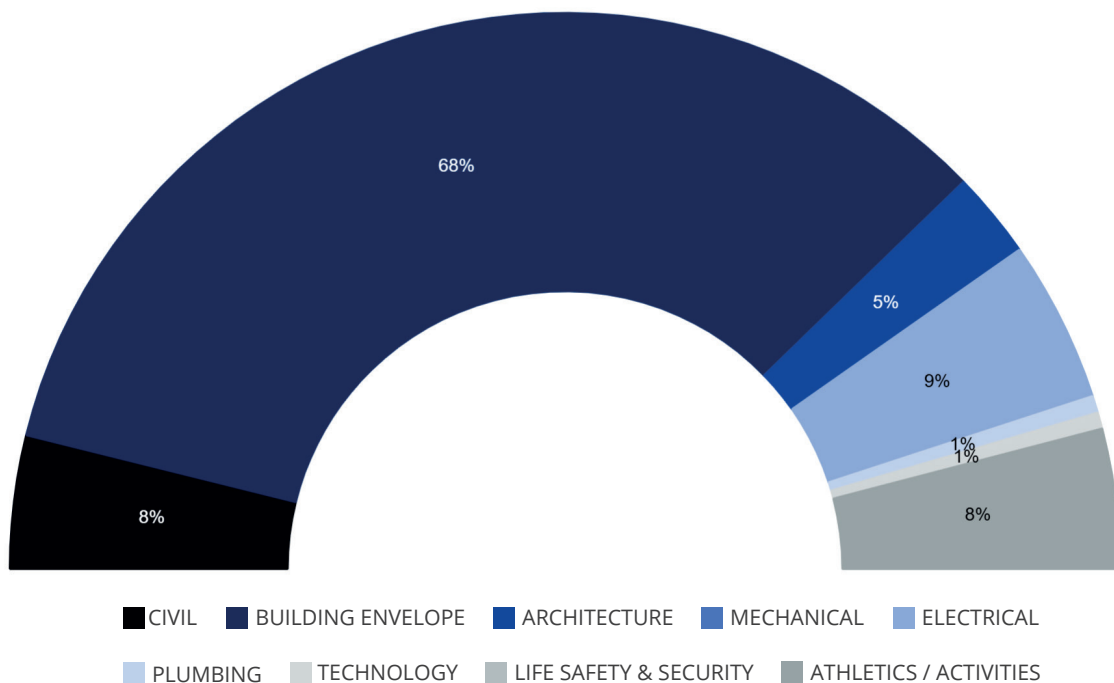
KANGAROO STADIUM SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Top Systems to be Addressed in the next 5 Years (Priority 1 & 2 and Items \$400,000 or Over)



Percent of Work by Discipline (Priority 1 & 2)



KANGAROO STADIUM

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Priority Totals by Discipline

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$121,500	\$503,885	\$524,665	\$1,770,351	\$2,920,400
Architectural	\$1,197,996	\$4,280,690	\$174,135	\$2,552,326	\$8,205,147
Mechanical	\$0	\$408,240	\$0	\$0	\$408,240
Electrical	\$0	\$760,945	\$0	\$0	\$760,945
Plumbing	\$81,000	\$0	\$0	\$0	\$81,000
Technology	\$0	\$76,545	\$0	\$0	\$76,545
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$656,100	\$0	\$0	\$656,100
Total	\$1,400,496	\$6,686,404	\$698,800	\$4,322,677	\$13,108,378

KANGAROO STADIUM DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
BUILDING ENVELOPE						\$2,920,400
2-0234	Concessions / Restroom (Visitor)	Remove and replace existing shingles to meet current roofing standards.	Dent on roof, missing and damaged shingles. Fascia rotting around building.	Roofing	1	\$121,500
2-0249	Concourse / Press Box (Home)	Remove and replace existing built-up graveled roofing, sheet metal flashing and trim with new standard roofing system.	2008 reroof. Marked area has a bubble on the unit walk pad on the north roof area.	Roofing	2	\$393,660
2-0242	Maintenance Building	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	Damage to facade on north wall and lower damage as well.	Facade	2	\$110,225
2-0261	Field House	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.		Facade	3	\$141,716
2-0259	Field House	Remove and replace corrugated metal roof with approved new roof system.		Roofing	3	\$226,746
2-0240	Maintenance Building	Remove and replace corrugated metal roof with approved new roof system.		Roofing	3	\$156,203
2-0220	Concourse / Press Box (Home)	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.		Facade	4	\$85,031
2-0251	Concourse / Press Box (Home)	Prep, clean and power wash existing tile exterior veneer. Tuck point and repair broken tile as needed.	Tile. Some staining/ organic growth, some minor cracking throughout grout lines.	Facade	4	\$170,063
2-0252	Concourse / Press Box (Home)	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.		Facade	4	\$214,279
2-0253	Concourse / Press Box (Home)	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.	Spalling in corner. Staining, cracked mortar joint from building shifting, cracked block.	Facade	4	\$170,063

KANGAROO STADIUM

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0255	Concourse / Press Box (Home)	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Appears to have some possible wet glazing repairs made in some areas.	Windows (Exterior)	4	\$1,130,916
ARCHITECTURE						\$8,205,147
3-0068	Concessions / Restroom (Visitor)	Replace/repaint plywood sheet ceiling.	Plywood sheet ceiling painted white; old; original to the stadium.	Ceiling Finishes	1	\$170,711
3-0858	Field House	Replace casework throughout.	Poor condition.	Casework	1	\$173,453
3-0856	Field House	Replace lockers.	Equipment lockers are very used/worn.	Lockers	1	\$683,122
3-0836	Press Box (Visitor)	Replace/repaint plywood sheet ceiling.	Plywood sheet ceiling painted white; old; original to the stadium.	Ceiling Finishes	1	\$170,711
3-0272	Concessions / Restroom (Visitor)	Refinish concrete flooring.	Floor is rough and has flooded a handful of time.	Flooring Finishes	2	\$121,135
3-0475	Concessions / Restroom (Visitor)	Renovate restrooms to include new finishes, fixtures, and partitions as needed.	Neither male/female restrooms are ADA compliant; need ambulatory.	Interior Renovation - Restrooms	2	\$3,471,263
3-0280	Field House	Renovate restrooms to include new finishes, fixtures, and partitions as needed.	Neither male/female restrooms are ADA compliant; need ambulatory.	Interior Renovation - Restrooms	2	\$688,292
3-0273	Concourse / Press Box (Home)	Refinish concrete flooring.		Flooring Finishes	3	\$174,135
3-0841	Concourse / Press Box (Home)	Replace casework throughout.		Casework	4	\$212,360

KANGAROO STADIUM DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0069	Concourse / Press Box (Home)	Replace/repaint gypsum board ceiling.	Bathroom ceiling.	Ceiling Finishes	4	\$212,909
3-0842	Concourse / Press Box (Home)	Replace window coverings/mini blinds in classrooms.	Traditional blinds no longer compliant.	Window Coverings	4	\$681,525
3-0852	Site	Repair/replace scoreboard.	Scoreboard looks great and appears to be in working condition.	Scoreboards (Athletic)	4	\$1,445,531
MECHANICAL						\$408,240
3-0175	Kangaroo Stadium	Replace (2) rooftop units (RTU) at press box.	Life Cycle - 2029; Installed - 2009. Trane.	HVAC	2	\$198,288
3-0156	Kangaroo Stadium	Replace (4) rooftop units (RTU).	Life Cycle - 2029; Installed - 2009. Trane. Paint peeling off some units.	HVAC	2	\$209,952
ELECTRICAL						\$760,945
3-0150	Athletic Support Buildings	Replace high-pressure sodium exterior lights with LED on concourse and on roofs.		Lighting & Branch Wiring	2	\$136,469
3-0161	Field House	Replace secondary switchgear.	Installed - 1990s. Panels are maxed out.	Electrical Service & Distribution	2	\$258,153
3-0167	Kangaroo Stadium	Replace service entrance switchgear.	Life Cycle - 2029; Installed - 2009.	Electrical Service & Distribution	2	\$153,090
3-0166	Kangaroo Stadium	Replace secondary switchgear.	Life Cycle - 2029; Installed - 2009.	Electrical Service & Distribution	2	\$213,233
PLUMBING						\$81,000
3-0171	Kangaroo Stadium	Replace domestic water skid.	Life Cycle - 2024; Installed - 2009.	Domestic Water Distribution	1	\$81,000
TECHNOLOGY						\$76,545
3-0168	Kangaroo Stadium	Replace building management system (BMS).	Installed - 2009. Multiple control platforms currently. JACE. Need single controls platform.	Controls & Instrumentation	2	\$76,545
ATHLETICS/ACTIVITIES						\$656,100
1-0651	Site	Respray track.	Life-cycle replacement. Structural spray system.	Track	2	\$656,100

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DEFERRED MAINTENANCE

M&O FUNDED SCOPE

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DEFERRED MAINTENANCE – M&O FUNDED SCOPE

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

FACILITY	PRIORITY 1 (Critical / Immediate)	PRIORITY 2 (2-5 Years)	PRIORITY 3 (6-10 Years)	PRIORITY 4 (11+Years)	TOTAL COST
High Schools	\$343,827	\$195,606	\$537,841	\$510,885	\$1,588,159
Weatherford High School	\$343,827	\$195,606	\$537,841	\$510,885	\$1,588,159
Ninth Grade Center	\$434,228	\$519,764	\$862,501	\$190,436	\$2,006,929
WHS Ninth Grade Center	\$434,228	\$519,764	\$862,501	\$190,436	\$2,006,929
Middle Schools	\$175,041	\$309,942	\$1,424,883	\$553,775	\$2,463,640
Hall Middle School	\$76,140	\$115,911	\$462,814	\$538,809	\$1,193,674
Tison Middle School	\$98,901	\$194,031	\$962,069	\$14,966	\$1,269,966
Elementary Schools	\$1,123,424	\$1,929,136	\$1,044,787	\$804,294	\$4,901,640
Austin Elementary School	\$297,092	\$426,620	\$104,327	\$219,041	\$1,047,079
Crockett Elementary School	\$299,592	\$238,645	\$98,729	\$100,167	\$737,133
Curtis Elementary School	\$89,900	\$126,137	\$223,898	\$101,765	\$541,701
Ikard Elementary School	\$17,010	\$255,631	\$87,974	\$58,672	\$419,287
Martin Elementary School	\$21,098	\$334,333	\$186,546	\$108,840	\$650,816
Seguin Elementary School	\$43,210	\$146,824	\$144,771	\$16,156	\$350,961
Wright Elementary School	\$355,523	\$400,945	\$198,541	\$199,653	\$1,154,662
Athletic Facilities	\$447,804	\$514,597	\$118,884	\$405,577	\$1,486,861
Kangaroo Stadium	\$447,804	\$514,597	\$118,884	\$405,577	\$1,486,861
Grand (Total)	\$2,524,324	\$3,469,045	\$3,988,896	\$2,464,966	\$12,447,230

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WEATHERFORD HIGH SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$51,975	\$6,623	\$20,470	\$9,353	\$88,422
Building Envelope	\$104,490	\$68,818	\$161,557	\$451,788	\$786,652
Architectural	\$39,537	\$58,200	\$284,169	\$0	\$381,907
Mechanical	\$0	\$3,645	\$16,534	\$0	\$20,179
Electrical	\$48,600	\$0	\$0	\$0	\$48,600
Plumbing	\$94,500	\$58,320	\$55,112	\$0	\$207,932
Technology	\$0	\$0	\$0	\$49,743	\$49,743
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$4,725	\$0	\$0	\$0	\$4,725
Total	\$343,827	\$195,606	\$537,841	\$510,885	\$1,588,159

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$88,422
1-0526	Site	Provide site improvements (i.e. regrading) to promote positive drainage on site, mitigate erosion, and level surfaces as needed.	Splash block does not align with downspout. Realign splashblock to align with downspout. Foundation exposed along north side of building. Regrade fill near building foundation. Gutter is leaking at seam and causing water to run along building face. Seal seam in gutter to prevent water from leaking along building wall. Gutter is leaking at seams and downspouts are missing. Water is pooling at building foundation. Additionally, building cladding is missing lap screws and peeling back. Seal seam in gutter to prevent water from leaking along building wall. Add lap screws to building cladding. Regrade landscaped area to allow for positive drainage away from building. Downspout has been damaged and does not allow complete flow of water. Replace downspout. Erosion along retaining wall. Area needs to be regraded and stabilized to prevent further erosion. Regrade slope and establish vegetation to prevent erosion. Erosion is occurring on unstabilized slope. Hydromulch slope to establish vegetation to prevent erosion.	Rain Water Drainage	1	\$15,525
1-0094	Site	Connect downspout to underground pipe and route drainage away from building foundation. Outfall should be further away from the building.	Site is not properly graded to allow for positive drainage away from sidewalk	Rain Water Drainage	1	\$6,075
1-0533	Site	Remove vegetation blocking weir; install rip rap at outfall to pond.	Blocked weir at detention pond outfall from vegetation debris	Rain Water Drainage	1	\$7,425

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0531	Site	Remove gabion baskets blocking channel; regrade channel and replace with rip-rap in channel as preferred solution to prevent erosion.	Severe erosion at storm headwall outfall. Gabion baskets blocking flow of water is not preferred solution as it causes blockage of flow and scouring around the baskets.	Rain Water Drainage	1	\$22,950
1-0540	Site	Repair/replace damaged curbs throughout site.	Cracks in curb. Sawcut broken concrete and replace concrete curb.	Parking Lots	2	\$4,232
1-0565	Site	Seal cracks as needed in sidewalks and pavement throughout site.	Cracks in concrete not along joints seal cracks in concrete pavement. Spalling around concrete patch in parking space and drive aisle. Clean and seal joint between concrete patches and existing concrete. Cracks in concrete indicating subgrade failure. Clean and seal cracks in concrete.	Pedestrian Paving	2	\$2,391
1-0544	Site	Spalling is indication of failed joint. Sawcut concrete to full depth at joint and replace. Dowel into existing concrete.	Spalling of concrete at expansion joint.	Parking Lots	3	\$18,896
1-0539	Site	Repair gravity wall.	Missing blocks from retaining wall.	Parking Lots	3	\$1,575
1-0532	Site	Regrade slope to drain towards inlet and hydromulch to establish vegetation.	Drainage to existing inlet can be improved to allow for positive drainage away from building	Rain Water Drainage	4	\$9,353
BUILDING ENVELOPE						\$786,652
2-0029	CTE Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Building perimeter sealants splitting, control joints separating in some areas. Cracks in window perimeter sealants.	Sealants	1	\$47,250

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0549	Field House	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Window perimeter sealants. Weathered, showing signs of aging, discoloration.	Sealants	1	\$27,000
2-0462	Storage (Football)	Prep and re-coat the standing seam roof system with new elastomeric roof coating as per new roof standards.	Seams are not lapped correctly and cause water to get into building.	Roofing	1	\$30,240
2-0471	Athletic Support Buildings	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	To include: support buildings near baseball, softball fields.	Sealants	2	\$14,580
2-0544	Field House	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Damage/cracking at flashing/ weatherstripping. Paint peeling and rusting.	Doors (Exterior)	2	\$43,740
2-0451	Pump House	Remove and replace "R" panels metal wall panels with current standard cladding system.	Dents, holes.	Facade	2	\$10,498
2-0599	Ag Building	Clean, prep surface and treat rust spots. Prime and paint.	Metal panel custom door. Dents, rust spots.	Doors (Exterior)	3	\$2,834

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0547	Field House	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Minor dents and damages, one door is rusting on the surface.	Doors (Exterior)	3	\$48,498
2-0538	Field House	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Storefront windows, shrunk gaskets.	Windows (Exterior)	3	\$26,769
2-0128	Goat, Lamb, and Swine Barn	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$3,937

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0127	Goat, Lamb, and Swine Barn	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$3,464
2-0453	Pump House	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$10,393
2-0450	Pump House	Prep and re-coat the metal roof system with new elastomeric roof coating as per new roof standards.	Corrugated metal roof.	Roofing	3	\$19,840
2-0466	Storage (Football)	Repair/replace metal canopy system.		Canopies / Awnings	3	\$15,746
2-0464	Storage (Football)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$3,464

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0465	Storage (Football)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Bottom gasket is broken.	Doors (Exterior)	3	\$3,937
2-0463	Storage (Football)	Remove and replace "R" panels metal wall panels with current standard cladding system.	Metal siding has some dents in it.	Facade	3	\$22,675
2-0472	Batting Cages	Repair/replace metal canopy system.		Canopies / Awnings	4	\$51,019
2-0470	Concessions / Restroom	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$52,379
2-0469	Concessions / Restroom	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$5,442

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0468	Concessions / Restroom	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken stone as needed.		Facade	4	\$23,129
2-0021	CTE Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Typical storefront door; 3 sets.	Doors (Exterior)	4	\$8,503
2-0016	CTE Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$21,258
2-0006	CTE Building	Remove and replace "R" panels metal wall panels with current standard cladding system.	Soffit and parts of the facade.	Facade	4	\$30,611
2-0008	CTE Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken stone as needed.	Brick/split faced brick facade; good condition throughout.	Facade	4	\$27,210

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0013	CTE Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Opaque windows at upper level; possible flanged systems.	Windows (Exterior)	4	\$21,683
2-0548	Field House	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$17,006
2-0506	Main Building	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.	Soffits throughout the building are stucco/plaster; no staining, cracks or damages observed. Crack in the stucco at a roof area divider wall.	Facade	4	\$68,025
2-0521	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Glass block window.	Windows (Exterior)	4	\$36,138
2-0449	Pavilion	Repair/replace metal canopy system.		Canopies / Awnings	4	\$13,605

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0461	Press Box (Baseball)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$3,741
2-0459	Press Box (Baseball)	Remove and replace "R" panels metal wall panels with current standard cladding system.		Facade	4	\$10,204
2-0458	Press Box (Baseball)	Prep and re-coat the metal roof system with new elastomeric roof coating as per new roof standards.	Metal roof with white coating applied.	Roofing	4	\$6,122
2-0460	Press Box (Baseball)	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Single pane.	Windows (Exterior)	4	\$28,911
2-0457	Press Box (Softball)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$3,741

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0455	Press Box (Softball)	Remove and replace "R" panels metal wall panels with current standard cladding system.		Facade	4	\$10,204
2-0454	Press Box (Softball)	Prep and re-coat the metal roof system with new elastomeric roof coating as per new roof standards.	Flat metal roof with coating.	Roofing	4	\$7,653
2-0456	Press Box (Softball)	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Windows (Exterior)	4	\$5,204
ARCHITECTURE						\$381,907
3-0378	Field House	Replace VCT flooring and base throughout.		Flooring Finishes	1	\$39,537
3-0382	Field House	Refinish concrete flooring.	Some surface cracks.	Flooring Finishes	2	\$32,685
3-0578	Field House	Replace window coverings/mini blinds in classrooms.		Window Coverings	2	\$25,515
3-0180	Ag Building	Refinish concrete flooring.		Flooring Finishes	3	\$35,257
3-0170	Concessions / Restroom	Repaint exterior hollow metal doors and frames.		Doors (Exterior)	3	\$8,227
3-0364	Concessions / Restroom	Refinish concrete flooring.		Flooring Finishes	3	\$22,699
3-0753	Concessions / Restroom	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$10,648
3-0383	Field House	Replace carpet flooring and base throughout.		Flooring Finishes	3	\$17,306
3-0493	Field House	Replace interior room signage.		Signage	3	\$19,805
3-0246	Goat, Lamb, and Swine Barn	Refinish concrete flooring.		Flooring Finishes	3	\$68,894

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0661	Press Box (Baseball)	Replace acoustical ceiling tile and grid throughout building.		Ceiling Finishes	3	\$1,657
3-0124	Press Box (Softball)	Replace acoustical ceiling tile and grid throughout building.		Ceiling Finishes	3	\$1,657
3-0742	Site	Replace existing exterior signage/site wayfinding signage.		Signage	3	\$47,239
3-0741	Site	Repair/replace digital marquee.		Signage	3	\$50,782
MECHANICAL						\$20,179
3-0256	Goat, Lamb, and Swine Barn	Replace packaged terminal a/c. (PTAC).	Unit is aging.	HVAC	2	\$3,645
3-0245	Ag Building	Replace (3) R-410a split system units.		HVAC	3	\$16,534
ELECTRICAL						\$48,600
3-0253	Goat, Lamb, and Swine Barn	Replace fluorescent lighting with LED.		Lighting & Branch Wiring	1	\$48,600
PLUMBING						\$207,932
3-0263	Campus-wide	Replace hot water heater.	Past life cycle. Bradford White.	Domestic Water Distribution	1	\$47,250
3-0264	Campus-wide	Replace hot water heater.	Past life cycle. AO Smith.	Domestic Water Distribution	1	\$47,250
3-0255	Goat, Lamb, and Swine Barn	Replace washer and dryer.	Aging.	Commercial Equipment	2	\$7,290
3-0257	Goat, Lamb, and Swine Barn	Replace hot water heater.	Unit is aging.	Domestic Water Distribution	2	\$51,030
3-0250	Ag Building	Replace hot water heater.	Installed - 2014.	Domestic Water Distribution	3	\$55,112
TECHNOLOGY						\$49,743
3-0249	Ag Building	Replace fire alarm system.		Communications & Security	4	\$49,743

WEATHERFORD HIGH SCHOOL

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
ATHLETICS/ACTIVITIES						\$4,725
1-0639	Tennis Courts	Replace wind screen.	Wind screen has torn away from fence.	Site Development	\$1.00	\$4,725
1-0646	Site	Replace synthetic turf field.	Life-cycle replacement.	Athletic Fields / Play	4.00	\$0
1-0647	Site	Replace synthetic turf baseball field.	Life-cycle replacement.	Athletic Fields / Play	4.00	\$0
1-0648	Site	Replace synthetic turf softball field.	Life-cycle replacement.	Athletic Fields / Play	4.00	\$0

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WHS NINTH GRADE CENTER SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$26,123	\$5,103	\$10,896	\$0	\$42,122
Building Envelope	\$90,180	\$69,255	\$331,931	\$140,302	\$631,668
Architectural	\$0	\$300,773	\$464,562	\$50,134	\$815,469
Mechanical	\$290,250	\$29,160	\$0	\$0	\$319,410
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$16,200	\$74,650	\$55,112	\$0	\$145,961
Technology	\$0	\$40,824	\$0	\$0	\$40,824
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$11,475	\$0	\$0	\$0	\$11,475
Total	\$434,228	\$519,764	\$862,501	\$190,436	\$2,006,929

WHS NINTH GRADE CENTER

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$42,122
1-0004	Site	Provide site improvements (i.e. regrading) to promote positive drainage on site, mitigate erosion, and level surfaces as needed.	Splash block is misaligned and is causing scouring at building foundation. Realign splashblock to align with downspout. Regrade fill at building foundation to fill sinkhole. Drainage downspout does not align with splashpad. Adjust to ensure water does not drain towards building foundation. Adjust splashblock such that downspout falls directly onto block. Add extension to downspout or move splashblock as necessary to ensure drainage does not fall adjacent to building foundation. Sink hole forming next to downspout. Recommendation to seal downspout boot and fill hole. Ensure positive drainage away from building. Fill sinkhole at building foundation. Concrete collar has separated from surrounding ground. Recommendation to fill and compact under slab to stabilize collar. Fill under exposed concrete collar to stabilize slab. Ensure positive drainage away from building. Downspout does not attach to boot. Replace downspout with new pipe to align with underground drainage system.	Rain Water Drainage	1	\$8,573
1-0015	Site	Replace cracked inlet and regrade area to ensure positive drainage towards inlet.		Rain Water Drainage	1	\$4,050

WHS NINTH GRADE CENTER

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0027	Site	Regrade channel to prevent erosion. Add rip-rap as necessary on downfall to stabilize ground.	Evidence of erosion in drainage channel which may eventually affect integrity of fence.	Rain Water Drainage	1	\$6,750
1-0026	Site	Recompact and regrade ground at trail. Slope is in danger of failing and impacting access to practice field.	Severe erosion along trail to old football field.	Rain Water Drainage	1	\$6,750
1-0082	Site	Investigate utility pipes for leaks under slab. Further action should be based on results of investigation.	Evidence of severe cracking in building wall. May be evidence of water leak in utilities under building slab. Recommendation to TV scope the existing sanitary sewer line entering the building to check for leaks.	Site Utilities	2	\$5,103
1-0086	Site	Repair/replace damaged curbs throughout site.	Sawcut and remove broken concrete curb. Broken curb at curb radius. Sawcut broken concrete and replace concrete curb. Broken curb at utility trench patch and spalling along sawcut line. Patch spalled concrete area.	Parking Lots	3	\$4,063
1-0019	Site	Seal cracks as needed in sidewalks and pavement throughout site.	Evidence of concrete cracks due to subgrade failure in drive lane. Clean and seal cracks in concrete. Severe pavement cracking not along joints. Clean and seal cracks in concrete. Hairline cracks forming in sidewalk leading to doorway. Seal cracks in concrete pavement. Pavement spalling at building column. Patch spalled concrete.	Pedestrian Paving	3	\$2,897
1-0044	Site	Patch spalled concrete. Seal cracks in concrete pavement (loading dock).	Pavement cracking at loading dock and stairway.	Pedestrian Paving	3	\$3,937

WHS NINTH GRADE CENTER

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
BUILDING ENVELOPE						\$631,668
2-0353	Bridge Academy	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Most Sealant joints appear to be in good shape but have been painted over. A couple of joints are cracked or missing as shown in pictures.	Sealants	1	\$67,500
2-0330	Main Building	Remove existing brick, inspect, and repair any damaged exterior gyp, exterior vapor barrier and studs. Install new air barrier over entire area install new brick ties and install new brick to match adjacent color and texture.	Major crack in mortar. integrity of the facade appears to be compromised among waterproofing issues.	Facade	1	\$22,680
2-0337	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Evidence of previous repairs, wet glazing; water stains in between panes; plywood visible above curtainwall head; organic growth at sill/slab.	Windows (Exterior)	2	\$69,255
2-0348	Bridge Academy	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.	Summer of 2023 building was repainted and fixed stucco patches, typical around entire building.	Facade	3	\$50,388

WHS NINTH GRADE CENTER DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0349	Bridge Academy	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Aluminum frame, glass block, glass sealants are bad all along south wall of building.	Windows (Exterior)	3	\$13,384
2-0604	CTE Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$15,746
2-0591	CTE Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.		Facade	3	\$62,355
2-0358	Gym 1	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.		Facade	3	\$68,024

WHS NINTH GRADE CENTER

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0373	Gym 2	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Aluminum frame, window sealants are bad along south wall of building; glass block.	Windows (Exterior)	3	\$13,384
2-0327	Main Building	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.	Water staining around roof drain at these areas.	Facade	3	\$21,257
2-0332	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken stone as needed.	Cracked mortar joints throughout, staining, rusted lintels, spalling in some areas.	Facade	3	\$47,239
2-0336	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Fogging, faded glass.	Windows (Exterior)	3	\$40,153

WHS NINTH GRADE CENTER

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0356	GRITT	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Building constructed in 2024.	Doors (Exterior)	4	\$46,767
2-0359	Gym 1	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$44,897
2-0376	Gym 2	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Typical storefront doors. Sealants around doors are also in good shape. 3 pairs of doors.	Doors (Exterior)	4	\$4,252

WHS NINTH GRADE CENTER

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0371	Gym 2	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Windows (Exterior)	4	\$14,455
2-0338	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Missing some of the weather strip.	Doors (Exterior)	4	\$29,931
ARCHITECTURE						\$815,469
3-0896	CTE Building	Replace interior room signage.	Looks ok showing some age	Signage	2	\$13,260
3-0899	CTE Building	Replace window coverings/mini blinds in classrooms.	Old blinds showing age, some teachers have them covered due to letting a lot of light in.	Window Coverings	2	\$63,788
3-0314	Gym 1	Replace VCT flooring and base throughout.	Storage and equipment rooms the same; sports equipment blocking fire alarm.	Flooring Finishes	2	\$19,791
3-0317	Gym 1	Refinish concrete flooring.		Flooring Finishes	2	\$33,239
3-0418	Gym 1	Replace wood bench seating.	Wood bench could be replaced.	Lockers	2	\$2,916

WHS NINTH GRADE CENTER

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0700	Gym 2	Replace wood bench seating.	Wood bench could be replaced.	Lockers	2	\$2,916
3-0307	Main Building	Refinish concrete flooring.	Art rooms.	Flooring Finishes	2	\$23,231
3-0697	Main Building	Renovate student and staff restrooms to include new finishes, fixtures, and partitions as needed.	Most bathrooms have been redone; gang restrooms are aging.	Interior Renovation - Restrooms	2	\$0
3-0814	Main Building	Replace interior room signage.	Room signage is poor in all building, at top of door frames and very hard to read from any distance. Signage in the building varies and some of the door frames have lost of old residue and grime from previous name tags and door signs.	Signage	2	\$65,453
3-0812	Site	Replace existing exterior signage/site wayfinding signage.	Signage to the entry is minimal, however the entry is straight forward.	Signage	2	\$29,160
3-0810	Site	Repair/replace/relocate digital marquee.	Marquee is out by the old front entry next to the road.	Signage	2	\$47,021
3-0094	Bridge Academy	Replace acoustical ceiling tile and grid throughout building.		Ceiling Finishes	3	\$49,202
3-0313	Bridge Academy	Replace VCT flooring and base throughout.	Some wear/tear.	Flooring Finishes	3	\$60,785
3-0543	Bridge Academy	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$0
3-0871	CTE Building	Replace carpet flooring and base throughout.	Carpet only in the main room.	Flooring Finishes	3	\$16,300
3-0099	Gym 1	Replace acoustical ceiling tile and grid throughout building.	Pipe burst, finishes recently redone.	Ceiling Finishes	3	\$55,726
3-0319	Gym 1	Replace carpet flooring and base throughout.		Flooring Finishes	3	\$7,804
3-0544	Gym 1	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).	Painted CMU block; some built in shelves.	Wall Finishes	3	\$72,106

WHS NINTH GRADE CENTER

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0108	Gym 2	Replace acoustical ceiling tile and grid throughout building.	Need to be regularly replaced.	Ceiling Finishes	3	\$73,622
3-0325	Gym 2	Refinish concrete flooring.	Concrete flooring in all of boys locker room.	Flooring Finishes	3	\$13,242
3-0330	Gym 2	Replace VCT flooring and base throughout.	VCT in foyer tile in bathroom.	Flooring Finishes	3	\$25,489
3-0331	Gym 2	Replace carpet flooring and base throughout.	Carpet only in the main room.	Flooring Finishes	3	\$18,503
3-0324	Gym 2	Replace rubber flooring throughout.	Rubber flake flooring.	Flooring Finishes	3	\$71,785
3-0710	GRITT	Refinish concrete flooring.		Flooring Finishes	4	\$50,134
MECHANICAL						\$319,410
3-0143	Bridge Academy	Replace (2) rooftop units (RTU) at Bridge Academy.	Installed - 2003; past life cycle. Trane. Located at Bridge Academy. No roof ladder at building.	HVAC	1	\$64,800
3-0149	Bridge Academy	Replace (3) split system units at Bridge Academy.	Installed - 2003; past life cycle.	HVAC	1	\$56,700
3-0136	Campus-wide	Install refrigerant monitor in chiller room.	Currently does not exist. This is a code issue.	Controls & Instrumentation	1	\$60,750
3-0129	Campus-wide	Provide (2) variable frequency drives (VFD) on condenser water pumps.	Currently have HOA switch.	HVAC	1	\$27,000
3-0108	Campus-wide	Replace (1) rooftop unit (RTU).	Life Cycle - 2025; Installed - 2005. Carrier R-22.	HVAC	1	\$43,200
3-0107	Campus-wide	Replace (2) split system units.	Life Cycle - 2023; Installed - 2003. Carrier R-22.	HVAC	1	\$37,800
3-0116	Campus-wide	Provide (2) variable frequency drives (VFD) on heating water pumps.	Currently have HOA starter.	HVAC	2	\$29,160
PLUMBING						\$145,961
3-0121	Campus-wide	Replace (2) hot water circulating pumps.	20-year life cycle. 120v.	Heat Generating Systems	1	\$16,200
3-0137	Campus-wide	Replace gas piping on roof.	Poor condition, aesthetically.	Other Plumbing Systems	2	\$39,658
3-0119	Campus-wide	Upgrade (16) drinking fountains with bottle fillers.		Plumbing Fixtures	2	\$34,992

WHS NINTH GRADE CENTER

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0126	Campus-wide	Replace hot water heater.	Installed - 2017. Bradford White 98 gal. In fair condition.	Domestic Water Distribution	3	\$55,112
TECHNOLOGY						\$40,824
3-0139	Campus-wide	Provide additional card readers on select doors.	Additional card readers needed.	Communications & Security	2	\$40,824
ATHLETICS/ACTIVITIES						\$11,475
1-0057	Site	Replace long jump track.	Poor condition of long jump track.	Track	1	\$11,475

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HALL MIDDLE SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$9,450	\$4,082	\$15,746	\$0	\$29,279
Building Envelope	\$27,675	\$19,975	\$273,512	\$296,521	\$617,683
Architectural	\$0	\$0	\$36,563	\$178,089	\$214,652
Mechanical	\$0	\$0	\$0	\$64,199	\$64,199
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$39,015	\$61,236	\$136,992	\$0	\$237,243
Technology	\$0	\$30,618	\$0	\$0	\$30,618
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$76,140	\$115,911	\$462,814	\$538,809	\$1,193,674

HALL MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$29,279
1-0244	Site	Remove concrete and replace to ensure positive drainage away from building.	Per Jimmy of WISD Facilities, this area retains water during rainfall events.	Rain Water Drainage	1	\$2,025
1-0239	Site	Provide site improvements (i.e. regrading) to promote positive drainage on site, mitigate erosion, and level surfaces as needed.	Area holds water. Regrade for positive drainage. Regrade area to prevent storage of water in swale. Erosion from drainage along stairs. Regrade eroded area along stairs. Replace splashblock and add rip-rap along slope to prevent future erosion. Erosion at roof drain downspout. Install additional rip-rap at downspout outfall to prevent erosion. Broken splash block. Replace broken splashblock and monitor area for erosion.	Rain Water Drainage	1	\$7,425
1-0272	Site	Seal/patch cracks as needed in sidewalks and pavement throughout site.	Cracking concrete at doorway. Spalling concrete along expansion joint. Patch crack in concrete sidewalk. Spalling concrete at ADA ramp and crosswalk paint fading. Patch spalled concrete sidewalk. Cracking concrete at fence pole base. Patch crack in concrete stairs and at fence pole base. Concrete collar at cleanout has cracked. Repour concrete collar around cleanout.	Pedestrian Paving	2	\$4,082
1-0242	Site	Build headwall and install rip-rap at outfall to prevent lawnmower damage to pipe and to prevent erosion.	Potential for erosion at culvert outfall. Suggest adding rip-rap at end of pipe. Two locations.	Rain Water Drainage	3	\$15,746

HALL MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
BUILDING ENVELOPE						\$617,683
2-0151	Athletic Support Buildings	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Sealants, weathered, and cracking cohesion and adhesion failure.	Sealants	1	\$27,000
2-0142	Ticket Booth (Football)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Frame is exposed wood at the sill. Weatherstripping is weathered and cracking.	Doors (Exterior)	1	\$675
2-0194	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Poor seal around the edges.	Doors (Exterior)	2	\$10,935
2-0186	Main Building	Repair wood siding and paint to match adjacent.	Wood veneer is falling apart.	Facade	2	\$5,832

HALL MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0155	Press Box (Football)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Weather stripping missing exposed at threshold.	Doors (Exterior)	2	\$3,208
2-0133	Concessions / Restroom	Remove and replace "R" panels metal roof with current standard roof system.		Roofing	3	\$45,349
2-0162	Press Box (Baseball)	Remove and replace existing metal siding to meet new approved siding standards.	Damage to lower part of building.	Facade	3	\$25,509
2-0161	Press Box (Baseball)	Remove and replace "R" panels metal roof with current standard roof system.		Roofing	3	\$8,503
2-0153	Press Box (Football)	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.	Exterior insulated finish system; organic growth in some areas; penetrations not sealed; staining and damage in some areas throughout the walls.	Facade	3	\$18,896
2-0152	Press Box (Football)	Prep and re-coat the standing seam roof system with new elastomeric roof coating as per new roof standards.	Roof not sealed at the wall.	Roofing	3	\$17,636

HALL MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0154	Press Box (Football)	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Windows (Exterior)	3	\$13,384
2-0157	Storage (Baseball)	Remove and replace "R" panels metal roof with current standard roof system.		Roofing	3	\$14,172
2-0147	Storage (Football)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Some resting around the door frame and hardware strike plate.	Doors (Exterior)	3	\$3,464
2-0145	Storage (Football)	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.	Exterior insulated finish system, there are some damages in some areas in the corners and edges along with some staining of the façade.	Facade	3	\$18,896
2-0144	Storage (Football)	Remove and replace "R" panels metal roof with current standard roof system.		Roofing	3	\$14,172

HALL MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0139	Ticket Booth (Baseball)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$3,464
2-0138	Ticket Booth (Baseball)	Remove and replace existing metal siding to meet new approved siding standards.	Damage to lower section of building	Facade	3	\$11,337
2-0137	Ticket Booth (Baseball)	Remove and replace "R" panels metal roof with current standard roof system.		Roofing	3	\$4,251
2-0143	Ticket Booth (Football)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$3,464
2-0141	Ticket Booth (Football)	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.	Exterior insulated finish system, some damages around the building at the edges or corners, dirty spots throughout.	Facade	3	\$7,558
2-0140	Ticket Booth (Football)	Remove and replace "R" panels metal roof with current standard roof system.		Roofing	3	\$2,834

HALL MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0131	Weight Room	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	One of the rollup doors is missing weatherstripping on one vertical side.	Doors (Exterior)	3	\$3,937
2-0130	Weight Room	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.	Exterior insulated finish system, dirty spots, and stains throughout, some damage along the bottom edges and some corners. Perimeter, sealants, weathered, and cracking some separating at the edges.	Facade	3	\$56,687
2-0135	Concessions / Restroom	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$14,966
2-0134	Concessions / Restroom	Power wash exterior of building.		Facade	4	\$20,408

HALL MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0195	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$59,862
2-0191	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.		Facade	4	\$68,025
2-0163	Press Box (Baseball)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$3,741
2-0150	Restroom (Football)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Weatherstripping fasteners are rusted with some missing overall doors in good condition	Doors (Exterior)	4	\$22,448

HALL MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0149	Restroom (Football)	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.	One spot with missing mortar, overall good condition.	Facade	4	\$1,633
2-0148	Restroom (Football)	Remove and replace existing thermoplastic roof system with new standard roof system.		Roofing	4	\$55,100
2-0159	Storage (Baseball)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$3,741
2-0160	Storage (Baseball)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$4,252
2-0158	Storage (Baseball)	Remove and replace existing metal siding to meet new approved siding standards.		Facade	4	\$30,611

HALL MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0146	Storage (Football)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$4,252
2-0132	Weight Room	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$7,483
ARCHITECTURE						\$214,652
3-0250	Main Building	Replace rubber flooring in weight room.		Flooring Finishes	3	\$36,563
3-0780	Concessions / Restroom	Refinish concrete flooring.		Flooring Finishes	4	\$16,836
3-0882	Main Building	Repair/replace digital marquee.	Like new.	Signage	4	\$54,845
3-0762	Main Building	Replace interior room signage.		Signage	4	\$72,396
3-0883	Site	Replace existing exterior signage/site wayfinding signage.	Signage looks great and has been maintained very well.	Signage	4	\$34,013
MECHANICAL						\$64,199
3-0199	Main Building	Replace (6) electric unit heaters.	Life Cycle - 2036; Installed - 2021.	HVAC	4	\$25,509
3-0197	Main Building	Replace split system unit.	Life Cycle - 2037; Installed - 2017. Carrier.	HVAC	4	\$23,809
3-0198	Main Building	Replace ductless split system.	Life Cycle - 2037; Installed - 2017.	HVAC	4	\$14,880

HALL MIDDLE SCHOOL

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
PLUMBING						\$237,243
3-0251	Main Building	Replace gas piping on roof.	Piping is rusting.	Other Plumbing Systems	1	\$39,015
3-0205	Main Building	Replace dryer in locker room.	Life Cycle - 2027. Dexter commercial.	Commercial Equipment	2	\$11,664
3-0206	Main Building	Replace washer in locker room.	Life Cycle - 2027. Continental commercial.	Commercial Equipment	2	\$14,580
3-0190	Main Building	Replace (16) drinking fountains and bottle fillers.	Life cycle - 2027. Currently have bottle fillers.	Plumbing Fixtures	2	\$34,992
3-0196	Main Building	Replace hot water circulator.	Life Cycle - 2032; Installed - 2017.	Domestic Water Distribution	3	\$9,448
3-0200	Main Building	Replace hot water heater.	Life Cycle - 2032; Installed - 2017. AO Smith 20 gal.	Domestic Water Distribution	3	\$23,619
3-0254	Main Building	Replace hot water heater.	Life Cycle - 2032; Installed - 2017. Bradford White 48 gal.	Domestic Water Distribution	3	\$39,366
3-0192	Main Building	Replace hot water heater.	Life Cycle - 2032; Installed - 2017. AO Smith 98 gal.	Domestic Water Distribution	3	\$55,112
3-0194	Main Building	Replace hot water circulator in kitchen.	Life Cycle - 2032; Installed - 2017.	Heat Generating Systems	3	\$9,448
TECHNOLOGY						\$30,618
3-0187	Main Building	Upgrade access control system.	Life Cycle - 2027; Installed - 2017. Altronix.	Communications & Security	2	\$30,618

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TISON MIDDLE SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$50,301	\$45,898	\$6,299	\$0	\$102,497
Building Envelope	\$13,500	\$65,756	\$459,554	\$14,966	\$553,776
Architectural	\$27,000	\$40,095	\$496,216	\$0	\$563,311
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$8,100	\$21,870	\$0	\$0	\$29,970
Technology	\$0	\$20,412	\$0	\$0	\$20,412
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$98,901	\$194,031	\$962,069	\$14,966	\$1,269,966

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$102,497
1-0467	Site	Replace portion of asphalt parking lot (back of campus).	Potholes in pavement. Maintenance staff states that this area has been patched multiple times.	Parking Lots	1	\$20,898
1-0468	Site	Repair/replace damaged curbs throughout site.	Broken curb and exposed rebar. Sawcut broken concrete and replace concrete curb.	Parking Lots	1	\$3,483
1-0457	Site	Provide site improvements (i.e. regrading) to promote positive drainage on site, mitigate erosion, and level surfaces as needed.	Downspouts do not have splash blocks and show evidence of erosion. Add splash blocks to downspouts. Trench drain is buried and does not function. Dig out trench drain to ensure that water can flow out without being blocked. Evidence of erosion at downspout. Splash block is misaligned. Realign splash block with downspout. Add rip-rap at base of splash block to prevent further erosion. Hydromulch area to establish vegetation. Drainage from parking lot is blocked by vegetation. Regrade to allow for positive drainage. Remove vegetation and regrade at pavement outfall to allow for positive drainage.	Rain Water Drainage	1	\$9,045
1-0452	Site	Remove concrete debris from channel. Regrade and replace with rip-rap to stabilize bank.	Culvert crossing is clogged and shows evidence of erosion.	Rain Water Drainage	1	\$4,050
1-0451	Site	Install headwall on pipe outfall. Place rip-rap in channel to prevent erosion.	Field outfall shows evidence of erosion at culvert outfall and under fence.	Rain Water Drainage	1	\$6,075

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0461	Site	Regrade channel to reduce erosion. Remove sediment from headwall.	Erosion and sediment in drainage channel	Site Earthwork	1	\$6,750
1-0498	Site	Replace backstop chain-link fence.	Curling fence at backstop.	Baseball/Softball Fields	2	\$3,645
1-0497	Site	Replace backstop.	Old backstop.	Baseball/Softball Fields	2	\$13,851
1-0508	Site	Seal cracks as needed in sidewalks and pavement throughout site.	Spalling concrete at expansion joint. Seal cracks in concrete. Poor asphalt condition at driveway. Seal cracks in asphalt concrete.	Pedestrian Paving	2	\$5,832
1-0511	Site	Repair/replace damaged sidewalks and paving throughout site.	Differential settlement may cause building sidewalk to not be in compliance with ADA. Sawcut pavement adjacent to doorway landing. Repour sidewalk to be in compliance with ADA requirements with slope no greater than 2%. Broken concrete section. Surface has already been ground down to eliminate tripping hazard Sawcut and remove broken sidewalk. Repour sidewalk.	Pedestrian Paving	2	\$22,570
1-0450	Site	Install gutters on building to mitigate drainage issues.	Roof runoff drains next to building foundation. May undermine foundation.	Rain Water Drainage	3	\$6,299
BUILDING ENVELOPE						\$553,776
2-0444	Multi-Purpose Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Sealants around doorway are severely cracked and separating from cladding.	Sealants	1	\$13,500

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0409	Press Box	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Door does not latch to close, and hinges are getting rusty.	Doors (Exterior)	2	\$3,208
2-0396	Storage	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	2	\$3,645
2-0395	Storage	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	2	\$6,415
2-0394	Storage	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	Damage to lower and mid section of building	Facade	2	\$52,488

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0403	Concessions / Restroom	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Dents.	Doors (Exterior)	3	\$7,873
2-0402	Concessions / Restroom	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.	Cracks and mortar chipping in block pressure wash and clean.	Facade	3	\$21,415
2-0401	Concessions / Restroom	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	Dents and bird nests.	Facade	3	\$11,337
2-0405	Concessions / Restroom	Remove and replace corrugated metal roof with approved new roof system.		Roofing	3	\$56,687
2-0432	Main Building	Repair/replace metal awning system.		Canopies / Awnings	3	\$31,493
2-0428	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Rusted hardware, cracked weathered weatherstripping.	Doors (Exterior)	3	\$65,819

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0427	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Clean and pressure wash. Sealant failure in some areas sealant patch work throughout.	Windows (Exterior)	3	\$74,795
2-0442	Multi-Purpose Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Light damage to doors.	Doors (Exterior)	3	\$3,937
2-0443	Multi-Purpose Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$7,873

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0441	Multi-Purpose Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$10,393
2-0440	Multi-Purpose Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Single pane glass.	Windows (Exterior)	3	\$6,692
2-0407	Press Box	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.		Facade	3	\$22,675
2-0406	Press Box	Remove and replace corrugated metal roof with approved new roof system.		Roofing	3	\$14,172

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0408	Press Box	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Operable windows, single pane.	Windows (Exterior)	3	\$2,677
2-0393	Storage	Remove and replace corrugated metal roof with approved new roof system.		Roofing	3	\$28,343
2-0400	Ticket Booth	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Dents and deteriorating weatherstripping.	Doors (Exterior)	3	\$3,937
2-0399	Ticket Booth	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Rusted hardware	Doors (Exterior)	3	\$3,464

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0398	Ticket Booth	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	Dent and damage.	Facade	3	\$11,337
2-0397	Ticket Booth	Remove and replace standing seam metal roof with approved new roof system.		Roofing	3	\$6,613
2-0447	Weight Room	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$3,464
2-0448	Weight Room	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Bottom gasket is coming apart, typical on opposite side of building.	Doors (Exterior)	3	\$7,873
2-0446	Weight Room	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	Damage to facade.	Facade	3	\$56,687

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0404	Concessions / Restroom	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Debts and scratches. Dinged up weatherstripping.	Doors (Exterior)	4	\$14,966
ARCHITECTURE						\$563,311
3-0902	Site	Replace existing exterior signage/site wayfinding signage; provide additional site wayfinding signage.	Minimal to none - directional signage on site.	Signage	1	\$27,000
3-0360	Multi-Purpose Building	Refinish concrete flooring.	Remnants of tile that was removed.	Flooring Finishes	2	\$40,095
3-0118	Concessions / Restroom	Replace acoustical ceiling tile and grid throughout building.		Ceiling Finishes	3	\$8,629
3-0772	Concessions / Restroom	Repaint exterior hollow metal doors and frames.		Doors (Exterior)	3	\$1,828
3-0348	Concessions / Restroom	Refinish concrete flooring.		Flooring Finishes	3	\$15,589
3-0771	Concessions / Restroom	Replace/repaint gypsum board ceiling.		Wall Finishes	3	\$24,375
3-0353	Main Building	Replace kitchen flooring.		Flooring Finishes	3	\$67,677
3-1015	Main Building	Replace stage flooring.		Flooring Finishes	3	\$21,333
3-0490	Main Building	Replace interior room signage.		Signage	3	\$54,844
3-0036	Multi-Purpose Building	Replace casework in all classrooms and instructional areas throughout.		Casework	3	\$73,126
3-0357	Multi-Purpose Building	Replace VCT flooring and base throughout.		Flooring Finishes	3	\$26,651

TISON MIDDLE SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0358	Multi-Purpose Building	Replace rubber flooring in dance studio.		Flooring Finishes	3	\$36,563
3-0491	Multi-Purpose Building	Replace interior room signage.		Signage	3	\$9,141
3-0563	Multi-Purpose Building	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$36,563
3-0901	Site	Repair/replace digital marquee.		Signage	3	\$50,782
3-0788	Ticket Booth	Refinish concrete flooring.	Needs to be cleaned.	Flooring Finishes	3	\$866
3-0361	Weight Room	Replace rubber flooring in weight room.		Flooring Finishes	3	\$68,251
PLUMBING						\$29,970
3-0145	Main Building	Replace hot water circulating pump.	20-year life cycle.	Heat Generating Systems	1	\$8,100
3-0092	Main Building	Upgrade (10) drinking fountains with bottle fillers.	Elkay EWC. Observed to be in good condition; some have bottle fillers.	Plumbing Fixtures	2	\$21,870
TECHNOLOGY						\$20,412
3-0091	Main Building	Provide additional card readers on select doors.	Additional card readers needed.	Communications & Security	2	\$20,412

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AUSTIN ELEMENTARY SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$93,123	\$50,155	\$0	\$0	\$143,278
Building Envelope	\$0	\$13,122	\$8,409	\$219,041	\$240,571
Architectural	\$113,384	\$221,188	\$77,023	\$0	\$411,595
Mechanical	\$5,535	\$99,144	\$0	\$0	\$104,679
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$34,425	\$0	\$18,896	\$0	\$53,321
Technology	\$0	\$43,011	\$0	\$0	\$43,011
Life Safety & Security	\$50,625	\$0	\$0	\$0	\$50,625
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$297,092	\$426,620	\$104,327	\$219,041	\$1,047,079

AUSTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$143,278
1-0124	Site	Replace concrete ramp with compliant ramp and repaint accessible parking spaces.	Accessible space paint is fading and ramp is not compliant with ADA standards.	Parking Lots	1	\$3,375
1-0139	Site	Repair/replace damaged sidewalks and paving throughout site.	Differential settlement of sidewalk from building foundation along expansion joint. Sawcut and remove settled concrete pavement adjacent to landing. Repour sidewalk to be in compliance with ADA requirements with slope no greater than 2%. Differential settlement of building foundation and sidewalk at expansion joint. Sawcut and remove settled concrete pavement adjacent to landing. Repour sidewalk to be in compliance with ADA requirements with slope no greater than 2%. Missing connection to existing paving around fence. Add concrete to connect sidewalk on site to public sidewalk. Concrete cross-slope does not meet ADA requirements. Remove concrete sidewalk that is not in compliance. Replace with sidewalk that has cross-slope no greater than 2%. Sidewalk may be in public ROW and responsibility of City of Weatherford. Exposed irrigation line on north side of stairs. Fill area under sidewalk to cover existing irrigation pipe.	Pedestrian Paving	1	\$55,728
1-0100	Site	Patch broken concrete at handrail base.	Concrete spalling at handrail base. Two locations.	Pedestrian Paving	1	\$2,700

AUSTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0097	Site	Remove and replace handrail.	Loose handrail has rusted out from base.	Pedestrian Paving	1	\$2,700
1-0149	Site	Sawcut, remove and replace barrier free ramp.	Ramp does not meet current ADA requirements.	Pedestrian Paving	1	\$3,375
1-0098	Site	Replace with ADA compliant ramp.	Ramp is cracked and does not meet ADA requirements	Pedestrian Paving	1	\$8,100
1-0110	Site	Provide site improvements (i.e. regrading) to promote positive drainage on site, mitigate erosion, and level surfaces as needed.	Sinkhole along building foundation. Erosion along left side of staircase. Erosion near concrete pad undermining foundation. Evidence of erosion by sidewalk to play area. Hydromulch ground to prevent future erosion. Ground under stairs has eroded. Needs to be backfilled and compacted. Evidence of erosion by staircase. Silt runs off to collect by parking island to southeast. Clean sediment from parking lot. Hydromulch surrounding areas to prevent future erosion. Clear evidence of erosion in playground area. Regrade site to remove channels that have formed. Hydromulch area after grading work. Clear evidence of erosion at stairs. Score ground and hydromulch slope to prevent future erosion. Clean sediment from sidewalk.	Rain Water Drainage	1	\$17,145
1-0129	Site	Seal cracks as needed in sidewalks and pavement throughout site.	Cracks forming in parking lot. Cracked curb. Crack in pavement leading to portables.	Pedestrian Paving	2	\$3,499
1-0101	Site	Replace concrete stairs.	Spalling concrete and evidence of rust from previous handrail bases	Pedestrian Paving	2	\$36,450

AUSTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0111	Site	Downspout(s) drains directly on brick. Modify downspout(s) such that it does not drain adjacent to the building.	Drainage downspout falls directly onto brick wall below and runs down building foundation. 6 locations.	Rain Water Drainage	2	\$8,748
1-0115	Site	Grade a swale between building wings to prevent ponding.	Area could be better graded to allow for positive drainage away from building	Site Earthwork	2	\$1,458
BUILDING ENVELOPE						\$240,571
2-0037	Main Building	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.	Stucco soffits; roof drains through soffits, some water damage and staining at these areas.	Facade	2	\$13,122
2-0042	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Cracked weatherstripping, air leakage.	Doors (Exterior)	3	\$7,873
2-0048	Portable 1	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Windows (Exterior)	3	\$535

AUSTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0043	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$18,707
2-0049	Portable 1	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$7,483
2-0047	Portable 1	Remove and replace R-panel siding to new construction standards.		Facade	4	\$70,406
2-0613	Portable 1	Remove and replace corrugated metal roof with approved new roof system.		Roofing	4	\$61,223
2-0050	Portable 2	Remove and replace corrugated metal roof with approved new roof system.		Roofing	4	\$61,223
ARCHITECTURE						\$411,595
3-1001	Main Building	Update/replace courtyard classrooms doors and hardware.	Courtyard doors are not accessible from the outside to the inside; SRO is unable to access the classroom from that door.	Doors (Exterior)	1	\$43,886

AUSTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0728	Portable 2	Replace window coverings/mini blinds.	Classroom doors to courtyard do not have coverings; cannot be hidden from view during lockdown.	Window Coverings	1	\$4,725
3-0997	Site	Modify/replace access to play structure.	No ramp leading to playground, making it not accessible to students in wheelchairs. Both path/sidewalk to playground and actual play structure + surfacing.	Playgrounds / Play Areas	1	\$20,898
3-0748	Site	Replace/relocate campus name lettering. Replace existing exterior signage/site wayfinding signage; provide additional site wayfinding signage.	Old signs do not indicate correct entry as entry was moved when vestibule became a requirement.	Signage	1	\$27,000
3-1002	Site	Relocate gate(s) to allow for more efficient entry/exit during emergencies.	West courtyard classrooms are not able through door in the event of a fire due to locked gate leading out to courtyard; two exit doors from hallway into courtyard are locked and do not have a way to exit/reenter from the outside.	Site Misc.	1	\$16,875
3-0181	Main Building	Replace stage flooring.	Stage is wearing down and some of the slats of wood are starting to have gaps in between.	Flooring Finishes	2	\$23,045
3-0685	Main Building	Replace stage curtain.	Aging and worn.	Stage Curtains & Rigging	2	\$68,180
3-0722	Portable 1	Replace acoustical ceiling tile and grid throughout portable.		Ceiling Finishes	2	\$14,382
3-0754	Portable 1	Replace VCT flooring and base throughout.	VCT seams have gaps starting to form in between tiles.	Flooring Finishes	2	\$17,767
3-0715	Portable 1	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	2	\$6,771

AUSTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0721	Portable 1	Replace window coverings/mini blinds.		Window Coverings	2	\$5,103
3-0729	Portable 2	Replace acoustical ceiling tile and grid throughout portable.		Ceiling Finishes	2	\$14,382
3-0755	Portable 2	Replace VCT flooring and base throughout.	VCT seams have gaps starting to form in between tiles.	Flooring Finishes	2	\$17,767
3-0730	Portable 2	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	2	\$6,771
3-0756	Site	Repair/replace/relocate digital marquee.	Small; can be obstructed by road.	Signage	2	\$47,021
3-0192	Main Building	Replace kitchen flooring.		Flooring Finishes	3	\$43,507
3-0749	Main Building	Replace interior room signage.	Aging.	Signage	3	\$33,516
MECHANICAL						\$104,679
3-0050	Main Building	Install (2) hail guards on refrigeration condensers on roof.	None observed.	HVAC	1	\$810
3-0047	Main Building	Replace (1) exhaust fan in mechanical room.	Existing unit is not operational.	HVAC	1	\$4,725
3-0044	Main Building	Provide (2) variable frequency drives (VFD) on chiller water pumps.	Currently have HOA starter.	HVAC	2	\$29,160
3-0046	Main Building	Provide (2) variable frequency drives (VFD) on heating water pumps.	Currently have HOA starter.	HVAC	2	\$29,160
3-0058	Main Building	Replace (8) exhaust fans.	Installed - 1987. Units are aged.	HVAC	2	\$40,824
PLUMBING						\$53,321
3-0048	Main Building	Replace gas piping on roof.	Existing is rusting.	Other Plumbing Systems	1	\$34,425
3-0054	Main Building	Replace (8) drinking fountains and bottle fillers.	Units observed to be in good condition. Currently have bottle fillers.	Plumbing Fixtures	3	\$18,896
TECHNOLOGY						\$43,011
3-0991	Main Building	Upgrade/replace visitor communication system.	Unsure if it is a volume issue - visitors cannot hear office staff.	Communications & Security	2	\$12,393

AUSTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0995	Site	Provide additional security cameras for exterior.	Multiple blind spots on cameras due to camera direction or landscaping; need additional.	Communications & Security	2	\$30,618
LIFE SAFETY & SECURITY						\$50,625
3-0049	Main Building	Provide carbon monoxide (CO) monitor for boiler room/water heaters.	Currently does not exist.	Controls & Instrumentation	1	\$50,625

CROCKETT ELEMENTARY SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$11,813	\$16,825	\$0	\$0	\$28,638
Building Envelope	\$0	\$0	\$51,490	\$40,645	\$92,135
Architectural	\$115,385	\$67,141	\$47,239	\$0	\$229,764
Mechanical	\$104,760	\$29,160	\$0	\$0	\$133,920
Electrical	\$0	\$39,366	\$0	\$0	\$39,366
Plumbing	\$56,160	\$65,741	\$0	\$59,522	\$181,423
Technology	\$11,475	\$20,412	\$0	\$0	\$31,887
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$299,592	\$238,645	\$98,729	\$100,167	\$737,133

CROCKETT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$28,638
1-0155	Site	Replace concrete ramp.	Ramp is cracked and is not flush with paving below.	Pedestrian Paving	1	\$3,375
1-0168	Site	Provide site improvements (i.e. regrading) to promote positive drainage on site, mitigate erosion, and level surfaces as needed.	Evidence of erosion at splash block outfall. Remove concrete under splash block to ensure stormwater runoff velocity is decreased by splash block. Regrade area to address erosion. Drainage channel blocked by grass. Remove diamond grate and ensure sediment is not blocking drainage path of downspout. Clear outfall so that water is not blocked by vegetation. Evidence of erosion at base of retaining wall. Add fill in void under sidewalk. Hydromulch area after grading work. Dirt is eroding down ramp from under tree. Place rip-rap barrier at edge of landscaped area to prevent future erosion down sidewalk ramp. Erosion is undermining sidewalk base. Flumes have a gap between the flume and the sidewalk which allows for stormwater runoff to infiltrate into the grass area and become trapped.	Rain Water Drainage	1	\$5,063
1-0160	Site	Regrade electrical yard to ensure positive drainage away from equipment pads.	Electrical equipment service yard holds water.	Rain Water Drainage	1	\$3,375
1-0200	Site	Seal cracks as needed in sidewalks and pavement throughout site.	Cracks in sidewalk likely due to subgrade expansion from downspout water. Seal crack in concrete.	Pedestrian Paving	2	\$2,624

CROCKETT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0198	Site	Repair/replace damaged sidewalks and paving throughout site.	Differential settlement between foundation and sidewalk may cause exit to be out of compliance with ADA requirements. Sawcut and remove settled concrete pavement adjacent to landing. Repour sidewalk to be in compliance with ADA requirements with slope no greater than 2%. Differential settling of sidewalk and doorway pavement. Exposed rebar and rusted handrail. Patch exposed rebar on stairs. Repair rusted handrail.	Pedestrian Paving	2	\$11,285
1-0158	Site	Patch broken concrete at handrail base(s).	Handrail base concrete is cracked.	Pedestrian Paving	2	\$2,916
BUILDING ENVELOPE						\$92,135
2-0091	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Door glass has been wet glazed from the inside.	Doors (Exterior)	3	\$47,239

CROCKETT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0086	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$3,464
2-0087	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$787
2-0089	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Fiber glass reinforced panels.	Doors (Exterior)	4	\$5,442

CROCKETT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0070	Main Building	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.		Facade	4	\$35,203
ARCHITECTURE						\$229,764
3-0759	Main Building	Replace interior room signage.	Room signage in poor condition; located at top of door frames and difficult to read. Not ADA compliant.	Signage	1	\$31,347
3-0969	Main Building	Provide interior wayfinding signage.	Multiple additions to the school have created a complex layout.	Signage	1	\$13,500
3-0761	Site	Replace/relocate campus name lettering. Replace existing exterior signage/site wayfinding signage; provide additional site wayfinding signage.	Signage to the entry is very hard to read as the new entry is behind the building but the old entry is prominent from the road. Old main entry to building, still has name plates and signage above door, can be confusing to enter. Wayfinding signage is non-existent. Wayfinding signage needs to be installed to direct visitors to the new entrance. No parking signage; no signage for bus drop-off/student pick-up.	Signage	1	\$27,000
3-0774	Site	Repair/replace/relocate digital marquee.	Marquee is out by the old front entry next to the road and can be obstructed by the trees or the front outdoor play area, looks to be in ok condition. Marquee no longer functions properly.	Signage	1	\$43,538
3-0219	Main Building	Replace kitchen flooring.		Flooring Finishes	2	\$67,141
3-0980	Site	Provide site landscaping improvement package.	Dead trees, shrubs; fields and outdoor play areas lack grass. Impacts school pride/community perception.	Landscaping	3	\$47,239

CROCKETT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
MECHANICAL						\$133,920
3-0101	Main Building	Install (2) hail guards on refrigeration condensers on roof.	None observed.	HVAC	1	\$810
3-0103	Main Building	Replace (4) split system units.	Installed - 2000. Carrier R-22. Units are on roof.	HVAC	1	\$56,700
3-0100	Main Building	Replace (10) exhaust fans.	Worn condition. Roof mounted.	HVAC	1	\$47,250
3-0099	Main Building	Provide (2) variable frequency drives (VFD) on heating water pumps.	Currently have HOA switch.	HVAC	2	\$29,160
ELECTRICAL						\$39,366
3-0066	Main Building	Provide an emergency light in each classroom.		Lighting & Branch Wiring	2	\$39,366
PLUMBING						\$181,423
3-0078	Main Building	Replace hot water heater.	Installed - 1988; past life cycle. AO Smith.	Domestic Water Distribution	1	\$47,250
3-0065	Main Building	Relocate storm downspouts at main entrance from roof.	Creates a hazard in inclement weather.	Miscellaneous	1	\$8,910
3-0987	Main Building	Provide additional drinking fountains with bottle fillers.	Lack of water fountains.	Plumbing Fixtures	2	\$39,497
3-0095	Main Building	Upgrade (12) drinking fountains with bottle fillers.	EWC. Aging systems.	Plumbing Fixtures	2	\$26,244
3-0098	Main Building	Replace hot water heater.	Installed - 2020. Bradford White. Units appears new.	Domestic Water Distribution	4	\$59,522
TECHNOLOGY						\$31,887
3-0970	Main Building	Upgrade/replace visitor communication system.	Upgrade/replace intercom system. Volume is not great; parents/staff struggle to hear. Constantly having to put in work orders.	Commercial Equipment	1	\$11,475
3-0067	Main Building	Provide additional card readers on select doors.	Additional card readers needed; cafeteria specifically reported.	Communications & Security	2	\$20,412

CURTIS ELEMENTARY SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$25,451	\$0	\$1,575	\$0	\$27,026
Building Envelope	\$0	\$0	\$6,771	\$101,765	\$108,536
Architectural	\$26,649	\$67,817	\$201,775	\$0	\$296,241
Mechanical	\$37,800	\$40,824	\$13,778	\$0	\$92,402
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$17,496	\$0	\$0	\$17,496
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$89,900	\$126,137	\$223,898	\$101,765	\$541,701

CURTIS ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$27,026
1-0214	Site	Repair/replace damaged curbs throughout site.	Exposed rebar at curb near curb inlet. Broken curb at ramp, ramp is not in compliance with current ADA standards. Cracks along curb. Patch spalled concrete curb.	Parking Lots	1	\$5,660
1-0226	Site	Repair/replace damaged sidewalks and paving throughout site.	Large crack in sidewalk. Seal hairline cracks. Sawcut, remove and replace sidewalk with major cracks. Cracks where new sidewalk connects to existing sidewalk Sidewalk cracking at doorway. Pavement crack at flume. Cracks in retaining wall. Patch exposed rebar in concrete steps to prevent further deterioration.	Pedestrian Paving	1	\$6,966
1-0205	Site	Replace concrete stairs.	Spalling concrete and exposed rebar at stairs in loading dock area.	Pedestrian Paving	1	\$6,750
1-0211	Site	Provide site improvements (i.e. regrading) to promote positive drainage on site, mitigate erosion, and level surfaces as needed.	Ground eroding out from under stair concrete. Fill void under stairs. Regrade to ensure stable slope. Hydromulch area after grading work is complete. Sinkhole at building foundation corner where irrigation pipe exits ground. Grade is not aligned with headwall outfall and may be potential for erosion. Add rip-rap at the end of the headwall to prevent future erosion. Erosion at splash block. Splash blocks at building foundation are pushed away from building foundation causing runoff to fall on building foundation. Expansion joint has also failed.	Rain Water Drainage	1	\$6,075

CURTIS ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0206	Site	Patch concrete wall at handrail. Patch spalled concrete.	Cracking concrete at handrail base. Spalling concrete at joints.	Pedestrian Paving	3	\$1,575
BUILDING ENVELOPE						\$108,536
2-0110	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$3,937
2-0103	Main Building	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.	Minor cracking in one area.	Facade	3	\$2,834
2-0112	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Typical storefront doors.	Doors (Exterior)	4	\$63,773

CURTIS ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0111	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Typical hollow metal door. Some rusting on some doors.	Doors (Exterior)	4	\$37,414
2-0120	Portable 1	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Typical sliding windows.	Windows (Exterior)	4	\$578
ARCHITECTURE						\$296,241
3-0961	Site	Repair/replace damaged sidewalk near cafeteria on site.	Outside cafeteria, sidewalk has bucked and separated which causes a tripping hazard.	Pedestrian Paving	1	\$10,449
3-0962	Site	Provide more secure barrier between back parking lot and play areas.	Currently have rope that blocks off back parking lot from visitors during the day to ensure student safety when crossing to the playground; would like gate structure or formal crosswalk.	Site Misc.	1	\$16,200

CURTIS ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0960	Main Building	Improve emergency lighting system in stairwells.	(1) stairwell has window into courtyard, but otherwise too dim without power.	Other Electrical Systems	2	\$3,062
3-0646	Portable 1	Replace acoustical ceiling tile and grid throughout portable.		Ceiling Finishes	2	\$14,382
3-0607	Portable 1	Replace VCT flooring and base throughout.	Portable building(s) finishes are in good condition. Utilized as office, gifted & talented classrooms, storage.	Flooring Finishes	2	\$17,767
3-0736	Portable 2	Replace acoustical ceiling tile and grid throughout portable.		Ceiling Finishes	2	\$14,382
3-0967	Site	Relocate gate to allow for more efficient entry/exit during emergencies.	Difficult to funnel 700 students through a limited number of doors during emergencies due to current gate placement; suggest moving gate closer to building to allow quicker access and ensure it does not obstruct the badge reader at the door.	Site Misc.	2	\$18,225
3-0243	Main Building	Replace kitchen flooring.		Flooring Finishes	3	\$67,677
3-0966	Main Building	Reconfigure/renovate space to accommodate dedicated de-escalation room near behavior classroom.	Calm down room is on the other side of campus; CBI needs to stay in existing space due to unique layout of classroom.	Interior Renovation - SPED	3	\$51,175
3-0487	Main Building	Replace interior room signage.		Signage	3	\$38,086
3-0648	Portable 1	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$7,313
3-0654	Portable 1	Replace window coverings/mini blinds.		Window Coverings	3	\$5,511
3-0737	Portable 2	Replace VCT flooring and base throughout.		Flooring Finishes	3	\$19,188

CURTIS ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0738	Portable 2	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).		Wall Finishes	3	\$7,313
3-0735	Portable 2	Replace window coverings/mini blinds.		Window Coverings	3	\$5,511
MECHANICAL						\$92,402
3-0239	Main Building	Replace (2) split system units.	Life Cycle - 2008; Installed - 1988. R-22	HVAC	1	\$37,800
3-0148	Main Building	Replace (8) exhaust fans.	Past life cycle. Roof mounted.	HVAC	2	\$40,824
3-0227	Main Building	Replace mini split system units.		HVAC	3	\$13,778
PLUMBING						\$17,496
3-0220	Main Building	Replace (8) drinking fountains and bottle fillers.	Life cycle - 2027. Currently have bottle fillers.	Plumbing Fixtures	2	\$17,496

IKARD ELEMENTARY SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$16,200	\$25,865	\$0	\$0	\$42,065
Building Envelope	\$0	\$24,786	\$34,799	\$58,672	\$118,257
Architectural	\$0	\$39,497	\$53,175	\$0	\$92,672
Mechanical	\$810	\$69,984	\$0	\$0	\$70,794
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$44,469	\$0	\$0	\$44,469
Technology	\$0	\$51,030	\$0	\$0	\$51,030
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$17,010	\$255,631	\$87,974	\$58,672	\$419,287

IKARD ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$42,065
1-0291	Site	Provide site improvements (i.e. regrading) to promote positive drainage on site, mitigate erosion, and level surfaces as needed.	Erosion along site parking. Regrade and hydromulch area along driveway to prevent further erosion. Landscaped area is not graded to properly allow drainage away from building and causes areas of ponding Lower grade and form a swale in grass area to prevent ponding at sidewalk. \ Grate inlet is blocked by grate likely to prevent debris from entering the inlet, but it restricts drainage. A concrete collar or rip-rap around the inlet may be added to prevent organic debris from entering the inlet. Regrade area and hydromulch around inlet to prevent erosion. Erosion at barrier free ramp. Regrade and hydromulch area to prevent further erosion.	Rain Water Drainage	1	\$9,450
1-0295	Site	Regrade playground and hydromulch to prevent erosion.	Children's playground has areas of severe erosion.	Rain Water Drainage	1	\$6,750

IKARD ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0324	Site	Repair/replace damaged sidewalks and paving throughout site.	Differential settling of sidewalk. Remove differential settled concrete sidewalk, repair base and repour sidewalk. Differential settling has caused sidewalk to possibly to not be in compliance with ADA requirements. Sawcut and remove settled concrete pavement adjacent to landing. Repour sidewalk to be in compliance with ADA requirements with slope no greater than 2%. Sawcut and remove cracked concrete slab. Ensure joints are cut around manhole to prevent future cracks. Sawcut and remove broken concrete curb.	Pedestrian Paving	2	\$20,689
1-0321	Site	Patch concrete stairs and fill void.	Concrete stairs has void space. Patch concrete stairs.	Pedestrian Paving	2	\$802
1-0288	Site	Paint/replace rusted handrail base.	Handrail is rusting at the base	Pedestrian Paving	2	\$4,374
BUILDING ENVELOPE						\$118,257
2-0213	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Patch sealant work throughout.	Windows (Exterior)	2	\$24,786

IKARD ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0216	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$27,713
2-0209	Main Building	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.	Damage at soffit, water staining.	Facade	3	\$7,086
2-0217	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$29,761
2-0214	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Glass block windows.	Windows (Exterior)	4	\$28,911

IKARD ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
ARCHITECTURE						\$92,672
3-0488	Main Building	Replace interior room signage.		Signage	2	\$39,497
3-0271	Main Building	Replace kitchen flooring.		Flooring Finishes	3	\$53,175
MECHANICAL						\$70,794
3-0033	Main Building	Install (2) hail guards on refrigeration condensers on roof.	None observed.	HVAC	1	\$810
3-0012	Main Building	Provide (2) variable frequency drives (VFD) on heating water pumps.	Currently have HOA starters.	HVAC	2	\$29,160
3-0009	Main Building	Replace (8) exhaust fans.	Baldor motors. HOA switch installed.	HVAC	2	\$40,824
PLUMBING						\$44,469
3-0035	Main Building	Provide frost proof hose bibs on roof.	Manual valve on roof currently.	Domestic Water Distribution	2	\$29,160
3-0017	Main Building	Replace (3) drinking fountains and bottle fillers.	Elkay EWC. Most appear to be in good condition. Replace any over 10-years of age.	Plumbing Fixtures	2	\$6,561
3-0034	Main Building	Upgrade (4) drinking fountains with bottle fillers in cafeteria.	Do not have bottle fillers in cafeteria.	Plumbing Fixtures	2	\$8,748
TECHNOLOGY						\$51,030
3-0005	Main Building	Provide additional card readers on select doors.	Additional card readers needed.	Communications & Security	2	\$20,412
3-0956	Site	Provide additional security cameras for exterior.	Additional cameras needed for adequate monitoring. Would like footage of parking lot.	Communications & Security	2	\$30,618

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MARTIN ELEMENTARY SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$21,098	\$4,199	\$1,575	\$0	\$26,871
Building Envelope	\$0	\$44,323	\$87,140	\$68,025	\$199,488
Architectural	\$0	\$128,638	\$97,831	\$40,815	\$267,284
Mechanical	\$0	\$40,824	\$0	\$0	\$40,824
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$13,122	\$0	\$0	\$13,122
Technology	\$0	\$103,226	\$0	\$0	\$103,226
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$21,098	\$334,333	\$186,546	\$108,840	\$650,816

MARTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$26,871
1-0362	Site	Repair/replace damaged sidewalks and paving throughout site.	Cracks along pavement patch towards portable building. Broken concrete near playground creates tripping hazard. Differential settling of sidewalk from doorway. May not be in compliance with ADA requirements. Sawcut and remove settled concrete pavement adjacent to landing. Repour sidewalk to be in compliance with ADA requirements with slope no greater than 2%.	Pedestrian Paving	1	\$5,573
1-0337	Site	Provide site improvements (i.e. regrading) to promote positive drainage on site, mitigate erosion, and level surfaces as needed.	Splash block facing wrong direction to allow for positive drainage away from building. Exposed soil at building creates potential for erosion. Area along building foundation does not allow for positive drainage away from foundation. Regrade area to allow for positive drainage away from building. Potential for erosion at flume outfall. Recommend adding rip-rap at end of flume as preventative measure. Add rip-rap to prevent erosion at bottom of concrete swale. Evidence of erosion along slope. Add fill to stabilize slope behind curb. Hydromulch slope after grading activities.	Rain Water Drainage	1	\$6,075
1-0330	Site	Regrade area and add rip-rap to prevent further erosion from downspout.	Severe evidence of erosion at roof drain downspout.	Rain Water Drainage	1	\$2,700

MARTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0341	Site	Regrade site to remove channels formed by erosion. Hydromulch site to establish vegetation (playground area).	Evidence of erosion in playground area.	Site Earthwork	1	\$6,750
1-0366	Site	Seal cracks as needed in sidewalks and pavement throughout site.	Severe asphalt cracking. Cracks in sidewalk not along joints. Crack in curb at loading dock. Hairline cracks in parking lot pavement.	Pedestrian Paving	2	\$4,199
1-0344	Site	Regrade area at building corner and hydromulch to prevent erosion.	Exposed soil at building corner may lead to erosion.	Site Earthwork	3	\$1,575
BUILDING ENVELOPE						\$199,488
2-0302	Portable 1	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	2	\$3,499
2-0300	Portable 1	Repair wood siding and paint to match adjacent.	Damaged wood siding and skirt; rotting wood facade on roof as well.	Facade	2	\$40,824

MARTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0292	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$17,321
2-0279	Main Building	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.	Brick and stone veneer with colored ceramic block accents, some damage to ceramic blocks.	Facade	3	\$69,284
2-0301	Portable 1	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Windows (Exterior)	3	\$535

MARTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0293	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Door glass have been wet glazed from the inside.	Doors (Exterior)	4	\$68,025
ARCHITECTURE						\$267,284
3-0284	Main Building	Replace kitchen flooring.		Flooring Finishes	2	\$55,951
3-0033	Portable 1	Replace casework in portable.	Aging.	Casework	2	\$45,140
3-0075	Portable 1	Replace acoustical ceiling tile and grid throughout portable.		Ceiling Finishes	2	\$14,382
3-0500	Portable 1	Install handrails as needed to ensure ADA compliance.	Handrails required in (2) locations; confirm ADA.	Stairs + Handrails / Guardrails	2	\$13,166
3-0489	Main Building	Replace interior room signage.		Signage	3	\$30,469
3-0932	Main Building	Provide interior wayfinding signage.	Hallway crossways need visible signage as well as main areas.	Signage	3	\$15,746
3-0287	Portable 1	Replace carpet flooring and base throughout.		Flooring Finishes	3	\$20,124
3-0798	Site	Replace/relocate campus name lettering or remove trees.	Name of school on exterior front of building is not visible due to trees.	Signage	3	\$15,746
3-0931	Site	Replace existing exterior signage/site wayfinding signage; provide additional site wayfinding signage.	We are armed sign could be closer to building. Oakridge Lane city street arrows to indicate turning lanes are faded and confusing.	Signage	3	\$15,746
3-0945	Main Building	Provide set of risers in music classroom.	Risers are needed.	Furniture	4	\$20,408

MARTIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0947	Main Building	Provide lab tables for 5th grade.	5th grade should have tables for labs.	Furniture	4	\$20,408
MECHANICAL						\$40,824
3-0080	Main Building	Replace (8) exhaust fans.	Past life cycle.	HVAC	2	\$40,824
PLUMBING						\$13,122
3-0085	Main Building	Upgrade (6) drinking fountains with bottle fillers.	Currently Elkay EWC; recommend upgrades for no contact serving. Most observed to be in good condition.	Plumbing Fixtures	2	\$13,122
TECHNOLOGY						\$103,226
3-0943	Main Building	Provide ceiling mounted projectors in self-contained classrooms (STACI).	STACI classrooms need mounted in the ceiling projection systems. Ceiling mounted projectors.	Communications & Security	2	\$7,290
3-0949	Main Building	Replace projector system in cafeteria.	Cafeteria needs updated sound/projection system.	Communications & Security	2	\$37,616
3-0950	Main Building	Provide ceiling mounted projectors in special education classrooms.	Projected monitors in special education classrooms.	Communications & Security	2	\$7,290
3-0072	Main Building	Provide additional card readers on select doors.	Additional card readers needed.	Communications & Security	2	\$20,412
3-0936	Site	Provide additional security cameras for exterior.	Additional cameras needed on southside and northeast exterior of building.	Communications & Security	2	\$30,618

SEGUIN ELEMENTARY SCHOOL SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$43,210	\$13,968	\$0	\$8,503	\$65,681
Building Envelope	\$0	\$24,786	\$55,269	\$7,653	\$87,708
Architectural	\$0	\$38,087	\$58,009	\$0	\$96,096
Mechanical	\$0	\$40,824	\$31,493	\$0	\$72,317
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$8,748	\$0	\$0	\$8,748
Technology	\$0	\$20,412	\$0	\$0	\$20,412
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$43,210	\$146,824	\$144,771	\$16,156	\$350,961

SEGUIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$65,681
1-0418	Site	Repair/replace damaged curbs throughout site.	Cracked curb at building entrance. Cracked curb and pavement at curb radius.	Parking Lots	1	\$3,048
1-0397	Site	Sawcut, remove and replace broken curb. Remove failed caulk, clean and recaulk joint.	Cracked curb and vegetation growth through the cracks.	Parking Lots	1	\$1,350
1-0411	Site	Repair/replace damaged sidewalks and paving throughout site.	Pavement and subgrade failure at expansion joint. Differential creates non-ADA compliant situation at doorway exit. Remove sidewalk that has settled away from building. Replace sidewalk. Sawcut and remove settled concrete pavement adjacent to landing. Repour sidewalk to be in compliance with ADA requirements with slope no greater than 2%.	Pedestrian Paving	1	\$26,123
1-0426	Site	Remove and replace concrete collars.	Concrete collar at downspout has differential settling and creates tripping hazard.	Pedestrian Paving	1	\$540
1-0438	Site	Remove failed stairs. Replace stairs level with existing building landing.	Large areas of spalling and exposed rebar at stairs.	Pedestrian Paving	1	\$3,375
1-0391	Site	Regrade site to eliminate ponding in sidewalk area and promote positive drainage away from building.	Evidence of erosion at sidewalk. Low spot holds water near building foundation.	Site Earthwork	1	\$2,025
1-0395	Site	Regrade area next to building and scarify to ensure positive drainage away from building. Hydromulch area to promote vegetation growth.	Evidence of erosion around bench. Erosion behind curb. Erosion along side slope of stairs. Hydromulch around building corner to establish vegetation and prevent further erosion.	Site Earthwork	1	\$4,050
1-0393	Site	Vegetation needs to be established in area to prevent erosion on slope.	Areas of severe erosion at stairs.	Site Earthwork	1	\$2,700

SEGUIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0399	Site	Patch spalled concrete at parking lots. Remove, clean and replace failed expansion joint.	Concrete spalling at expansion joint.	Parking Lots	2	\$8,748
1-0415	Site	Seal cracks as needed in sidewalks and pavement throughout site.	Longitudinal cracks along concrete driveway. Cracks in concrete at curb. Cracking concrete around light pole base. Cracked pavement at crosswalk.	Pedestrian Paving	2	\$4,199
1-0434	Site	Remove and replace floated concrete at doorway landing and building entrance.	Spalling of floated concrete at building entrance.	Pedestrian Paving	2	\$1,021
1-0386	Site	Provide site improvements (i.e. regrading) to promote positive drainage on site, mitigate erosion, and level surfaces as needed.	Drainage inlet is above grade and will not accept drainage. As-built plans should be checked to see if this is the intent of the design. Lower height of inlet top to allow for positive drainage into inlet. Hydromulch area to prevent erosion.	Rain Water Drainage	4	\$8,503
BUILDING ENVELOPE						\$87,708
2-0387	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Glass block windows. A couple of blocks are cracked or broken.	Windows (Exterior)	2	\$24,786

SEGUIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0390	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Gaskets short or pinched in some areas.	Doors (Exterior)	3	\$27,556
2-0389	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Cracked and weathered weatherstripping at the bottom.	Doors (Exterior)	3	\$27,713
2-0384	Main Building	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.	Soffit is an EIFS or stucco.	Facade	4	\$7,653
ARCHITECTURE						\$96,096
3-0822	Main Building	Replace interior room signage.	Old but still readable signs by doors.	Signage	2	\$38,087
3-0336	Main Building	Replace kitchen flooring.		Flooring Finishes	3	\$58,009
MECHANICAL						\$72,317
3-0024	Main Building	Replace (8) exhaust fans.	Past life cycle. Cook.	HVAC	2	\$40,824
3-0028	Main Building	Provide (2) variable frequency drives (VFD) on heating water pumps.	Currently have starters.	HVAC	3	\$31,493

SEGUIN ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
PLUMBING						\$8,748
3-0032	Main Building	Upgrade (4) drinking fountains with bottle fillers.	Currently Elkay EWC; recommend upgrades for no contact serving. Older than 10 years, but observed to be in good condition.	Plumbing Fixtures	2	\$8,748
TECHNOLOGY						\$20,412
3-0020	Main Building	Provide additional card readers on select doors.	Additional card readers needed.	Communications & Security	2	\$20,412

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WRIGHT ELEMENTARY SCHOOL

SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$42,255	\$63,874	\$0	\$0	\$106,129
Building Envelope	\$39,285	\$110,079	\$127,230	\$199,653	\$476,247
Architectural	\$125,348	\$79,443	\$71,312	\$0	\$276,102
Mechanical	\$141,885	\$0	\$0	\$0	\$141,885
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$6,750	\$48,697	\$0	\$0	\$55,447
Technology	\$0	\$98,852	\$0	\$0	\$98,852
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Total	\$355,523	\$400,945	\$198,541	\$199,653	\$1,154,662

WRIGHT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
CIVIL						\$106,129
3-0911	Site	Remove/replace damaged sections of sidewalk (playground).	Sidewalk/crosswalk to playground through back parking lot is cracked and chipping.	Pedestrian Paving	1	\$34,830
1-0585	Site	Provide site improvements (i.e. regrading) to promote positive drainage on site, mitigate erosion, and level surfaces as needed.	Grading at headwall outfall does not allow for positive drainage. Water is trapped at outfall. Evidence of erosion by playground. Hydromulch around sidewalk corner to establish vegetation and prevent further erosion. Sink hole adjacent to stairs allows for water infiltration near building foundation. Fill void space next to stairs. Grade to ensure positive drainage away from building. Ground has eroded away from sidewalk. Fill area next to sidewalk to prevent future erosion. Height of grass at pavement edge does not allow for positive drainage off of pavement towards swale. Remove grass at pavement edge to allow drainage to run off pavement edge.	Rain Water Drainage	1	\$7,425
1-0610	Site	Repair/replace damaged curbs throughout site.	Cracked curb at building entrance.	Parking Lots	2	\$4,702
3-0928	Site	Provide sidewalk for bus loading zone.		Pedestrian Paving	2	\$22,570
1-0625	Site	Seal cracks as needed in sidewalks and pavement throughout site.	Cracks in sidewalk not along control joints. Hairline cracks in sidewalk not along control joints. Significant cracks along driveway concrete.	Pedestrian Paving	2	\$3,499

WRIGHT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
1-0622	Site	Repair/replace damaged sidewalks and paving throughout site.	Differential settling has caused tripping hazard and walkway to be out of compliance with ADA standards. Sawcut and remove settled concrete pavement adjacent to landing. Repour sidewalk to be in compliance with ADA requirements with slope no greater than 2%. Spalling concrete along expansion joint. Cracks in sidewalk not along expansion joints. Sawcut and remove cracked sidewalk. Replace with sidewalk to be in compliance with ADA requirements with slope no greater than 2%. Differential settling of concrete and failed expansion joint. Replace bottom concrete pavement if differential settling creates issue for using ramp. Sidewalk has settled away from stairs creating gap at base of stairs at expansion joint. Remove sidewalk at base of stairs. Repour to eliminate gap between stairs and sidewalk. Concrete cracks in sidewalk.	Pedestrian Paving	2	\$33,102
BUILDING ENVELOPE						\$476,247
2-0562	Main Building	Repair cracks in existing plaster and apply two coats of acrylic elastomeric coating to meet new coating standards and color.	Evidence of water migration.	Facade	1	\$4,860

WRIGHT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0568	Main Building	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Leaks reported on north side windows/wall.	Windows (Exterior)	1	\$34,425
2-0573	Main Building	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Starting to show signs of weathering, holes in larger expansion joint sealants.	Sealants	2	\$72,900
2-0577	Portable 1	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Single pane glass, horizontal operable windows, cracked frame typical on all building windows.	Windows (Exterior)	2	\$24,786

WRIGHT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0581	Portable 2	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Single pane, horizontal operable windows, cracked frames typical around entire building.	Windows (Exterior)	2	\$12,393
2-0578	Portable 1	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$6,928
2-0575	Portable 1	Remove and replace corrugated metal roof with approved new roof system.		Roofing	3	\$56,687

WRIGHT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0582	Portable 2	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	3	\$6,928
2-0579	Portable 2	Remove and replace corrugated metal roof with approved new roof system.		Roofing	3	\$56,687
2-0570	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Typical hollow metal door.	Doors (Exterior)	4	\$18,707

WRIGHT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0571	Main Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/ texture to match. *Partial scope, not for entire system.	Typical storefront door.	Doors (Exterior)	4	\$34,013
2-0563	Main Building	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	Peeling and denting.	Facade	4	\$24,489
2-0576	Portable 1	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	Good siding, damaged skirting.	Facade	4	\$61,223
2-0580	Portable 2	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	Siding is good but skirting is damaged.	Facade	4	\$61,223
ARCHITECTURE						\$276,102
3-0921	Main Building	Repair/replace dishwasher in cafeteria.	Has been out of service / broken for a long period of time.	Kitchen Equipment	1	\$60,750
3-0913	Main Building	Install window film.	No window film at original wing. Pair with window replacement.	Windows (Exterior)	1	\$21,060
3-0909	Site	Repair/replace digital marquee.	Software is no longer supported.	Signage	1	\$43,538
3-0385	Main Building	Replace kitchen flooring.		Flooring Finishes	2	\$46,999
3-0890	Main Building	Replace interior room signage.	Signage has been maintained very well.	Signage	2	\$32,444
3-0144	Portable 1	Replace acoustical ceiling tile and grid throughout portable.		Ceiling Finishes	3	\$15,532

WRIGHT ELEMENTARY SCHOOL

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0403	Portable 1	Replace carpet flooring and base throughout.		Flooring Finishes	3	\$20,124
3-0892	Portable 2	Replace acoustical ceiling tile and grid throughout portable.	Showing some age but still useable.	Ceiling Finishes	3	\$15,532
3-0894	Portable 2	Replace carpet flooring and base throughout.	Showing some age but still useable.	Flooring Finishes	3	\$20,124
MECHANICAL						\$141,885
3-0242	Main Building	Provide (2) variable frequency drives (VFD) on heating water pumps.	Currently have starters.	HVAC	1	\$27,000
3-0236	Main Building	Install (2) hail guards on refrigeration condensers on roof.	None currently; minimal hail damage can be observed.	HVAC	1	\$810
3-0246	Main Building	Replace (2) split system units.	Life Cycle - 2021; Installed - 2001. Carrier.	HVAC	1	\$42,525
3-0238	Main Building	Replace (7) exhaust fans.	Installed - 1990. Units are very old.	HVAC	1	\$37,800
3-0235	Main Building	Replace make-up air heater to hood.	Life Cycle - 2019; Installed - 1999. Greenheck.	HVAC	1	\$33,750
PLUMBING						\$55,447
3-0226	Main Building	Replace washer and dryer.	Life Cycle - 2000; Installed - 1990.	Commercial Equipment	1	\$6,750
3-0237	Main Building	Replace gas piping on roof.	Tar and rust showing.	Other Plumbing Systems	2	\$42,136
3-0224	Main Building	Upgrade (3) drinking fountains with bottle fillers.	Currently EWC; recommend upgrades for no contact serving.	Plumbing Fixtures	2	\$6,561
TECHNOLOGY						\$98,852
3-0918	Main Building	Replace projector system in cafeteria.	Aging.	Communications & Security	2	\$37,616
3-0923	Main Building	Provide additional card readers on select doors.		Communications & Security	2	\$30,618
3-0910	Site	Provide additional security cameras for exterior.	(1) camera on playground; playground is a large field area. Security camera views are not adequate or helpful.	Communications & Security	2	\$30,618

KANGAROO STADIUM SUMMARY OF FINDINGS

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Total Cost (P1-P4)
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$80,460	\$42,719	\$118,884	\$114,622	\$356,686
Architectural	\$100,962	\$196,614	\$0	\$237,385	\$534,961
Mechanical	\$25,650	\$107,163	\$0	\$53,570	\$186,383
Electrical	\$49,032	\$0	\$0	\$0	\$49,032
Plumbing	\$182,250	\$113,753	\$0	\$0	\$296,003
Technology	\$0	\$35,539	\$0	\$0	\$35,539
Life Safety & Security	\$6,075	\$0	\$0	\$0	\$6,075
Athletics/Activities	\$3,375	\$18,808	\$0	\$0	\$22,183
Total	\$447,804	\$514,597	\$118,884	\$405,577	\$1,486,861

KANGAROO STADIUM

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
BUILDING ENVELOPE						\$356,686
2-0258	Athletic Support Buildings	Remove and replace all sealants from around window and door frames, at all control and building expansion joints, and all exterior veneer penetrations (i.e. speakers, lights, cameras, strobes, pipes, conduits).	Sealants cracked and weathered. Cohesion and adhesion failure in perimeter sealants.	Sealants	1	\$67,500
2-0263	Field House	Remove existing brick, inspect, and repair any damaged exterior gyp, exterior vapor barrier and studs. Install new air barrier over entire area install new brick ties and install new brick to match adjacent color and texture.	Wall is being held up by posts, wall can move with pushing it by hand.	Facade	1	\$12,960
2-0265	Field House	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	2	\$9,623
2-0226	Ticket Booth	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	2	\$3,645

KANGAROO STADIUM

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0225	Ticket Booth	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	2	\$3,208
2-0224	Ticket Booth	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.	Building has damage around lower part around all of building.	Facade	2	\$26,244
2-0236	Concessions / Restroom (Visitor)	Prep, clean and power wash existing brick exterior veneer. Tuck point and repair broken brick as needed.		Facade	3	\$30,233
2-0237	Concessions / Restroom (Visitor)	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Single pane, operable lower sliding glass.	Windows (Exterior)	3	\$1,338

KANGAROO STADIUM

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0254	Concourse / Press Box (Home)	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Perimeter sealant separating, cracked and weathered.	Windows (Exterior)	3	\$20,076
2-0264	Field House	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Windows (Exterior)	3	\$1,338
2-0244	Maintenance Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Missing weatherstripping, dents and damage, rusted frame around doors.	Doors (Exterior)	3	\$3,937

KANGAROO STADIUM

DETAILED REPORT

Cost estimates are in 2025 dollars and include soft costs. Inflation values are based on priority assigned.

ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0245	Maintenance Building	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Typical door on building, rusted hardware.	Doors (Exterior)	3	\$6,928
2-0233	Press Box (Visitor)	Prep/paint previously painted exterior doors.	Paint peeling on door and frame. exposed wood frame.	Doors (Exterior)	3	\$2,519
2-0230	Press Box (Visitor)	Remove and replace existing metal exterior wall panels, including all sheet metal flashing, trim and closures.		Facade	3	\$28,343
2-0228	Press Box (Visitor)	Remove and replace corrugated metal roof with approved new roof system.		Roofing	3	\$10,078
2-0232	Press Box (Visitor)	Remove existing window systems from window openings, remove exterior veneer to flash in new window frame, install new window system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Single pane non-operable windows.	Windows (Exterior)	3	\$4,015
2-0222	Ticket Booth	Remove and replace corrugated metal roof with approved new roof system.		Roofing	3	\$10,078

KANGAROO STADIUM

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
2-0238	Concessions / Restroom (Visitor)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.	Typical door used on opposite side.	Doors (Exterior)	4	\$7,483
2-0256	Concourse / Press Box (Home)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$51,019
2-0257	Concourse / Press Box (Home)	Remove existing door systems from door openings, remove exterior veneer to flash in new door frame, install new door system, flash into existing wall system, re-install exterior veneer to match adjacent construction, repair interior seal, jambs and head to match adjacent construction and paint/texture to match. *Partial scope, not for entire system.		Doors (Exterior)	4	\$56,121
ARCHITECTURE						\$534,961
3-0857	Field House	Replace interior doors, frames, and hardware.	Doors are hard to open; don't swing correctly.	Doors (Interior)	1	\$48,762
3-0278	Field House	Replace VCT flooring and base throughout.	This Building is in very bad shape	Flooring Finishes	1	\$40,835

KANGAROO STADIUM DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0859	Field House	Replace coaches' chairs/seating.	Ripped.	Furniture	1	\$4,050
3-0853	Field House	Replace interior room signage.	No room names or numbers.	Signage	1	\$7,314
3-0527	Concessions / Restroom (Visitor)	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).	Painted CMU Block	Wall Finishes	2	\$56,823
3-0072	Field House	Replace acoustical ceiling tile and grid throughout building.	ACT in most of this building.	Ceiling Finishes	2	\$58,030
3-0281	Field House	Refinish concrete flooring.	A pipe has burst in this room multiple times and caused replacement of multiple finishes and a lot of damage.	Flooring Finishes	2	\$13,737
3-0282	Field House	Replace carpet flooring and base throughout.		Flooring Finishes	2	\$11,201
3-0837	Press Box (Visitor)	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).	Plywood Sheet Ceiling Painted White, Very Old, Original to the stadium?	Wall Finishes	2	\$56,823
3-0071	Concourse / Press Box (Home)	Replace acoustical ceiling tile and grid throughout building.	Finishes in concourse done in 2008 - still like new.	Ceiling Finishes	4	\$60,297
3-0845	Concourse / Press Box (Home)	Repaint exterior hollow metal doors and frames.		Doors (Exterior)	4	\$15,795
3-0276	Concourse / Press Box (Home)	Replace carpet flooring and base throughout.	All finishes in press box are immaculate.	Flooring Finishes	4	\$73,775
3-0838	Concourse / Press Box (Home)	Replace interior room signage.	Room numbers small beside the doors	Signage	4	\$15,795
3-0849	Site	Replace existing exterior signage/site wayfinding signage; provide additional site wayfinding signage.	Signage is great and looks new.	Signage	4	\$25,509
3-0860	Ticket Booth (Football)	Replace acoustical ceiling tile and grid throughout building.	Looks like new.	Ceiling Finishes	4	\$18,676
3-0862	Ticket Booth (Football)	Refinish concrete flooring.	Looks like new, polished concrete	Flooring Finishes	4	\$18,744

KANGAROO STADIUM

DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0861	Ticket Booth (Football)	Patch and repaint all previously painted interior surfaces (i.e. walls, window frames, door frames).	Looks like new.	Wall Finishes	4	\$8,793
MECHANICAL						\$186,383
3-0176	Kangaroo Stadium	Replace (2) electric unit heaters.	Life Cycle - 2024; Installed - 2009.	HVAC	1	\$6,750
3-0158	Kangaroo Stadium	Replace split system unit at field house.	Installed - 1995; past life cycle. Trane.	HVAC	1	\$18,900
3-0172	Kangaroo Stadium	Replace ductless split system unit.	Life Cycle - 2029; Installed - 2009. Daikin ductless system.	HVAC	2	\$12,758
3-0174	Kangaroo Stadium	Replace ductless split system unit.	Life Cycle - 2029; Installed - 2009. Carrier ductless system.	HVAC	2	\$12,758
3-0180	Kangaroo Stadium	Replace ductless split system unit in lobby.	Life Cycle - 2029; Installed - 2009. Ductless system.	HVAC	2	\$15,309
3-0178	Kangaroo Stadium	Replace (2) inline exhaust fans.	Installed - 2009; Life Cycle - 2029.	HVAC	2	\$14,580
3-0157	Kangaroo Stadium	Replace (3) exhaust fans.	Installed - 2009. Some hail damaged noticed.	HVAC	2	\$15,309
3-0169	Kangaroo Stadium	Replace (1) outside air make-up air heater.	Sterling. Paint washed off cabinet.	HVAC	2	\$36,450
3-0163	Field House	Replace (2) split system units.	Life Cycle - 2041; Installed - 2021. Carrier.	HVAC	4	\$53,570
ELECTRICAL						\$49,032
3-0160	Field House	Replace fluorescent lighting with LED.		Lighting & Branch Wiring	1	\$49,032
PLUMBING						\$296,003
3-0162	Field House	Replace hot water heater.	Life Cycle - 2026; Installed - 2011. Lochinvar.	Domestic Water Distribution	1	\$47,250
3-0165	Field House	Replace hot water heater.	Life Cycle - 2024; Installed - 2009. AO Smith 100 gal.	Domestic Water Distribution	1	\$47,250
3-0177	Kangaroo Stadium	Replace (2) hot water heaters.	Life Cycle - 2024; Installed - 2009. AO Smith 20 gal.	Domestic Water Distribution	1	\$40,500
3-0155	Kangaroo Stadium	Replace hot water heater.	Life Cycle - 2024; Installed - 2009. AO Smith.	Domestic Water Distribution	1	\$47,250
3-0154	Field House	Replace washer.	Life Cycle - 2026. Alliance commercial.	Commercial Equipment	2	\$14,580

KANGAROO STADIUM DETAILED REPORT

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ITEM NO.	BUILDING / AREA	CORRECTIVE ACTION	ASSESSOR NOTES	SYSTEM	PRIORITY	TOTAL COST
3-0152	Field House	Replace plumbing fixtures in locker rooms.	Outdated fixtures (urinals).	Plumbing Fixtures	2	\$43,026
3-0159	Field House	Replace plumbing trim in locker rooms.	Outdated trim; add metered fixtures.	Plumbing Fixtures	2	\$43,026
3-0164	Field House	Upgrade (6) drinking fountains with bottle fillers.	Units are aging.	Plumbing Fixtures	2	\$13,122
TECHNOLOGY						\$35,539
3-0170	Field House	Replace fire alarm system.	Life Cycle - 2029; Installed - 2009. Silent Night 5820XL.	Communications & Security	2	\$35,539
LIFE SAFETY & SECURITY						\$6,075
3-0173	Kangaroo Stadium	Replace air compressor on dry sprinkler system.	Life Cycle - 2024; Installed - 2009.	Fire Protection	1	\$6,075
ATHLETICS/ACTIVITIES						\$22,183
1-0631	Football Field (Stadium)	Lower inlet grate top and regrade to ensure positive drainage to inlet.	Inlet below scoreboard is above grade and does not allow for positive drainage to inlet.	Rain Water Drainage	1	\$3,375
1-0630	Concessions	Remove concrete slab, repair base material and replace. Seal expansion joints.	Pavement on north side of stadium is heaving. Pavement grinding has been performed to eliminate tripping hazard. This area should be monitored and possibly replaced in the future. Water may be penetrating joints causing heaving.	Pedestrian Paving	2	\$18,808
1-0650	Site	Replace synthetic turf field.	Life-cycle replacement.	Athletic Fields / Play	4	\$0
1-0652	Site	Replace synthetic turf baseball field.	Life-cycle replacement.	Athletic Fields / Play	4	\$0

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