

Robstown ISD Facilities Assessment Presentation

June 14, 2021

PRESENTED BY:



A SERVICE OF THE TEXAS ASSOCIATION OF SCHOOL BOARDS

WE KNOW SCHOOLS INSIDE AND OUT.



Planning



Environmental



Construction



Energy

Categories Evaluated

1. School Site
2. Systems and Components
3. Site Safety and Security
4. Educational Adequacy
5. Support Space
6. Portable Buildings
7. ADA Accessibility



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Exterior Areas Evaluated

- Site size
- Playground, athletic, and P.E. space size
- Topography and drainage
- Parking area
- ADA compliance
- Roofs
- Foundations
- Building envelope
- Doors and walls
- Canopies



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Exterior Areas Evaluated

- Student loading
- Pedestrian services and on-site walkways
- Access street and vehicular traffic
- Playgrounds and athletic/P.E. fields
- Campus security systems



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Interior Areas Evaluated

- ADA compliance
- Heating, ventilation, and air conditioning
- Lighting
- Electrical, communications, and data infrastructure
- Drinking fountains
- Restrooms
- Plumbing infrastructure
- Flooring
- Doors, walls, cabinets, and ceilings
- Campus security systems



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Interior Areas Evaluated

- Life safety systems
- Academic learning spaces
- Specialized learning spaces
- Library
- Gyms, athletic, and P.E. facilities
- Science labs
- Band, choir, and music spaces
- Art space
- Computer labs
- Teachers' lounges and work rooms



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Interior Areas Evaluated

- Cafeteria and kitchen
- Nurse's clinic
- Reception space
- Administrative and support spaces



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Driscoll Elementary School

Driscoll Elementary				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building & Gym	9%	\$1,501,266	\$20,056,275	83%
Key Immediate Needs:	Rebalance HVAC system to reduce CO2 levels			
	Repair erosion below roof drains			
	Masonry cleaning, repair, and recaulking			
	Repair modified bitumen roof to eliminate leaks			
	ADA improvements to playground & playground surface repair			
	Numerous maintenance projects			
Long Term Needs:	None to consider at this time			



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Lotspeich Elementary School

Lotspeich Elementary				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	18%	\$1,799,373	\$11,541,375	60%
Key Immediate Needs:	Begin planning replacement of HVAC systems within 3 years			
	Replace exterior perimeter fence			
	Install controlled access system at all doors			
	Make roof repairs to eliminate leaks			
	Numerous maintenance projects			
Long Term Needs:	None to consider at this time			



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San Pedro Elementary School

San Pedro Elementary				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	19%	\$1,887,494	\$11,541,375	39%
Key Immediate Needs:	Begin planning replacement of HVAC systems within 3 years			
	Repair or place exterior perimeter fence			
	Install controlled access system at all doors and improve 2-way communication with classrooms			
	Make roof repairs to eliminate leaks			
	Numerous maintenance projects			
Long Term Needs:	None to consider at this time			



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Ortiz Intermediate School

Ortiz Intermediate School				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	36%	\$6,374,093	\$20,030,400	57%
Key Immediate Needs:	Replace 2 aging HVAC units			
	Inspection & repairs of standing seam metal roof, gutters, and downspouts			
	Provide splash blocks where missing and repair erosion			
	Clean masonry stains and recaulk all expansion joints			
	Recaulk window frame/wall joints and repaint several window frames			
	Make ADA and security improvements			
	Numerous maintenance projects			
Long Term Needs:	Replace aging electrical and plumbing infrastructure; begin planning replacement of aging facilities			

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Seale Junior High School

Seale Junior High School				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	23%	\$5,878,484	\$29,191,500	87%
Key Immediate Needs:	Replace one aging HVAC chiller unit and three aging HVAC package-system units			
	Inspection & repairs of standing seam metal roof, gutters, and downspouts; replacement of older modified bitumen roofs			
	Provide splash blocks where missing and repair erosion			
	Clean masonry stains and recaulk all expansion joints			
	Make ADA and security improvements			
	Numerous maintenance projects			
Long Term Needs:	Replace aging electrical and plumbing infrastructure; begin planning replacement of oldest portion of the building			



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Robstown Early College High School

Robstown Early College High School				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Campus Buildings	26%	\$11,024,942	\$48,975,000	61%
Athletic Buildings & Fields	17%	\$1,652,257	\$19,884,170	
Key Immediate Needs:				
	Replace eight aging HVAC units			
	Replace oldest modified bitumen roofs & repair other modified bitumen roofs as needed; inspect standing seam metal roofs and make repairs as needed			
	Replace and repair damaged gutters and downspouts; provide splash blocks where missing and repair erosion			
	Recaulk expansion joints and older window frame/wall joints, clean masonry stains, & repair damaged vent on 600 building			
	Hire structural engineer to evaluate fieldhouse foundation due to significant interior CMU wall cracks			
	Make ADA and security improvements			
	Numerous maintenance projects			
Long Term Needs:				
	Replace aging electrical and plumbing infrastructure; begin planning replacement of oldest portions of the campus			



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Administration Building

Administration Building				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Administration Building	51%	\$1,083,956	\$2,421,000	
Key Immediate Needs:	Replace four aging HVAC units			
	Repair & repave asphalt parking surfaces			
	Replace built-up gravel roof			
	Recaulk expansion joints and window frame/wall joints, and clean masonry stains			
	Provide splash blocks where missing and repair erosion			
	Make ADA and security improvements			
	Numerous maintenance projects			
Long Term Needs:	Replace aging electrical and plumbing infrastructure			

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Hattie Martin Campus

Hattie Martin Campus				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	41%	\$2,842,606	\$7,897,500	
Key Immediate Needs:				
	Replace standing seam metal roof and modified bitumen roofs, and replace gutters and downspouts			
	Reposition splash blocks to allow better drainage away from foundation			
	Recaulk expansion joints and window frame/wall joints, and clean masonry stains & repair cracks			
	Replace thresholds and seals on exterior doors to prevent water infiltration			
	Make ADA and security improvements			
	Numerous maintenance projects			
Long Term Needs:				
	Replace aging electrical and plumbing infrastructure			

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Old Salazar Campus

Old Salazar Campus (Maintenance/Transportation/Technology/DAEP)				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Campus Buildings	65%	\$5,706,097	\$9,940,000	
Key Immediate Needs:	Replace modified bitumen and built-up gravel roofs; inspect standing seam metal roofs and make needed repairs; repair damaged gutters and downspouts			
	Provide splash blocks where missing and repair erosion			
	Recaulk expansion joints and window frame/wall joints, clean masonry stains & repair cracks/damage, and replace old cafeteria windows			
	Replace six aging HVAC units			
	Make ADA and security improvements			
	Numerous maintenance projects			
Long Term Needs:	Replace aging electrical and plumbing infrastructure			



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Planning Membership – Updating Data

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



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Questions?



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