

Facility Condition Assessment & Best Practices

Brenham ISD



8/3/2021



Lockwood, Andrews
& Newnam, Inc.
A LEO A DALY COMPANY

Executive Summary

This document describes the results of a Facility Condition Assessment (FCA) and Engineering Best Practices Analysis of facilities owned and operated by the Brenham Independent School District (Brenham ISD, or the District).

As part of proactive facility management and pre-bond planning efforts, Brenham ISD requested the services of Lockwood, Andrews & Newnam, Inc. (LAN) to assess facilities owned by the District and provide objective condition evaluations. During the weeks of June 7, 2021 and June 14, 2021, LAN's assessment team observed all facilities requested by Brenham ISD.

This Facility Condition Assessment (FCA) provides a summary of findings from evaluations and details existing conditions and remaining serviceable life of selected facilities.

The primary focus of this work was identifying the remaining life of facilities or facility systems assessed to assist the District with improvement and operations planning. To provide this information, both short- and long-term needs identified from assessments are presented in detail. In providing this information three (3) critical points must be clearly noted:

1. Significance: During the work only items of significant capital cost or impact were evaluated.¹
2. Timeline: Recommendations presented are noted for action within a 5-year time frame. The approximate remaining life of facilities reported may extend beyond this five (5) year window; however, such recommendations speak to the general life of facilities, not individual systems.
3. Condition and Cost: The purpose of this work was to assess condition of existing elements and develop improvement plans with rough order of magnitude cost estimates, if necessary, within a 5-year time frame. Accordingly, recommendations for items that require attention are given with a general discussion of cost only. A description regarding improvement options or alternatives and their varying levels are provided for informational purposes.

It is important to review and evaluate the remainder of this report with a clear understanding of the above principles. It is also important to understand the limitations of this effort. Facilities reviewed under the scope of this work were identified cooperatively with the District, and no condition assessment of any magnitude was performed for facilities not identified here.

While reviewing this document it will be made clear some facilities or systems evaluated are approaching or have exceeded their serviceable life. This statement does not condemn past management principles and/or maintenance efforts but rather supports that the District continues to effectively manage assets to ensure maximum use to the community. Regardless of preventive action taken or maintenance provided, all facilities require improvement, upgrade, or replacement eventually. The evolving needs of users render some facilities or systems a liability, and preventive action to address those liabilities is an ideal operational strategy.

In summary, the facilities assessed in this work were found to need attention from both a condition and functionality perspective in some cases.

Sound, factual, and objective data is critical to facility management and is the only thing that can establish a solid foundation from which an Owner can then make cost-effective facility decisions. This Facilities

¹ Alternatively, for example, the cost to remedy minor cosmetic issues such as repainting walls or replacement of a handful of ceiling tile are excluded as these examples are annual maintenance-type requirements. It is anticipated that the District has funding dedicated annually to address planned and unplanned maintenance issues that may arise throughout the year as well as address year-end maintenance needs during the winter and summer breaks.

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Condition Assessment serves as objective development of such data and is intended to assist in the long-range facilities planning for the stakeholders of Brenham ISD.

Figure 1 provides an overview of the assessed facilities by Campus, their composite building system score (on a scale of 1 to 5, ranging from poor to excellent, respectively) and the estimated capital cost for each campus location over the next 5-year period based on the recommendations found in this report. As indicated in the figure below, the facilities with the most amount of attention and action needed is indicated in colors trending toward red while a green color indicates that the facilities are in overall better condition, however, does not diminish the potential need for attention for one or multiple building systems.

FIGURE 1: ASSESSED FACILITIES CONDITION SUMMARY AND COSTS BY CAMPUS LOCATION

Campus	Average Score						Total
		2022	2023	2024	2025	2026	
Brenham Early Childhood Learning Center	2.2	\$ 2,980,851	\$ 793,512	\$ 884,962	\$ 522,615	\$ 199,528	\$ 5,381,467
Alton Elementary School	4.5						
Brenham Elementary School	3.8					\$ 1,641,889	\$ 1,641,889
Krause Elementary School	3.5	\$ 917,434	\$ 249,936				\$ 1,167,369
Brenham Middle School	3.3	\$ 83,760	\$ 312,420				\$ 396,180
Brenham Junior High School	2.6	\$ 1,963,549	\$ 5,899,150	\$ 1,996,857	\$ 1,194,445	\$ 2,419,708	\$ 13,473,709
Brenham High School	3.4	\$ 512,888	\$ 723,498			\$ 643,950	\$ 1,880,336
Administration Building	2.4	\$ 426,119	\$ 724,092	\$ 339,120			\$ 1,489,330
Transportation and Maintenance	2.7	\$ 123,338	\$ 88,135			\$ 72,492	\$ 283,965
Brenham Community Education	1.8	\$ 6,678,284	\$ 1,337,375			\$ 56,044	\$ 8,071,703
Total		\$ 13,686,221	\$ 10,128,117	\$ 3,220,939	\$ 1,717,060	\$ 5,033,611	\$ 33,785,949

It should be clearly noted that costs presented in Figure 1 are estimated probable costs for the material and installation of the recommended remediation. Soft costs such as a general contractor overhead and profit, design fees that may be required from a professional, and other considerations are not included. A more detailed explanation of these types of costs that may be anticipated on a project-by-project basis are found in Section 1.4 Cost Estimates of this report.

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1. Purpose and Justification

1.1. Purpose

This Facility Condition Assessment (FCA) is intended to establish a basic understanding of the physical conditions of the buildings included in this scope of work.

1.2. Justification

This document presents the preliminary justification for the development of a capital spending plan to address needs and best practices associated with Brenham ISD.

1.3. Assessment Approach and Methodology

The following assessment approach and methodology was utilized for all facilities reviewed. Condition and general function were evaluated for all campus elements, with findings and recommendations then presented. The format provided herein is a narrative description of assessment findings for all facilities which includes a summary table given to efficiently communicate findings.

1.3.1. Assessment Approach

This report contains the results of assessments conducted for Brenham ISD. Evaluations provided here were built upon the following.

- Engineering and architectural assessments.
- Facility quality, condition, and functionality evaluations.
- Short- and long-term needs/recommendations.

1.3.2. Surveys & Evaluations

Surveys and evaluations conducted as part of this effort were performed by an engineer with experience in the assessment, design, construction, and operation of facilities of similar size and function. Work performed included physical facility inspections and objective condition evaluation to develop conditions of or recommendations for the following:

- Mechanical, Electrical, and Plumbing (MEP) system condition, remaining life, and reliability.

Additionally, architectural assessments conducted were performed by an architect with relevant experience in facility design and construction. Physical inspections and objective condition evaluations were provided to address:

- General compliance with accessibility code;
- General condition of exterior building envelope systems, including windows, cladding, and entry systems; and,
- General condition of interior architectural finishes, such as ceilings, floor finishes, and wall finishes.

1.3.3. Quality Assessments

Assessments utilize a numeric rating system to effectively communicate condition and to ensure comparative evaluations can be made from one facility to the other. Individual ratings were applied to respective facility systems based on field observations. These ratings were then combined to develop a comprehensive facility rating.

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Based on physical inspections of the assessment team, facility systems were given a rating between 1 and 5. **These ratings (for electrical, mechanical, structural, etc. systems respectively) were then utilized to generate a facility rating.** Ratings assigned generally represent the conditions noted in Figure 2.

FIGURE 2: EVALUATION SCORES AND CRITERIA

Rating	Evaluation Criteria
1	This represents what is considered an unacceptable condition and is the lowest facility rating provided herein. Such a rating indicates the only economically feasible action is replacement, and remedial action is recommended.
2	This indicates a poor rating and is typically assigned to facilities or systems where major remedial action is recommended in the short term, within five (5) years. The rating indicates action is required in the short term to minimize the risk of or potential for system failure.
3	A rating of 3.0 indicates long term action, within ten (10) years, is recommended, but the facility or system does not present an immediate operational liability for the County. This suggests sufficient time is available to allow for effective preventive planning to avoid an unacceptable condition in the future. In many cases, this rating indicates a system exists that is operational and possibly capable of providing several more years of service but that operational benefits can be realized with replacement. For example, the identification of an antiquated mechanical controls system may warrant this rating, indicating the current physical condition is acceptable but strategic replacement would provide operational savings and benefit to the County.
4	This rating represents a system in good condition, where remedial action of some type is needed in the future, beyond ten (10) years, but prior to the end of the facility's design life.
5	This is the highest rating in this work and suggests like new condition. The rating indicates no foreseeable remedial needs and that there is no finding suggesting the system will serve for less than its originally intended or design life with scheduled and regular preventive maintenance.

1.3.4. Assessment Recommendations

To provide a complete assessment of facility need and action, evaluations of improvement alternatives are utilized to support recommendations. Quality evaluations effectively inform of what is owned and the condition it is in but may not serve to provide clear direction. For this reason, specific recommendations are incorporated throughout this report, addressing both facility-wide action as well as facility component or system action as appropriate.

Recommendations have been derived using professional judgment and industry best practices using analytical methods at every opportunity. While every effort has been made to incorporate previous

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research, actions considered and presented are given as third-party recommendations only. They are provided for consideration in developing future planning efforts.

1.3.5. Presentation of Findings

Assessment findings are presented in the following order.

1. Mechanical, Electrical & Plumbing
 - a. Mechanical, Electrical, and Plumbing systems are largely interdependent, making prioritization between the building systems equal. Failure of equipment can render a facility uninhabitable, thus these systems are typically considered on par in priority to structure and envelope needs.
2. Specialty Systems
 - a. Specialty systems are those that include Fire Alarm, Telecommunications, Security, and Kitchen Equipment/Appliances. In some cases, these systems did not exist in select facilities (such as stand-alone Gyms, etc.).
3. Structure & Envelope
 - a. The superstructure is the backbone of any facility, and without it the structure cannot exist. Similarly, the building envelope separates the indoor and outdoor environments. Failures in these systems render facilities unsafe.
4. Interior Finishes
 - a. In most cases interior finishes are aesthetic and do not affect life safety. Such systems can however impact learning environments and are thus worthy of attention.
5. Code Compliance
 - a. Code compliance includes life safety and accessibility. Inadequate systems are often grandfathered. In such a case immediate remedial action is not necessary to continue occupancy. The priority is above that of interior architectural finishes.
6. Site/Grounds
 - a. General review of site and grounds surrounding the primary buildings of the campus with observation related primarily to drainage, general security, and pavement/sidewalk conditions.

1.4. Cost Estimates

Facility ratings offer justification for recommended investments presented. In most cases for facilities, remedial action through specific investment is recommended. It is important to note that while investment opportunities presented herein represent the best judgment of the professionals who performed the study, figures presented herein are provided for budgetary purposes only.

For the purposes of long-range facility planning, current and future cost expectations are presented within this report. Anticipated years of cost provided include the current year as well as future years of estimated costs (presented herein between years 2022 through 2026). Cost events for future years were calculated using present value estimates with a 4.7% applied inflation rate.

Furthermore, costs provided are anticipated installation costs only for material and installation. These costs do not include additional soft costs that may be required for cost events such as engineering or architectural design fees, general contractor overhead and profit, etc.

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Should there be a need to involve additional resource costs for design or construction oversight beyond the resources available to Brenham ISD, these types of costs should be anticipated for budgetary planning purposes. The following section provides further explanation of the types of costs that could be expected depending on the type, complexity, or compilation of work planned.

1.4.1. Opinions of Probable Cost Overview and Commentary

In the development of a compilation of projects and needs, opinions of probable cost are necessary for planning purposes. Opinions of probable cost for needs/projects identified are based on the professional and experienced judgement of professionals and industry-specific cost information.

Cost Escalation Factors

Cost escalation factors for any project can range in complexity and reason. Cost escalation (beyond a base cost) will generally fall into one of the following reason categories:

- Construction-related factors
 - Complexity of the identified scope of work
 - Overhead and Profit (O&P) markups for the Installing Contractor (typically sub-contractor to a General Contractor)
 - Contingencies and Allowances for general conditions
 - General Contractor O&P
 - Bonds and Insurance
- Time-related factors
 - Timing/planning of the work
 - Escalation factor (such as inflation) for when the work is anticipated to occur
- Economic factors
 - Project location
 - Bidding climate of the local economy
- Soft costs
 - Professional fees (commonly grouped into a designation as soft costs)
 - Program/Project Management
 - Design/Surveying (Architectural, Engineering, etc.)
 - Permitting fees (commonly grouped into a designation as soft costs)
 - The cost of additional land/property acquisition
 - Movable Furniture, Fixtures, and Equipment (commonly grouped into a designation as soft costs)

Non-Construction Cost Considerations

The following section describes various non-construction costs commonly associated with construction of a facility. While every project contains unique conditions that affect the costs for budgeting purposes, there is a need to prepare early planning budgets for long-range capital planning. The following sections are provided to gain a general sense of the types of non-construction costs that may need to be considered in construction; both those that would be expected to be included in a Construction Contract (Not Soft Costs) as well as those which would be expected to be included as soft costs.

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The following table summarizes what is further discussed in the following bulleted sections. While these types of costs may not be required for every need/project undertaken, they are provided for reference for future planning.

FIGURE 3: POTENTIAL SOFT COSTS FOR BUDGETARY PURPOSES

Service	Estimated Percentage
Program/Project Management	4.0%
Architect Soft Costs (New Construction)	7.0%
Technology Soft Costs	5.5%
FF&E Soft Costs	5.0%
Materials Testing and Inspection (MT&I) Soft Costs	0.6%
Moving and Relocation Soft Costs	0.5%
Other Miscellaneous Soft Costs	6.5%
Total	29.1%

- **Program/Project Management – 4.0%**
 - Items to be included in Construction Contract (Not Soft Costs):
 - None
 - Items to be funded by the Program/Project Management Line Item (Soft Costs):
 - Program scope, schedule, and budget verification
 - Master budget/schedule development
 - Community engagement and public relations
 - Project prioritization
 - Capital improvement planning
 - Grant and funding assistance
 - Delivery and contracting strategies
 - Public-private partnership development
 - Asset management
 - Designer and contractor procurement
 - Design and construction oversight
 - Change order management
 - Value engineering
 - Life cycle assessments
 - Program progress reporting
 - Owner's Representation and General Engineering Consultant (GEC)
- **Architect Soft Costs (New Construction) – 7.0%**
 - Items to be included in Construction Contract (Not Soft Costs):
 - None
 - Items to be funded by the Architect Budget Line Item (Soft Costs):
 - Programming through warranty phase services
 - Consultants
 - Reimbursable expense
- **Technology Soft Costs – 5.5%**
 - IT Items to be included in Construction Contract (Not Soft Costs):
 - All electrical power for any equipment
 - Infrastructure and wiring for Data drops

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- Data Infrastructure for Wireless Access Points
 - Clocks and Intercom Systems
 - HVAC controls and wiring
 - Conduit to “D-Mark” panel for Phone System and Fiber Cable
 - Conduit for Fiber Cable to Patch Panels
 - Cameras, cabling, and infrastructure for Security Monitoring System
 - Security and Access Controls and Infrastructure
 - MDF and IDF Racks
- IT Items to be funded by the IT Budget Line Item (Soft Costs):
 - Interactive TVs and TV Monitors
 - Any Projectors, screens, and Monitor Arrays for Video
 - Network Server Switches, UPS Units and System Hardware for Racks
 - Administrative Computers
 - Wireless Access Points
 - IP Phones
 - Fiber Main Cable to Building and between MDF and IDF Frames.
- **FF&E Soft Costs – 5.0%**
 - FF&E Items to be included in Construction Contract (Not Soft Costs):
 - Casework
 - FF&E Items to be funded by the FF&E Budget Line Item (Soft Costs):
 - All Loose Equipment and Furnishings
 - All Furniture
- **Materials Testing and Inspection (MT&I) Soft Costs – 0.6%**
 - Items to be included in Construction Contract (Not Soft Costs):
 - Re-testing of deficient work
 - Contractor’s trade-required inspections
 - Manufacturer certification testing
 - City or other AHJ inspections
 - Items to be funded by the MT&I Budget Line Item (Soft Costs):
 - Testing and Balancing
 - Soil testing
 - Concrete testing
 - Steel inspection
 - Masonry inspections
 - Other
- **Moving and Relocation Soft Costs – 0.5%**
 - Items to be included in Construction Contract (Not Soft Costs):
 - None
 - Items to be funded by the Moving Budget Line Item (Soft Costs):
 - Third-party moving company
 - Consumable boxes and supplies
 - Re-useable boxes and supplies
 - Prepare manifest
 - Label, transport, place in designated rooms
 - Protect walls and floors

- **Other Miscellaneous Soft Costs – 6.5%**
 - Items to be included in Construction Contract (Not Soft Costs):
 - Building permits
 - Printing and distribution
 - Temporary utilities
 - Items to be funded by the Other Miscellaneous Budget Line Item (Soft Costs):
 - Management software
 - Project contingency
 - Procurement activities
 - Office spaces and computers
 - Surveying
 - Geotechnical investigation
 - Management
 - Special security (Above contractor's obligations)
 - Ceremonial events

1.5. Assessed Facilities Overview

The Brenham ISD building systems have been well maintained over the years on a proactive basis, leaving the District with above average facilities given their age, size, and use. The efforts of maintenance personnel have led to increased facility usage, prolonged building life, and have undoubtedly saved resources over time. While deficiencies exist and needs are identified here, the staff should be commended for their hard work and dedication to Brenham ISD. System conditions have typically been assessed based on averaged ratings of individual components or sub-systems.

Detailed facility specific descriptions and needs are provided throughout the remainder of this report.

1.5.1. Mechanical, Electrical, and Plumbing

In general, the observed conditions of the MEP systems throughout the District were as expected considering their ages. Individual component replacements and sub-system upgrades that have occurred over the years affected the overall condition rating of that system. Very few systems were observed in need of major repair, and for this reason, many of the systems remain functional beyond their projected average useful life years. Primary concerns presented are regarding life safety, code adherence, energy efficiency, and age. Over the years, code changes; life safety requirements; and energy standards have evolved dramatically. This fact suggests there is opportunity for the Brenham ISD to improve life safety, adherence to code standards, and energy efficiencies.

The MEP systems observed during these assessments appear to be in working order and provide capacity/service as designed. However, the equipment and their operational configurations and/or installations may not adhere to current industry standards and codes. In addition to those included in the bulk of this report, LAN recommends the following overall facility MEP best practice recommendations:

1. Perform a comprehensive survey of HVAC equipment/ductwork configurations and correct any *ANSI/ASHRAE 62.1 Ventilation for Acceptable Indoor Air Quality* deficiencies.
2. In conjunction with future renovations, upgrade HVAC automation systems to provide better local and District-wide control, monitoring, and historical data trending. Centralized control can be leveraged into energy savings, better comfort, and improved indoor air quality.
3. In conjunction with future renovations, upgrade lighting systems with occupancy sensors, light reduction controls, and daylight-responsive controls to meet current Energy Codes.
4. Remove stored items from Mechanical and Electrical Rooms. The following photos show examples of installations which do not meet the *National Electrical Code* (NEC) requirements for

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equipment access and working spaces. This condition is not pervasive throughout the District; however, it is recommended to perform a comprehensive survey of all electrical equipment installations and correct any NEC Article 110 deficiencies. In some instances, this inhibits maintenance and repair tasks. Stored items simply need to be removed from equipment access areas to allow easy visual checks, maintenance, and repair.

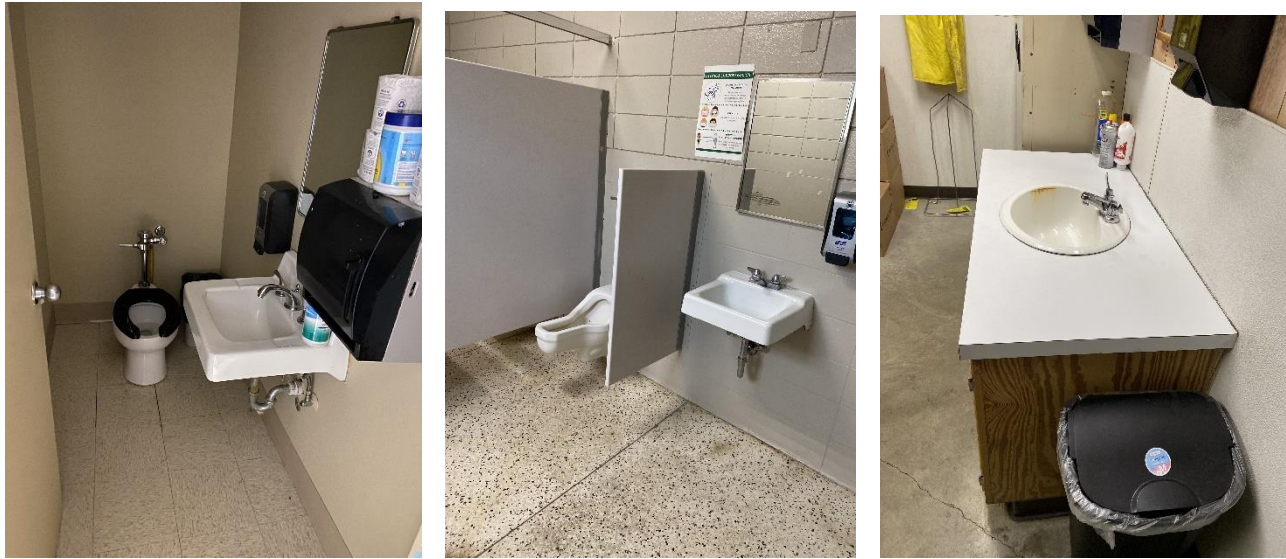
FIGURE 4: NEC EQUIPMENT ACCESS AND WORKING SPACE VIOLATIONS



5. The NEC requires ground-fault circuit-interrupter (GFCI) receptacles in bathrooms, kitchens, garages, and outdoors. Perform a comprehensive survey of all pertinent wiring devices and correct any NEC Article 210.8 deficiencies.
6. Perform a comprehensive survey of emergency egress lighting and correct any NFPA 101 Life Safety Code deficiencies. Beyond the condition rating assessments of this report, further investigation will be required to determine operational insufficiencies, if any, of the emergency egress lighting systems.
7. Perform a comprehensive survey of fire, smoke, and carbon monoxide alarm locations; and correct any NFPA 101 Life Safety Code deficiencies. It appeared that some facilities had been reprogrammed from original design. For example, the CTE/Vocational Building on the Brenham High School campus appears to have a daycare room. Fire alarm requirements for this type of occupancy may require upgrades to the existing systems.
8. Provide touchless controls on water closets, urinals, and lavatories.
9. The International Plumbing Code (IPC) requires anti-scalding devices for public lavatories and showers. For example, hot water supply to lavatories needs to be limited to a maximum temperature of 110°F. Perform a comprehensive survey of hot water systems and correct any IPC deficiencies. Some older facilities have lavatories with cold water only, no hot water.

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FIGURE 5: LAVATORIES WITHOUT THERMOSTATIC MIXING VALVES



1.5.2. Specialty Systems

In general, the observed conditions of the fire alarm, telecommunication, and security systems were as expected considering their ages. This category of equipment is more prone to component and sub-system replacements or upgrades due to relatively short average life expectancies and advances in technology. This factor affects condition ratings. For example, these types of systems may have relatively new visible appliances (which may be observed as being in good condition); however, the hidden wiring infrastructure may be beyond expected service life.

Security systems, where installed, appeared to be rarely activated. Suggest District-wide re-evaluation of security protocols.

The kitchen equipment throughout the District appears to be well maintained and in working order.

1.5.3. Structure & Envelope

The facilities assessed were constructed from 1927 to 2014; facilities range in age from 94 to 7 years. The newer facilities are in very good condition overall with only minor defects affecting the building envelope.

Older facilities present more deficiencies that require building envelope upgrades to satisfy current building codes and energy efficiency standards. Specific courses of action are detailed throughout this report. In some cases, the need to engage a structural engineer was evident to provide further study and recommendation beyond the visual assessment captured in this report. In these cases, the recommendation has been noted as *“Recommendation: Engage a 3rd party Structural engineer to review the facility due to observations noted during the FCA.”*

1.5.4. Interior Finishes

Many buildings observed throughout the District revealed the normal wear-and-tear typical of a school facility. Most of these types of needs that were identified were cosmetic in nature. It is anticipated that the District maintains an annual maintenance budget to address year-end cosmetic fixes throughout the District.

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In some cases, interior finishes such as flooring surfaces and acoustical ceilings have reached or are near the end of their respective life cycles; those needing replacement are identified for each facility.

1.5.5. Code Compliance

BISD facilities that were constructed and/or renovated over the past 15 years present few issues associated with building codes and standards. Older buildings require attention to correct code deficiencies; the most common corrections required are for compliance with accessibility standards.

1.5.6. Site/Grounds

Most of the sites reviewed were in good overall condition with respect to circulation, paving and drainage. Some of the facility sites reviewed were found to have minor to severe drainage problems allowing stormwater to enter the building. With few exceptions, the facilities lack perimeter security; these are noted herein.

1.5.7. Summary

The following tables and charts found in Figure 6 through Figure 11 present an overview of deficiencies summarized and presented by Campus Location, assessment Discipline, and the primary Building Use.

General deficiencies and summarized findings provide an overview of assessed facilities. **Findings specific to respective buildings along with recommendations for remedial or subsequent action are provided in the following portions of this document.** Together they provide the District with a basis from which to evaluate current assets and develop a facility management action plan for ongoing management and capital investment planning for the District's facilities.

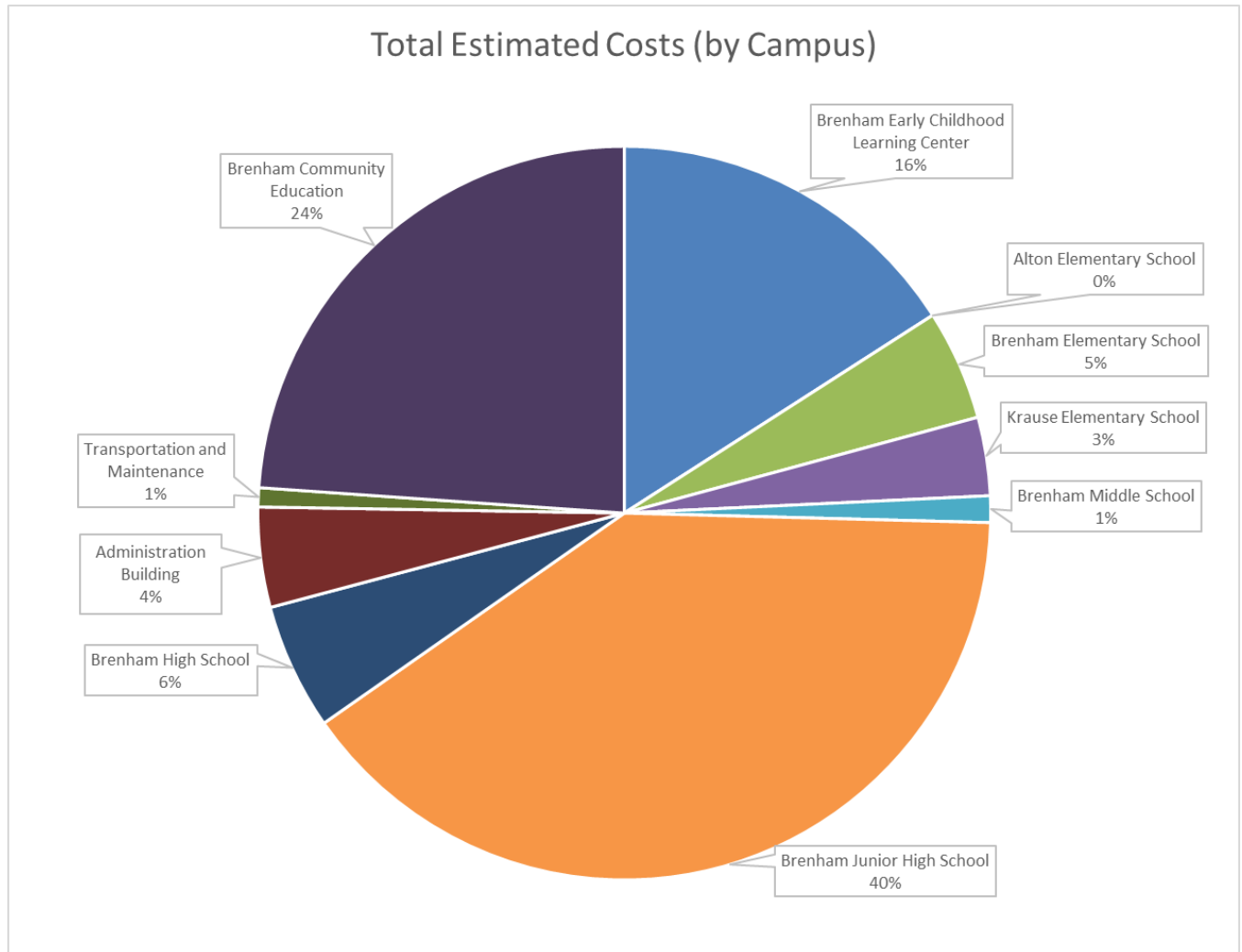
Facility Condition Assessment & Best Practices

Figure 6 and Figure 7 provide a summary of cost estimates by year based on campus.

FIGURE 6: SUMMARY BY CAMPUS

Cost Breakdown by Year (by Campus)						
Campus	2022	2023	2024	2025	2026	Total
Brenham Early Childhood Learning Center	\$ 2,980,851	\$ 793,512	\$ 884,962	\$ 522,615	\$ 199,528	\$ 5,381,467
Alton Elementary School						\$ -
Brenham Elementary School					\$ 1,641,889	\$ 1,641,889
Krause Elementary School	\$ 917,434	\$ 249,936				\$ 1,167,369
Brenham Middle School	\$ 83,760	\$ 312,420				\$ 396,180
Brenham Junior High School	\$ 1,963,549	\$ 5,899,150	\$ 1,996,857	\$ 1,194,445	\$ 2,419,708	\$ 13,473,709
Brenham High School	\$ 512,888	\$ 723,498			\$ 643,950	\$ 1,880,336
Administration Building	\$ 426,119	\$ 724,092	\$ 339,120			\$ 1,489,330
Transportation and Maintenance	\$ 123,338	\$ 88,135			\$ 72,492	\$ 283,965
Brenham Community Education	\$ 6,678,284	\$ 1,337,375			\$ 56,044	\$ 8,071,703
Total	\$ 13,686,221	\$ 10,128,117	\$ 3,220,939	\$ 1,717,060	\$ 5,033,611	\$ 33,785,949

FIGURE 7: GRAPHIC BREAKDOWN OF TOTAL COST BY CAMPUS



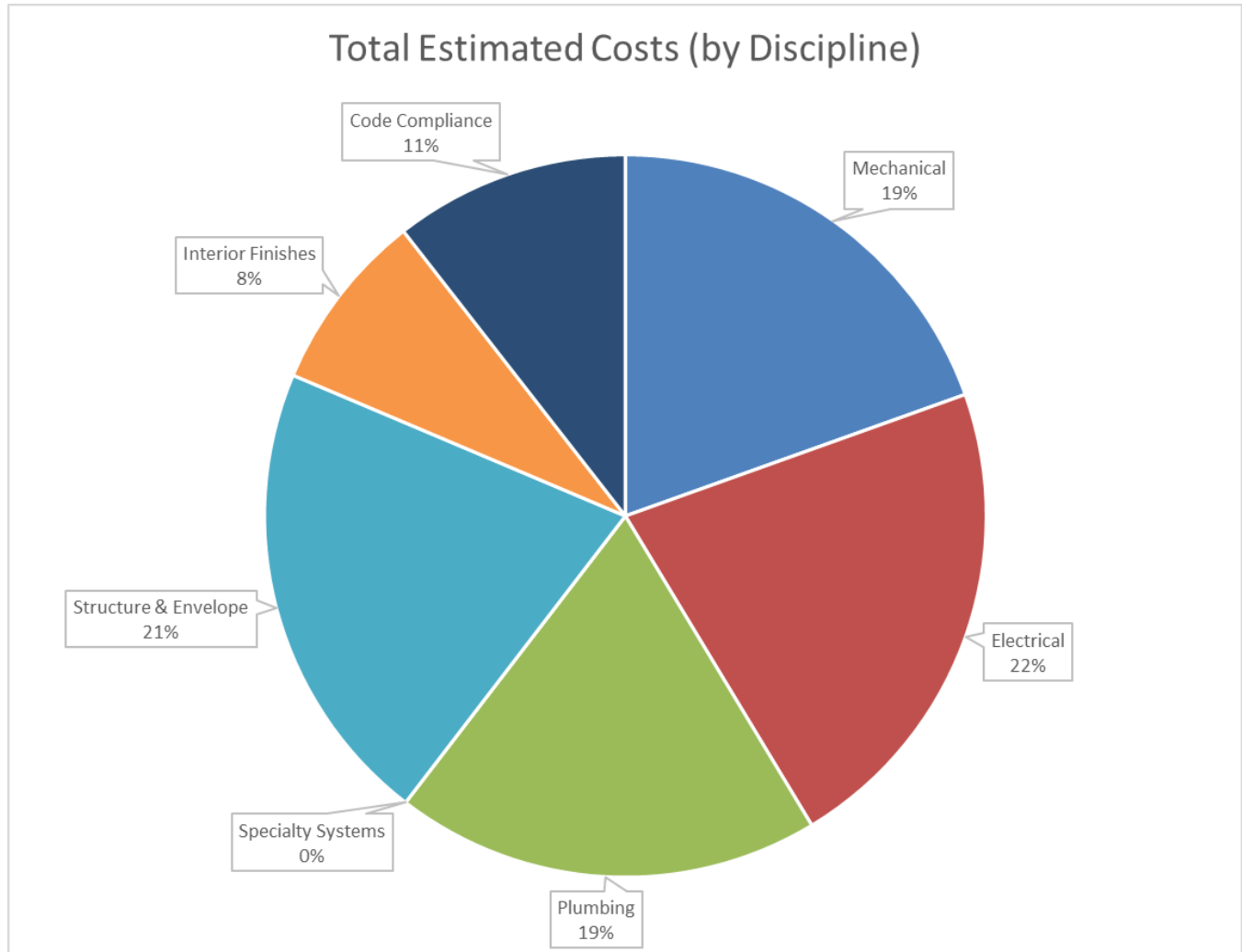
Facility Condition Assessment & Best Practices

Figure 8 and Figure 9 provide a summary of cost estimates by year based on assessment discipline.

FIGURE 8: SUMMARY BY DISCIPLINE

Cost Breakdown by Year (by Discipline)						
Discipline	2022	2023	2024	2025	2026	Total
Mechanical	\$ 1,639,848	\$ 1,737,633	\$ 1,161,895	\$ 906,123	\$ 704,361	\$ 6,149,861
Electrical	\$ 1,681,214	\$ 1,328,075	\$ 1,049,033	\$ 274,839	\$ 2,534,760	\$ 6,867,921
Plumbing	\$ 1,727,043	\$ 2,574,824	\$ 1,010,011	\$ 536,098	\$ 152,601	\$ 6,000,577
Specialty Systems						\$ -
Structure & Envelope	\$ 4,345,416	\$ 604,450			\$ 1,641,889	\$ 6,591,756
Interior Finishes	\$ 760,122	\$ 1,785,428				\$ 2,545,550
Code Compliance	\$ 3,318,990					\$ 3,318,990
Site/Grounds	\$ 213,588	\$ 2,097,706				\$ 2,311,294
	\$ 13,686,221	\$ 10,128,117	\$ 3,220,939	\$ 1,717,060	\$ 5,033,611	\$ 33,785,949

FIGURE 9: GRAPHIC BREAKDOWN OF TOTAL COST BY DISCIPLINE



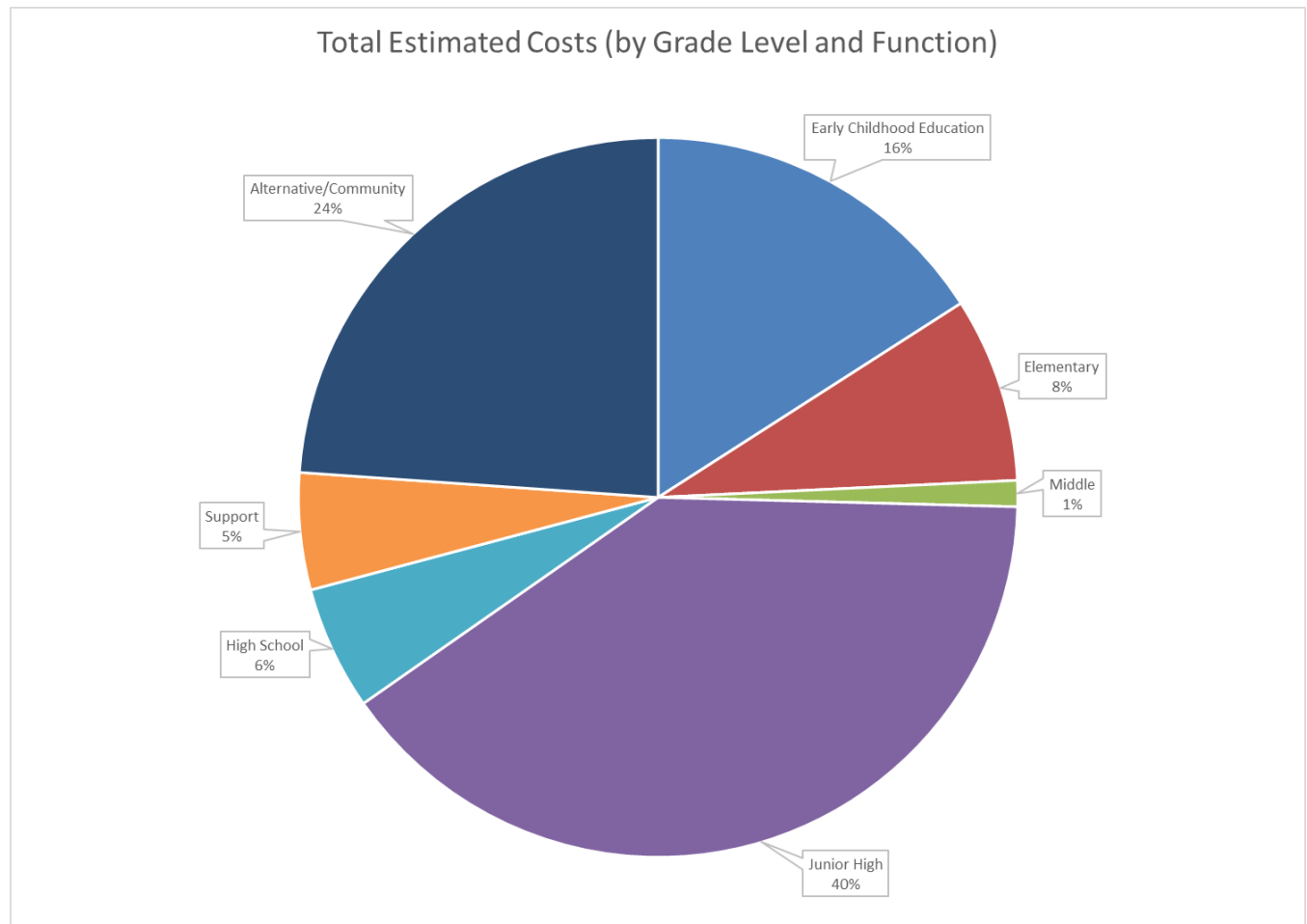
Facility Condition Assessment & Best Practices

Figure 10 and Figure 11 provide cost estimates by year based on building use (by grade level and function).

FIGURE 10: SUMMARY BY GRADE LEVEL AND FUNCTION

Cost Breakdown by Year (by Grade Level and Function)						
Building Use	2022	2023	2024	2025	2026	Total
Early Childhood Education	\$ 2,980,851	\$ 793,512	\$ 884,962	\$ 522,615	\$ 199,528	\$ 5,381,467
Elementary	\$ 917,434	\$ 249,936			\$ 1,641,889	\$ 2,809,259
Middle	\$ 83,760	\$ 312,420				\$ 396,180
Junior High	\$ 1,963,549	\$ 5,899,150	\$ 1,996,857	\$ 1,194,445	\$ 2,419,708	\$ 13,473,709
High School	\$ 512,888	\$ 723,498			\$ 643,950	\$ 1,880,336
Support	\$ 549,456	\$ 812,227	\$ 339,120		\$ 72,492	\$ 1,773,295
Alternative/Community	\$ 6,678,284	\$ 1,337,375			\$ 56,044	\$ 8,071,703
Total	\$ 13,686,221	\$ 10,128,117	\$ 3,220,939	\$ 1,717,060	\$ 5,033,611	\$ 33,785,949

FIGURE 11: GRAPHIC BREAKDOWN OF TOTAL COST BY GRADE LEVEL AND FUNCTION



2. Brenham Early Childhood Learning Center

Brenham Early Childhood Learning Center previously served as Alton Elementary School prior to construction of the campus which currently serves as Alton Elementary in 2014. These facilities were built in 1950 although additions were completed in 1961, 1973, 1986, and 2016.

In 2017 the 2. Brenham Early Childhood Learning Center campus underwent alterations to remove specific facilities. Facilities that were removed at this time included the following: Music/Art Building, Portable(s), Restroom Wing, Wing 200, and Wing 300. The facilities that remain on the campus following this alteration include the Main Building (Administration/Cafetorium), Gymnasium, and Classroom Building (Wing 100). The alterations allowed for the District to provide space for the PreK/Early Childhood program which is currently served at this campus. The campus is located at 304 Kerr Street.

FIGURE 12: CAMPUS-SPECIFIC CONDITIONS PER BUILDING (SUMMARY)

Individual Building Name	Average Score
Main Building (Administration/Cafetorium)	2.4
Gymnasium	1.7
Classroom Building (formerly known as Wing 100)	2.6

FIGURE 13: CAMPUS-SPECIFIC ESTIMATE OF PROBABLE COST(S) PER BUILDING (SUMMARY)

Individual Building Name	2022	2023	2024	2025	2026	Total
Main Building (Administration/Cafetorium)	\$ 377,877	\$ 323,382	\$ 765,643	\$ 247,776	\$ 167,861	\$ 1,882,539
Gymnasium	\$ 2,270,813	\$ 161,943			\$ 18,587	\$ 2,451,342
Classroom Building (formerly known as Wing 100)	\$ 332,161	\$ 308,187	\$ 119,319	\$ 274,839	\$ 13,080	\$ 1,047,585

2.1. Main Building (Administration/Cafetorium)

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 14: EXTERIOR VIEW OF MAIN BUILDING



Facility Condition Assessment & Best Practices

2.1.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 15: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	2.25
Electrical	2.67
Plumbing	2
Specialty Systems	3
Structure & Envelope	2.86
Interior Finishes	2.8
Code Compliance	1
Site/Grounds	2.33

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Mechanical:

Mechanical - HVAC System (General):

Indoor Air Quality is compromised due to poor control of outside air. Some of the replaced systems have been abandoned in place.

Mechanical - HVAC System (General):

Best Practice Recommendation: Upgrade system controls to provide better local and District-wide monitoring.

Electrical:

Electrical - Panel board:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Wiring:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Electrical - Fire Alarm:

Best Practice Recommendation: Fire Alarm system should be evaluated to make sure Daycare occupancy is protected as required by code.

Electrical - Controls:

Best Practice Recommendation: Provide occupancy sensor and daylight reduction control during next renovation to meet Energy Code.

Plumbing:

Plumbing - Restroom Fixtures:

Best Practice Recommendation: Provide thermostatic mixing valves at lavatories.

Specialty Systems:

Specialty Systems - Kitchen Equipment/Appliances:

Equipment appears to be well maintained and in working order.

Structure & Envelope:

Structure & Envelope - Structure:

No significant deficiencies observed.

Structure & Envelope - Structure:

Best Practice Recommendation: Exposed structural steel should be surface prepped and painted

Structure & Envelope - Masonry:

No significant deficiencies observed.

Structure & Envelope - Masonry:

Best Practice Recommendation: Repaint as needed

Structure & Envelope - Exterior Walls:

Minor damage/defects observed.

Structure & Envelope - Exterior Walls:

Best Practice Recommendation: Repair or replace damaged and compromised metal wall panels.

Structure & Envelope - Windows:

Observed evidence of water intrusion.

Structure & Envelope - Windows:

Best Practice Recommendation: Reglaze existing frames to prevent leaks.

Structure & Envelope - Exterior Door(s):

Doors and hardware are in fair condition.

Structure & Envelope - Gutters/Downspouts:

Gutters and downspouts are in poor condition.

Structure & Envelope - Gutters/Downspouts:

Best Practice Recommendation: Remove existing and install new gutters and downspouts.

Structure & Envelope - Roof:

Roof is in poor condition.

Structure & Envelope - Roof:

Best Practice Recommendation: Remove existing single-ply membrane; repair and/or replace existing metal roof panels; remove and replace metal roof panels on walkway canopies.

Interior Finishes:

Interior Finishes - Interior Doors:

Doors and hardware are in fair condition.

Interior Finishes - Ceiling Finishes:

Suspended ceilings are in poor condition.

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Remove and replace existing ceiling grid and acoustical tile.

Interior Finishes - Walls:

Interior partitions are in fair condition.

Interior Finishes - Walls:

Best Practice Recommendation: Repair damage and repaint.

Interior Finishes - Flooring Finishes:

Vinyl flooring is in fair condition; carpet is in fair condition.

Interior Finishes - Millwork:

Casework is in poor to fair condition.

Interior Finishes - Millwork:

Best Practice Recommendation: Consider casework replacement.

Code Compliance:

Code Compliance - General Building Code Compliance:

Numerous code violations observed.

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Multiple means of egress and accessibility corrections required; interior wire glazing should be replaced.

Site/Grounds:

Site/Grounds - Drainage:

Observed several areas where drainage flows toward the building.

Site/Grounds - Drainage:

Best Practice Recommendation: Construct drainage improvements to ensure positive drainage away from the building.

Site/Grounds - General Security:

Perimeter security measures are incomplete.

Site/Grounds - General Security:

Best Practice Recommendation: Recommend installation of complete site perimeter elements.

Site/Grounds - Pavement/Sidewalk Conditions:

West parking area is in poor condition.

Facility Condition Assessment & Best Practices

Site/Grounds - Pavement/Sidewalk Conditions:

Best Practice Recommendation: Repave and restripe west parking area

2.1.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 16: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical			\$ 459,386			\$ 459,386
Electrical	\$ 6,350		\$ 306,257		\$ 15,260	\$ 327,867
Plumbing				\$ 247,776	\$ 152,601	\$ 400,377
Specialty Systems						
Structure & Envelope	\$ 162,128					\$ 162,128
Interior Finishes		\$ 109,621				\$ 109,621
Code Compliance	\$ 157,050					\$ 157,050
Site/Grounds	\$ 52,350	\$ 213,761				\$ 266,111

2.2. Gymnasium

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 17: EXTERIOR VIEW OF GYMNASIUM



2.2.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 18: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	3
Electrical	1.88
Plumbing	1
Specialty Systems	N/A
Structure & Envelope	1.43
Interior Finishes	2
Code Compliance	1
Site/Grounds	1.67

Facility Condition Assessment & Best Practices

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Mechanical:

Mechanical - Cooling System:

Maintenance and condition of packaged units are compromised by large cottonwood tree of adjacent property.

Electrical:

Electrical - Panel board:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Wiring:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Emergency Lighting:

Exit signage did not appear to have emergency illumination.

Electrical - Fire Alarm:

Best Practice Recommendation: Assembly occupancy should be evaluated to determine need for Fire Alarm

Electrical - Controls:

Best Practice Recommendation: Provide occupancy sensor and daylight reduction control during next renovation to meet Energy Code.

Plumbing:

Plumbing - Restroom Fixtures:

Plumbing fixtures appear original to the building.

Structure & Envelope:

Recommendation: Engage a 3rd party Structural engineer to review the facility due to observations noted during the FCA.

Structure & Envelope - Structure:

Structure does not comply with current codes and poses a safety risk

Structure & Envelope - Structure:

Best Practice Recommendation: Reinforce roof trusses; remove and replace roof deck.

Structure & Envelope - Masonry:

Non-load-bearing masonry is in fair to poor condition.

Structure & Envelope - Exterior Walls:

Exterior wall panels are in poor condition - evidence of numerous leaks observed.

Structure & Envelope - Exterior Walls:

Best Practice Recommendation: Remove and replace wall panels and insulation.

Facility Condition Assessment & Best Practices

Structure & Envelope - Windows:

Glazed openings are in poor condition; leaks observed.

Structure & Envelope - Windows:

Best Practice Recommendation: Remove existing windows and replace with new.

Structure & Envelope - Exterior Door(s):

Doors are in poor condition; hardware does not comply with codes.

Structure & Envelope - Exterior Door(s):

Best Practice Recommendation: Remove and replace exterior doors and hardware.

Structure & Envelope - Gutters/Downspouts:

Gutters and downspouts are in fair to poor condition.

Structure & Envelope - Gutters/Downspouts:

Best Practice Recommendation: Remove existing and install new gutters and downspouts.

Structure & Envelope - Roof:

Roof is in poor condition; evidence of numerous leaks observed.

Structure & Envelope - Roof:

Best Practice Recommendation: Remove existing and install new single-ply roof membrane.

Interior Finishes:

Interior Finishes - Interior Doors:

Doors are in fair to poor condition; hardware does not comply with codes.

Interior Finishes - Interior Doors:

Best Practice Recommendation: Replace all doors and hardware.

Interior Finishes - Ceiling Finishes:

Ceilings are in fair to poor condition.

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Remove existing and install new ceilings.

Interior Finishes - Walls:

Walls are in fair to poor condition.

Interior Finishes - Walls:

Best Practice Recommendation: Remove existing and reconstruct interior partitions.

Interior Finishes - Flooring Finishes:

Floors are in fair to poor condition

Interior Finishes - Flooring Finishes:

Best Practice Recommendation: Remove and replace existing flooring in both the main gym area and the second floor space."

Facility Condition Assessment & Best Practices

Interior Finishes - Millwork:

Casework and trim are in poor condition.

Interior Finishes - Millwork:

Best Practice Recommendation: Remove existing and install new casework.

Code Compliance:

Code Compliance - General Building Code Compliance:

Numerous code violations including means of egress and accessibility.

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Life safety and accessibility upgrades.

Site/Grounds:

Site/Grounds - Drainage:

Drainage patterns vary from fair to good.

Site/Grounds - Drainage:

Best Practice Recommendation: Install drainage improvements.

Site/Grounds - General Security:

Building and site lack security measures.

Site/Grounds - General Security:

Best Practice Recommendation: Install decorative perimeter fence.

Site/Grounds - Pavement/Sidewalk Conditions:

Walks and paving are in fair to poor condition.

Site/Grounds - Pavement/Sidewalk Conditions:

Best Practice Recommendation: Remove and replace existing concrete; add paving for South East exit.

2.2.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 19: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical						
Electrical	\$ 409,884				\$ 18,587	\$ 428,471
Plumbing	\$ 262,945					\$ 262,945
Specialty Systems						
Structure & Envelope	\$ 1,220,017					\$ 1,220,017
Interior Finishes	\$ 169,614	\$ 161,943				\$ 331,557
Code Compliance	\$ 157,050					\$ 157,050
Site/Grounds	\$ 51,303					\$ 51,303

2.3. Classroom Building (Wing 100)

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 20: EXTERIOR VIEW OF CLASSROOM BUILDING



2.3.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 21: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	2.5
Electrical	2.67
Plumbing	3.33
Specialty Systems	3
Structure & Envelope	2.86
Interior Finishes	2.8
Code Compliance	1
Site/Grounds	2.67

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Electrical:

Electrical - Panel board:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Facility Condition Assessment & Best Practices

Electrical - Wiring:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Electrical - Controls:

Best Practice Recommendation: Provide occupancy sensor and daylight reduction control during next renovation to meet Energy Code.

Structure & Envelope:

Structure & Envelope - Structure:

No significant deficiencies observed.

Structure & Envelope - Masonry:

No significant deficiencies observed.

Structure & Envelope - Exterior Walls:

No significant deficiencies observed.

Structure & Envelope - Windows:

Exterior glazing and frames are in poor condition.

Structure & Envelope - Windows:

Best Practice Recommendation: Remove existing glazing and frames and replace with insulated glazing in aluminum frames.

Structure & Envelope - Exterior Door(s):

Doors and hardware are in fair condition.

Structure & Envelope - Gutters/Downspouts:

Gutters and downspouts are in poor condition.

Structure & Envelope - Gutters/Downspouts:

Best Practice Recommendation: Remove existing and install new gutters and downspouts.

Structure & Envelope - Roof:

Roof is in poor condition.

Structure & Envelope - Roof:

Best Practice Recommendation: Remove existing single-ply roof membrane and replace with new single-ply roof membrane.

Interior Finishes:

Interior Finishes - Interior Doors:

Doors and hardware are in fair condition.

Interior Finishes - Ceiling Finishes:

Suspended ceilings are in poor condition.

Facility Condition Assessment & Best Practices

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Remove and replace existing ceiling grid and acoustical tile.

Interior Finishes - Walls:

Interior partitions are in fair condition.

Interior Finishes - Walls:

Best Practice Recommendation: Repair damage and repaint.

Interior Finishes - Flooring Finishes:

Vinyl and ceramic tile floors are in good condition; carpet is in fair condition.

Interior Finishes - Flooring Finishes:

Best Practice Recommendation: Consider replacing existing carpet.

Interior Finishes - Millwork:

Casework is in poor to fair condition.

Interior Finishes - Millwork:

Best Practice Recommendation: Consider casework replacement.

Code Compliance:

Code Compliance - General Building Code Compliance:

Numerous code violations observed.

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Multiple accessibility corrections required.

Site/Grounds:

Site/Grounds - Drainage:

Observed several areas where drainage flows toward the building.

Site/Grounds - Drainage:

Best Practice Recommendation: Construct drainage improvements to ensure positive drainage away from the building.

Site/Grounds - General Security:

Perimeter security measures are incomplete.

Site/Grounds - General Security:

Best Practice Recommendation: Recommend installation of complete site perimeter elements.

Site/Grounds - Pavement/Sidewalk Conditions:

Sidewalks are in fair condition.

Site/Grounds - Pavement/Sidewalk Conditions:

Best Practice Recommendation: Curb ramps to be replaced with ADA compliant curb ramps.

Facility Condition Assessment & Best Practices

2.3.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 22: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical		\$ 170,944	\$ 119,319			\$ 290,263
Electrical		\$ 5,698		\$ 274,839	\$ 13,080	\$ 293,617
Plumbing						
Specialty Systems						
Structure & Envelope	\$ 175,111					\$ 175,111
Interior Finishes		\$ 131,545				\$ 131,545
Code Compliance	\$ 104,700					\$ 104,700
Site/Grounds	\$ 52,350					\$ 52,350

3. Alton Elementary School

Alton Elementary School (BES) was built in 2014 as a replacement campus of the original Alton location. This campus serves students of BISD enrolled in Kindergarten through 4th grade.

3.1. Main Building

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 23: EXTERIOR VIEW OF MAIN BUILDING



3.1.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 24: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	5
Electrical	5
Plumbing	5
Specialty Systems	4
Structure & Envelope	4.57
Interior Finishes	4
Code Compliance	5
Site/Grounds	3.67

Facility Condition Assessment & Best Practices

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Specialty Systems:

Specialty Systems - Kitchen Equipment/Appliances:

Equipment appears to be well maintained and in working order.

Structure & Envelope:

Structure & Envelope - Structure:

No deficiencies observed.

Structure & Envelope - Masonry:

No deficiencies observed.

Structure & Envelope - Exterior Walls:

Isolated damage observed in a few locations.

Structure & Envelope - Exterior Walls:

Best Practice Recommendation: Sealant joints require repair/touch-up; power wash cast stone trim and upper EIFS walls.

Structure & Envelope - Windows:

No deficiencies observed.

Structure & Envelope - Exterior Door(s):

No deficiencies observed.

Structure & Envelope - Gutters/Downspouts:

No deficiencies observed.

Structure & Envelope - Roof:

Roof membrane and metal roof panels are in good condition.

Interior Finishes:

Interior Finishes - Interior Doors:

No deficiencies observed.

Interior Finishes - Ceiling Finishes:

No deficiencies observed.

Interior Finishes - Walls:

Isolated damage observed in a few locations.

Interior Finishes - Walls:

Best Practice Recommendation: Patch/repair and refinish damaged surfaces; repair ceramic wall tile in restroom where urinal screens were removed.

Interior Finishes - Flooring Finishes:

Damage to ceramic floor tile in restroom

Facility Condition Assessment & Best Practices

Interior Finishes - Flooring Finishes:

Best Practice Recommendation: Repair ceramic floor tile in restroom where urinal screens were removed.

Interior Finishes - Millwork:

Casework and trim are in good condition.

Code Compliance:

Code Compliance - General Building Code Compliance:

No deficiencies observed.

Site/Grounds:

Site/Grounds - Drainage:

Exposed retaining wall drain observed at south end of site east of South Park Street.

Site/Grounds - General Security:

Building and perimeter security appear adequate.

Site/Grounds - Pavement/Sidewalk Conditions:

No significant deficiencies observed.

3.1.2. Estimated Probable Cost

At the time of the FCA, there were no major deficiencies observed that would constitute the need to anticipate capital cost(s) within a 5-year time frame.

4. Brenham Elementary School

Brenham Elementary School (BES) was built in 2006 as a replacement campus of the original BES location. This campus serves students of BISD enrolled in Kindergarten through 4th grade.

The campus is located on Bluebell Road near Hwy 36.

4.1. Main Building

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 25: EXTERIOR VIEW OF MAIN BUILDING



4.1.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 26: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	3.75
Electrical	3.78
Plumbing	4
Specialty Systems	4
Structure & Envelope	3.57
Interior Finishes	3.4
Code Compliance	4
Site/Grounds	3.67

Facility Condition Assessment & Best Practices

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Electrical:

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Plumbing:

Plumbing - General Building Plumbing:

Fire sprinkler risers are located in Storage room and subject to damage. Consider installation of protective barrier or enclose in separate room.

Plumbing - Water Distribution System:

Water heater installed below sink in Clinic encroaches on ADA clearances.

Specialty Systems:

Specialty Systems - Kitchen Equipment/Appliances:

Equipment appears to be well maintained and in working order.

Structure & Envelope:

Structure & Envelope - Structure:

No deficiencies observed.

Structure & Envelope - Masonry:

Minor isolated defects observed.

Structure & Envelope - Masonry:

Best Practice Recommendation: Repair and repoint mortar joints in brick veneer

Structure & Envelope - Exterior Walls:

Base of wall deterioration observed.

Structure & Envelope - Exterior Walls:

Best Practice Recommendation: Repair and/or replace sealant joints at base of wall condition.

Structure & Envelope - Windows:

Glazed openings are in good condition.

Structure & Envelope - Exterior Door(s):

Exterior doors are in good condition.

Structure & Envelope - Gutters/Downspouts:

No deficiencies observed.

Structure & Envelope - Roof:

Roof membrane is in fair condition.

Structure & Envelope - Roof:

Best Practice Recommendation: Roof replacement should be anticipated within 5 years.

Facility Condition Assessment & Best Practices

Interior Finishes:

Interior Finishes - Interior Doors:

Overall good condition; isolated damage noted.

Interior Finishes - Interior Doors:

Best Practice Recommendation: Repair superficial damage.

Interior Finishes - Ceiling Finishes:

Deterioration of ceiling tile and grid in several locations.

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Repair grid and replace ceiling tile where damaged.

Interior Finishes - Walls:

Isolated damage observed in a few locations.

Interior Finishes - Walls:

Best Practice Recommendation: Patch/repair and refinish gypsum board partitions where damaged.

Interior Finishes - Flooring Finishes:

Isolated damage observed in a few locations.

Interior Finishes - Flooring Finishes:

Best Practice Recommendation: Carpet and vinyl flooring to be replaced where damaged

Interior Finishes - Millwork:

Casework is in overall good condition.

Code Compliance:

Code Compliance - General Building Code Compliance:

Minor code deficiencies observed.

Site/Grounds:

Site/Grounds - Drainage:

No deficiencies observed.

Site/Grounds - General Security:

Perimeter security is incomplete.

Site/Grounds - General Security:

Best Practice Recommendation: Site entry and drop-off points lack controlled access

Site/Grounds - Pavement/Sidewalk Conditions:

No deficiencies observed.

Facility Condition Assessment & Best Practices

4.1.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 27: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical						
Electrical						
Plumbing						
Specialty Systems						
Structure & Envelope					\$ 1,641,889	\$ 1,641,889
Interior Finishes						
Code Compliance						
Site/Grounds						

5. Krause Elementary School

Krause Elementary School was originally constructed in 1987 with an addition in 1998. The campus is also located on Bluebell Road south of Brenham Middle School. The campus serves students enrolled in Kindergarten through 4th grade.

FIGURE 28: CAMPUS-SPECIFIC CONDITIONS PER BUILDING (SUMMARY)

Individual Building Name	Average Score
Main Building	3.3
Special Needs Building	3.6

FIGURE 29: CAMPUS-SPECIFIC ESTIMATE OF PROBABLE COST(S) PER BUILDING (SUMMARY)

Individual Building Name	2022	2023	2024	2025	2026	Total
Main Building	\$ 816,660	\$ 249,936				\$ 1,066,596
Special Needs Building	\$ 100,774					\$ 100,774

5.1. Main Building

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 30: EXTERIOR VIEW OF MAIN BUILDING



Facility Condition Assessment & Best Practices

5.1.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 31: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	4
Electrical	3.44
Plumbing	3.67
Specialty Systems	3
Structure & Envelope	2.86
Interior Finishes	3.6
Code Compliance	3
Site/Grounds	3

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Electrical:

Electrical - Panel board:

Remove stored items from electrical equipment working spaces.

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Specialty Systems:

Specialty Systems - Kitchen Equipment/Appliances:

Equipment appears to be well maintained and in working order.

Structure & Envelope:

Structure & Envelope - Structure:

No significant deficiencies observed.

Structure & Envelope - Structure:

Best Practice Recommendation: Paint exposed exterior structural steel.

Structure & Envelope - Masonry:

Exterior masonry is in good condition.

Structure & Envelope - Exterior Walls:

Sealant joints approaching end of life.

Structure & Envelope - Exterior Walls:

Best Practice Recommendation: Repair and replace existing sealant joints throughout.

Structure & Envelope - Windows:

Frames and glazing are in poor condition.

Facility Condition Assessment & Best Practices

Structure & Envelope - Windows:

Best Practice Recommendation: Paint window and storefront framing; replace single-pane glazing with insulated glazing units.

Structure & Envelope - Exterior Door(s):

Doors, frames and glazing are in poor condition.

Structure & Envelope - Exterior Door(s):

Best Practice Recommendation: Retain existing door frames and repair or replace damaged doors; repaint doors and frames; replace single-pane glazing with insulated glazing units; replace hanging and operating hardware on doors to remain.

Structure & Envelope - Gutters/Downspouts:

Gutters and downspouts are in fair to good condition.

Structure & Envelope - Gutters/Downspouts:

Best Practice Recommendation: Repaint all gutters and downspouts; repair damage where occurs.

Structure & Envelope - Roof:

Roof membrane is in good condition.

Structure & Envelope - Roof:

Best Practice Recommendation: Inspect for leaks and repair as necessary.

Interior Finishes:

Interior Finishes - Interior Doors:

Doors installed in 2017 are in good condition; doors from original 1987 construction are in poor condition.

Interior Finishes - Interior Doors:

Best Practice Recommendation: Replace original doors, frames, and hardware.

Interior Finishes - Ceiling Finishes:

Ceilings installed in 2017 are in good condition; ceilings installed in 1987 are in poor condition.

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Repair damaged ceiling grid and repaint; replace all acoustical tile.

Interior Finishes - Walls:

Interior partitions are in good condition.

Interior Finishes - Walls:

Best Practice Recommendation: Repair damage and repaint as necessary.

Interior Finishes - Flooring Finishes:

Floor finishes are in generally good condition.

Interior Finishes - Flooring Finishes:

Best Practice Recommendation: Rehab vinyl floors as necessary.

Interior Finishes - Millwork:

Casework and trim are in generally good condition.

Facility Condition Assessment & Best Practices

Interior Finishes - Millwork:

Best Practice Recommendation: Repair damaged cabinets and countertops; replace damaged hardware.

Code Compliance:

Code Compliance - General Building Code Compliance:

Observed accessibility deficiencies.

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Correct accessibility deficiencies.

Site/Grounds:

Site/Grounds - Drainage:

No drainage deficiencies observed.

Site/Grounds - General Security:

Facility lacks a perimeter security system.

Site/Grounds - General Security:

Best Practice Recommendation: Install perimeter security.

Site/Grounds - Pavement/Sidewalk Conditions:

Hardscape is in fair to good condition.

Site/Grounds - Pavement/Sidewalk Conditions:

Best Practice Recommendation: Repair damaged concrete where occurs; power wash all flatwork and restripe parking areas.

5.1.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 32: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical						
Electrical						
Plumbing						
Specialty Systems						
Structure & Envelope	\$ 816,660					\$ 816,660
Interior Finishes						
Code Compliance						
Site/Grounds		\$ 249,936				\$ 249,936

5.2. Special Needs Building

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 33: EXTERIOR VIEW OF SPECIAL NEEDS BUILDING



5.2.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 34: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline ▼	Discipline Score ▼
Mechanical	2.5
Electrical	3.67
Plumbing	4
Specialty Systems	3
Structure & Envelope	4
Interior Finishes	3.8
Code Compliance	4
Site/Grounds	4

Facility Condition Assessment & Best Practices

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Mechanical:

Mechanical - HVAC System (General):

Building suffers from humidity issues most likely due to oversized units not being able to run for a more extended period in order to remove moisture.

Electrical:

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Structure & Envelope:

Structure & Envelope - Structure:

No deficiencies observed.

Structure & Envelope - Masonry:

Masonry exhibits minor staining.

Structure & Envelope - Masonry:

Best Practice Recommendation: Power wash masonry walls.

Structure & Envelope - Exterior Walls:

No deficiencies observed.

Structure & Envelope - Windows:

Exterior windows are in good condition.

Structure & Envelope - Exterior Door(s):

Exterior doors are in good condition.

Structure & Envelope - Gutters/Downspouts:

Gutters and downspouts are in good condition.

Structure & Envelope - Roof:

No evidence of roof leaks observed.

Interior Finishes:

Interior Finishes - Interior Doors:

Interior doors are in good condition.

Interior Finishes - Ceiling Finishes:

Several ceiling tiles have water damage.

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Replace damaged acoustical ceiling tiles.

Interior Finishes - Walls:

Interior partitions have minor defects.

Facility Condition Assessment & Best Practices

Interior Finishes - Walls:

Best Practice Recommendation: Repair damage and repaint.

Interior Finishes - Flooring Finishes:

Floors are in good condition.

Interior Finishes - Flooring Finishes:

Best Practice Recommendation: Recommend routine stripping and waxing.

Interior Finishes - Millwork:

Casework is in good condition.

Code Compliance:

Code Compliance - General Building Code Compliance:

No code deficiencies observed.

Site/Grounds:

Site/Grounds - Drainage:

No drainage problems observed.

Site/Grounds - Pavement/Sidewalk Conditions:

Walks and paving are in good condition.

5.2.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 35: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical	\$ 100,774					\$ 100,774
Electrical						
Plumbing						
Specialty Systems						
Structure & Envelope						
Interior Finishes						
Code Compliance						
Site/Grounds						

6. Brenham Middle School

Brenham Middle School (BMS) located at the corner of Bluebell Road and Niebuhr Street. Just as Brenham's Junior High School once served as the high school, Brenham Middle School is formerly the site of the junior high.

BMS was by built in 1970 with an addition in 1984. In 2007 the District added an additional drive that relieved safety and congestion concerns. The roadway was designed to accommodate future building expansion without minimizing available acreage on that site. The campus underwent additions and renovations in 2014. The work in 2014 included a complete renovation of the classroom wings and added administrative office space, cafetorium, kitchen, music hall, and library.

6.1. Main Building

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 36: EXTERIOR VIEW OF MAIN BUILDING



6.1.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 37: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	3.75
Electrical	3.67
Plumbing	4
Specialty Systems	4
Structure & Envelope	3.43
Interior Finishes	2.8
Code Compliance	3
Site/Grounds	2

Facility Condition Assessment & Best Practices

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Electrical:

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Specialty Systems:

Specialty Systems - Kitchen Equipment/Appliances:

Equipment appears to be well maintained and in working order.

Structure & Envelope:

Structure & Envelope - Structure:

No deficiencies observed.

Structure & Envelope - Structure:

Best Practice Recommendation: Perform routine maintenance painting of exposed structural steel.

Structure & Envelope - Masonry:

Masonry and brick veneer are in good condition.

Structure & Envelope - Exterior Walls:

Condition of sealant joints varies.

Structure & Envelope - Exterior Walls:

Best Practice Recommendation: Inspect sealant joints and repair as necessary.

Structure & Envelope - Windows:

Several windows are leaking; water damage in walls and on floors.

Structure & Envelope - Windows:

Best Practice Recommendation: Remove existing windows and install new insulated glazing units in aluminum frames.

Interior Finishes:

Interior Finishes - Walls:

Damage due to water intrusion; minor cosmetic repairs elsewhere.

Interior Finishes - Walls:

Best Practice Recommendation: Repair, repaint and/or refinish walls surfaces as necessary.

Site/Grounds:

Site/Grounds - Drainage:

Observed recent stormwater intrusion into the building.

Site/Grounds - Drainage:

Best Practice Recommendation: Immediate stormwater drainage upgrade needed at the chiller yard.

Facility Condition Assessment & Best Practices

Site/Grounds - General Security:
Campus lacks perimeter security.

Site/Grounds - General Security:
Best Practice Recommendation: Install decorative perimeter security fence and gates.

Site/Grounds - Pavement/Sidewalk Conditions:
Concrete paving is in generally good condition.

Site/Grounds - Pavement/Sidewalk Conditions:
Best Practice Recommendation: Perform routine patching and sealing as necessary.

6.1.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 38: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical						
Electrical						
Plumbing						
Specialty Systems						
Structure & Envelope	\$ 31,410					\$ 31,410
Interior Finishes		\$ 82,216				\$ 82,216
Code Compliance						
Site/Grounds	\$ 52,350	\$ 230,204				\$ 282,554

7. Brenham Junior High School

Brenham Junior High School (BJH) was originally constructed in 1963, with additions in 1967, 1974 and 1984 and at one time served as the high school campus for the District. Renovations and additions have been made to the campus over time as needed to provide updated facilities and additional capacity.

FIGURE 39: CAMPUS-SPECIFIC CONDITIONS PER BUILDING (SUMMARY)

Individual Building Name	Average Score
Main Building	2.5
Tax Office/Technology Building	2.5
Band Hall	2.7
Science/Art Wing	2.9
Wing Building	2.6
Rubber Gym	2.3

FIGURE 40: CAMPUS-SPECIFIC ESTIMATE OF PROBABLE COST(\$) PER BUILDING (SUMMARY)

Individual Building Name	2022	2023	2024	2025	2026	Total
Main Building	\$ 830,271	\$ 3,867,749			\$ 2,407,945	\$ 7,105,965
Tax Office/Technology Building	\$ 70,673	\$ 862,621	\$ 1,213,037			\$ 2,146,330
Band Hall	\$ 285,778	\$ 373,573		\$ 130,482		\$ 789,833
Science/Art Wing	\$ 54,968	\$ 10,725	\$ 494,088	\$ 352,711		\$ 912,492
Wing Building	\$ 23,558	\$ 312,598	\$ 289,733	\$ 168,528	\$ 11,763	\$ 806,179
Rubber Gym	\$ 698,302	\$ 471,885		\$ 542,725		\$ 1,712,911

FIGURE 41: EXTERIOR VIEW OF BRENHAM JUNIOR HIGH SCHOOL CAMPUS



Facility Condition Assessment & Best Practices

7.1. Main Building

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 42: EXTERIOR VIEW OF MAIN BUILDING



7.1.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 43: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	3
Electrical	2.67
Plumbing	2
Specialty Systems	3
Structure & Envelope	2.29
Interior Finishes	2.8
Code Compliance	2
Site/Grounds	2

Facility Condition Assessment & Best Practices

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Mechanical:

Mechanical - HVAC System (General):

Insulation repair/replacement needed at some chilled water coils.

Mechanical - Ductwork:

Best Practice Recommendation: Replace ductwork systems that are beyond average useful life.

Electrical:

Electrical - Panel board:

Remove stored items from electrical equipment working spaces.

Electrical - Panel board:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Wiring:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Specialty Systems:

Specialty Systems - Kitchen Equipment/Appliances:

Equipment appears to be well maintained and in working order.

Structure & Envelope:

Recommendation: Engage a 3rd party Structural engineer to review the facility due to observations noted during the FCA.

Structure & Envelope - Structure:

Perimeter grade beam along west building frontage shows significant deterioration.

Structure & Envelope - Structure:

Best Practice Recommendation: Extensive repairs to concrete grade beam and reinforcing steel required.

Structure & Envelope - Masonry:

Observed severe damage to existing brick veneer.

Structure & Envelope - Masonry:

Best Practice Recommendation: Remove broken units, replace, and repoint mortar.

Structure & Envelope - Exterior Walls:

Sealant joints approaching end of life; extensive mold and mildew staining.

Facility Condition Assessment & Best Practices

Structure & Envelope - Exterior Walls:

Best Practice Recommendation: Inspect and repair sealant joints as necessary; power wash exterior.

Structure & Envelope - Windows:

Exterior storefronts are in poor condition.

Structure & Envelope - Windows:

Best Practice Recommendation: Replace storefront framing and glazing.

Structure & Envelope - Exterior Door(s):

Exterior doors are in poor condition.

Structure & Envelope - Exterior Door(s):

Best Practice Recommendation: Replace all exterior doors and hardware.

Interior Finishes:

Interior Finishes - Ceiling Finishes:

Ceilings in all but the 2004 renovation are in poor condition.

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Remove and replace damaged ceilings.

Code Compliance:

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Parking, paths of travel, restrooms and general building elements require accessibility upgrades.

Site/Grounds:

Site/Grounds - Drainage:

Downspout boots missing or damaged.

Site/Grounds - Drainage:

Best Practice Recommendation: Repair missing or damaged downspout boots.

Site/Grounds - General Security:

Campus lacks perimeter security.

Site/Grounds - General Security:

Best Practice Recommendation: Install decorative security fence and gates.

Facility Condition Assessment & Best Practices

7.1.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 44: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical		\$ 762,911				\$ 762,911
Electrical		\$ 47,682			\$ 2,407,945	\$ 2,455,627
Plumbing		\$ 2,574,824				\$ 2,574,824
Specialty Systems						
Structure & Envelope	\$ 510,936					\$ 510,936
Interior Finishes		\$ 219,242				\$ 219,242
Code Compliance	\$ 314,100					\$ 314,100
Site/Grounds	\$ 5,235	\$ 263,090				\$ 268,325

7.2. Tax Office/Technology Building

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 45: EXTERIOR VIEW OF TAX OFFICE/TECHNOLOGY BUILDING



7.2.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 46: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	2.25
Electrical	2.67
Plumbing	2
Specialty Systems	3
Structure & Envelope	3
Interior Finishes	2.2
Code Compliance	2
Site/Grounds	3

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Mechanical:

Mechanical - Ductwork:

Best Practice Recommendation: Replace ductwork systems that are beyond average useful life.

Facility Condition Assessment & Best Practices

Electrical:

Electrical - Panel board:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Wiring:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Plumbing:

Plumbing - General Building Plumbing:

Roof drains were being installed to alleviate ponding on roof.

Structure & Envelope:

Structure & Envelope - Exterior Walls:

Sealant joints approaching end of life.

Structure & Envelope - Exterior Walls:

Best Practice Recommendation: Repair and replace existing sealant joints throughout.

Structure & Envelope - Windows:

Windows are in poor condition.

Structure & Envelope - Windows:

Best Practice Recommendation: Remove and replace existing windows with insulated glazing units and aluminum frames.

Structure & Envelope - Roof:

Interior observations noted stained ceilings and ceiling tile attributable to prior roof leaks. Brenham ISD confirms that the roof of this facility was installed in 2020 (Durolast Roofing System). There are ponding issues that were verbally noted by Brenham ISD and these issues are being addressed with the roof installer. Interior roof drains are being installed to address the ponding issue.

Interior Finishes:

Interior Finishes - Interior Doors:

Older interior doors are in poor condition.

Interior Finishes - Interior Doors:

Best Practice Recommendation: Replace all existing doors with non-compliant hardware.

Interior Finishes - Ceiling Finishes:

Observed damage to hard ceilings and suspended ceilings.

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Repair damaged gypsum board ceilings; remove and replace damaged ceiling grid and acoustical tile.

Facility Condition Assessment & Best Practices

Interior Finishes - Walls:

Interior wall surfaces are in good to poor condition.

Interior Finishes - Walls:

Best Practice Recommendation: Repair damaged surfaces and refinish.

Interior Finishes - Flooring Finishes:

Best Practice Recommendation: Remove and replace floor finishes.

Code Compliance:

Code Compliance - General Building Code Compliance:

Various accessibility deficiencies observed.

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Correct accessibility violations.

Site/Grounds:

Site/Grounds - General Security:

Campus lacks perimeter security.

Site/Grounds - General Security:

Best Practice Recommendation: Included with Main Campus.

7.2.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 47: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical		\$ 178,244	\$ 583,191			\$ 761,434
Electrical		\$ 501,310				\$ 501,310
Plumbing			\$ 629,846			\$ 629,846
Specialty Systems						
Structure & Envelope	\$ 18,323					\$ 18,323
Interior Finishes		\$ 183,067				\$ 183,067
Code Compliance	\$ 52,350					\$ 52,350
Site/Grounds						

7.3. Band Hall

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 48: EXTERIOR VIEW OF BAND HALL



7.3.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 49: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	3
Electrical	2.67
Plumbing	2
Specialty Systems	3
Structure & Envelope	3.29
Interior Finishes	2.8
Code Compliance	2
Site/Grounds	3

Facility Condition Assessment & Best Practices

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Mechanical:

Mechanical - Ductwork:

Best Practice Recommendation: Replace ductwork systems that are beyond average useful life.

Electrical:

Electrical - Panel board:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Wiring:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Structure & Envelope:

Structure & Envelope - Windows:

Single pane windows leaking.

Structure & Envelope - Windows:

Best Practice Recommendation: Replace with insulated glazing units in aluminum frames.

Interior Finishes:

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Replace damaged ceiling grid and acoustical tile.

Interior Finishes - Flooring Finishes:

Existing carpet is in poor condition.

Interior Finishes - Flooring Finishes:

Best Practice Recommendation: Replace carpet; rehab other floors.

Code Compliance:

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Correct accessibility violations and life safety deficiencies.

Site/Grounds:

Site/Grounds - General Security:

Campus lacks perimeter security.

Site/Grounds - General Security:

Best Practice Recommendation: Included with Main Campus.

Facility Condition Assessment & Best Practices

7.3.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 50: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical		\$ 63,483		\$ 130,482		\$ 193,964
Electrical		\$ 178,545				\$ 178,545
Plumbing	\$ 204,636					\$ 204,636
Specialty Systems						
Structure & Envelope	\$ 2,618					\$ 2,618
Interior Finishes		\$ 131,545				\$ 131,545
Code Compliance	\$ 78,525					\$ 78,525
Site/Grounds						

7.4. Science/Art Wing

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 51: EXTERIOR VIEWS OF SCIENCE WING



7.4.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 52: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline ▼	Discipline Score ▼
Mechanical	2.75
Electrical	2.67
Plumbing	3
Specialty Systems	3
Structure & Envelope	3
Interior Finishes	3.4
Code Compliance	2
Site/Grounds	3

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Electrical:

Electrical - Panel board:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Wiring:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Facility Condition Assessment & Best Practices

Structure & Envelope:

Structure & Envelope - Exterior Walls:
Exterior sealant joints are in fair to poor condition.

Structure & Envelope - Exterior Walls:
Best Practice Recommendation: Repair and replace sealant joints.

Code Compliance:

Code Compliance - General Building Code Compliance:
Numerous accessibility deficiencies observed.

Code Compliance - General Building Code Compliance:
Best Practice Recommendation: Correct accessibility violations.

Site/Grounds:

Site/Grounds - General Security:
Building lacks perimeter security.

Site/Grounds - General Security:
Best Practice Recommendation: Included with Main Campus.

7.4.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

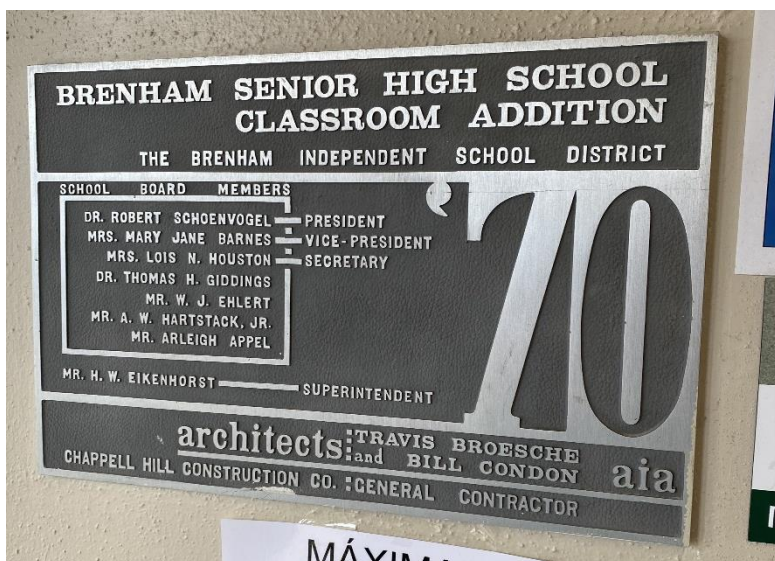
FIGURE 53: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical				\$ 352,711		\$ 352,711
Electrical		\$ 10,725	\$ 494,088			\$ 504,813
Plumbing						
Specialty Systems						
Structure & Envelope	\$ 2,618					\$ 2,618
Interior Finishes						
Code Compliance	\$ 52,350					\$ 52,350
Site/Grounds						

7.5. Wing Building

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 54: DEDICATION PLAQUE OF WING BUILDING



7.5.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 55: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	2.5
Electrical	2.56
Plumbing	2
Specialty Systems	3
Structure & Envelope	3
Interior Finishes	2.4
Code Compliance	2
Site/Grounds	3

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Mechanical:

Mechanical - Ductwork:

Best Practice Recommendation: Replace ductwork systems that are beyond average useful life.

Facility Condition Assessment & Best Practices

Electrical:

Electrical - Panel board:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Wiring:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Plumbing:

Plumbing - Water Distribution System:

Insulation on domestic water entry piping needs replacing.

Interior Finishes:

Interior Finishes - Interior Doors:

Several doors lack compliant hardware.

Interior Finishes - Interior Doors:

Best Practice Recommendation: Replace doors needing accessible compliant hardware.

Interior Finishes - Ceiling Finishes:

Ceiling damage in limited areas.

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Repair suspended ceiling as necessary.

Interior Finishes - Walls:

Numerous wall finish defects observed.

Interior Finishes - Walls:

Best Practice Recommendation: Repair and refinish affected wall surfaces.

Code Compliance:

Code Compliance - General Building Code Compliance:

Various accessibility deficiencies observed.

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Correct accessibility violations and life safety deficiencies.

Site/Grounds:

Site/Grounds - General Security:

Building lacks perimeter security.

Site/Grounds - General Security:

Best Practice Recommendation: Included with Main Campus.

Facility Condition Assessment & Best Practices

7.5.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 56: ESTIMATE OF PROBABLE COST(S)

Discipline ▼	2022 ▼	2023 ▼	2024 ▼	2025 ▼	2026 ▼	Total ▼
Mechanical		\$ 81,993		\$ 168,528		\$ 250,521
Electrical		\$ 230,605			\$ 11,763	\$ 242,369
Plumbing			\$ 289,733			\$ 289,733
Specialty Systems						
Structure & Envelope						
Interior Finishes	\$ 13,088					\$ 13,088
Code Compliance	\$ 10,470					\$ 10,470
Site/Grounds						

7.6. Rubber Gym

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 57: EXTERIOR VIEWS OF RUBBER GYM



7.6.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 58: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	2.33
Electrical	2.44
Plumbing	2
Specialty Systems	N/A
Structure & Envelope	2.43
Interior Finishes	2.2
Code Compliance	2
Site/Grounds	3

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Mechanical:

Mechanical - Ductwork:

Best Practice Recommendation: Replace ductwork systems that are beyond average useful life.

Electrical:

Electrical - Panel board:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Wiring:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Emergency Lighting:

Exit signage did not appear to have emergency illumination.

Electrical - Fire Alarm:

Best Practice Recommendation: Assembly occupancy should be evaluated to determine need for Fire Alarm.

Plumbing:

Plumbing - Restroom Fixtures:

Best Practice Recommendation: Provide thermostatic mixing valve at lavatories.

Structure & Envelope:

Structure & Envelope - Structure:

Exposed steel showing signs of corrosion; liner panels are deteriorated.

Structure & Envelope - Structure:

Best Practice Recommendation: Paint all exposed steel; remove and replace under-deck insulation and liner.

Structure & Envelope - Windows:

Windows are in poor condition.

Structure & Envelope - Windows:

Best Practice Recommendation: Remove and replace existing windows with insulated glazing units and aluminum frames.

Structure & Envelope - Exterior Door(s):

Exterior doors are in poor condition.

Structure & Envelope - Exterior Door(s):

Best Practice Recommendation: Remove and replace existing doors and hardware.

Structure & Envelope - Roof:

Built-up roofing on low roof is in poor condition.

Structure & Envelope - Roof:

Best Practice Recommendation: Remove and replace existing roofing with SBS modified roofing and insulation.

Interior Finishes:

Interior Finishes - Interior Doors:
Interior doors are in poor condition.

Interior Finishes - Interior Doors:
Best Practice Recommendation: Remove existing doors and replace with new doors and hardware.

Interior Finishes - Ceiling Finishes:
Suspended ceilings are in poor condition.

Interior Finishes - Ceiling Finishes:
Best Practice Recommendation: Remove and replace ceiling grid and acoustical ceiling tile.

Interior Finishes - Walls:
Interior wall surfaces are in poor condition.

Interior Finishes - Walls:
Best Practice Recommendation: Repair damaged surfaces and refinish.

Interior Finishes - Flooring Finishes:
Flooring throughout is in poor condition.

Interior Finishes - Flooring Finishes:
Best Practice Recommendation: Remove and replace all carpet; replace gymnasium floor; repair vinyl flooring and rehab other flooring.

Code Compliance:

Code Compliance - General Building Code Compliance:
Accessibility and life safety deficiencies observed.

Code Compliance - General Building Code Compliance:
Best Practice Recommendation: Upgrade accessibility and life safety.

Site/Grounds:

Site/Grounds - General Security:
Building lacks perimeter security.

Site/Grounds - General Security:
Best Practice Recommendation: Included with Main Campus.

Facility Condition Assessment & Best Practices

7.6.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 59: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical		\$ 123,773		\$ 254,402		\$ 378,175
Electrical	\$ 59,108	\$ 348,112				\$ 407,220
Plumbing				\$ 288,322		\$ 288,322
Specialty Systems						
Structure & Envelope	\$ 257,039					\$ 257,039
Interior Finishes	\$ 225,105					\$ 225,105
Code Compliance	\$ 157,050					\$ 157,050
Site/Grounds						

8. Brenham High School

Brenham High School (BHS) serves as a 9th through 12th grade campus. The campus is located at 525 A.H. Ehrig Drive and was originally constructed in 1997. Various additions, both instructional and athletic, have been constructed over the years.

FIGURE 60: CAMPUS-SPECIFIC CONDITIONS PER BUILDING (SUMMARY)

Individual Building Name	Average Score
Main Building	3.1
CTE/Vocational Building	2.8
Athletic Field House	3.7
ROTC Building	3.8

FIGURE 61: CAMPUS-SPECIFIC ESTIMATE OF PROBABLE COST(S) PER BUILDING (SUMMARY)

Individual Building Name	2022	2023	2024	2025	2026	Total
Main Building	\$ 132,446	\$ 723,498				\$ 855,943
CTE/Vocational Building	\$ 379,395				\$ 643,950	\$ 1,023,345
Athletic Field House						
ROTC Building	\$ 1,047					\$ 1,047

FIGURE 62: EXTERIOR VIEW OF BRENHAM HIGH SCHOOL CAMPUS



Facility Condition Assessment & Best Practices

8.1. Main Building

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 63: EXTERIOR VIEWS OF MAIN BUILDING



8.1.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 64: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	3.25
Electrical	3.11
Plumbing	3
Specialty Systems	3
Structure & Envelope	3
Interior Finishes	3.67
Code Compliance	3
Site/Grounds	3

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Mechanical:

Mechanical - HVAC System (General):

Consider installation of heat removal hood for convection oven(s) located in Culinary Arts.

Facility Condition Assessment & Best Practices

Mechanical - Cooling System:

Recent upgrade to packaged roof-top outside air units may allow reduction in chilled water system capacities, and quantity of chillers.

Electrical:

Electrical - Panel board:

Remove stored items from electrical equipment working spaces.

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Plumbing:

Plumbing - Restroom Fixtures:

Some urinals appeared to be out of service.

Specialty Systems:

Specialty Systems - Kitchen Equipment/Appliances:

Equipment appears to be well maintained and in working order.

Structure & Envelope:

Structure & Envelope - Structure:

Observed corrosion on exposed steel elements and canopies.

Structure & Envelope - Structure:

Best Practice Recommendation: Paint all exposed steel.

Interior Finishes:

Interior Finishes - Flooring Finishes:

Flooring in Practice Gym appears to be original to building construction. Rating is based on age and appearance.

Interior Finishes - Flooring Finishes:

Best Practice Recommendation: Recommended to replace floor in Practice Gym.

Site/Grounds:

Site/Grounds - General Security:

Campus lacks perimeter security.

Site/Grounds - General Security:

Best Practice Recommendation: Install decorative perimeter security fence and gates.

Facility Condition Assessment & Best Practices

8.1.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 65: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical						
Electrical						
Plumbing						
Specialty Systems						
Structure & Envelope	\$ 26,175					\$ 26,175
Interior Finishes	\$ 106,271					\$ 106,271
Code Compliance						
Site/Grounds		\$ 723,498				\$ 723,498

8.2. CTE/Vocational Building

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 66: EXTERIOR VIEWS OF CTE/VOCATIONAL BUILDING



8.2.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 67: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	2.5
Electrical	2.89
Plumbing	3
Specialty Systems	3
Structure & Envelope	3.57
Interior Finishes	2.8
Code Compliance	2
Site/Grounds	3

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Electrical:

Electrical - Panel board:

Remove stored items from electrical equipment working spaces.

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Facility Condition Assessment & Best Practices

Electrical - Fire Alarm:

Best Practice Recommendation: Fire Alarm system should be evaluated to make sure Daycare occupancy is protected as required by code.

Interior Finishes:

Interior Finishes - Ceiling Finishes:

Suspended ceilings are in poor condition.

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Remove and replace ceiling grid and acoustical ceiling tiles.

Interior Finishes - Walls:

Sliding accordion partition is damaged.

Interior Finishes - Walls:

Best Practice Recommendation: Remove existing and install new sliding partition.

Code Compliance:

Code Compliance - General Building Code Compliance:

Accessibility deficiencies observed.

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Correct accessibility violations.

Site/Grounds:

Site/Grounds - General Security:

Building lacks perimeter security.

Site/Grounds - General Security:

Best Practice Recommendation: Included with Main Campus.

8.2.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 68: ESTIMATE OF PROBABLE COST(s)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical					\$ 643,950	\$ 643,950
Electrical	\$ 107,175					\$ 107,175
Plumbing						
Specialty Systems						
Structure & Envelope						
Interior Finishes	\$ 246,045					\$ 246,045
Code Compliance	\$ 26,175					\$ 26,175
Site/Grounds						

8.3. Athletic Field House

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 69: EXTERIOR VIEW OF ATHLETIC FIELD HOUSE



8.3.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 70: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	3.75
Electrical	3.78
Plumbing	4
Specialty Systems	4
Structure & Envelope	3.43
Interior Finishes	3.4
Code Compliance	4
Site/Grounds	3.33

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Electrical:

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Site/Grounds:

Site/Grounds - General Security:

Building lacks perimeter security.

Site/Grounds - General Security:

Best Practice Recommendation: Included with Main Campus

8.3.2. Estimated Probable Cost

At the time of the FCA, there were no major deficiencies observed that would constitute the need to anticipate capital cost(s) within a 5-year time frame.

8.4. ROTC Building

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 71: EXTERIOR VIEW OF ROTC BUILDING



8.4.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 72: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	3.75
Electrical	3.78
Plumbing	4
Specialty Systems	4
Structure & Envelope	3.57
Interior Finishes	3.8
Code Compliance	4
Site/Grounds	3.33

Facility Condition Assessment & Best Practices

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Electrical:

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Structure & Envelope:

Structure & Envelope - Gutters/Downspouts:

Several downspouts are damaged.

Structure & Envelope - Gutters/Downspouts:

Best Practice Recommendation: Remove damaged downspouts and replace to match

Site/Grounds:

Site/Grounds - General Security:

Building lacks perimeter security.

Site/Grounds - General Security:

Best Practice Recommendation: Included with Main Campus.

8.4.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 73: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical						
Electrical						
Plumbing						
Specialty Systems						
Structure & Envelope	\$ 1,047					\$ 1,047
Interior Finishes						
Code Compliance						
Site/Grounds						

9. Administration Building

This building is located at 711 E Mansfield St and houses the Superintendent and administrative staff of the District. The original owner was Germania Insurance who purchased the land in 1925 and constructed the building in 1930. An addition was constructed in 1965. The District purchased the property in 1978. Storage buildings are also located on the property.

9.1. Main Building

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 74: EXTERIOR VIEW OF MAIN BUILDING



9.1.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 75: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	2.25
Electrical	2.67
Plumbing	1.33
Specialty Systems	3
Structure & Envelope	2
Interior Finishes	3.4
Code Compliance	2
Site/Grounds	2.67

Facility Condition Assessment & Best Practices

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Mechanical:

Mechanical - Cooling System:

Exterior insulation on refrigerant piping needs to be replaced.

Mechanical - Ductwork:

Best Practice Recommendation: Replace ductwork systems that are beyond average useful life.

Electrical:

Electrical - Panel board:

Remove stored items from electrical equipment working spaces.

Electrical - Panel board:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Wiring:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Structure & Envelope:

Structure & Envelope - Structure:

Exposed steel showing signs of corrosion.

Structure & Envelope - Structure:

Best Practice Recommendation: Paint all exposed structural steel, lintels, and pipe rails.

Structure & Envelope - Masonry:

Several areas require mortar joint repair.

Structure & Envelope - Masonry:

Best Practice Recommendation: Rake out compromised joints and repoint; power-wash stained areas.

Structure & Envelope - Exterior Walls:

Painted trim is in poor condition; wall at storage/maintenance building has gaps.

Structure & Envelope - Exterior Walls:

Best Practice Recommendation: Paint exterior trim; repair walls at storage/maintenance building.

Structure & Envelope - Windows:

Windows should be replaced.

Structure & Envelope - Windows:

Best Practice Recommendation: Remove and replace all glazed openings with insulated glazing in aluminum frames.

Facility Condition Assessment & Best Practices

Structure & Envelope - Exterior Door(s):

Exterior doors, entrances and storefronts should be replaced.

Structure & Envelope - Exterior Door(s):

Best Practice Recommendation: Remove and replace all exterior doors, entrances, and storefronts.

Structure & Envelope - Roof:

Roof shingles contain asbestos.

Structure & Envelope - Roof:

Best Practice Recommendation: Abate/remove existing shingles and install asphalt shingles.

Code Compliance:

Code Compliance - General Building Code Compliance:

Multiple accessibility deficiencies.

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Correct accessibility violations.

Site/Grounds:

Site/Grounds - General Security:

Site lacks perimeter security.

Site/Grounds - General Security:

Best Practice Recommendation: Install decorative perimeter security fence and gates.

Site/Grounds - Pavement/Sidewalk Conditions:

Parking lot should be repaved.

Site/Grounds - Pavement/Sidewalk Conditions:

Best Practice Recommendation: Install asphalt overlay in parking lot and restripe.

9.1.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 76: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical		\$ 356,287				\$ 356,287
Electrical		\$ 5,398	\$ 248,688			\$ 254,086
Plumbing	\$ 103,119		\$ 90,432			\$ 193,551
Specialty Systems						
Structure & Envelope	\$ 270,650					\$ 270,650
Interior Finishes						
Code Compliance	\$ 52,350					\$ 52,350
Site/Grounds		\$ 362,407				\$ 362,407

10. Transportation and Maintenance

This campus is located at 399 E 6th St and consists of three buildings: The Transportation and Maintenance Office which was constructed in the early 2000's; the Bus Maintenance Shop which was constructed in the early 2000's; and the Maintenance Shop which was constructed in the mid-1990's. Durham School Services leases part of the campus to maintain the District's fleet of buses.

FIGURE 77: CAMPUS-SPECIFIC CONDITIONS PER BUILDING (SUMMARY)

Individual Building Name	Average Score
Transportation & Maintenance Offices	2.8
Maintenance Shop	2.7
Bus Maintenance Shop	2.7

FIGURE 78: CAMPUS-SPECIFIC ESTIMATE OF PROBABLE COST(S) PER BUILDING (SUMMARY)

Individual Building Name	2022	2023	2024	2025	2026	Total
Transportation & Maintenance Offices	\$ 55,491	\$ 31,242				\$ 86,733
Maintenance Shop	\$ 55,492	\$ 36,613			\$ 67,963	\$ 160,068
Bus Maintenance Shop	\$ 12,355	\$ 20,280			\$ 4,529	\$ 37,164

10.1. Transportation and Maintenance Offices

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 79: EXTERIOR VIEW OF TRANSPORTATION AND MAINTENANCE OFFICE



10.1.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

Facility Condition Assessment & Best Practices

FIGURE 80: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	3.25
Electrical	3.11
Plumbing	3
Specialty Systems	N/A
Structure & Envelope	3
Interior Finishes	2.4
Code Compliance	2
Site/Grounds	3

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Electrical:

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Plumbing:

Plumbing - Restroom Fixtures:

Best Practice Recommendation: Provide thermostatic mixing valve at lavatories.

Interior Finishes:

Interior Finishes - Walls:

Interior wall surfaces are in fair to poor condition.

Interior Finishes - Walls:

Best Practice Recommendation: Patch/repair and refinish wall surfaces as necessary.

Interior Finishes - Flooring Finishes:

Corridor and restroom floors are in fair to poor condition.

Interior Finishes - Flooring Finishes:

Best Practice Recommendation: Rehab corridor floors and replace vinyl tile in restrooms.

Interior Finishes - Millwork:

Casework and counter are damaged.

Interior Finishes - Millwork:

Best Practice Recommendation: Repair and refinish casework and countertop.

Code Compliance:

Code Compliance - General Building Code Compliance:

Multiple accessibility deficiencies observed.

Facility Condition Assessment & Best Practices

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Correct all accessibility violations

10.1.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 81: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical						
Electrical	\$ 3,141					\$ 3,141
Plumbing						
Specialty Systems						
Structure & Envelope						
Interior Finishes		\$ 31,242				\$ 31,242
Code Compliance	\$ 52,350					\$ 52,350
Site/Grounds						

10.2. Bus Maintenance Shop

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 82: EXTERIOR VIEW OF BUS MAINTENANCE SHOP



10.2.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 83: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	3.25
Electrical	3
Plumbing	3
Specialty Systems	N/A
Structure & Envelope	2.17
Interior Finishes	2.4
Code Compliance	2
Site/Grounds	3

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Electrical:

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Plumbing:

Plumbing - Restroom Fixtures:

Best Practice Recommendation: Provide thermostatic mixing valve at lavatories.

Structure & Envelope:

Structure & Envelope - Structure:

Steel structure shows signs of corrosion.

Structure & Envelope - Structure:

Best Practice Recommendation: Paint all exposed structural steel.

Structure & Envelope - Exterior Walls:

Exterior metal wall panels have isolated damage.

Structure & Envelope - Exterior Walls:

Best Practice Recommendation: Remove and replace damaged metal wall panels.

Structure & Envelope - Windows:

Exterior window is in poor condition.

Structure & Envelope - Windows:

Best Practice Recommendation: Replace window with insulate glazing in aluminum frame.

Structure & Envelope - Exterior Door(s):

Overhead doors are damaged.

Structure & Envelope - Exterior Door(s):

Best Practice Recommendation: Replace overhead doors.

Structure & Envelope - Gutters/Downspouts:

Several downspouts are damaged.

Structure & Envelope - Gutters/Downspouts:

Best Practice Recommendation: Remove and replace damaged downspouts to match.

Interior Finishes:

Interior Finishes - Ceiling Finishes:

Isolated damage to suspended ceiling tiles.

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Replace damaged acoustical ceiling tiles.

Interior Finishes - Walls:

Restroom walls require wet wall finishes.

Interior Finishes - Walls:

Best Practice Recommendation: Remove existing wall panels and replace with full height FRP panels.

Interior Finishes - Millwork:

Restroom casework does not comply with accessibility standards.

Facility Condition Assessment & Best Practices

Interior Finishes - Millwork:

Best Practice Recommendation: Remove sink and cabinets.

Code Compliance:

Code Compliance - General Building Code Compliance:

Interior doors and restrooms require accessibility upgrades.

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Correct accessibility deficiencies.

10.2.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 84: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical						
Electrical	\$ 1,885				\$ 4,529	\$ 6,414
Plumbing						
Specialty Systems						
Structure & Envelope		\$ 15,347				\$ 15,347
Interior Finishes		\$ 4,933				\$ 4,933
Code Compliance	\$ 10,470					\$ 10,470
Site/Grounds						

10.3. Maintenance Shop

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 85: EXTERIOR VIEW OF MAINTENANCE SHOP



10.3.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 86: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	3
Electrical	2.63
Plumbing	3
Specialty Systems	N/A
Structure & Envelope	2.33
Interior Finishes	2
Code Compliance	2
Site/Grounds	3.67

Facility Condition Assessment & Best Practices

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Electrical:

Electrical - Emergency Lighting:

Best Practice Recommendation: Test battery backup systems and replace deficiencies.

Plumbing:

Plumbing - Restroom Fixtures:

Best Practice Recommendation: Provide thermostatic mixing valve at lavatories.

Structure & Envelope:

Structure & Envelope - Structure:

Steel structure shows signs of corrosion.

Structure & Envelope - Structure:

Best Practice Recommendation: Paint all exposed structural steel.

Structure & Envelope - Windows:

Windows are in poor condition.

Structure & Envelope - Windows:

Best Practice Recommendation: Replace windows with insulated glazing in aluminum frames.

Structure & Envelope - Exterior Door(s):

Exterior doors are damaged.

Structure & Envelope - Exterior Door(s):

Best Practice Recommendation: Repair and repaint doors and frames.

Structure & Envelope - Gutters/Downspouts:

Several downspouts are damaged.

Structure & Envelope - Gutters/Downspouts:

Best Practice Recommendation: Remove damaged downspouts and replace to match.

Interior Finishes:

Interior Finishes - Interior Doors:

Interior doors are in fair to poor condition.

Interior Finishes - Interior Doors:

Best Practice Recommendation: Repair and refinish damaged doors.

Interior Finishes - Ceiling Finishes:

Several insulated liner panels are missing; isolated damage to suspended ceilings; isolated damage to hard ceilings.

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Install insulated liner panels where missing; repair damage to suspended ceilings; repair and refinish damaged hard ceilings.

Facility Condition Assessment & Best Practices

Interior Finishes - Walls:

Interior wall surfaces are in good to poor condition.

Interior Finishes - Walls:

Best Practice Recommendation: Repair and refinish affected wall surfaces.

Interior Finishes - Flooring Finishes:

Resurface concrete floor in shop areas; replace vinyl floor in break room.

Interior Finishes - Millwork:

Casework and countertops are in fair to poor condition.

Interior Finishes - Millwork:

Best Practice Recommendation: Repair damaged casework and countertops.

Code Compliance:

Code Compliance - General Building Code Compliance:

Multiple accessibility deficiencies observed.

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Correct accessibility violations.

10.3.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 87: ESTIMATE OF PROBABLE COST(s)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical					\$ 60,411	\$ 60,411
Electrical	\$ 3,142				\$ 7,551	\$ 10,693
Plumbing						
Specialty Systems						
Structure & Envelope		\$ 8,112				\$ 8,112
Interior Finishes		\$ 28,501				\$ 28,501
Code Compliance	\$ 52,350					\$ 52,350
Site/Grounds						

11. Brenham Community Education

The Community Education Center (CEC) is located at 1301 S Market Street and was constructed in 1927, with additions in 1931 (field house), 1938 (gym), and 1950 (stadium), and renovations in 1970, 1976, and 1977. This facility receives poor marks except for historical value. It is rated poor in most all building elements. During the FCA, it was noted to the FCA team that the facility has high energy operating costs. The facility and campus would likely not benefit from typical rehabilitations unless substantial in nature. The facility should be used for limited purposes as determined to be applicable by the District.

FIGURE 88: CAMPUS-SPECIFIC CONDITIONS PER BUILDING (SUMMARY)

Individual Building Name	Average Score
Main Building	1.9
Rock Gym	1.7

FIGURE 89: CAMPUS-SPECIFIC ESTIMATE OF PROBABLE COST(\$) PER BUILDING (SUMMARY)

Individual Building Name	2022	2023	2024	2025	2026	Total
Main Building	\$ 4,857,193	\$ 1,156,500			\$ 43,679	\$ 6,057,372
Rock Gym	\$ 1,934,280	\$ 180,874			\$ 12,365	\$ 2,127,520

11.1. Main Building

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 90: EXTERIOR VIEW OF MAIN BUILDING



Facility Condition Assessment & Best Practices

11.1.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 91: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	1.5
Electrical	2.25
Plumbing	1
Specialty Systems	3
Structure & Envelope	2.14
Interior Finishes	1.6
Code Compliance	1
Site/Grounds	3

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Mechanical:

Mechanical - HVAC System (General):

All systems appear to be old and in poor condition.

Mechanical - Cooling System:

All systems appear to be old and in poor condition.

Mechanical - Ductwork:

All systems appear to be old and in poor condition.

Mechanical - Ductwork:

Best Practice Recommendation: Replace ductwork systems that are beyond average useful life.

Electrical:

Electrical - Panel board:

All systems appear to be old and in poor condition.

Electrical - Panel board:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Wiring:

All systems appear to be old and in poor condition.

Electrical - Wiring:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Lighting:

All systems appear to be old and in poor condition.

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Electrical - Emergency Lighting:

All systems appear to be old and in poor condition.

Electrical - Controls:

All systems appear to be old and in poor condition.

Plumbing:

Plumbing - General Building Plumbing:

All systems appear to be old and in poor condition.

Plumbing - Water Distribution System:

All systems appear to be old and in poor condition.

Plumbing - Restroom Fixtures:

All systems appear to be old and in poor condition.

Structure & Envelope:

Structure & Envelope - Structure:

Exterior canopies exhibit significant corrosion.

Structure & Envelope - Structure:

Best Practice Recommendation: Paint or refinish all exposed metals.

Structure & Envelope - Masonry:

Exterior masonry has mold/mildew stains.

Structure & Envelope - Masonry:

Best Practice Recommendation: Power wash entire building.

Structure & Envelope - Exterior Walls:

Interior and exterior sealant joints are in poor condition.

Structure & Envelope - Exterior Walls:

Best Practice Recommendation: Replace all sealant joints throughout.

Structure & Envelope - Windows:

Original windows are in extremely poor condition.

Structure & Envelope - Windows:

Best Practice Recommendation: Replace all exterior windows throughout.

Interior Finishes:

Interior Finishes - Interior Doors:

Various interior doors are in poor condition.

Interior Finishes - Interior Doors:

Best Practice Recommendation: Replace damaged doors throughout.

Interior Finishes - Ceiling Finishes:

Many ceilings are in poor condition.

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Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Replace all damaged and deteriorating ceilings.

Interior Finishes - Walls:

Interior wall surfaces are in good to poor condition.

Interior Finishes - Walls:

Best Practice Recommendation: Patch/repair and refinish damaged wall surfaces throughout.

Interior Finishes - Flooring Finishes:

Flooring is in good to poor condition.

Interior Finishes - Flooring Finishes:

Best Practice Recommendation: Remove damaged flooring throughout and replace to match.

Interior Finishes - Millwork:

Casework, countertops and trim are in good to poor condition.

Interior Finishes - Millwork:

Best Practice Recommendation: Repair and refurbish cabinets and trim.

Code Compliance:

Code Compliance - General Building Code Compliance:

Facility has extensive life safety and accessibility deficiencies; presence of asbestos-containing materials noted.

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Facility needs a comprehensive code upgrade program and hazardous materials testing and abatement.

Site/Grounds:

Site/Grounds - General Security:

Campus lacks a complete secure perimeter.

Site/Grounds - General Security:

Best Practice Recommendation: Add security fencing to secure the site.

Facility Condition Assessment & Best Practices

11.1.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 92: ESTIMATE OF PROBABLE COST(S)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical	\$ 1,199,507					\$ 1,199,507
Electrical	\$ 817,846				\$ 43,679	\$ 861,525
Plumbing	\$ 981,415					\$ 981,415
Specialty Systems						
Structure & Envelope	\$ 26,175	\$ 580,991				\$ 607,166
Interior Finishes		\$ 520,699				\$ 520,699
Code Compliance	\$ 1,832,250					\$ 1,832,250
Site/Grounds		\$ 54,810				\$ 54,810

11.2. Rock Gym

The following sections describe the overall conditions noted at the time of the assessment. Described are the conditions of the building systems and an overall Quality Summary and resulting Assessment recommendations.

FIGURE 93: EXTERIOR VIEW OF ROCK GYM



11.2.1. Quality Summary and Best Practices Recommendations

The following table provides an overview of the composite scores for each of the assessed disciplines.

FIGURE 94: OVERVIEW OF ASSESSMENT SCORES PER EACH DISCIPLINE

Discipline	Discipline Score
Mechanical	2
Electrical	1.88
Plumbing	1
Specialty Systems	N/A
Structure & Envelope	1.86
Interior Finishes	1.4
Code Compliance	1
Site/Grounds	3

The following comments support the ratings provided in the table above and provide a best practices recommendation (where applicable) as noted:

Facility Condition Assessment & Best Practices

Mechanical:

Mechanical - HVAC System (General):

All systems appear to be old and in poor condition.

Mechanical - Cooling System:

All systems appear to be old and in poor condition.

Mechanical - Ductwork:

All systems appear to be old and in poor condition.

Mechanical - Ductwork:

Best Practice Recommendation: Replace ductwork systems that are beyond average useful life.

Electrical:

Electrical - Panel board:

All systems appear to be old and in poor condition.

Electrical - Panel board:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Wiring:

All systems appear to be old and in poor condition.

Electrical - Wiring:

Best Practice Recommendation: Replace electrical distribution systems that are beyond average useful life.

Electrical - Lighting:

All systems appear to be old and in poor condition.

Electrical - Emergency Lighting:

All systems appear to be old and in poor condition.

Electrical - Fire Alarm:

Best Practice Recommendation: Assembly occupancy should be evaluated to determine need for Fire Alarm.

Electrical - Controls:

All systems appear to be old and in poor condition.

Plumbing:

Plumbing - General Building Plumbing:

All systems appear to be old and in poor condition.

Plumbing - Water Distribution System:

All systems appear to be old and in poor condition.

Plumbing - Restroom Fixtures:

All systems appear to be old and in poor condition.

Structure & Envelope:

Recommendation: Engage a 3rd party Structural engineer to review the facility due to observations noted during the FCA.

Structure & Envelope - Structure:

Structure does not comply with current codes and poses a safety hazard.

Structure & Envelope - Structure:

Best Practice Recommendation: Reinforce roof trusses, rafters, purlins, deck, and exterior walls.

Structure & Envelope - Exterior Walls:

Sealant joints are in poor condition.

Structure & Envelope - Exterior Walls:

Best Practice Recommendation: Replace sealant joints throughout.

Structure & Envelope - Windows:

Existing windows leak and are in poor condition.

Structure & Envelope - Windows:

Best Practice Recommendation: Remove and replace with insulated glazing units in aluminum frames.

Structure & Envelope - Exterior Door(s):

Exterior doors are in poor condition.

Structure & Envelope - Exterior Door(s):

Best Practice Recommendation: Replace all exterior doors and hardware.

Interior Finishes:

Interior Finishes - Interior Doors:

Interior doors are in poor condition.

Interior Finishes - Interior Doors:

Best Practice Recommendation: Replace all interior doors and hardware.

Interior Finishes - Ceiling Finishes:

Existing ceilings are in poor condition.

Interior Finishes - Ceiling Finishes:

Best Practice Recommendation: Replace all ceilings.

Interior Finishes - Walls:

Interior walls are in poor condition.

Interior Finishes - Walls:

Best Practice Recommendation: Remove and reconstruct interior partitions.

Interior Finishes - Flooring Finishes:

Floors throughout are in poor condition.

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Interior Finishes - Flooring Finishes:

Best Practice Recommendation: Replace floor covering s and resurface gymnasium floor.

Interior Finishes - Millwork:

Casework is in poor condition.

Interior Finishes - Millwork:

Best Practice Recommendation: Remove and replace casework and countertops.

Code Compliance:

Code Compliance - General Building Code Compliance:

Extensive life safety and accessibility deficiencies.

Code Compliance - General Building Code Compliance:

Best Practice Recommendation: Correct all life safety and accessibility violations.

11.2.2. Estimated Probable Cost

The following figure provides the estimated probable cost for addressing the needs at this facility in the year identified.

FIGURE 95: ESTIMATE OF PROBABLE COST(s)

Discipline	2022	2023	2024	2025	2026	Total
Mechanical	\$ 339,567					\$ 339,567
Electrical	\$ 272,683				\$ 12,365	\$ 285,048
Plumbing	\$ 174,929					\$ 174,929
Specialty Systems						
Structure & Envelope	\$ 824,513					\$ 824,513
Interior Finishes		\$ 180,874				\$ 180,874
Code Compliance	\$ 209,400					\$ 209,400
Site/Grounds						