

New Braunfels

Independent School District

Report on Potential
Repairs and Upgrades to
NBISD Facilities



NBISD Facilities with Square Footage

High School	339,000	Learning Center	15,300
Middle School	198,000	Education Center	27,100
Oak Run	161,000	Support Services	19,500
County Line	61,000	Academy Street Gym	10,000
Walnut Springs	56,000	Old Tax Office (annex)	2,000
Memorial Elem	62,500	Transportation	11,800
Lone Star ECC	54,000		
Lamar	61,000	Total	1,354,200
Klein Road	90,000		
Voss Farms	93,000		
Veramendi	93,000		

(Sample) Renewal/Replacement Schedule

NBISD 2018		Building System Appraisal			Current Dollar Value of Systems/Components that require Renewal or Replacement during Year (in current thousands of dollars)						Attached Survey/inventory	Total Costs by System (in dollars)
Facility or Building	System	Year Installed	Year Replacement	Life Span	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6		
High School					2018-19	2019-20	2020-21	2021-22	2022-23	2023-24		
	001											
	Gym Floor (Comp)	2003	2043	40						12		
	Gym Floor (Pract)	2002	2042	40					10			
Gross Square Footage 339,268	Roof Systems	02/13/17	22/33/37	20/50					1,000			\$ 1,000,000.00
	Exterior Doors	98/02/17	18/22/37	20					10			
	Interior Doors	98/02	28/32	30								\$ -
Number of Stories Two	Interior Wall Finishes	98/02/17	13/17/32	15	720							\$ 720,000.00
	Interior Floor (VCT)	98/02	28/32	30								\$ -
	Interior Floor (Carpet)	98/02	13/17	15	120							\$ 120,000.00
Building or Facility Use High School	HVAC Equipment*	SAI	SAI	20	600	150			750		X	\$ 1,500,000.00
	Plumbing Equipment*	?/02/17	?/32/47	30	20							\$ 20,000.00
	Electrical Lighting/Equip	86/95/02	11/20/27	25								\$ -
Replacement Value \$90,000,000	Special Electrical	86/02	11/27	25	40							\$ 40,000.00
	Fire Protect./Suppres.	2002	2022	20					20			\$ 20,000.00
	Specialties (stage, band)								100			\$ 100,000.00
NOTES	Security (card readers)				300							\$ 300,000.00
This is the total HS including Fieldhouses, ROTC, Dressing Areas, Concessions/Restrooms, Pressbox, etc.	Furnishings	Campus	(?)									\$ -
	Parking/Drives	?/02	?/27	25	320				270			\$ 590,000.00
	Tennis Courts Resurface	2005	2030	25				45				\$ 45,000.00
	Track Resurface	2008	2028	20								\$ -
	Turf	2016	2026	10								\$ -
	Totals				2,120	150	-	45	2,160	12		\$ 4,455,000.00

Districtwide (Red) Renewal/Replacement Schedule

NBISD (Red Projects)		Building System Appraisal		Current Dollar Value of Systems/Components that require Renewal or Replacement during Year (in current thousands of dollars)						Total Costs by System (in dollars)
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	
DISTRICT	System	Square Footage		2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	
NBISD				2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	
	High School	339,000		900	150					\$ 1,050,000.00
	Middle School	198,000		200						\$ 200,000.00
Gross Square Footage 1,354,250	Oak Run	161,000		350						\$ 350,000.00
	County Line	61,000		1,070						\$ 1,070,000.00
	Walnut Springs	56,000		510						\$ 510,000.00
Number of Stories	Memorial Elem	62,500		650						\$ 650,000.00
	Lone Star ECC	54,000		100	130					\$ 230,000.00
	Lamar	61,000		100						\$ 100,000.00
Building or Facility Use Schools	Klein Road	90,000		100						\$ 100,000.00
	Voss Farms	93,000		100						\$ 100,000.00
	Veramendi	93,000		100						\$ 100,000.00
Replacement Value										
	Learning Center	15,300								\$ -
	Education Center	27,150								\$ -
NOTES	Support Services	19,500								\$ -
	Academy Street Gym	10,000								\$ -
	Old Tax Office (annex)	2,000								\$ -
	Transportation	11,800								\$ -
Totals				4,180	280	-	-	-		\$ 4,460,000

Districtwide (Orange) Renewal/Replacement Schedule

NBISD (Orange Projects)	Building System Appraisal		Current Dollar Value of Systems/Components that require Renewal or Replacement during Year (in current thousands of dollars)							Total Costs by System (in dollars)
	DISTRICT	System	Square Footage	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	
NBISD				2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	
		High School	339,000	480			45	1,870		\$ 2,395,000.00
		Middle School	198,000							\$ -
Gross Square Footage		Oak Run	161,000	774						\$ 774,000.00
1,354,250		County Line	61,000	830				120		\$ 950,000.00
		Walnut Springs	56,000	800				120		\$ 920,000.00
Number of Stories		Memorial Elem	62,500	890				120		\$ 1,010,000.00
		Lone Star ECC	54,000	62	221			60	275	\$ 618,000.00
		Lamar	61,000	381				545		\$ 926,000.00
Building or Facility Use		Klein Road	90,000							\$ -
Schools		Voss Farms	93,000							\$ -
		Veramendi	93,000							\$ -
Replacement Value										
		Learning Center	15,300							\$ -
		Education Center	27,150					135		\$ 135,000.00
NOTES		Support Services	19,500							\$ -
		Academy Street Gym	10,000					150		\$ 150,000.00
		Old Tax Office (annex)	2,000							\$ -
		Transportation	11,800		315					\$ 315,000.00
										Six Year Total
		Totals		4,217	536	-	45	3,120		\$ 8,193,000

NBISD (Red) Renewal & Replacement Projects

HS:

Replace HS Auditorium/Kitchen Chiller (160 tons, Installed 1985) – **\$350,000.00**

Replace HS Rooftop Chiller for 100/800 wings (170 tons, Installed 1995) – **\$250,000.00**

Replace HS Science Chiller (90 tons, Installed 1999) – **\$150,000.00**

Add security Card Readers (up to 60 doors) - **\$300,000.00**

MS:

Add security Card Readers (up to 40 doors) - **\$200,000.00**

OR:

Replace OR Trane Chiller (80 tons, Installed 1992) – **\$150,000.00**

Add security Card Readers (up to 40 doors) - **\$200,000.00**

CL:

Replace CL Main Chiller (120 tons, Installed 1986) – **\$350,000.00**

Remove vinyl wallpaper and texture/paint classroom/cafeteria walls – **\$200,000.00**

CL (continued):

Remove carpet in classrooms and replace with VCT – **\$120,000.00**

Pave bus drive - **\$300,000.00**

Add security Card Readers (up to 20 doors) - **\$100,000.00**

WS:

Replace Carrier Chiller (70 tons, Installed 1989) – **\$115,000.00**

Remove vinyl wallpaper and texture/paint classroom/cafeteria walls – **\$180,000.00**

Remove carpet in classrooms and replace with VCT – **\$115,000.00**

Add security Card Readers (up to 20 doors) - **\$100,000.00**

ME:

Replace McQuay Chiller (80 tons, Installed 1998) – **\$130,000.00**

Remove vinyl wallpaper and texture/paint classroom/cafeteria walls – **\$220,000.00**

Remove carpet in classrooms/hallways and replace with VCT – **\$200,000.00**

Add security Card Readers (up to 20 doors) - **\$100,000.00**

NBISD (Red) Renewal & Replacement Projects (Continued)

LSECC:

Repaint classroom/office casework, & walls –

\$130,000.00

Add security Card Readers (up to 20 doors) -

\$100,000.00

LA:

Add security Card Readers (up to 20 doors) -

\$100,000.00

KR:

Add security Card Readers (up to 20 doors) -

\$100,000.00

VF:

Add security Card Readers (up to 20 doors) -

\$100,000.00

V:

Add security Card Readers (up to 20 doors) -

\$100,000.00

**TOTAL (RED) Items = Total
Construction Costs \$4,460,000.00 x
Soft Costs (20%) \$892,000.00 =
\$5,352,000.00**

NBISD Orange (2018-20) Renewal & Replacement Projects

HS:

Replace Carpet in the library & office – **\$120,000.00**

Replace stage lighting - **\$40,000.00**

Repair, seal coat and restripe asphalt parking areas (up to 200,000 sq') - **\$320,000.00**

OR:

Replace R Panel Metal Roof over Gym/Band areas - **\$750,000.00**

Remove carpet in Band areas and replace with VCT – **\$24,000.00**

CL:

Seal coat and restripe asphalt parking areas (up to 100,000 sq') - **\$90,000.00**

Additional renovations to all classrooms (lighting, ceiling tile) – **\$680,000.00**

Repair cafeteria water infiltration (remove and replace sidewalk, prime and seal underground wall system, add sump pump and replace flatwork)– **\$60,000.00**

WS:

Seal coat and restripe asphalt parking areas (up to 100,000 sq') - **\$90,000.00**

WS (continued):

Additional renovations to all classrooms (lighting, ceiling tile) – **\$650,000.00**

Repair cafeteria water infiltration (remove and replace sidewalk, prime and seal underground wall system, add sump pump and replace flatwork)– **\$60,000.00**

ME:

Seal coat and restripe asphalt parking areas (up to 100,000 sq') - **\$90,000.00**

Additional renovations to all classrooms (lighting, ceiling tile) – **\$800,000.00**

LSECC:

Replace Exterior Doors (café/400 hall) - **\$24,000.00**

Replace interior Doors (500 hall) - **\$18,000.00**

Replace office carpet - **\$21,000.00**

Seal coat and restripe asphalt parking areas (up to 20,000 sq') - **\$20,000.00**

Additional renovations to some classrooms (casework, sinks) – **\$200,000**

NBISD Orange (2018-20) Renewal & Replacement Projects (Continued)

LA:

Repaint Classrooms (walls/trim) - **\$140,000.00**

Remove classroom carpet and replace with VCT -
\$180,000.00

Seal coat and restripe asphalt parking areas (up to
65,000 sq') - **\$61,000.00**

Trans:

Seal coat and restripe asphalt parking areas (up to
350,000 sq') - **\$315,000.00**

**TOTAL (Orange (2018-20) Items -
Construction Costs \$4,753,000.00 +
Soft Costs (20%) \$950,000.00 =
5,703,000.00**

Potential NBISD Bond Projects:

RED Maintenance Projects (2018-20) Construction Costs
(\$4,460,000)+ Soft Costs (\$892,000) = **\$5,352,000**

ORANGE Maintenance Projects (2018-20) Construction Costs
(\$4,753,000)+ Soft Costs (\$950,600) = **\$5,703,000**

Other Potential Projects:

Middle School Tennis Courts (4 courts per campus) Construction Costs (\$1,895,000)+ Soft Costs (\$379,000) = **\$2,274,000**

Baseball Field Upgrades (stands, pressbox, concessions) Construction Costs (\$960,000)+ Soft Costs (\$192,000) = **\$1,152,000**

Move Fiber/Phone Systems from LC to EC Construction Costs (\$200,000)+ Soft Costs (\$40,000) = **\$240,000**

Add Parking for an additional 30 Busses Construction Costs (\$2,400,000)+ Soft Costs (\$480,000) = **\$2,880,000**

Other Potential Projects (continued):

Existing Transportation Parking (Mill chipseal and overlay with type D asphalt) Construction Costs (\$600,000)+ Soft Costs (\$120,000) = **\$720,000**

Add Vehicle Security Barricades at all Campuses Construction Costs (\$130,000)+ Soft Costs (\$26,000) = **\$156,000**

Other Potential Projects (Discussion Only):

Discuss use of Carl Schurz (possible DAEP/School of Choice)

Discuss Lamar (Renovations vs New Campus)

Discuss Expansion of Transportation Facility

Discuss Expansion of Central Kitchen Facility

Discuss Expansion of Maintenance Facility

Discuss Expansion/Update of Stadium Pressbox

Questions?