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DIFFERENT FROM THE GROUND UP



Acknowledgments

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Disclaimer:

This report presents facility assessment findings and recommendations intended to support planning and improvement efforts for school buildings within the state of Texas. It is not an all-inclusive evaluation of all building conditions or regulatory compliance. Facilities were reviewed by visual observation only; no destructive or invasive investigation was performed. The information reflects conditions observed and data available at the time of assessment and may not account for ongoing or recently completed maintenance activities or work orders.

Items identified as meeting requirements should be independently verified against applicable local building codes, the Texas Education Code, and other relevant regulations. Any master planning concepts, site plans, schematic drawings, or related recommendations included in this report are conceptual in nature and are not intended to replace the services of licensed professionals. School districts should consult with certified architects, engineers, or other qualified professionals, in coordination with Gallagher, a Cumming Group Company, before proceeding with any design or construction work.

Budget figures provided are general in nature and based on typical pricing within the state of Texas. These budgets are intended for preliminary planning purposes only and may not reflect current market conditions, regional variations, or final project costs.

DIFFERENT FROM THE GROUND UP

Executive Summary

Falls City ISD is a public school district primarily in Karnes County, Texas, with a small portion in Wilson County. The district buildings are situated in the same general vicinity, with the main school building and CTE building on one site and the football stadium, transportation, and maintenance buildings across the street. The district buildings include Falls City School, the Frank Paul Nieschwietz Career and Technology Building, maintenance and transportation buildings, and the Football Stadium.

Key Findings by Facility

Falls City School (2016)

- **Condition:** Falls City School was built in 2016. The building has split-face block cladding. The building is supported by a combination of structural masonry walls and steel framing on an elevated concrete slab. The school houses all grades in the district, with the primary grades on the upper floor and the secondary grades on the lower floor. The building is in mostly excellent condition with minor wear and tear visible in high-use areas such as hallways, high-use doors, handrails, and the athletic areas.
- **Recommendation:** Replace stained carpet, repaint concrete floors, repaint high-use metal doors, and replace damaged and/or stained ceiling tiles. Plan for HVAC system replacement in the coming years. Consider expanding the parking lot to accommodate higher demand during school and athletic events.

Frank Paul Nieschwietz Career and Technology Building (2017)

- **Condition:** The CTE building is a pre-engineered metal building on a concrete slab with metal panel cladding built in 2017. The building contains two classrooms, an office, a shop, and storage. The building is in good condition with minor wear and tear to finishes. The shop has welding curtains and ventilation in the welding bays; however, safety floor markings are missing around shop equipment.
- **Recommendation:** Repaint high-use doors, replace damaged and/or stained ceiling tiles, add safety floor markings around shop equipment, and plan for HVAC system replacement in the coming years.

Football Stadium

- **Condition:** The football stadium was reconstructed in 2018. The Stadium features three metal buildings, one for the concessions, one for a fan shop, and one used as a field house and storage facility. The stadium has an artificial turf field and a newly resurfaced grey and blue track. Metal bleachers line either side of the field, and lights are spaced periodically around it. Overall, the stadium is in good condition with some minor pavement joint sealant deterioration in the sidewalks and deteriorating concrete in the adjacent parking lot.
- **Recommendation:** Refinish worn handrails, replace paving joint sealants where deteriorated, and plan for artificial turf replacement in the coming years.

Conclusion

Falls City ISD's facilities are relatively new, with mostly minor wear and tear on building finishes. As the district moves forward, plans should be made to continue maintaining the current facilities and their systems to extend the life span of the buildings. Future budgeting considerations should include upcoming HVAC replacements as units reach the end of their life cycle, as well as budgeting for building finish replacements, such as flooring, wall paint, joint sealants, door refinishing, and sports field replacements.

DIFFERENT FROM THE GROUND UP



The safety and security of students, faculty, and administrators are paramount at Falls City ISD. The district complies with the required safety protocols for occupied spaces as reported by the Texas Education Agency (TEA). However, these may change due to executive orders and recommendations from other agencies. This facility assessment report provides recommendations to improve Falls City ISD facilities, including descriptions and photographs for reference. Falls City ISD enjoys strong support from residents, alumni, and local businesses. Falls City ISD facilities include the following:

- Falls City School
- Frank Paul Nieschwietz Career and Technology Building
- Football Stadium
- Maintenance and Transportation Buildings (not assessed)

This report provides recommendations to improve facilities at Falls City ISD and should not be regarded as an all-inclusive review. Conditions may change due to ongoing maintenance procedures and work orders, some of which are in process and others are completed. Any item that appears to meet the requirements should be compared with the standards of local building and educational codes.

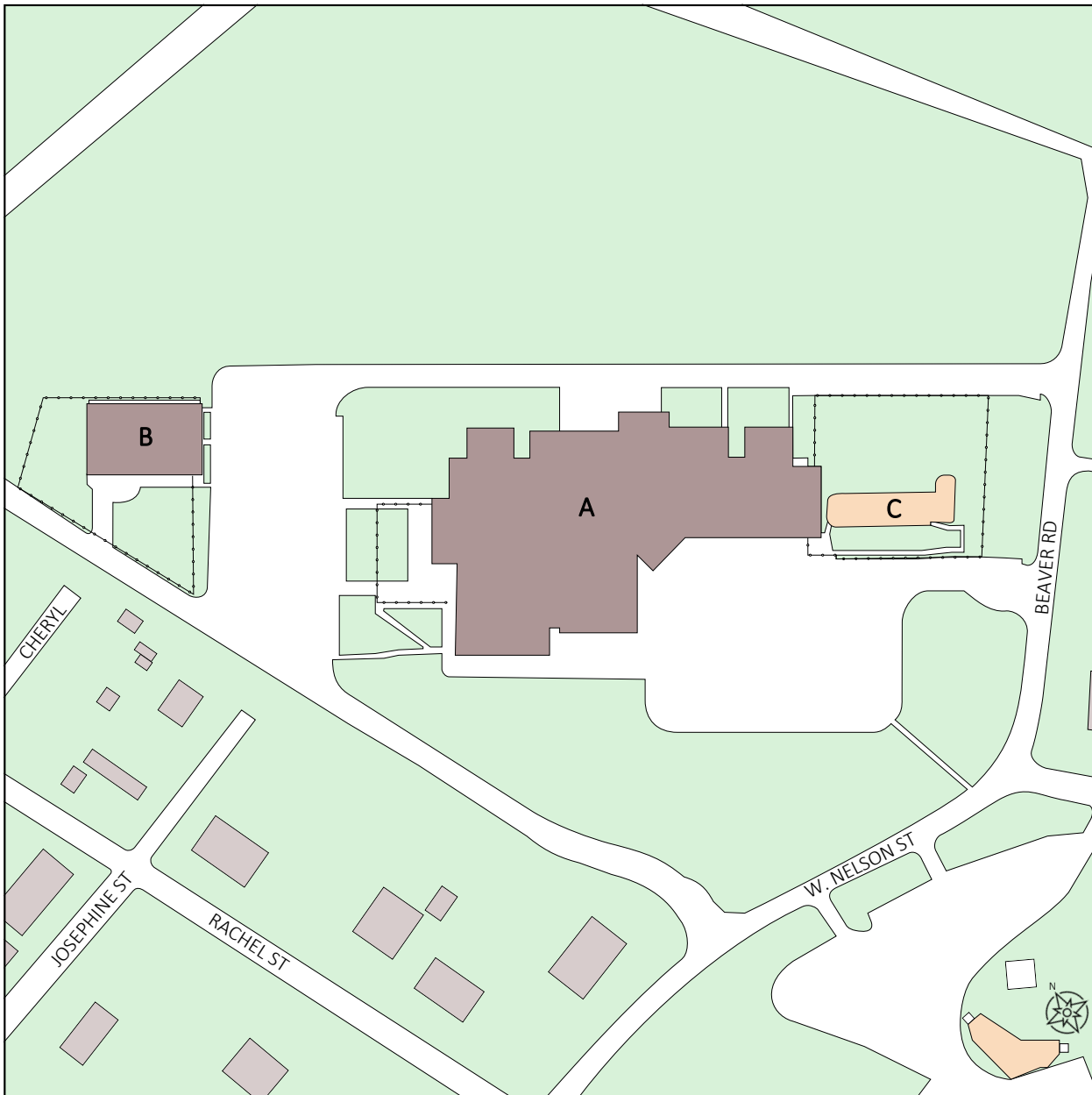
DIFFERENT FROM THE GROUND UP

Districtwide Site Map

Falls City ISD



Districtwide Site Map



- A. FALLS CITY SCHOOL
- B. FRANK PAUL NIESCHWIERTZ CTE BUILDING
- C. PLAYGROUND

DIFFERENT FROM THE GROUND UP

Capacity Analysis

Falls City ISD



Capacity Analysis

DIFFERENT FROM THE GROUND UP

Falls City School		EE-12		Constructed In 2016		36 sf per student, grades Pre-K through 1 required by TEA 32 sf per student, grades 2 through 5 required by TEA 28 sf per student, grades 6 through 12 required by TEA 58 sf per student for Secondary Science Lab Classrooms required by TEA 22:1 Student/Teacher Ratio, grades Pre-K through 4 required by TEA	
Room Use	Level	Room Area	TEA Requirement	Capacity	Included in Overall Capacity	RED square-footage number indicates room is undersized per TEA standards	
Classroom, PK-6	UL	1,058 sf	800 sf	22 students	☒		
Classroom, PK-6	UL	868 sf	800 sf	22 students	☒		
Classroom, PK-6	UL	730 sf	800 sf	20 students	☒		
Classroom, PK-6	UL	865 sf	800 sf	22 students	☒		
Classroom, PK-6	UL	830 sf	800 sf	22 students	☒		
Classroom, PK-6	UL	730 sf	800 sf	20 students	☒		
Classroom, PK-6	UL	710 sf	800 sf	19 students	☒		
Classroom, PK-6	UL	845 sf	800 sf	22 students	☒		
Classroom, PK-6	UL	853 sf	800 sf	22 students	☒		
Classroom, PK-6	UL	740 sf	800 sf	20 students	☒		
Special Education	UL	793 sf	400 sf	19 students	☒		
Classroom, PK-6	UL	978 sf	800 sf	22 students	☒		
Classroom, PK-6	UL	832 sf	800 sf	22 students	☒		
Classroom, PK-6	UL	834 sf	800 sf	22 students	☒		
Classroom, PK-6	UL	848 sf	800 sf	22 students	☒		
Classroom, PK-6	UL	831 sf	800 sf	22 students	☒		
Classroom, PK-6	UL	832 sf	800 sf	22 students	☒		
Classroom, PK-6	UL	872 sf	800 sf	22 students	☒		
Classroom, 7-12	LL	1,044 sf	700 sf	25 students	☒		
Classroom, 7-12	LL	1,038 sf	700 sf	25 students	☒		
Classroom, 7-12	LL	726 sf	700 sf	25 students	☒		
Classroom, 7-12	LL	863 sf	700 sf	25 students	☒		
Classroom, 7-12	LL	833 sf	700 sf	25 students	☒		
Resource	LL	421 sf	- sf	11 students	☒		
Resource	LL	424 sf	- sf	11 students	☒		
Classroom, 7-12	LL	847 sf	700 sf	25 students	☒		
Classroom, 7-12	LL	852 sf	700 sf	25 students	☒		
Classroom, 7-12	LL	731 sf	700 sf	25 students	☒		
Classroom, 7-12	LL	954 sf	700 sf	25 students	☒		
Science Lab Classroom, 7-12	LL	1,481 sf	1,400 sf	25 students	☒		
Classroom, 7-12	LL	750 sf	700 sf	25 students	☒		
Classroom, 7-12	LL	955 sf	700 sf	25 students	☒		
Science Lab Classroom, 7-12	LL	1,468 sf	1,400 sf	25 students	☒		
Classroom, 7-12	LL	975 sf	700 sf	25 students	☒		
Culinary Arts Kitchen	LL	1,150 sf	- sf		☐		
Classroom, 7-12	LL	1,118 sf	700 sf	25 students	☒		
Resource	LL	673 sf	- sf	18 students	☒		
CTE Shop	CTE	4,084 sf	- sf		☐		
CTE Classroom	CTE	706 sf	700 sf	25 students	☒		
CTE Classroom	CTE	705 sf	700 sf	25 students	☒		
Primary Library	UL	1,271 sf	1,400 sf	90 students	☐	Library is undersized per TEA	
Secondary Library	LL	1,464 sf	1,400 sf	116 students	☐	Library is undersized per TEA	
Band Hall	UL	3,350 sf	- sf		☐		
Auditorium	UL	3,360 sf	- sf		☐		
Competition Gym	LL	12,760 sf	7,500 sf		☐		
Practice Gym	LL	6,300 sf	4,800 sf		☐		
Primary Gym	UL	3,000 sf	3,000 sf		☐		
Cafeteria	LL	2,587 sf	- sf		☐		
Kitchen	LL	2,129 sf	- sf		☐		
TOTAL STUDENT CAPACITY				849	students gross		
FUNCTIONAL CAPACITY AT 90% EFFICIENCY				764	students at 90% efficiency		
ENROLLMENT AT Falls City School				452	total current students, 54% efficiency		

School Building

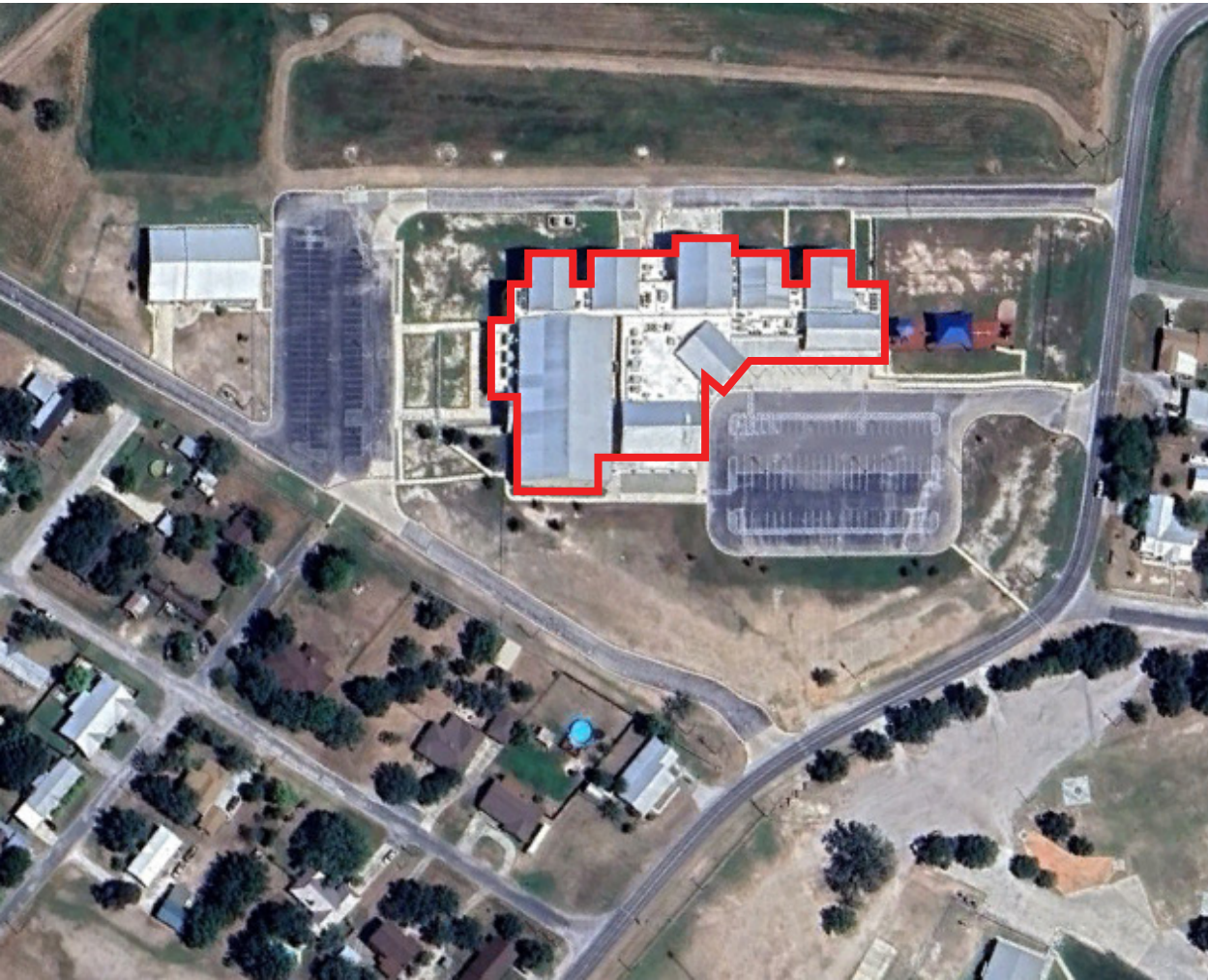
Falls City ISD





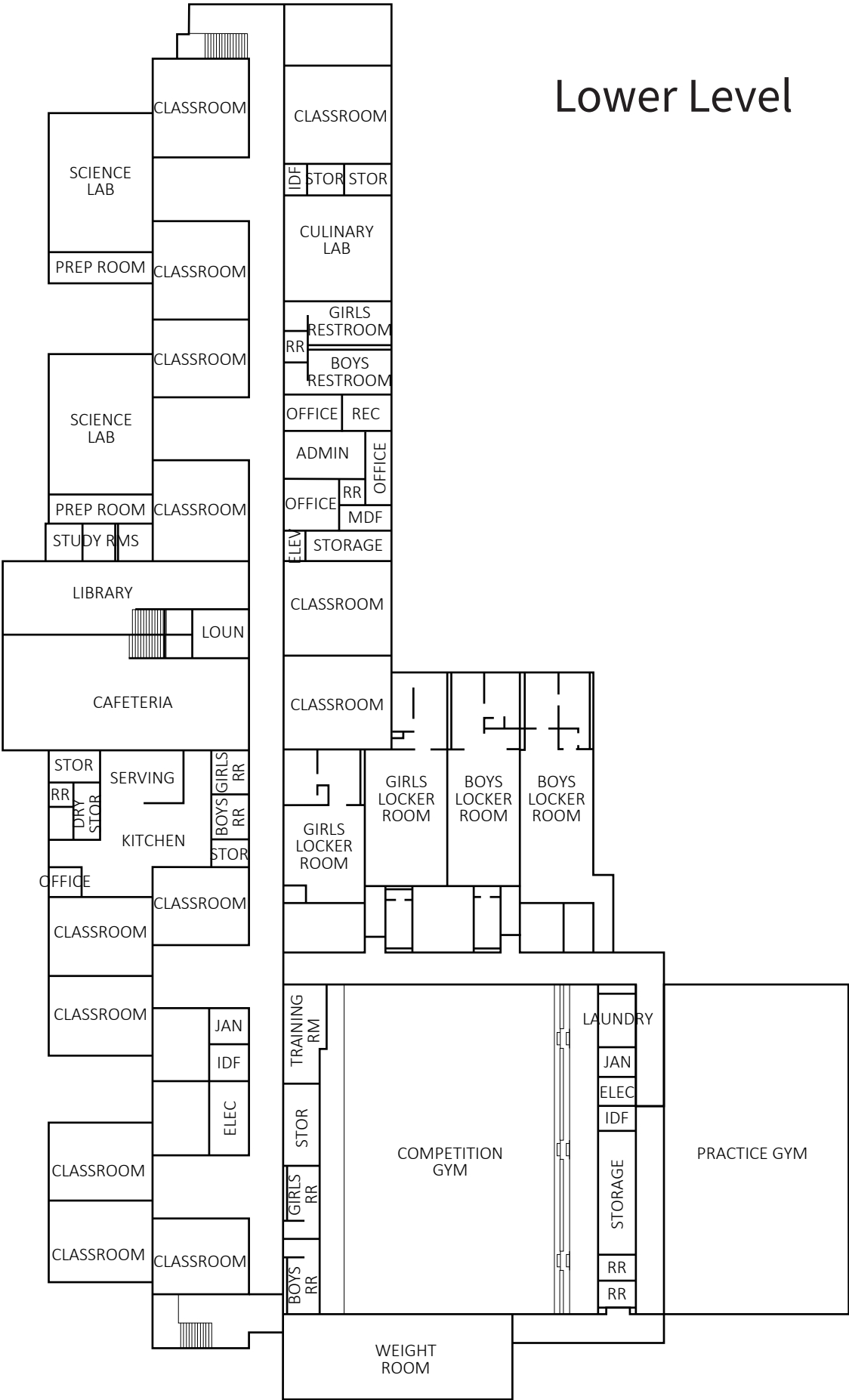
School Building

School Building 700 North Nelson Street, Falls City, TX 78113	
Year Built	2016
Approx. Total Square Footage	~37,500 sq. ft.
Grades Served	EE-12
Current Enrollment	452
Building Levels	2



DIFFERENT FROM THE GROUND UP

Lower Level



Upper Level





School Building

General Assessment

Falls City School serves students from Early Education through 12th grade. The school is divided into two levels, with Pre-K through 6th grade on the top level and 7th grade through 12th grade on the bottom. It has 30 classrooms, two science labs, a culinary lab, two secondary gyms with locker rooms, a primary gym, a divided library for primary and secondary, a cafeteria, an auditorium, academic support spaces, and administrative offices for district and school administration. The building was constructed in 2016 and is in excellent condition, with only minor wear and tear.

Interior Conditions

The primary flooring throughout the building is 2'x2' VCT tile. The tile is in good condition with minor wear. The restrooms have epoxy flooring. The epoxy extends about four inches up the wall. There are a few cracks in the epoxy, and it shows some discoloration in high-traffic areas. The primary gym has a rubber floor, and the two secondary gyms have conventional stained wood flooring. The flooring in all gyms is in good condition. The office spaces, library, auditorium, and a few select classrooms have 2'x2' tile carpet. Overall, the carpet is in good condition with a few areas showing signs of moisture damage or staining. The locker rooms and gym seating areas have painted concrete floors. A few cracks are visible in the concrete. The paint is also worn in a few high-traffic areas.

The walls are a mix of painted 8"x16" CMU blocks in a running bond pattern and painted drywall. The paint is damaged or worn in a few areas, mainly in the athletic spaces or high-traffic areas. The restrooms and locker rooms have some 4"x4" ceramic tile installed on the walls to mid-height or to the ceiling.

The building has 2'x2' acoustic tile in metal framing throughout most spaces. There is evidence of moisture damage on some tiles, and a few tiles are cracked. The gyms and the cafeteria do not have ceilings. The roof structure is exposed to the floor below.

Interior doors are made of stained wood, with some doors featuring glass inserts. The doors have TAS/ADA-compliant door handle hardware. Most doors have TAS/ADA compliant signage with braille. Exterior doors are metal-framed glass doors and painted metal doors. The doors have loop handles that comply with TAS/ADA standards and panic bars; however, a few doors are missing exit signs. Most doors have safety labeling on the exterior.

Windows throughout the buildings are metal-framed double-pane windows. The windows are in good condition.

Casework throughout all of the buildings is wood-stained cabinets with laminated countertops. The cabinets are in mostly good condition with some minor finish deterioration. The countertops are also in mostly good condition with some minor wear. The classroom sinks lack TAS/ADA-compliant knee space. The science labs have black, chemical-resistant tabletops in good condition. The locker rooms have painted metal lockers. The lockers in the boys' football locker rooms show signs of rust on top, where damp, wet equipment is left on them.

The restrooms have appropriate dividers between toilets and urinals. The restrooms have TAS/ADA-

DIFFERENT FROM THE GROUND UP

compliant grab bars, though a few showed signs of rust. Partitions have minor wear in some areas. The toilets, urinals, and sinks are in mostly good condition, with some minor wear and sealant deterioration at the points of contact between fixtures and walls/floors.

Classrooms are equipped with interactive bright board projectors mounted above the whiteboards. The projectors appear to be in good condition; however, they do not adequately meet the needs of students and teachers.

The lighting system throughout the school uses LED lights with diffuser panels or recessed fixtures. The gyms have hanging LED lights in cages. The lighting systems are in good condition.

The school has an elevator that was in working order during our visit. There are stairs at each end of the building and a set in the cafeteria. The stair treads have rubber flooring and a painted metal handrail. The paint on the handrail is worn off in a few areas.

Building Mechanical/Electrical/Plumbing

The building and its systems were functioning during the walkthrough. The HVAC units are located on the roof of the building and were not observed during our walkthrough, though based on information provided by Falls City ISD, they appear to be approaching their expected lifespan. The building has water fountains and water bottle filling stations, though a few of the water fountain panels are damaged or detached.

Safety and Security

The building has a secure entry vestibule, and bullet-resistant film is on the windows and glass door inserts. The exterior doors are equipped with panic bars, though some exit signs are missing. Doors have interior and exterior safety numbering. The playgrounds and the area adjacent to the weight room are fenced; however, students have to walk through an unfenced parking lot to reach the CTE building. The science labs have vent hoods, eye washes, and showers with floor drains. The building is sprinklered and has a security system.

Structural Conditions

The building structure comprises load-bearing CMU walls and steel columns, with steel floor and roof framing. Concrete retaining walls line the perimeter of the building, built against the grade. The foundation consists of an elevated two-way concrete slab spanning to concrete grade beams and straight shaft piers. Evidence of structural movement was minimal.

Exterior Conditions

The building features a split-face block façade with burnished block trim pieces. The block is in good condition with minor signs of deterioration in the grout and sealant. The building has gutters and downspouts with splash blocks spaced around the perimeter. The building's entrance features a large steel-framed canopy. Entrances to the cafeteria and high school portions of the building also have steel canopies that extend from the building.

Site General Conditions

The site slopes drastically from north to south, so the school building is built into the side of a hill. Split-face block retaining walls are present in several areas of the site. A large parking lot sits adjacent to the south and



west sides of the building. The pavement markings are primarily visible in fair to good condition. The north side of the building is surrounded mainly by natural sod. There are a few areas of rock in the alcoves of the building. Standing water and mud were present in a few select areas on the north side of the building at the time of our visit.

The playground surfaces consist of mulch with mostly adequate depth, although some vegetation was growing through the mulch in a few select areas. The play structures were in good condition with minor wear. Canopies cover several pieces of playground equipment. A TAS/ADA accessible path is provided to the playground. A tall chain-link fence surrounds the playground and the entry into the building from the playground.

DIFFERENT FROM THE GROUND UP



School Building



Evidence of structural movement



Poor drainage



Evidence of structural movement



Evidence of structural movement

DIFFERENT FROM THE GROUND UP



School Building



Inadequate drainage



Evidence of structural movement



Inadequate grade covering

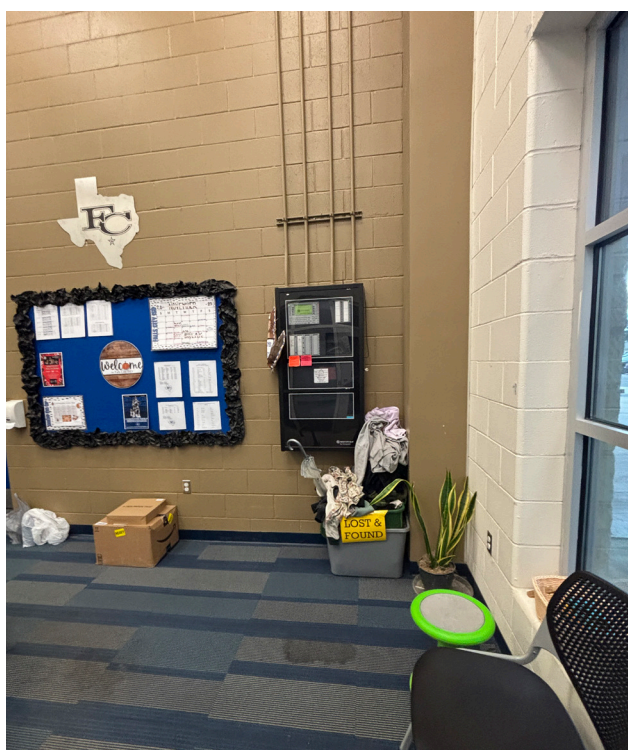


Deteriorating finish

DIFFERENT FROM THE GROUND UP



School Building



Evidence of moisture damage



Deteriorating finish



Discolored flooring



Evidence of moisture damage

DIFFERENT FROM THE GROUND UP



School Building



Deteriorating finish



Deteriorating finish



Evidence of structural movement



Damaged ceiling tile

DIFFERENT FROM THE GROUND UP



School Building



Damaged wall



Damaged wall



Inadequate electrical



Deteriorating floor finish

DIFFERENT FROM THE GROUND UP



School Building



Deteriorating locker finish



Damaged water fountain



Inadequate electrical



Damaged ceiling tiles

DIFFERENT FROM THE GROUND UP



School Building



Deteriorating finish



Deteriorating finish



Deteriorating sealant



Deteriorating finish

DIFFERENT FROM THE GROUND UP



School Building



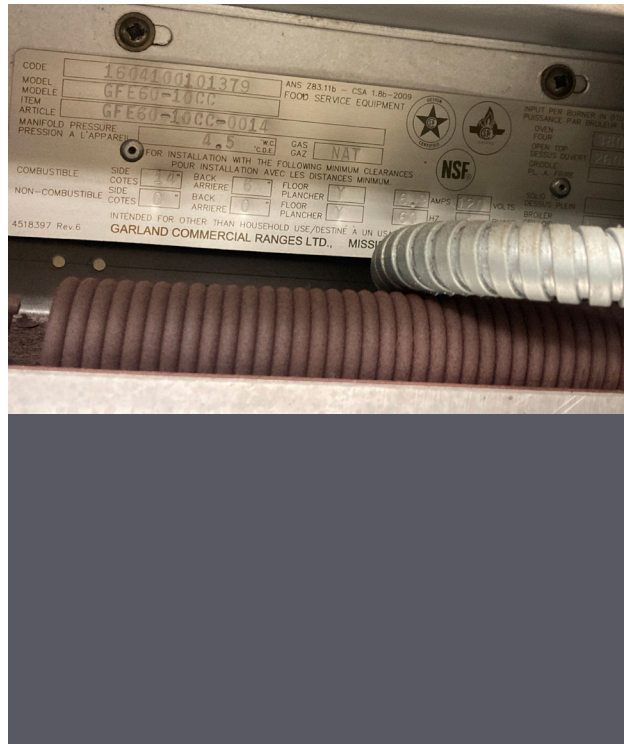
Defective intercom system



No secure vestibule on 1st floor



Older equipment



Equipment approaching end of typical life

DIFFERENT FROM THE GROUND UP



School Building Summary

General Conditions Summary

Interior Conditions		Exterior Conditions		Site Conditions	
Flooring		Cladding		Sidewalks	
Walls		Joint Sealants		Paving	
Ceilings		Doors, Frames & Hardware		Pavement Markings	
Doors & Hardware		Paint		Site Sealants	
Casework		Glass/Window Systems		Drainage	
RR Partitions/ Accessories		Canopies		Landscaping/ Irrigation	
Visual Display Boards		Roofing/ Sheetmetal	NA	Fencing	
Lighting				Playground	
TAS/Life Safety				TAS	

Legend				
Poor	Poor/Fair	Fair	Fair/Good	Good

DIFFERENT FROM THE GROUND UP



School Building Recommendations

BUILDING SYSTEMS 	▪ Plan for HVAC system replacement in the coming years. ▪ Replace kitchen equipment ▪ Replace intercom system ▪ Replace projectors/interactive systems
FINISHES 	▪ Replace stained carpet tiles. ▪ Repaint concrete floors. ▪ Repaint high-use metal doors. ▪ Replace damaged and/or stained ceiling tiles.
CONSTRUCTION PROJECTS 	▪ Increase the parking lot size to accommodate increased parking demand during school and athletic events. ▪ Install security vestibule for first floor

DIFFERENT FROM THE GROUND UP

CTE Building

Falls City ISD



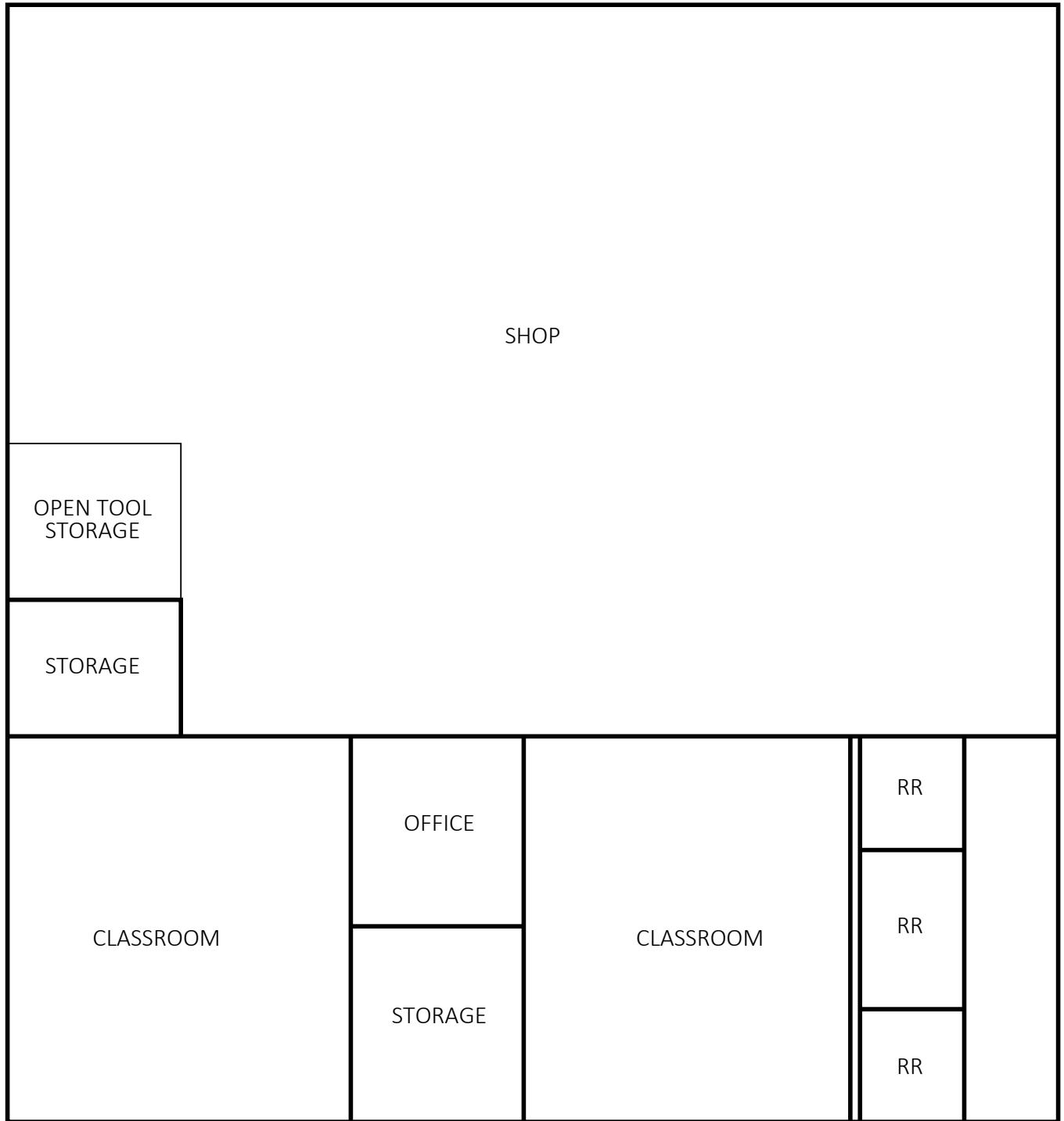


CTE Building

CTE Building 700 North Nelson Street, Falls City, TX 78113	
Year Built	2017
Approx. Total Square Footage	~7,000 sq. ft.
Grades Served	9-12
Current Enrollment	N/A
Building Levels	1



DIFFERENT FROM THE GROUND UP





CTE Building

General Assessment

The Frank Paul Nieschwietz Career and Technology building sits to the northeast of the main Falls City school building. The CTE center serves students in 9th through 12th grade and houses two classrooms, an office, restrooms, and a shop. The building is a pre-engineered metal building built in 2017. The building is in good condition, with minor signs of wear.

Interior Conditions

The floor throughout the building is sealed concrete. There are some stains and a few cracks in the slab.

The walls in the classrooms and office space are painted with drywall. The restroom has fiber-reinforced panels (FRP) installed on the walls. The shop area has metal panel wall coverings from floor to ceiling.

The building has 2'x2' acoustic tiles in metal framing in the office and classrooms. Some tiles are damaged, and a few show signs of moisture damage. The restrooms have a painted drywall ceiling. The shop does not have a ceiling; the roof structure and insulation are visible from below.

The doors throughout the building are painted metal doors. The doors have TAS/ADA-compliant door handle hardware. Most doors have TAS/ADA compliant signage with braille. The exterior doors have panic bars, exit signs, and safety labels. The shop has two large overhead roll-up doors.

Windows throughout the buildings are metal-framed double-pane windows. The windows are in good condition.

The restrooms have TAS/ADA-compliant grab bars. The toilets, urinals, and sinks are in mostly good condition, with some minor wear and sealant deterioration at the points of contact between fixtures and walls/floors.

Classrooms are equipped with whiteboards. A projector was not noted in the CTE classrooms.

The lighting system throughout the building uses LED lights. They are mounted within the ceiling grid in the classrooms and are hung from the roof structure in the shop. The lighting systems are in good condition.

Building Mechanical/Electrical/Plumbing

The building and its systems were functional during the walkthrough. Water fountains and water bottle-filling stations are available in the shop area. The shop area also has electrical cords and outlets on overhead reels mounted to the roof structure.

Safety and Security

The building does not have a secure entry vestibule, nor is there bullet-resistant film on the windows and glass door inserts. The exterior doors are equipped with panic bars, exit signs, and exterior safety numbering. Portions of the site around the building are fenced; however, students have to walk through an unfenced parking lot to reach the CTE building from the main school building. The shop has welding bays with curtains and ventilation. Floor safety markings are missing around shop equipment. The shop

DIFFERENT FROM THE GROUND UP



has an eyewash and shower station; however, the shower lacks a floor drain.

Structural Conditions

The CTE center is a pre-engineered metal building. The foundation consists of a slab on grade with periodically spaced grade beams. Spread footings support building columns. Evidence of structural movement was minimal.

Exterior Conditions

The building has a metal-panel façade and a metal roof. The metal panels have some minor dents along the base. The roof has gutters and downspouts. Canopies extend from the building over the front doors.

Site General Conditions

The site around the CTE building is flat. A sidewalk surrounds three sides of the building, with natural sod extending beyond the sidewalk in most cases. A paved drive extends from the overhead door on the south side of the building. An asphalt parking lot sits between the CTE building and the school building. Pavement markings are faded in some areas.

DIFFERENT FROM THE GROUND UP



CTE Building



Evidence of structural movement



Damaged ceiling tiles



Missing floor safety markings



Missing drain at shower

DIFFERENT FROM THE GROUND UP



CTE Building Summary

General Conditions Summary

Interior Conditions		Exterior Conditions		Site Conditions	
Flooring		Cladding		Sidewalks	
Walls		Joint Sealants	NA	Paving	
Ceilings		Doors, Frames & Hardware		Pavement Markings	
Doors & Hardware		Paint		Site Sealants	
Casework	NA	Glass/Window Systems		Drainage	
RR Partitions/ Accessories		Canopies		Landscaping/ Irrigation	
Visual Display Boards	NA	Roofing/ Sheetmetal	NA	Fencing	
Lighting				Playground	NA
TAS/Life Safety				TAS	

Legend				
Poor	Poor/Fair	Fair	Fair/Good	Good

DIFFERENT FROM THE GROUND UP



CTE Building Recommendations

BUILDING SYSTEMS 	▪ Plan for HVAC system replacement in the coming years.
FINISHES 	▪ Repaint high-use metal doors. ▪ Replace damaged and/or stained ceiling tiles. ▪ Add safety floor markings around shop equipment.

DIFFERENT FROM THE GROUND UP

Football Stadium

Falls City ISD





Football Stadium

Football Stadium 700 North Nelson Street, Falls City, TX 78113	
Year Built	2018
Approx. Total Square Footage	N/A
Grades Served	N/A
Current Enrollment	N/A
Building Levels	1



DIFFERENT FROM THE GROUND UP



Football Stadium

General Assessment

The Falls City Stadium sits across Nelson Street from the Falls City School. The stadium was constructed in 2018 and consists of a lighted regulation football field and track, bleachers with press box on the home side, concessions with restrooms, a fan shop, and a weight room and storage facility. A shot put ring and discus ring are located across the parking lot from the stadium.

The concessions building, fan shop, and weight room/storage building are metal buildings with metal panel facades on a concrete slab. The fan shop and concessions building were not accessible at the time of our visit. The weight room and storage building had concrete floors, and plywood walls. The building had heat and LED lights. Paving surrounds three sides of each building with natural sod on the fourth side. The paving is in good condition with some joint sealant deterioration.

The football field and track sit much lower than the concessions and weight room buildings. Concrete sidewalks, stairs, and ramps lead to the field and bleachers. The sealant in the concrete shows signs of minor deterioration, and the hand rails present show some deterioration of finish. The field is artificial turf with alternating green turf every 10 yards and blue turf with “Falls City” written in white in the end-zones. The turf was placed in 2018 and is approaching its expected life span. The track is a grey and blue and was recently resurfaced in the last few years for the second time. The track is approaching the need for replacement. The bleachers feature galvanized steel framing on concrete piers with aluminum benches. The bleachers have accessible seating and accessible ramp access.

The parking lot adjacent to the stadium has lots of loose gravel. The pavement at the entrance to the stadium is damaged in some areas. Pavement markings are faded or no longer visible.

DIFFERENT FROM THE GROUND UP



Football Stadium



Deteriorating concrete



Evidence of structural movement



Deteriorating finish



Evidence of structural movement

DIFFERENT FROM THE GROUND UP



Football Stadium Recommendations

FINISHES



- Plan for artificial turf replacement in the coming years.
- Plan for track replacement in coming years.
- Replace paving joint sealants where deteriorated.
- Refinish worn handrails.

DIFFERENT FROM THE GROUND UP

HVAC Inventory

Falls City ISD



Falls City ISD

2025 HVAC Inventory



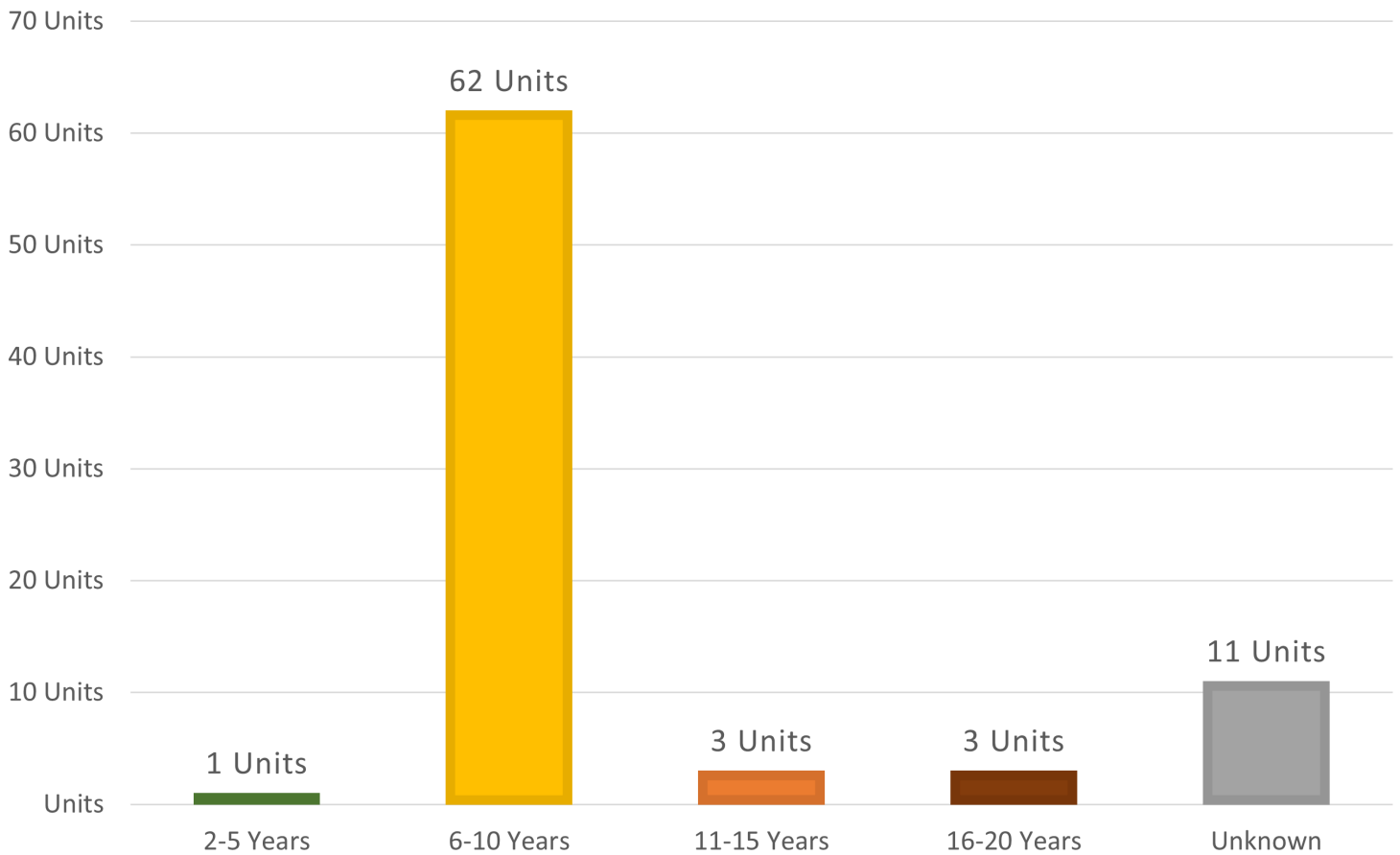
Unit Nos are listed as each one sets on the rooftop clockwise from the roof hatch
 SEER - Seasonal Energy Efficiency Ratio
 EER - Energy Efficiency Ratio
 INP - Information Not Provided on Label
 N/A - Not Applicable

#	Campus	Location	Name	Manufacturer	Model No.	Serial No.	Rating	VOLTS	Phase	HZ	SEER	EER	Date	Notes
1	School Building	Roof Top	PKG 001	Trane	Y4CO67EYRMA04HC0C1A	154811338C	6 Ton						Dec 2015	
2	School Building	Roof Top	PKG 002	Trane	Y4CO67EYRMA071C0C	154811290L	6 Ton						Dec 2015	
3	School Building	Roof Top	PKG 003	Trane			15 Ton							
4	School Building	Roof Top	PKG 004	Trane	Y4CO607E4KMAH0C0C	154811322L	12 Ton						Dec 2015	
5	School Building	Roof Top	PKG 005	Trane	YHC120F4LA02C0C1A	15Y910436L	5 Ton						Dec 2015	
6	School Building	Roof Top	PKG 006	Trane	YHC036EYRCA1NCOC	154910381Z	3 Ton						Dec 2015	
7	School Building	Roof Top	PKG 007	Trane	YCH047E4RLPUJCOC	154811816Z	4 Ton						Dec 2015	
8	School Building	Roof Top	PKG 008	Trane	YCHS0G4RLA04DOC1A	154910919D	12.5 Ton						Dec 2015	
9	School Building	Roof Top	PKG 009	Trane	YHD24O6YRLA04DOC1A	1549104739	20 Ton						Dec 2015	
10	School Building	Roof Top	PKG 010	Trane	Y1TC120F4RLA02C0C1A	05491042YL	12.5 Ton						Dec 2005	
11	School Building	Roof Top	PKG 011	Trane	YHC067E4RMA0HC0C1A	1548113306	5.5 Ton						Dec 2015	
12	School Building	Roof Top	PKG 012	Trane	YMC92F4RMA0FC0C1A	154810872L	8 Ton						Dec 2015	
13	School Building	Roof Top	PKG 013	Trane	YMC92F4RMA0FC0C1A	154810872L	9 Ton						Dec 2015	
14	School Building	Roof Top	PKG 014	Trane	Y1TC047EYRLA0JCOC	154811464L	4 Ton						Dec 2015	
15	School Building	Roof Top	PKG 015	Trane	Y1TC120F4RLA02C0C1A	154910430L	10 Ton						Dec 2015	
16	School Building	Roof Top	PKG 016	Trane	YHC047E4RLA0JCOC	154811402L	4 Ton						Dec 2015	
17	School Building	Roof Top	PKG 017	Trane	YHD504RLA04DOC1A	15YYA0433D	12.5 Ton						Dec 2015	
18	School Building	Roof Top	PKG 018	Trane	YHD240G4RLA04DOC1A100E	154910445D	20 Ton						Dec 2015	
19	School Building	Roof Top	PKG 019	Trane	YHD240G4RLA04DOC1A100E	154910459D	20 Ton						Dec 2015	
20	School Building	Roof Top	SPLIT 001	Trane	4TWR7060A1000BA	16032JBUIF	5 Ton						Jan 2016	
21	School Building	Roof Top	SPLIT 002	Trane	4TWR7060A1000BA	15473R5U2F	5 Ton						Nov 2015	
22	School Building	Roof Top	SPLIT 003	Trane	4TWR7048A1000BA	15473NRY2F	4 Ton						Nov 2015	
23	School Building	Roof Top	SPLIT 004	Trane	4TWR7060A1000BA	160321TR51F	5 Ton						Jan 2016	
24	School Building	Roof Top	SPLIT 005	Trane	4TWR7060A1000BA	16032GOU1F	5 Ton						Jan 2016	
25	School Building	Roof Top	SPLIT 006	Trane	4TWR7036B1000BA	1519516P2F	3 Ton						May 2015	
26	School Building	Roof Top	SPLIT 007	Trane	4TWR7036B1000BA	152112LA2F	3 Ton						May 2015	
27	School Building	Roof Top	SPLIT 008	Trane	4TWR7036B1000BA	152113KR24	3 Ton						May 2015	
28	School Building	Roof Top	SPLIT 009	Trane			3 Ton							
29	School Building	Roof Top	SPLIT 010	Trane	4TWR7048A1000BA	15473MN42F	4 Ton						Nov 2015	
30	School Building	Roof Top	SPLIT 011	Trane	4TWR7036B1000BA	152113072F	3 Ton						May 2015	
31	School Building	Roof Top	SPLIT 012	Trane	4TWR7036B1000BA	152113072F	3 Ton						May 2015	
32	School Building	Roof Top	SPLIT 013	Trane	4TWR7036B1000BA	152115EJ2F	3 Ton						May 2015	
33	School Building	L.T. Room Gym	SPLIT 015	LG	LAN360HV3	510KAUU00H82	3 Ton						Oct 2005	
34	School Building	Gym Hall Elec.	SPLIT 016	LG	LAN360HV3	510KAMZ00103	5 Ton						Oct 2005	
35	School Building	Roof Top	SPLIT 017	Trane			5 Ton							
36	School Building	Roof Top	SPLIT 018	Trane	4TWR7048A1000BA	15433KMC2F	4 Ton						Oct 2015	
37	School Building	Roof Top	SPLIT 019	Trane	4TWR7048A1000BA	15432LSA2P	4 Ton						Oct 2015	
38	School Building	Roof Top	SPLIT 020	Trane	4TWR7048A1000BA	15433LXG2F	4 Ton						Oct 2015	
39	School Building	Roof Top	SPLIT 021	Trane	4TWR7048A1000BA	15433LYN2F	4 Ton						Oct 2015	
40	School Building	Roof Top	SPLIT 022	Trane	4TWR7048A1000BA	15432LK2F	4 Ton						Oct 2015	
41	School Building	Roof Top	SPLIT 023	Trane	4TWR7048A1000BA	15473MMW42F	4 Ton						Nov 2015	
42	School Building	Roof Top	SPLIT 024	Trane	4TWR7048A1000BA	15473MFE2F	4 Ton						Nov 2015	
43	School Building	Roof Top	SPLIT 025	Trane	4TWR7048A1000BA	15473MDD2F	4 Ton						Nov 2015	
44	School Building	Roof Top	SPLIT 026	Trane	4TWR7048A1000BA	15432L1N2F	4 Ton						Oct 2015	
45	School Building	Roof Top	SPLIT 027	Trane	4TWR7060A1000BA	15473RUB2F	5 Ton						Nov 2015	
46	School Building	Roof Top	SPLIT 028	Trane	4TWR7060A1000BA	15433L1J2F	4 Ton						Oct 2015	
47	School Building	Roof Top	SPLIT 029	Trane			4 Ton							
48	School Building	Roof Top	SPLIT 030	Trane	4TWR7060A1000BA	15376PU22F	5 Ton						Sept 2015	
49	School Building	Roof Top	SPLIT 031	Trane	4TWR7048A1000BA	15473L9Y2F	5 Ton						Nov 2015	
50	School Building	Roof Top	SPLIT 032	Trane	4TWR7060A1000BA	154911TK2F	5 Ton						Dec 2015	
51	School Building	Roof Top	SPLIT 033	Trane	4TWR7060A1000BA	15491H302F	5 Ton							



#	Campus	Location	Name	Manufacturer	Model No.	Serial No.	Rating	VOLTS	Phase	HZ	SEER	EER	Date	Notes
52	School Building	Roof Top	SPLIT 034	Trane	4TWR7048A1000BA	15473MEI2F	4 Ton						Nov 2015	
53	School Building	Roof Top	SPLIT 035	Trane	4TWR7048A1000BA	15473MWW2F	4 Ton						Nov 2015	
54	School Building	Roof Top	SPLIT 036	Trane	4TWR7048A1000BA	15473MDX2F	4 Ton						Nov 2015	
55	School Building		SPLIT 037	LG	LSU360HV3		3 Ton							
56	School Building	IT RM 2809	SPLIT 038	Mitsubishi	PKAA36KA7	04M02Y98	3 Ton						Apr 2010	
57	School Building	Elec RM 2712	SPLIT 039	Mitsubishi	PKAA36KA7	04M02489	3 Ton						Apr 2010	
58	School Building		SPLIT 040	LG			3 Ton							
59	School Building	Roof Top	SPLIT 041	Trane	4TWR760A1000BA	15491M7H2F	5 Ton						Dec 2015	
60	School Building	Roof Top	SPLIT 042	Trane	4TWR760A1000BA	15491H572F	5 Ton						Dec 2015	
61	School Building	Roof Top	SPLIT 043	Trane	4TWR760A1000BA		5 Ton							
62	School Building	Roof Top	SPLIT 044	Trane	4TWR760A1000BA	16032JP1F	5 Ton						Jan 2016	
63	School Building	Roof Top	SPLIT 045	Trane	4TWR760A1000BA	16032KKM1F	5 Ton						Jan 2016	
64	School Building	Roof Top	SPLIT 046	Trane	4TWR7036B1000BA	1519519F2F	3 Ton						May 2015	
65	School Building	Roof Top	SPLIT 047	Trane			4 Ton							
66	School Building	Roof Top	SPLIT 048	Trane	4TWR7048A1000BA	15473MUT2F	4 Ton						Nov 2015	
67	School Building	Roof Top	SPLIT 049	Trane	4TWR760A1000BA	16032G6H1F	5 Ton						Jan 2016	
68	School Building	Roof Top	SPLIT 050	Trane	4TWR760A1000BA	15473MCF2F	4 Ton						Nov 2015	
69	School Building	Roof Top	SPLIT 051	Trane	4TWR760A1000BA	15491H812F	5 Ton						Dec 2015	
70	School Building	Roof Top	SPLIT 052	Trane	4TWR760A1000BA	16032J871F	5 Ton						Jan 2016	
71	School Building	Roof Top	SPLIT 053	Trane	4TWR760A1000BA	1521147U2F	3 Ton						May 2015	
72	School Building	Roof Top	SPLIT 053	Trane	4TWR760A1000BA		5 Ton							
73	School Building	IT RM 2022	SPLIT 064	Mitsubishi	PUVA36NKA7	09U18965D	3 Ton						Sept 2010	
74	School Building	IT RM 2030	SPLIT 065	LG	LSU360HW3		5 Ton							
75	School Building	RM 2005	SPLIT 066	Trane	4TWR760A1000BA	15445N152F	5 Ton						Nov 2015	
76	School Building	Roof Top	SPLIT 067	Trane	4TWR760A1000BA	15432LN52F	4 Ton						Oct 2015	
77	School Building	Roof Top	SPLIT 068	Trane	4TWR760A1000BA	16032J14F	5 Ton						Jan 2016	
78	School Building	Roof Top	SPLIT 069	Trane	4TWR7036B1000BA	15362ML92F	5 Ton						Sept 2015	
79	School Building	Roof Top	SPLIT 071	Mitsubishi	SSB048H45Y6	5916E12617	4 Ton						Sept 2015	
80	School Building		SPLIT 072	Mitsubishi	CBX27UH036460602	1616H09Y92	3 Ton						Jun 2021	

HVAC Equipment Age



Resources





Districtwide Recommendations

Disclaimer: While these are general recommendations suitable for most districts, not all may be applicable to your district.

Security

- If the campus is more than twenty years old, consider either upgrading or replacing exterior doors with heavy-duty wide-style framed aluminum 2 ¼” doors and frames with insulated 1 ¼” level III or IV ballistic-rated glazing or rated film. Double doors should have a removable center mullion. Hinges should be heavy-duty aluminum continuous hinges as a minimum to improve security.
- Create a secure vestibule with aluminum storefront type of doors with a secure communicating window for providing raptor screening before allowing entry.
- If possible, ensure line of sight is maintained in the secured vestibule and approaching walkways.
- Ensure peepholes are installed at any solid door that does not have a vision panel.
- Bullet-resistant glass or film are recommended for exterior glass.
- Do not prop doors open.
- Remove all kick-down door stops from all exterior doors.
- Ensure each classroom has a fire exit plan and tornado evacuation plan that is clearly visible and enclosed in a frame with a glass cover.
- Provide floor plan at exits with room numbering for First Responders’ use.
- Provide legible room numbering on exterior doors and windows.
- Provide district-wide master keying system.

ADA Compatibility

- Assess all openings to ensure each is compatible with requirements set by the Texas Accessibility Standards (TAS) and Americans with Disabilities Act (ADA).
- Install ADA-compatible hardware.
- Establish a manufacturer standard for TAS/ADA-acceptable door hardware.

Life Safety

- Review and maintain the status of the Asbestos Hazard Emergency Response Act (AHERA) report.
- Seal all wall and ceiling penetrations including plumbing, structural members, electrical conduit, and data lines with fireproof caulking as it penetrates rated ceiling or wall. Use acoustic sealants at not-rated assemblies.
- Remove all content from electrical rooms and post a sign that prohibits the storage of any item.

DIFFERENT FROM THE GROUND UP



Districtwide Recommendations

- Number every exit/entrance door on both sides with an affixed decal and provide a floor plan to the local Police Department or Sheriff's Office.
- Do not block access to any electrical panel.
- Assure all fire exits, signage, lighting, and equipment are working properly.

Site

- May need to engage a civil engineer to ensure that there is no acceleration of drainage on neighboring properties, or into building.
- Consider steel downspout boots.
- Install concrete-filled steel bollards near downspouts exposed to heavy vehicular traffic, especially in service and delivery areas.

Building

- Use protective wire mesh above CMU walls inside gymnasiums to prevent trapped basketballs, volleyballs, etc.
- Install room signage with an assigned number for every room at the proper height.
- Verify every room has a return air duct and supply air duct to maintain air quality.
- Specify MERV 14 or better filtration for future mechanical units.
- Use high-grade commercial caulk around sinks, urinals, and toilets.
- Use metal frames around the entire perimeter of mirrors.
- Require wall graphics to be approved in advance of installation.
- Use 2 x 2 non-sag/humidity resistant ceiling tiles instead of 2 x 4 ceiling tiles.
- Repair roof leaks and address clogged condensate lines.
- Regularly inspect guttering and roof systems to be sure they are free of leaves and debris.
- Maintain landscaping and trees so there are no branches or foliage against the building.
- Replace any water-damaged ceiling tile due to stormwater and leaks from a condensate line or plumbing, after addressing the leak.
- Restripe fire lanes, crosswalks and repaint ADA ramps regularly.
- Use LED lighting to reduce energy consumption color.
- Use continuous hinges for all exit doors and any interior doors of high usage.

DIFFERENT FROM THE GROUND UP



Districtwide Recommendations

- Ensure all exit doors are installed with panic-release hardware.
- Use large floor mats at the exterior and interior areas of each entrance to trap dirt and debris.
- Ensure exit doors are properly sealed.
- Replace aging parking areas with new asphalt or concrete and provide pavement markings for all spaces including signage for designated ADA spaces.
- Replace failing sealants at wall expansion joints.
- Replace failing sealants around the building perimeter adjacent to pedestrian walkways.
- Repair and/or replace any damaged building signs.
- Ensure all electrical cabinet doors are always closed and lockable when accessible in public/student areas.
- Use self-primed p trap for sanitary sewer drains to prevent sewer gas. Where older floor drains exist, pour vinegar into the drain to protect it from evaporation.
- Use cable trays or J-Hooks to route data cables.
- Use non-skid flooring for all ramps.
- Use acoustic wall panels in areas that require sound absorption.
- Install an Automated External Defibrillator in every building.
- Install an emergency Epi Pen wall pack on the corridor wall near the nurse's office and cafeteria.
- Install a First Aid kit wall pack on the corridor wall near the nurse's office.
- Install a barrier within the nurse's office to separate sick from injured patients.
- Install motion light sensors in storage and utility closets.
- Consider installing perimeter fences for campuses and auxiliary buildings.
- Replace/repair any electrical outlets that do not have a cover plate.

DIFFERENT FROM THE GROUND UP



Annual Inspections & Maintenance Lists

Annual Inspections List	
Roofs	Septic Systems (if applicable)
Gutters	Water Wells (if applicable)
Irrigation	Fire Suppression Water Storage
Landscape	Fire Suppression
Drainage Culverts/Catch Basins	Intercom System
Pavement Striping	Access Control/Locking Mechanisms
Parking and Road Signs	Lighting
Water Heaters	Door Hardware
HVAC	Weight-room Equipment
Toilet Partitions	Wall Pads, Goals, and Volleyball Net
Plumbing Fixtures	Lockers

Annual Maintenance List	
Maintenance	Interval
Trim Tree/Foliage off of Buildings	6 Months
Clean Gutters	6 Months
HVAC Filters (if possible)	3 Months
Drainage Culverts/Catch Basins	Monthly
Clean Brick/Metal/Stone	Annually
Control Joint Sealants	Annually

DIFFERENT FROM THE GROUND UP



Replacement Interval List

Exterior Replacement Intervals		
Replacement	Interval	Cost/Unit
Concrete Pavement/Parking	20 Years	\$20.00/SF
Asphalt Pavement/Parking	10 Years	\$18.00/SF
Pavement Striping	3 Years	\$0.45/LF
Re-stripe Parking Lots	3 Years	\$0.45/LF
Re-stripe Fire Lanes	3 Years	\$0.75/LF
Re-caulk Parking Lots	6 Years	\$2.50/LF
Re-seal Expansion Joints	10 Years	\$2.50/SF
Re-seal Joints Between Sidewalk and Buildings	5 Years	\$3.50/LF
Masonry Paint	8 Years	\$6.00/SF
Clean and Seal Masonry	10 Years	\$8.00/SF
Re-coat Plaster Fascia and Soffits at Entry	8 Years	\$12.00/SF
Chain-link Fencing	20 Years	\$100/LF
Replace Exterior Lighting	15 Years	\$3,750/EA
Replace Roof	20 Years	\$30.00/SF
Paint Exterior (Handrails, Door Frames, Doors, Steel Canopies)	5 Years	\$8.00/SF
Replace Playground Equipment	10 Years	\$150,000/EA
Additional Playground Surface	10 Years	\$30.00/SF
Resurface Outdoor Play Area	10 Years	\$30.00/SF
Replace Playground Mulch	10 Years	\$15.00/SF

DIFFERENT FROM THE GROUND UP



Replacement Interval List

Interior Replacement Intervals		
Replacement	Interval	Cost/Unit
VCT Flooring	10 Years	\$5.50/SF
LVT Flooring	10 Years	\$6.50/SF
Quarry Tile Flooring	10 Years	\$15.00/SF
Porcelain Tile Flooring	20 Years	\$20.00/SF
Ceramic Tile Flooring/Walls	8 Years	\$20.00/SF
Clean and Seal Ceramic Tile	5 Years	\$5.00/SF
Carpet Tile Flooring	8 Years	\$9.50/SF
Rolled Carpet Flooring	5 Years	\$8.00/SF
Re-seal Concrete Floors	5 Years	\$8.00/ SF
Refinish Concrete Floors	10 Years	\$8.00/SF
Refinish Wood Floors	8 Years	\$6.00/ SF
Install New Rubber Floor and Base	8 Years	\$15.00/SF
2' x 2' Ceiling Tile	10 Years	\$7.00/SF
2' x 4' Ceiling Tile	10 Years	\$6.00/SF
Vinyl Wall Covering	10 Years	\$8.00/SF
Wall Paint	5 Years	\$3.00/SF
Paint Interiors (Doors, Door Frames, Walls, Handrails)	5 Years	\$6.00/SF
Update Finishes in Walls	8 Years	\$5.00/SF
Update Office Finishes	10 Years	\$30.00/SF
Composite Toilet Partitions	10 Years	\$2,000.00/Stall
Replace Metal Toilet Partitions	10 Years	\$2,100.00/Stall
Composite Toilet Partitions	10 Years	\$2,000.00/Stall
Replace Metal Toilet Partitions	10 Years	\$2,100.00/Stall

DIFFERENT FROM THE GROUND UP



Replacement Interval Lists

Athletics Replacement Intervals		
Replacement	Interval	Cost/Unit
Artificial Turf	10 Years	\$30.00/SF
Tennis Court Surface	10 Years	\$30.00/SF
Seal/Finish Tennis Courts	8 Years	\$12.00/SF
Tennis Fence Netting	5 Years	\$7.00/SF
Seamless Sports Court Flooring	10 Years	\$10.00/SF
Wood Basketball Court Flooring	25 Years	\$17.00/SF
Replace Rubber Gym Floor	20 Years	\$15.00/SF
Refinish Floors Under Bleachers	10 Years	\$8.00/SF
New Ceiling in Gym	20 Years	\$25.00/SF
Caulk Joints at Track Paving	5 Years	\$6.00/SF

Mechanical/Electrical/Plumbing Replacement Intervals		
Replacement	Interval	Cost/Unit
HVAC Equipment	15 Years	\$9,500.00/Ton
Re-insulate Piping at AC Units	10 Years	\$500.00/EA
Water Heater	12 Years	\$25.00/Gallon

DIFFERENT FROM THE GROUND UP