

# Irving High School



**Year Built:** 1959

**Additions / Renovations:** 15

**Approx. SF:** 428,297 SF

**Approx. Site Acreage:** 53.04

**Grades Served:** 9<sup>th</sup> – 12<sup>th</sup>



900 N O'Connor Rd, Irving, Texas 75061

# Executive Summary

## IRVING HIGH SCHOOL

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### ARCHITECTURAL

Irving High School was built in 1959 it received an athletics campus over multiple addition from 1978 through 2019. The campus does not have a secure entry vestibule. Operable windows throughout the current facility are a security concern and need replacement with a more energy efficient solution. The brick, plaster, and wall tile on the exterior façade is damaged and staining in several locations and needs repair. Hollow metal doors show wear and tear and need repainting and refinishing.

Campus interior finished need to be refreshed in all damaged areas. Restroom finishes and fixtures are in fair condition but aging. Single restrooms fixtures and drinking fountains are not ADA compliant and should be replaced for compliance. Millwork, Ceiling tiles and VCT flooring should be replaced. The athletic areas and Kitchen need a complete remodel. Additional items to be repaired or replaced are listed in the assessment.

### CIVIL

There are areas showing drainage issues on the site where grading will need to be corrected to have positive drainage away from the building. There are areas of sidewalks that require replacement due to movement and failure. There are areas of exterior fencing that need to be replaced and or repaired. Patching and resurfacing of tennis courts is needed. Site accessories such as site bollards and curbs all need repair and refinishing.

### MECHANICAL ELECTRICAL PLUMBING

Mechanical: Irving High School mechanical systems consist of packaged roof Dx equipment (RTU), and air handlers served by a centralized hydronic water system. Most of the equipment was installed between 2002 to 2009 and was manufactured by Lennox (RTUs) and Trane (Chillers, RTUs). Those devices installed in 2002 are at the end of their useful life, whereas those in 2009 will end in about 3-4 years. Complete replacement is recommended. The exhaust at existing science labs needs to be replaced.

Electrical: The campus has distribution equipment manufactured from Siemens and Square D. The distribution system is in good condition, having seen a major re-fit in 1999. At the time of previous assessments for this campus several Federal Pacific and Zinsco panels were found and will likely need to be addressed. With this having been said, the system is generally adequate and should not reach its end of life in the next 15 years. Several electrical rooms were noted to be hot and need conditioning and ventilation, and transformer humming was noted. Currently the building is a mix of LED and Fluorescent lights. With newer renovated areas such as the recent addition having LEDs. All existing fluorescent lighting should be replaced with LED lighting.

Plumbing: The plumbing systems and fixtures are in good to moderate condition. Fixture age and condition varies from area to area. Many of the restrooms and fixtures have been updated. There are some original fixtures located throughout the building that are nearing the end of their useful life. Water coolers are not consistently bi-level, nor are bottle fillers present.

Fire Alarm / Fire Sprinkler: The building fire alarm system was observed in working condition. The recommended useful life of fire alarm systems is 12-15 years. It is recommended that a new system be installed during the next major renovation with all new components and main control panel, including voice evacuation.

## **ROOFING**

A portion of the existing roof has been replaced and is under warranty until 2033. Over 60% of the existing roof is beyond useful life and needs replacement.

## **FOOD SERVICE**

The kitchen area is in poor condition. Several equipment items including the exhaust hood required replacement and have been noted within the report.