

Lively Elementary



Year Built: 1954

Additions / Renovations:

Approx. SF: 92,018 SF

Approx. Site Acreage: 9.86

Grades Served: Pre-K (4) – 5th



1800 Plymouth Dr W., Irving, Texas 75061

Executive Summary

LIVELY ELEMENTARY

ARCHITECTURAL

Lively Elementary School was constructed in 1954 and has multiple additions.

Operable windows throughout the current facility are a security concern and need replacement with a more energy efficient solution. All glass blocks to be replaced with a standard window system and exterior doors to be repainted. In general, the brick veneer is in good condition with need of cleaning.

Corridors currently have lockers which are not used and are a maintenance concern. Millwork, ceiling tiles and grid throughout the campus are in very poor shape. Restroom finishes and fixtures are in fair condition but aging. All group and single restrooms are dated, not ADA compliant and may have sight line issues. Rubber flooring is in fair condition but need replacement where damaged or failed.

The existing metal building housing the gym and activity gym require major upgrades. The restrooms, interior finishes, exterior metal wall panels, HVAC units, and roof are all in poor condition and must be replaced. These areas are overall beyond their useful life cycle. The hallway from the main building to the gym has major issues with movement and water intrusion at the windows and doors.

CIVIL

There are multiple areas of sidewalks that require replacement due to movement and where grading will need to be corrected to have positive drainage away from the building. Asphalt pavement should be replaced with concrete. Chain link fencing is in good condition. The school marquee sign could be replaced with a digital sign. Install turf in courtyards to alleviate maintenance concerns.

MECHANICAL ELECTRICAL PLUMBING

Mechanical: Lively Elementary School has Lennox, Trane, Acroaire, Carrier, & Greenheck equipment. Half of the buildings split system units have reached their life expectancy and need replacement.

Electrical: The campus has distribution equipment manufactured from General Electrical panels. The distribution system is in fair condition, generally consistent with the age and condition of the building where it was constructed. Any federal pacific panels should be removed and replaced as soon as possible. The electrical gear is currently located outside and prone to damage and wear, maintenance would like the gear relocated to a dedicated interior space. All fluorescent lighting throughout the building should be replaced with LED lighting.

Plumbing: The plumbing systems and fixtures are in fair condition. Many of the restrooms and fixtures are original and showing wear. Maintenance notes consistent issues with the sanitary lines in the kitchen area near the kitchen and gymnasium. Replacement of line from kitchen to manhole should be planned.

Fire Alarm / Fire Sprinkler: The fire alarm system is in working order. The system does not currently have a voice evacuation system which would need to be provided if major renovations occur. The building is fully sprinklered. Maintenance request fire alarm replacement.

ROOFING

There are portions of the roofing systems that are under warranty until 2032, with other areas in need of immediate replacement.

FOOD SERVICE

The kitchen area at this campus was last renovated in 2013, however it is small and in very poor condition. An addition to the kitchen is recommended for expansion as well as a complete renovation including layout, finishes, fixtures and new kitchen equipment.