

Thomas Haley Elementary



Year Built: 1959

Additions / Renovations:

Approx. SF: 89,938 SF

Approx. Site Acreage: 11.67

Grades Served: Pre-K (4) – 5th



3601 Cheyenne St, Texas 75062

Executive Summary

THOMAS HALEY ELEMENTARY

ARCHITECTURAL

Thomas Haley Elementary School was constructed in 1959 with gym additions and two classroom additions. Exterior finish is consistent with age of structure which require repointing of damaged areas of mortar and an overall cleaning of the brick veneer. Control joints are not installed at lintels above doors and windows, where a few observations of minor cracks are occurring. Operable windows throughout the current facility are a security concern could be replaced with a more energy efficient solution. Exterior doors, frames, and handrails could use an updated paint finish.

Corridors walls throughout are currently a mixture of wall types included painted tile, recommend installing all new tile wainscot for consistency and protection. Carpet, rubber base, room signs, ceiling tile and grid are in poor condition throughout campus. Group restroom finishes and fixtures are in poor condition and due for an upgrade. Single faculty and classroom restrooms fixtures and drinking fountains are not ADA compliant.

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

A few areas of sidewalks require replacement due to movement and grading will need to be corrected to have positive drainage. A roof drain collection system should be added to collect the rainwater to alleviate further draining issues around the building. The playground needs new surfacing. There are areas of exterior fencing that need to be replaced and or repaired. The school marquee sign could be replaced with a digital unit. Replace grass with turf in courtyards to alleviate maintenance concerns.

MECHANICAL ELECTRICAL PLUMBING

Mechanical: Thomas Haley Elementary has Lennox, Trane, and Thermal Zone equipment. The units installed in 1998 and 2002 are at their end of life and need replacement.

Electrical: The campus has distribution equipment manufactured from Siemens, & Square D 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 able.

All fluorescent lighting throughout the building needs to be replaced with LED lighting. Maintenance request complete replacement of the public address system.

Plumbing: The plumbing systems and fixtures are in fair condition. Many of the restrooms and fixtures are original and showing wear.

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

Roofing is under warranty with a few maintenance repairs needed that are noted in within the report.

FOOD SERVICE

Equipment items in need of replacement that have been itemized within this report.