

Davis Elementary



Year Built: 1968

Additions / Renovations: 4

Approx. SF: 96,376 SF

Approx. Site Acreage: 8.31

Grades Served: Pre-K(4) – 5th



310 Davis Dr, Irving, TX 75061

Executive Summary

DAVIS ELEMENTARY



ARCHITECTURAL

Davis Elementary School was constructed in 1968 and has had multiple additions including the gym building in 1978, a classroom addition in 1993 and the library in 2011. The building to the south is the original Dallas County Common School District No. 51 and was added as an annex to the campus in 1989, and currently houses the school's special education programs.

There is evidence of water intrusion at the exterior wall and translucent block in the main entry corridor. Mortar on the exterior façade has failed and damaged in several locations. This needs to be repointed, along with repairs to minor areas of damaged brick veneer. Exterior hollow metal doors and handrails are also recommended to be repainted. Operable windows throughout the current facility are a security and energy efficiency concern. Exterior canopies are rusted and dated.

Corridors have lockers that are unused and a maintenance issue, and new wall tile wainscot is also recommended for consistency and protection. Wood doors throughout the campus are in very poor condition and must be replaced. Group restrooms have painted tile walls which are failing with poor fixtures. Single classroom and faculty restrooms across the campus are in dated condition and most are not ADA compliant. Ceiling tiles, grid, and millwork are in fair to good condition. Flooring finish is in fair to poor condition with a few areas to be repaired.

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.

CIVIL

There are areas on the site where grading will need to be corrected to have positive drainage away from the building. A roof drain collection system should be added to collect the rainwater to alleviate further draining issues around the building. The sidewalk near the front entry and additional areas require replacement due to movement and failure. There is a need to add parking and additional drive to lengthen the pickup and drop off lanes. Block retaining walls have failed and will need to be replaced. The playground within the courtyard needs new surfacing. The chain link fence around the play field needs to be replaced. The school marquee sign should be replaced with a digital display.

MECHANICAL ELECTRICAL PLUMBING

Mechanical: Davis Elementary Schools has all Lennox equipment. 52 of the 62 units are currently at their end of life and should be replaced. Some condensate piping for roof top units is broken and draining on the roof and needs to be replaced.

Electrical: The campus has distribution equipment manufactured from Siemens, Square D, & Challenger 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 located in the gym area need to be replaced. The electrical panels located in the corridors need to be relocated to a dedicated room or closet. All fluorescent light throughout the campus needs to be replaced with LED lighting.

Plumbing: The plumbing systems and fixtures are in fair condition.

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.

ROOFING

Most of the existing roofing is under warranty until 2031 and 2034. The northeast classroom wing noted as areas A, B, and C has a modified bitumen roof system that is beyond its life expectancy and warranty and needs replacement. Main entry corridor roof D & E is a metal panel roof system that is beyond its life expectancy and warranty and needs replacement.

FOOD SERVICE

The kitchen area at Davis Elementary was last renovated in 2016. There are several equipment items noted needing replacement that have been itemized within this report. Modifications are needed to address ADA compliance in the kitchen restroom, clearances needed in the dry storage area, and addition of needed hand sinks within the kitchen area.