



**Irving ISD – 2022 Facility
Assessment Report**

MARCH 08, 2022

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01 Preamble



The Irving Independent School District initiated a district-wide Facility Condition Assessment to identify the current district school and support facility conditions. The facility assessment is used to identify facility deficiencies and condition needs. The data obtained through the assessment process is important for the long-term operation of the district's facility assets.

The Facility Condition Assessment is a core component in the development of a district long range facilities planning process as it provides a platform to evaluate the equity of existing facilities, identify immediate needs, and provide deficiency probable costs that can assist the planning committee in determining capital investment facility plans.

Corgan Inc. is pleased to provide Irving ISD with the following 2022 Facility Assessment Report of the condition of the district buildings to provide the Facility Master Planning as follows:

FACILITY ASSESSMENT

The Corgan team analyzed the district's assets on a campus level basis, providing district leadership with a current understanding of facility conditions, facility utilization and operational needs on 48 facilities.

This Facility Assessment report includes the following conditions:

- Campus Data—Current square footage, age
- Campus capacity (per TEA facility standards) compared to current enrollment
- Facility Assessment

Step 1 – Corgan and our consulting engineers conducted visual surveys at each district facility to evaluate and document observed deficient conditions relative to district, professional and industry standards of the following:

1. Facility building envelope, exterior conditions
2. Building interior finishes conditions
3. Building MEP systems
4. Food Service Kitchen and Components
5. Roads, parking, athletic areas, play areas and infrastructure at all campuses
6. ADA Compliance
7. Roofing Conditions
8. Cost Estimating

Step 2 - Corgan and MEP consulting engineers met with IISD Custodial, Maintenance and Construction personnel to learn of facility system issues and ongoing maintenance concerns.

This report has been prepared by Corgan Associates, Inc. in conjunction with the following Consultants:

Architecture – Corgan

Roofing – Armko

Civil Engineering and Site - Glenn Engineering

Image Engineering Group – Mechanical, Electrical, Plumbing

Food Service - Food Design Professionals

McCaslin Group – Cost Estimating



02 Acknowledgements

Irving ISD



Administration Team

Magda Hernandez, Superintendent

Board of Trustees

Randy Randle, President

Nuzhat Hye, Vice President

Pamela Campbell, Board Member

Tony Grimes, Board Member

A.D. Jenkins, Board Member

Michael Kelley, Board Member

Dr. Rosemary Robbins, Board Member

Assessment Team

Architecture

Corgan



Civil Engineering

Glenn Engineering



MEP Engineering

Image Engineering Group



Roofing Consultant

Armko Group



Food Services Consultant

Food Design Professionals



Cost Estimator

McCaslin Group



03 District Executive Summary

The assessment is intended to identify the general condition of existing facilities by visual observation and data as received by the district. Overall, the facilities visited by the assessment team were in good to fair condition given the age and history of renovations and expansions over the years.

While, in general terms, all facilities have been maintained, older buildings are showing age and wear which requires more extensive maintenance and repair than newer facilities. The campus grounds in most of the facilities have site grading, drainage, and sidewalk pavement issues which will need to be addressed on a routine basis, and most of the facilities' site paving sealant should be addressed. Many of the single restrooms from older facilities are not compliant to today's standards due to current fixture and floor clearances.

Due to age and ongoing concerns, the district's maintenance representatives requested complete replacements of specific systems throughout the facilities including main storm and sanitary lines, upgrading all interior, exterior and site lighting fixtures with LED units, upgrading PA and fire alarm systems, and the additions of dedicated HVAC units to electrical, technology network closets, and riser rooms. The security and energy management team requested all operable windows be replaced with secured, energy efficient window systems.

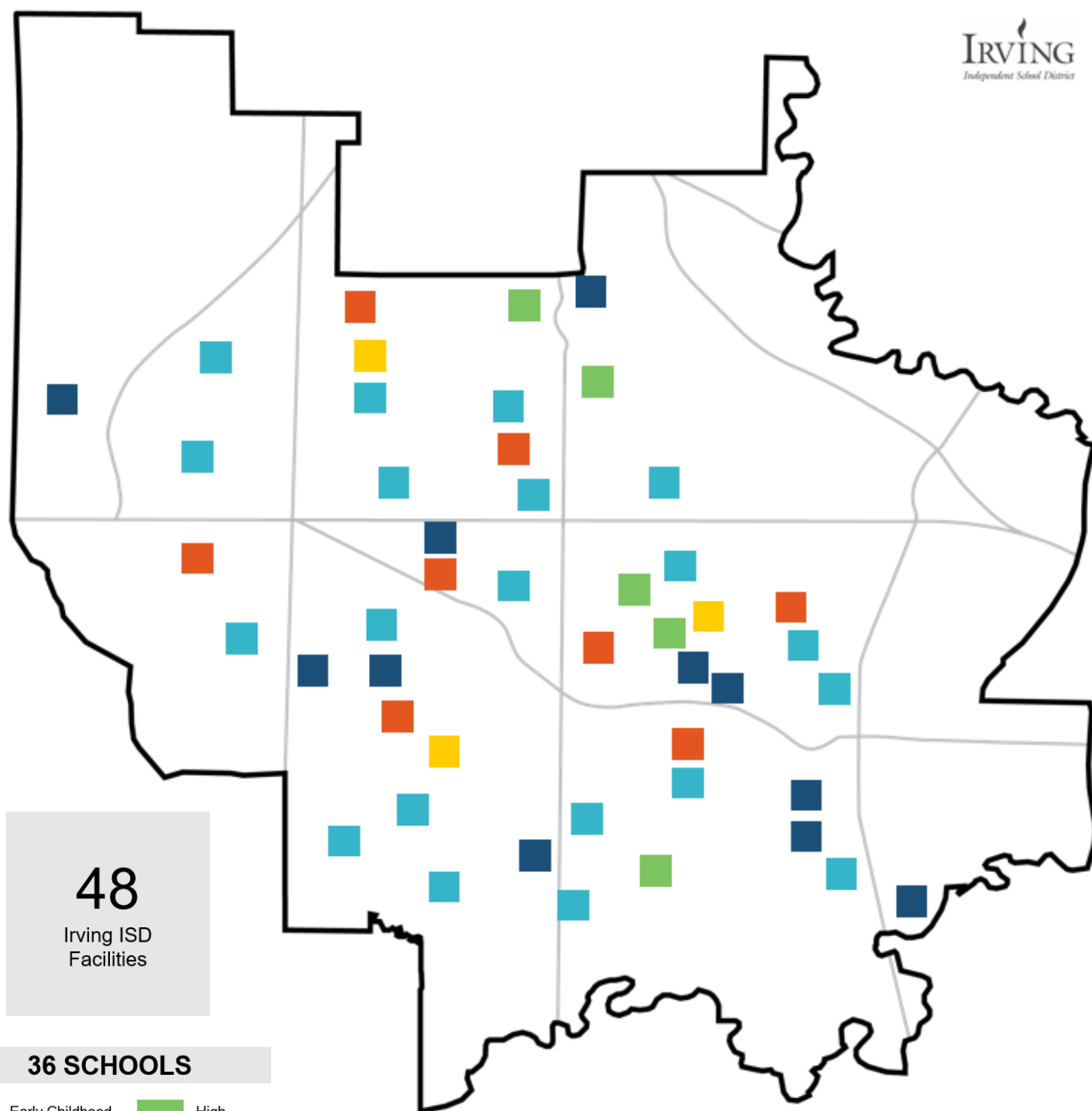
The three Early Childhood Campuses were constructed within the same timeline and have similar observations across the campuses including deteriorating window and brick control joint sealant, worn wood doors, millwork, and interior room signage, as well as a recommended replacement of all non-ADA compliant classroom sinks and bubblers.

The average initial building age of all the elementary campuses is over 53 years old, including Britain Elementary and John Haley Elementary being over 70 years old. Townsell Elementary and Stipes Elementary are the most recent elementary facilities and are nearing 20 years old. Many of the elementary gymnasiums are in metal building structures.

The middle school campuses have an average age of 47 years old, with Bowie Middle School being one of the original facilities in the district and 75 years old. All the athletic field press boxes/concessions/restrooms facilities are showing signs of wear and have recommended renovations. The older campuses are recommended to include major interior renovations and potential additions for secured vestibules, removal of lockers in corridors per district request, and upgrades to kitchen and locker room areas.

The three original high schools are over 50 years old and each have multiple additions. Singley Academy is over 20 years old and Barbara Cardwell Center was constructed in 1990. Capacity at all the high schools is a concern, as indicated in the report. The older campuses need major interior renovations including restrooms, locker/athletic areas, removal of lockers in corridors per district request, and major upgrades to the kitchens. At the three original high schools, the athletic field press boxes/concessions/restrooms facilities are showing signs of wear and have recommended renovations.

District Map



District Building Ages

Average
School
Building Age
50 Years

Irving ISD Established		1909
	SPED Annex	1945
		1946
	Bowie MS	1947
	Britain ES	1948
		1949
		1950
Secondary		1951
Reassignment	Ellis Stadium	1952
		1953
	Lively ES	1954
	Keyes ES	1955
	Farine ES	1955
	Barton ES	1955
	Crockett MS	1956
		1957
		1958
Irving HS	Thomas Haley ES	1959
	Lee ES	1959
	Good ES	1959
		1960
		1961
		1962
	DW Gilbert (Hands On)	1963
	MacArthur HS	1963
	Travis MS	1964
	Johnston ES	1964
		1965
		1966
	Nimitz HS	1966
		1967
	Hanes ES	1968
	Elliott ES	1968
	Davis ES	1968
		1969
	Admin Annex	1970
		1971
	Lamar MS	1972
		1973
		1974
		1975
	Houston MS	1976
	Austin MS	1976
		1977
	Townley ES	1978
		1979
		1980
		1981
		1982
		1983
		1984
		1985
		1986
		1987
		1988
	Schulze ES	1989
		1990
	Barbara Cardwell Center	1990
		1991
	Brandenburg ES	1992
		1993
	Food Service center	1993
	(purchased)	1994
	Service Center	1995
	Gilbert ES	1996
		1997
		1998
	Pierce ECC	1999
	Clifton ECC	1999
Transportation Center	Rattree Center (purchased)	2000
	Kinkeade ECC	2000
	Singley Academy	2001
	DeZavala MS	2001
		2002
	Administration Building	2002
	(purchase)	2003
	Townsell ES	2003
		2004
		2005
	Stipes ES	2006
		2007
		2008
		2009
		2010
	Johnson MS	2011
		2012
		2013
		2014
		2015
	Outdoor Learning Center	2016
		2017
		2018
		2019
		2020
		2021
		2022

District Capacity Study

	Enrollment as of 02/2022	# of Classroom s	TEA Max Capacity	85% Functional Capacity	Enrollment % of FC
ELEMENTARY SCHOOLS					
North of 183					
Brandenburg Elementary	891	47	1031	876	102%
Farine Elementary	873	48	940	799	109%
Lee Elementary	705	49	1116	949	74%
Johnston Elementary	794	54	1137	966	82%
Townsell Elementary	831	49	1093	929	89%
Hanes Elementary	643	47	993	844	76%
Thomas Haley Elementary	800	47	983	836	96%
South of 183					
Barton Elementary	862	49	909	773	112%
Davis Elementary	805	51	1012	860	94%
Lively Elementary	771	52	1120	952	81%
Keyes Elementary	684	55	1152	979	70%
Brown Elementary	692	50	1008	857	81%
Elliott Elementary	558	52	1081	919	61%
Stipes Elementary	602	48	1077	915	66%
John Haley Elementary	713	52	1116	949	75%
Townley Elementary	678	51	1075	914	74%
Britain Elementary	586	58	1229	1045	56%
Schulze Elementary	658	45	989	841	78%
Good Elementary	727	50	1106	940	77%
Gilbert Elementary	713	52	1132	962	74%

IRVING ISD – 2022 FACILITY ASSESSMENT REPORT

	Enrollment as of 02/2022	# of Classrooms	TEA Max Capacity	85% Functional Capacity	Enrollment % of FC
MIDDLE SCHOOLS					
North of 183					
Houston Middle School	915	55	1391	1182	77%
Travis Middle School	1,016	60	1340	1139	89%
South of 183					
Austin Middle School	908	54	1312	1115	81%
Bowie Middle School	822	57	1265	1075	76%
Crockett Middle School	938	56	1227	1043	90%
De Zavala Middle School	884	45	985	837	106%
Johnson Middle School	931	53	1199	1019	91%
Lamar Middle School	721	50	1142	971	74%

	Enrollment as of 02/2022	# of Classrooms	TEA Max Capacity	85% Functional Capacity	Enrollment % of FC
HIGH SCHOOLS					
North of 183					
MacArthur High School	2,660	130	2936	2496	107%
Singley Academy	1,595	68	1600	1360	117%
South of 183					
Cardwell Career Prep Ct	300	30	607	516	58%
Irving High School	2,654	117	2750	2338	114%
Nimitz High School	2,412	108	2336	1986	121%

	Enrollment as of 02/2022	# of Classrooms	TEA Max Capacity	85% Functional Capacity	Enrollment % of FC
EARLY CHILDHOOD CENTERS					
Clifton	398	22	506	430	93%
Kinkeade	289	22	506	430	67%
Pierce	250	22	506	430	58%

Overall Facility Cost Summary & FCI Score

Facility	Square Feet	Priority 1 - Must Do	Priority 2 - Should Do	Priority 3 - Would Like To Do	Priority 4 - Future	Total Facility Assessment Cost	Replacement Cost Based on Existing SF	FCI	Additional Costs for Consideration
Early Childhood Facilities									
Clifton EC School	37,110	\$1,884,463	\$1,251,720	\$3,803,556	\$503,460	\$7,443,199	\$22,191,780	34%	
Kinkeade EC School	37,110	\$2,481,942	\$2,268,994	\$2,316,199	\$598,034	\$7,665,169	\$22,191,780	35%	
Pierce EC School	37,110	\$2,401,422	\$1,147,783	\$3,892,418	\$403,077	\$7,844,700	\$22,191,780	35%	
ECS Totals	111,330					\$22,953,068.00	\$66,575,340.00		
Elementary Schools									
Barton Elementary School	82,266	\$4,986,287	\$3,958,860	\$4,465,863	\$1,529,362	\$14,940,372	\$42,527,409	35%	
Brandenburg Elementary School	83,600	\$615,053	\$7,128,559	\$4,182,930	\$1,203,266	\$13,129,808	\$43,217,020	30%	
Britain Elementary School	108,308	\$6,992,772	\$5,594,952	\$5,830,336	\$130,580	\$18,548,640	\$55,989,821	33%	
Brown Elementary School	95,425	\$6,233,247	\$4,499,840	\$5,744,096	\$1,999,148	\$18,476,331	\$49,329,954	37%	
Davis Elementary School	96,376	\$6,064,719	\$5,720,367	\$5,695,531	\$1,277,979	\$18,758,596	\$49,821,573	38%	
Elliott Elementary School	89,714	\$5,709,795	\$4,190,722	\$3,692,115	\$917,769	\$14,510,401	\$46,377,652	31%	
Farine Elementary School	86,030	\$5,613,832	\$5,044,035	\$4,001,802	\$3,199,003	\$17,858,672	\$44,473,209	40%	
Gilbert Elementary School	93,492	\$2,612,997	\$2,426,008	\$4,929,674	\$3,654,572	\$13,623,251	\$48,330,689	28%	
Good Elementary School	88,325	\$1,228,831	\$8,262,441	\$6,083,791	\$1,324,703	\$16,899,766	\$45,650,609	37%	
Hanes Elementary School	110,006	\$2,261,408	\$7,629,008	\$7,416,615	\$1,424,376	\$18,731,407	\$56,867,602	33%	
John Haley Elementary School	86,659	\$6,184,325	\$9,626,181	\$3,612,492	\$382,257	\$19,805,255	\$44,798,370	44%	
Johnston Elementary School	89,142	\$5,203,146	\$5,613,987	\$7,923,129	\$1,222,763	\$19,963,025	\$46,081,957	43%	

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Keyes Elementary School	92,321	\$3,256,172	\$8,726,927	\$3,928,239	\$1,596,264	\$17,507,602	\$47,725,341	37%	Add Cost - \$3,000,000 for Gym/Storm Shelter Replacement
Lee Elementary School	97,068	\$1,971,744	\$10,434,473	\$4,422,952	\$1,747,166	\$18,576,335	\$50,179,303	37%	
Lively Elementary School	92,018	\$10,843,058	\$6,288,464	\$2,609,386	\$1,222,521	\$20,963,429	\$47,568,705	44%	
Schulze Elementary School	93,831	\$2,768,393	\$8,437,931	\$4,795,461	\$1,194,516	\$17,196,301	\$48,505,935	35%	
Stipes Elementary School	98,200	\$29,597	\$2,116,069	\$2,888,970	\$182,279	\$5,216,915	\$50,764,490	10%	
Thomas Haley Elementary School	89,938	\$4,623,908	\$6,794,567	\$3,517,080	\$373,187	\$15,308,742	\$46,493,449	33%	
Townley Elementary School	91,354	\$5,805,356	\$4,366,757	\$3,566,211	\$1,707,429	\$15,445,753	\$47,225,450	33%	
Townsell Elementary School	104,120	\$0	\$748,706	\$1,171,923	\$4,764,438	\$6,685,067	\$53,824,834	12%	Add Cost - \$3,000,000 for Gym/Storm Shelter Replacement
Total	1,868,193					\$322,145,668.00	\$965,753,372.00		
Middle Schools									
Austin Middle School	151,916	\$1,823,169	\$11,748,219	\$4,520,816	\$152,316	\$18,244,520	\$77,361,704	24%	
Bowie Middle School	195,632	\$749,453	\$12,593,946	\$10,826,895	\$157,823	\$24,328,117	\$99,623,640	24%	
Crockett Middle School	149,522	\$3,070,644	\$16,428,074	\$5,327,439	\$55,288	\$24,881,445	\$76,142,583	33%	
De Zavala Middle School	152,866	\$1,500,347	\$4,531,321	\$10,293,572	\$1,024,376	\$17,349,616	\$77,845,482	22%	
Houston Middle School	197,737	\$1,776,443	\$13,544,259	\$4,019,142	\$518,199	\$19,858,043	\$100,695,590	20%	
Johnson Middle School	151,693	\$176,414	\$1,928,927	\$6,843,302	\$2,300,662	\$11,249,305	\$77,248,143	15%	
Lamar Middle School	155,035	\$2,610,101	\$13,611,268	\$8,890,547	\$2,186,526	\$27,298,442	\$78,950,023	35%	
Travis Middle School	173,611	\$580,360	\$11,336,455	\$12,987,372	\$355,457	\$25,259,644	\$88,409,666	29%	
Total	1,328,012					\$168,469,132.00	\$676,276,831.00		
High Schools									
Irving High School	428,297	\$15,565,630	\$47,342,843	\$21,310,297	\$7,819,322	\$92,038,092	\$225,481,239	41%	
MacArthur High School	379,583	\$1,201,470	\$26,784,191	\$20,536,027	\$3,538,560	\$52,060,248	\$199,835,266	26%	
Nimitz High School	415,881	\$14,588,502	\$43,519,691	\$18,685,399	\$9,835,313	\$86,628,905	\$218,944,711	40%	
Singley Academy	268,735	\$3,164,712	\$16,179,839	\$3,133,758	\$3,350,246	\$25,828,555	\$141,478,228	18%	
Barbara Cardwell Center	57,786	\$957,772	\$1,226,826	\$5,075,238	\$141,706	\$7,401,542	\$30,422,018	24%	
Total	1,550,282					\$263,957,342.00	\$816,161,462.00		

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Other District Facilities								
Administration Annex	13,348	\$147,275	\$757,934	\$652,363	\$130,352	\$1,687,923	\$6,940,960	24%
Administration Building	89,245	\$349,241	\$1,384,543	\$2,280,663	\$256,952	\$4,271,399	\$46,407,400	9%
Ellis Stadium	30,735	\$337,357	\$2,385,767	\$476,161	\$2,466,107	\$5,665,392	\$15,982,200	35%
Food Services Center	8,000	\$0	\$3,844,871	\$0	\$0	\$3,844,871	\$4,160,000	92%
Hands On Learning (DW Gilbert)	13,437	\$0	\$6,051,341	\$0	\$0	\$6,051,341	\$6,987,240	87%
Outdoor Learning Center	4,200	\$50,121	\$52,087	\$108,596	\$185,252	\$396,055	\$2,184,000	18%
Rattree CDC	37,118	\$329,506	\$1,219,277	\$1,405,788	\$209,983	\$3,164,554	\$19,301,360	16%
Secondary Reassignment Center	47,994	\$1,430,799	\$7,877,056	\$2,407,456	\$0	\$11,715,311	\$24,956,880	47%
Service Center	66,147	\$613,193	\$1,693,012	\$4,550,905	\$139,838	\$6,996,948	\$34,396,440	20%
SPED Annex	19,875	\$0	\$0	\$8,589,302	\$0	\$8,589,302	\$10,335,000	83%
Transportation Center	19,187	\$6,586,748	\$363,315	\$514,248	\$44,307	\$7,508,618	\$9,977,240	75%
Total	349,286					\$59,891,714.49	\$181,628,720.00	
	Square Feet	Priority 1 - Must Do	Priority 2 - Should Do	Priority 3 - Would Like To Do	Priority 4 - Future	Total Facility Assessment Cost	Replacement Cost Based on Existing SF	
District Wide Totals	5,207,103	\$147,381,724	\$368,682,413	\$253,926,055	\$67,426,734	\$837,416,924	\$2,706,395,725	

Total replacement of Bus Barn is \$6,200,000 and included in 1- Must Do & TFA Cost

FCI does not include alternate costs except for the Bus Barn replacement