

# EXECUTIVE SUMMARY

---

## BACKGROUND OF THIS ASSESSMENT

Herein, we are pleased to present the findings of our assessment of your facilities. We would like to express our sincerest appreciation to all those who met with us, assisted us, and at times tolerated us throughout this entire process. Special thanks to Randy Means, WISD Executive Director of Facilities for his unwavering dedication to service. This input is invaluable to the success of this process.

In this executive summary we outline facts and figures about the work, facts about the Weatherford ISD facilities, the general findings of the assessment, and overall task lists. Findings about specific facilities can be found in the later portions of this document where each facility is discussed in great depth and detail. Also included in those portions are task lists of needs.

The facility assessment is a tool to assist Weatherford ISD in several key ways. It documents existing building finishes, classroom uses, and other facility information that will allow for comparison to future adopted district facility standards. It further serves as a tool for making decisions about the future of the district as it relates to facilities and how well those facilities support the district's mission. It allows for a determination of the level to which facilities are consistent and provide a reasonable level of equity across all district facilities for all learners. It provides a baseline of pricing / budgeting for the District to begin project and/or capital improvement planning (CIP).

The focus of the assessment is on deficiency items discovered by the various building industry professionals at the time they surveyed each facility. The deficiency items will be presented in a hierarchy following input from WISD Administration.

In a few cases, items may be included in more than one place as they may overlap with other survey items. For example, food service work may be noted in the food service report that may be duplicated under MEP as it relates to the installation of new rooftop mounted equipment.

All opinions of probable costs will be developed following the development of a priority list. The probable costs are conceptual in nature and include escalation (a measure of anticipated inflation) to the end of 2016 (if work bids after 2016, then budget to be adjusted for inflation at 6%-8%/year). Costs will convey total project costs and include cost of work, escalation, contingencies, and soft costs. Furniture, Fixtures, and Equipment (FF&E) will not be included in the proposed project opinion of probable costs / budget. However, it is important to note that prioritization, phasing, discovery of additional detail, and development of the final scope of work for projects will almost certainly affect these costs. Therefore, costs need to be continually monitored for the duration of the project to manage the impact of these type activities on the cost presented herein. The opinion of probable costs is a separate document from this report. Once the district and their appointed steering committee has reviewed the findings of this report and determined what items are appropriate to consider implementing, the deficiency list and associated probable costs will be adjusted accordingly. These items will be included in a Capital Improvement Plan for Board action approval.

Per District's direction, this assessment does not include any hazardous material survey scope.

This report should become the data that will provide for decision making and consensus building as to where the district is going and where WISD wants to be within a yet to be determined timeframe.

# EXECUTIVE SUMMARY

---

## THE ASSESSMENT TEAM:

We have had a team of more than 30 individuals who have been:

- Gathering documents of the WISD facilities;
- Walking the approximately 1,500,000 square foot of space in the education facilities and support facilities;
- Walking all of the property with those facilities;
- Reviewing and documenting with WISD staff any known needs of the district facilities;
- Downloading institutional knowledge important to the task at hand;
- Meeting with leadership to understand what the future of WISD is envisioned and how the facilities need to serve that future;

## FACILITIES INCLUDED IN THIS ASSESSMENT:

<u>FACILITY</u>	<u>GRADES</u>	<u>YEAR BUILT</u>	<u>Current Enrollment</u>
Weatherford High School	10 <sup>th</sup> -12 <sup>th</sup>	2003	1601
Weatherford Ninth Grade Center	9 <sup>th</sup>	1957	626
Joe Tison Middle School	7 <sup>th</sup> & 8 <sup>th</sup>	1997	564
Shirley Hall Middle School	7 <sup>th</sup> & 8 <sup>th</sup>	1967	627
Bill Wright Elementary School	K thru 6 <sup>th</sup>	1979	641
Bose Ikard Elementary School	K thru 6 <sup>th</sup>	2002	661
David Crockett Elementary School	K thru 6 <sup>th</sup>	1963	540
Juan Seguin Elementary School	K thru 6 <sup>th</sup>	2002	604
Mary Martin Elementary School	K thru 6 <sup>th</sup>	1996	573
Raymond Curtis Elementary School	K thru 6 <sup>th</sup>	1987	714
Stephen Austin Elementary School	K thru 6 <sup>th</sup>	1988	583
Bowie Education Center	n/a	1936	
Travis Learning Center	n/a	1936	
District Services Building	n/a	1993	
Facilities Maintenance Center	n/a		
Technology/Athletics Facility	n/a	2000	
Kangaroo Stadium & Fieldhouse	n/a	1949/ Renovation to Home Grandstand & Pressbox: 2007	

Note that the roof areas of ALL district facilities were not included within this assessment scope by WISD direction that these assessments would be handled separately.

## BUILDING ANALYSIS

Weatherford ISD's facilities include a few older facilities with some additions and an approximate equal number of newer facilities. The age of the facilities is largely a reflection of the development of the community which is served by the school district. The community has historically experienced a steady slow growth rate. Overall, the facilities were observed to be well maintained to prolong the life of each building. Each facility appears to be receiving good custodian care.

The challenges found within each facility vary dependent upon campus. The common trend items district wide are needed improvements in Safety / Security measures to protect the students and staff, some mechanical equipment improvements / replacement necessary to provide proper service to the building occupants, an

# EXECUTIVE SUMMARY

---

upgrade to aging technology infrastructure, and some replacement of deteriorated site paving is needed to reduce the annual maintenance expense allocated to temporary repairs.

## GENERAL FINDINGS

In general terms we have made the following observations:

1. General Items:
  - a. While all facilities have been maintained to the greatest extent possible with the monies and staff available and the age of many of the building's elements, in general terms the older buildings are showing their age and their systems will become more difficult to maintain. With this being said, the facilities have generally been well maintained.
  - b. As would be expected, newer facilities typically had fewer problem areas that were evident during this assessment.
2. Texas Accessibility Standards and Building Code:
  - a. Though most of the interior elements of the facilities comply, many of the items noted in the assessment identify railing and accessible route deficiencies. Site corrections around facilities are needed to properly comply with TAS / ADA. Generally, the facilities were found to be addressing accessibility concerns and those items noted as non-compliant have either fallen out of compliance with changes to code requirements occurring after the facility was constructed, or due to occasional changes in existing conditions that create non-complaint conditions.
  - b. Future renovations / additions may require many fire code upgrades to meet current code – fire sprinkler rated walls etc.
3. Once new district wide facility technical standards are adopted by the district, more consistent equitable educational environments can be provided across the district.

#### 4. Site Civil:

The majority of deficiencies observed throughout the district are as follows: the poor condition of existing asphalt pavement due to pavement age, inadequate surface drainage conditions causing ponding of water and erosion issues, and the settling/heaving of sidewalks adjacent to buildings and doorway stoops causing tripping hazards for pedestrians. Specific deficiencies and recommendations for each site are included in the accompanying report. A general summary of our findings is as follows:

- a. Texas Accessibility Standards / ADA
  - 1) There are various sites where improvements to flatwork/paving and associated ramps/stairs will be necessary to comply with standards. A complete accessibility analysis is necessary to ensure all sites are in full compliance with TAS/ADA standards.
- b. Surface Drainage/Storm Drain
  - 1) Although for the majority of the campuses, surface drainage appeared to be adequate. However, several campuses were relatively flat sites, and standing water and poor drainage flow were evident. Previous attempts to improve drainage appear to have had mixed results.
  - 2) Where practical, roof drains and downspouts should be routed underground and discharged away from the building.

## EXECUTIVE SUMMARY

---

- 3) A more significant drainage area was observed on the Shirley Hall Middle School campus, where standing water was evident behind the Arts/Athletics building. Re-grading and potentially underground piping of this area may allow the surface water to drain as intended.

### 5. Structural:

#### a. Foundations:

- 1) The foundation types vary across the Weatherford school district. Most are slabs on grade, which sometimes move when the clay subgrade swells or shrinks due to moisture changes. Movement of slabs on grade can create problems such as un-level floors which can in some instances cause conditions that do not comply with Texas Accessibility Standards, cracks in walls, door not operating properly, water leaks, etc... Many of these problems can often be reduced by maintenance projects or bond projects, such as re-levelling floors, repairing cracks in walls, resetting doors, fixing leaks, etc... We generally did not observe any slabs on grade with such an extent of problems that we would recommend replacing the existing slab on grade with a system that requires less maintenance, such as a structurally suspended foundation type. However, there was significant movement at the gymnasium structure at Crockett Elementary that may require some remedial action. Slab movement is often related to moisture changes caused by exterior grades not providing positive drainage away from buildings which, for example, can occur as soil erodes under roof drain downspouts; we recommend following Civil Engineering recommendations for regrading to address all water drainage and infiltration problems noted during the assessment.

#### b. Framing:

- 1) There are many steel framing systems that do not have the small bracing members underneath, that are industry standard today, to prevent a premature lateral torsional buckling of the roof structure during wind uplift.

### 6. Door Hardware:

- a. Classrooms appear not to have a lock-down (intruder) capability at the door. This function is encouraged to provide each teacher the ability to lock down their room from the inside without opening the door.
- b. Some door hardware is not TAS/ADA compliant.
- c. Classrooms with code required fire rated doors (which is most) have hold open stops installed and no closers. This application of hardware may function well for the teachers but, it does not comply with the life safety code today nor when the facility was constructed.

### 7. Finishes and Casework:

- a. Casework in some facilities requires replacement. The items assessed are either noncompliant with accessibility codes, are old and damaged, or are subjected to consistent moisture, causing warping, bowing, and separation of major components creating structural failure.
- b. Some of the older facilities have well-worn and failing interior finishes that should be replaced since they are beyond their serviceable life or are dated and should be upgraded to freshen up the campuses appearance.

## EXECUTIVE SUMMARY

---

### 8. Mechanical, Electrical and Fire Protection Systems:

- a. Although it is assumed that all of the facilities in the District were built in compliance with building codes in force at the time, evolving standards have left some of them behind, specifically regarding the lack of fire sprinkler systems. It is recommended that all buildings not completely served by an automatic fire sprinkler system be brought up to current standards.
- b. Most school campus buildings have a level of direct digital control (DDC) for installed air conditioning systems. The District has expressed an interest in having a single, District-Wide DDC system.
- c. Air conditioning system types for the various buildings cover a wide range, from "unitary" style systems (package rooftops, split systems, etc.) to more sophisticated systems that utilize chilled and heating water piped to remote air handling units. The installation of some of these systems has resulted in poor accessibility for routine maintenance and repair. Additionally, some systems have reached the end of their useful lives and should be replaced with new more efficient equipment.
- d. Many school campus buildings utilize high pressure sodium light fixtures and HID pole mounted lights. While the condition of these exterior light fixtures at some schools is acceptable, in order to conserve energy, we would recommend the use of LED technology for all exterior lighting purposes.
- e. To meet current energy codes and conserve energy, it is recommended that all facilities be completely equipped with automatic lighting controls in the form of occupancy sensors.

### 9. Food Service:

- a. Overall Curtis Elementary, Martin Elementary, Austin Elementary and Tison Middle School kitchen areas has reached their life expectancy and do not meet current kitchen standards. It is our recommendation that these facilities are renovated and expanded to accommodate the student population.
- b. The balance of the facilities are in fair condition and starting to show signs of equipment that will be needing replacement or servicing due to the age.
- c. Several of the facilities have hard water resulting in excess scaling on equipment that will lead to equipment failure and rusting on equipment.
- d. Some of the serving lines, trayslides and tray drop areas are not at the heights as required by code. Rusting shelving and racks were found in some facilities within the district. This is a code item.

### 10. Security:

- a. Perimeter fencing on the campuses is limited or in some cases completely missing around the playgrounds, portables and other areas of the campuses where foot traffic can be limited or controlled. Properly designed fencing is the first step in establishing an effective perimeter that establishes the demarcation between the public and private space, deter trespassing, increase the likelihood of detecting someone trying to gain access and delay the time it takes to enter the campus property. We also understand that several campuses are currently upgrading their fencing.
- b. There is limited to no access control system installed on any of the campuses. Access control systems can monitor door activity 24/7 and can warn administrators when a door has been propped open or forced

## EXECUTIVE SUMMARY

---

open. Access control systems can also allow the District to set doors to specific lock and unlock schedules when needed and eliminate the need to keep doors unsecured throughout the school day.

- c. Most of the surveillance systems used on the campuses should be upgraded and enhanced. There are gaps in the surveillance coverage areas both inside and outside the campuses and areas of the property remain unobservable especially in areas of the playgrounds, pick up and drop off areas, field houses, athletic fields, parking lots, and portable classroom areas. Interior areas such as cafeterias, corridors and other loitering areas often lacked adequate coverage.
- d. The intercom coverage on the exterior of some of the campuses was limited, missing or undetectable including areas such as playgrounds, athletics areas and field houses and drop off and pick up areas.
- e. Exterior lighting varies in coverage and consistency. Limited lighting combined with the architecture of the buildings creates hiding places where people can hide or loiter unseen. Lighting not only impacts the safety and security of the students and staff on campus at night but can also impact the effectiveness of the surveillance cameras around the exterior of the property.
- f. Most of the facilities lacked the physical means to directly lead visitors to the office without the ability to walk into other areas of the buildings. Receptionist sight lines to the approaches to the main entrance were often limited, obstructed or did not exist.

### NEXT STEPS

While the work of this District-wide Facility assessment is complete from a data gathering perspective, the real work is only beginning. The next steps are to consider options, tie the identified work to the strategic plan now under development, prioritization of the needs, and work with the Administration, the Board of Trustees, and a citizens committee to gain consensus and support for advancing the district forward with a plan that meets the needs of Weatherford ISD for decades to come.