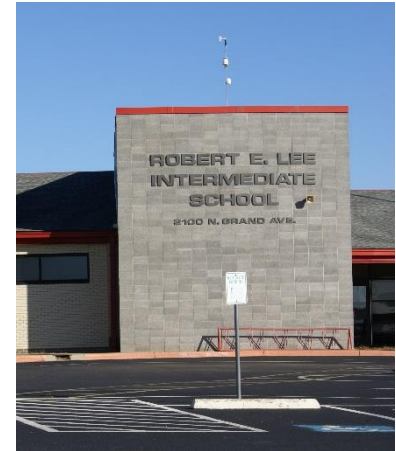




# Comprehensive Facility 2019 Re-Assessment Presentation

Gainesville Independent School District



Spring/Summer  
2019

# SUMMARY OF 2015 ASSESSMENTS

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- Full Assessments
  - Jr. High School Campus
  - Thomas Edison Elementary
- Roof and HVAC
  - W.E. Chalmers Elementary
- Roof Only
  - Administration Building
  - Robert E. Lee Elementary

# INTRODUCTION AND METHODOLOGY

## Establishing Priorities

This assessment provides information on the condition of the facilities; from entire buildings to individual building components. These can range from structures to finishes, and include all other components such as mechanical and electrical systems, individually and as a complete assembly. The assessment also provides information on the replacement cost and life expectancy of each component.

Prioritization begins with the assessment findings which place each component in one of four urgency categories (“CAT”):

- CAT I – Indicates that the need is immediate, or “critical” in terms of the item itself.
- CAT II – Indicates that the need is “trending critical” with repair or replacement necessary within 12 months.
- CAT III – Indicates that repair or replacement is “necessary” within 2 to 5 years.
- CAT IV – Indicates that repair or replacement is “recommended” within 3 to 10 years

These categories having been established, priorities are then assigned according to the condition of use within a hierarchy of the following group of criteria:

- A: Safety – if the deficiency is not addressed/ resolved health and safety are at risk.
- B: Necessity – if the deficiency is not addressed/ resolved vital tasks cannot be accomplished
- C: Efficiency – if the deficiency is not addressed/ resolved operating efficiency or cost effectiveness is diminished.

With these determinations made, priorities are established according to the relative importance of the category/ criteria combination (which introduces the dimension of time) thus, the evaluations may be sorted according to CAT I-A being the highest, and CAT IV-C being the lowest, with various gradations in between.

## Overall Category



Top Priority

Low Priority



# INTRODUCTION AND METHODOLOGY

## Facility Condition Index (FCI)

It is important to note that this FCI replacement threshold is not conclusive, but is intended to initiate planning discussions in which other relevant issues with regard to a facility's disposition must be incorporated. This merely suggests where conversations regarding replacement might occur. Other factors such as historical significance, community sentiment, and enrollment trends will create additional variables for replacement consideration.



As you move through this report you will notice the graphic below indicates a facility condition percentage based on our assessment of repairs needed and the cost of deficiencies. One of these charts will be included for each building or site assessed. To figure this percentage, we divided the total cost of repairs needed by the total replacement cost of the building or site.

### Facility Condition Index (FCI) %

<5%	6-10%	11-20%	21-30%	31-50%	51-65%	>65%
Best	Good	Average	Below Average	Poor	Very Poor	Replacement Candidate

Following each assessment will be a chart indicating the campus, building, description of deficiencies, and an estimated cost of those deficiencies with a priority level (as described on page 8) that introduces the level of urgency in which the repairs should be made.

# SUMMARY OF 2019 RE-ASSESSMENT

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## PART 1

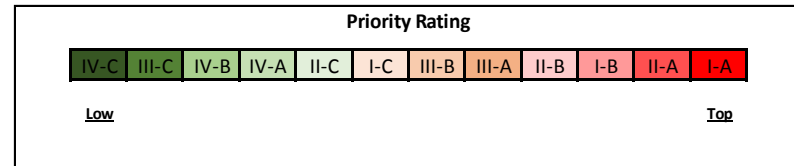
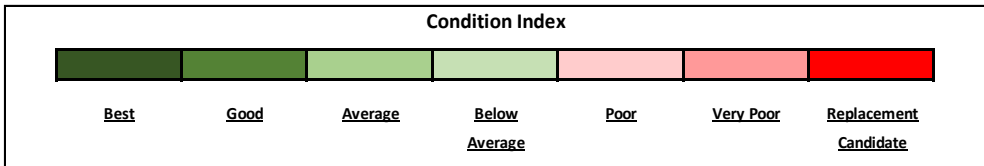
Administration Building  
Junior High School Campus  
Thomas Edison Elementary

## PART 2

High School  
Robert E. Lee Elementary  
W.E. Chalmers Elementary

# 2019 RE-ASSESSMENT – ADMINISTRATION BUILDING

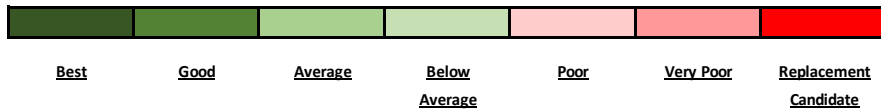
Facility	Subject	2015 Deficiencies		2019 Deficiencies		Renovation Cost Estimate (\$)	2019 Replacement Cost Estimate (\$)		Priority Rating	Condition Index	Recommendation
		Description	2019 Pricing with Inflation since 2015 Assessment	Description	Pricing as of June 2019	2019	Low	High			
Administration	Site 93,802sf (2.15 acres)	<ul style="list-style-type: none"> <li>Roof repair was completed in the year of 2017 as we understand it.</li> </ul>	0	• Exterior Window Replacement	600,000	1,369,000	4,895,750	5,874,900	III-B	Below Average	<b>Renovation Recommendation based on:</b> <ul style="list-style-type: none"> <li>Mid-Range "III-B" Priority Rating</li> <li>"Below Average" Condition Index</li> </ul>
				• Site Improvements	160,000						
	• Upgrade Interior Finishes			350,000							
	• Upgrade HVAC, Security, Electrical & Infrastructure			128,000							
	• Upgrade Doors & Hardware			85,000							
	• Asbestos Abatement			46,000							
Building 17,874 sf											
	Total					1,369,000	4,895,750	5,874,900			



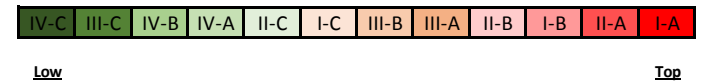
# 2019 RE-ASSESSMENT – JUNIOR HIGH SCHOOL (1 of 3)

Gainesville Junior High School	Site 141,553 sf (3.25 acres)	• Exterior Accessibility Compliance	103,250	• No new deficiencies	0	1,657,000	2,300,000	2,760,000	II-B	Replacement Candidate	Replacement Recommendation based on: • "Replacement Candidate" Condition Index
		• Widen Fire Lanes & Turn-arounds	169,500								
		• Exterior Drainage Inlets & Downspouts	28,250								
		• Paving Replacement	1,356,000								
	Main Building 78,830 sf	• Exterior Window Replacement	2,980,000	• Toilet Room Accessibility Compliance	150,000	7,133,000	20,000,000	24,000,000	II-A	Replacement Candidate	Replacement Recommendation based on: • "Replacement Candidate" Condition Index • Most Building Systems have Surpassed Normal Life Expectancies • High "II-A" Priority Rating
• Electrical Reliability, Efficiency & Safety Upgrade		1,500,000	• Asbestos Abatement	250,000							
• Replace Roof		1,750,000		.							
• Replace Rooftop HVAC Units		275,000		.							
• Light Fixture LED Upgrade		226,000		.							
• Café Area Exterior Structural Column Repair		2,000		.							
Old Gymnasium 10,645 sf	• Lower Locker Room Conversion to Storage	60,000	• Interior Finish Upgrade	250,000	563,000	2,750,000	3,300,000	II-A	Below Average	Renovation Recommendation based on: • Historic Value Despite High "II-B" Rating • "Below Average" Condition Index	
	• Roof Decking Structural Interior Board Repair	25,000	• Gymnasium Floor Replacement	100,000							
	• Repair/Replace Exterior Canopies	25,000	• Asbestos Abatement	25,000							
	• Electrical Repairs	8,000									
	• Lower Level Exterior Window Replacement	70,000									
Auditorium/ Music Building. 20,453 sf	• Exterior Window Replacement	100,000	• No new deficiencies	0	795,000	5,500,000	6,600,000	III-B	Average	Renovation Recommendation based on: • Mid-Range "III-B" Priority Rating • "Below Average" Condition Index	
	• Basement Electrical Repairs	60,000									
	• Basement Renovation	150,000									
	• Replace Rooftop HVAC Units	250,000									
	• Accessibility Compliance	15,000									
	• Interior Finish Upgrade	220,000									
<b>Total</b>						<b>10,148,000</b>	<b>30,550,000</b>	<b>36,660,000</b>			

Condition Index



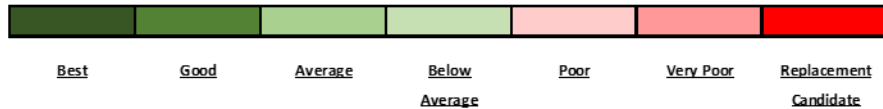
Priority Rating



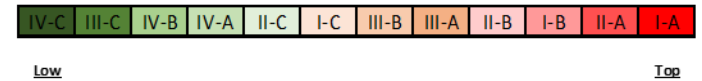
# 2019 RE-ASSESSMENT – JUNIOR HIGH SCHOOL (2 of 3)

Gainesville Junior High School (Continued)	Special Services Building 2,875 sf	• Exterior Window Replacement	260,000	• No new deficiencies	0	453,000	718,750	862,500	II-B	Very Poor	<b>Replacement Recommendation based on:</b> <ul style="list-style-type: none"> <li>• "Very Poor" Condition Index</li> <li>• Inadequate Size</li> <li>• Deteriorating Building Systems</li> <li>• Inflexible Design</li> </ul>
		• Fire Alarm System Repair	15,000								
		• Replace Roof	100,000								
		• Replace Rooftop HVAC Units	65,000								
		• Testing for Asbestos	2,000								
		• Exterior Masonry Repair	6,000								
		• Electrical Repairs	5,000								
	Competitive Gymnasium 14,590 sf	• Exterior Window Replacement	85,000	• Interior Finish Upgrade	150,000	116,000	3,650,000	4,380,000	III-B	Good	<b>Renovation Recommendation based on:</b> <ul style="list-style-type: none"> <li>• Mid-Range "III-B" Priority Rating</li> <li>• "Good" Condition Index</li> </ul>
		• Entry Cleaning and Painting	2,500								
		• Roof Repair	13,000								
		• Concession Bar Accessibility Compliance	5,500								
		• Condensate Line	2,500								
		• Exterior Masonry Repair	3,000								
		• Electrical Repairs	4,500								
	Field House 4,900 sf	• Replace Roof	75,000	• No new deficiencies	0	659,000	1,230,500	1,476,600	II-A	Very Poor	<b>Replacement is recommended due to:</b> <ul style="list-style-type: none"> <li>• "Very Poor" Condition Index</li> <li>• Undersized Locker Room, Laundry Room &amp; Equipment Storage</li> <li>• Inadequate Size</li> <li>• Inflexible Design</li> </ul>
		• Enlarge Locker Rooms	150,000								
		• Replace Flooring	75,000								
		• Renovation - Walls, Floors, Ceilings, Finishes	245,000								
		• Test for Asbestos	2,000								
		• Replace Rooftop HVAC Units	65,000								
	• Electrical Repairs	47,000									
<b>Total</b>					<b>1,228,000</b>	<b>5,599,250</b>	<b>6,719,100</b>				

Condition Index



Priority Rating

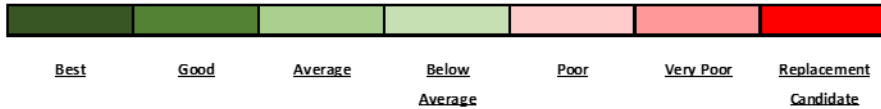




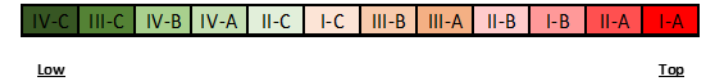
# 2019 RE-ASSESSMENT – JUNIOR HIGH SCHOOL (3 of 3)

Gainesville Junior High School (Continued)	Weight Room 2,400 sf	• Interior Finish Upgrade	26,000	• No new deficiencies	0	70,000	600,000	720,000	IV-A	Average	Renovation Recommendation based on: • Low-Range "IV-A" Priority Rating • "Average" Condition Index
		• Accessibility Compliance	14,000								
		• Replace Rooftop HVAC Units	30,000								
	Maintenance Building 4,060 sf	• Replace Exterior Windows & Overhead Doors	75,000	• Replace Rooftop HVAC Units	50,000	230,000	1,025,000	1,230,000	IV-C	Below Average	Renovation Recommendation based on: • Low-Range "IV-C" Priority Rating
		• Cleaning and Minor Repairs	85,000	• Replace Roofing	20,000						
	Central Plant Building 2,800 sf	• Demo & Remove Cooling Tower	8,000	• No new deficiencies	0	148,000	700,000	840,000	II-A	Below Average	Replacement Recommendation based on: • High Range "II-A" Priority Rating • Inadequate Size • Deteriorating Building Systems • Inflexible Design
		• Demo & Remove Old Equipment	70,000								
		• Replace Roof	35,000								
		• Main Electrical Switchgear Fire Rated Enclosure	10,000								
		• Light Fixture LED Upgrade	25,000								
Total					448,000	2,790,000	2,790,000				

Condition Index



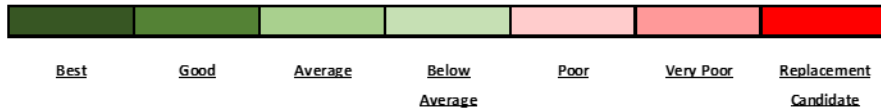
Priority Rating



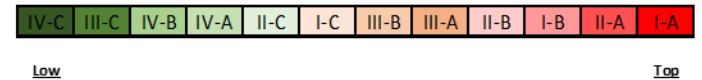
# 2019 RE-ASSESSMENT – THOMAS EDISON ELEMENTARY

Thomas Edison Elementary School	<b>Site</b> 511,300 sf 11.74 acres	<ul style="list-style-type: none"> <li>• Accessibility Compliance 60,000</li> <li>• Fire Lane Compliance and Radius Re-Work 175,000</li> <li>• Fire Hydrants &amp; FDC Code Compliance 65,000</li> <li>• Play Structures &amp; Area Accessibility Compliance 250,000</li> <li>• Replace Site &amp; Exterior Lighting 30,000</li> <li>• Tie in Downspouts to Drains 8,000</li> <li>• Regrading &amp; Cleaning Area Drains 67,000</li> </ul>	• No new deficiencies 0	3,124,000	17,500,000	21,000,000	I-A	Average	<b>Renovation Recommendation based on:</b>
	<b>Main Building</b> 69,249 sf	<ul style="list-style-type: none"> <li>• Replace Roof 1,120,000</li> <li>• Repair Canopy 3,000</li> <li>• Replace Rooftop HVAC Units 900,000</li> <li>• Interior Life Safety Study 32,000</li> <li>• Replace Fire Alarm System 45,000</li> <li>• Electrical Receptacle Code Upgrade 60,000</li> <li>• Light Fixture LED Upgrade 214,000</li> <li>• Replace Emergency Lighting &amp; Exit Sign Battery Backups 54,000</li> <li>• Telephone Backboard Fire Proof Repair and Relocate 4,000</li> <li>• Electrical Panel Repair &amp; Replacement 16,000</li> <li>• Repair and Relocate Electrical Services 13,000</li> <li>• Repair/Replace Mechanical Room Boards &amp; Isolators 8,000</li> </ul>	• No new deficiencies 0						<b>Renovation Recommendation based on:</b> High-Range "I-A" Priority Rating "Average" Condition Index Most Building Systems have Surpassed Normal Life Expectancies
<b>Total</b>					<b>3,124,000</b>	<b>17,500,000</b>	<b>21,000,000</b>		

Condition Index



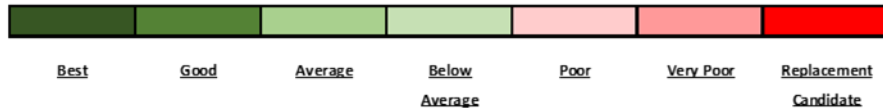
Priority Rating



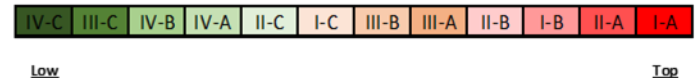
# 2019 RE-ASSESSMENT - HIGH SCHOOL

Facility	Subject	2015 Deficiencies		2019 Deficiencies		Renovation Cost Estimate (\$)	2019 Replacement Cost Estimate (\$)		Priority Rating	Condition Index	Recommendation
		Description	2019 Pricing with Inflation since 2015 Assessment	Description	Pricing as of June 2019	2019	Low	High			
Gainesville High School	Site 8.2 Acres	• No Deficiencies Cited		• Complete New Parking Lot Striping	45,000	530,000	43,470,000	51,840,000	III-A	Best	<b>Renovation Recommendation based on:</b> <ul style="list-style-type: none"> <li>• Overall site is well maintained</li> <li>• Paving improvements limited to resurfacing and striping</li> </ul>
				• ADA corrections near Gym	35,000						
				• Determine Parking Lot Paving Need West of Stadium	300,000						
				• Resurface Band Hall practice area	150,000						
	Main Building 162,000 SF	• Re-caulk Masonry, Roofing, Sidewalks and Building	24,000	• Paint	135,000	1,185,500			II-A	Best	<b>Replacement Recommendation based on:</b> <ul style="list-style-type: none"> <li>• Roof-top HVAC Equipment have Surpassed Normal Life Expectancies</li> <li>• Roof-top HVAC Equipment R-22 Refrigerate Ceases to be Manufactured Dec. 31, 2019</li> <li>• Most Building Systems have Surpassed Normal Life Expectancies</li> </ul>
		• Replace roof-top HVAC Units	816,000	• Flooring repair/replacement of existing carpet	12,000						
				• Gym Lighting Upgrades	25,000						
				• Misc. Paint, Floor, Ceiling Upgrade at Training	65,000						
				• Shingle Replacement	25,000						
				• Flooring Upgrades at Gym Locker Rooms	21,500						
		• HVAC Test and Balance	62,000								
	<b>Total</b>				<b>1,715,500</b>						

Condition Index

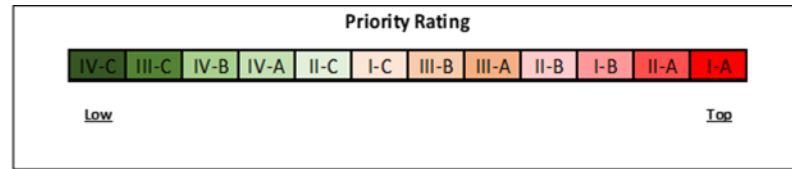
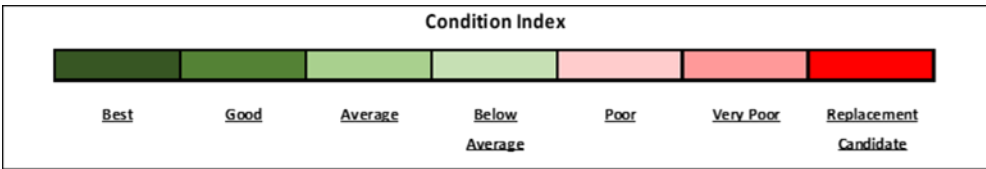


Priority Rating



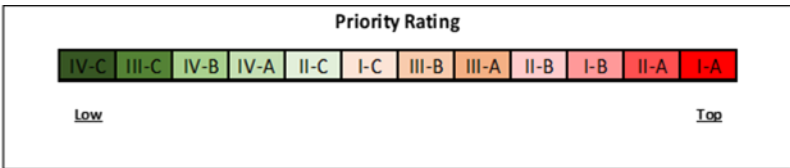
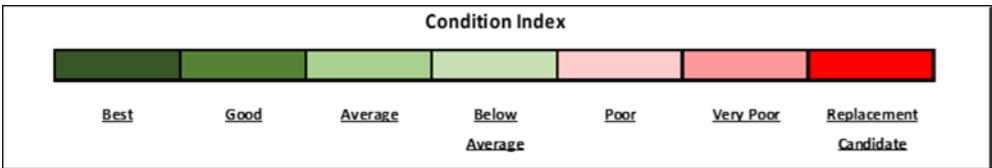
# 2019 RE-ASSESSMENT – ROBERT E. LEE INT. SCHOOL

Robert E. Lee Intermediate School	Site 10.5 Acres	• No Deficiencies Cited		• Restriping existing Pavement	20,000	53,500	15,840,000	18,774,000	III-A	Good	<b>Renovation Recommendation based on:</b> • Overall site is well maintained • Paving improvements limited to resurfacing and stripping
				• Sealants around Building	25,000						
				• Repair asphalt	8,500						
	Main Building 58,668 sf	• Minor Roof Repair	6,000	• Remove VWC, patch/Float walls and Paint	110,000	1,135,800			III-A	Good	<b>Renovation Recommendation based on:</b> • Overall building is well maintained • Most of the Deficiencies are Cosmetic • Roof has Surpassed Normal Life Expectancy and should be replaced
				• Flooring repair/replacement of existing carpe	101,000						
				• Lay in Ceiling replacement (10% assumed)	15,000						
				• Roof repair at known leaks	25,000						
				• VCT at Gym and new Markings	15,800						
				• Coiling Door/HM Door replacement at Gym	10,500						
				• HVAC Test and Balance	24,000						
		• Fire Panel replacement	12,500								
		• Roof is at "end of life"	800,000								
		• Epoxy at Lab Tables in lieu of Plam*	16,000								
<b>Total</b>					<b>1,189,300</b>						



# 2019 RE-ASSESSMENT – W.E. CHALMERS ELEMENTARY

W.E. Chalmers Elementary School	Site	Not included in 2015 Comprehensive Facility Assessment Report	Restriping existing Pavement	20,000	55,000	20,900,000	24,870,000	III-A	Good	Renovation Recommendation based on: <ul style="list-style-type: none"> <li>Overall site is well maintained</li> <li>Paving improvements limited to stripping</li> </ul>
			Sealants around Building and paint	35,000						
	Main Building 77,720 sf	Not included in 2015 Comprehensive Facility Assessment Report	Remove VWC, patch/Float walls and Paint	155,000	1,811,800			II-A	Good	Renovation Recommendation based on: <ul style="list-style-type: none"> <li>Overall building is well maintained</li> <li>Most of the Deficiencies are Cosmetic</li> <li>Roof has Surpassed Normal Life Expectancy and should be replaced</li> </ul>
			Flooring repair/replacement of existing carpe	132,000						
			Patch and repair drywall	5,000						
			Lay in Ceiling replacement (10% assumed)	20,000						
			PLAM replacement at Classrooms	35,000						
			Replace some failing seals/storefront	7,500						
			VCT at Gym and new Markings	15,800						
			Coiling Door replacement at Gym	10,500						
	HVAC Test and Balance	31,000								
	Roof is at "end of Life"	1,400,000								
Total				1,866,800						



# TOTAL COST OF 2019 DEFICIENCIES (PART 1 & PART 2)

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## Part 1

Total Renovation Cost	\$16,317,000.00
Replacement Cost (Low)	\$61,335,000.00
Replacement Cost (High)	\$73,044,000.00

## Part 2

Total Renovation Cost	\$4,771,600.00
Replacement Cost (Low)	\$80,210,000.00
Replacement Cost (High)	\$95,484,000.00

## Part 1 & 2 Total

Total Renovation Cost	\$21,088,600.00
Replacement Cost (Low)	\$141,545,000.00
Replacement Cost (High)	\$168,528,000.00

# TOTAL COST OF 2019 DEFICIENCIES

ID	Facility	Priority	Condition Index	Repair Cost	Replacement Cost Low	Replacement Cost High
1	Administration Site & Building	III-B	Below Average	\$1,369,000	\$4,895,750	\$5,874,900
2	Jr. High Site	II-B	Replacement Candidate	\$1,657,000	\$2,300,000	\$2,760,000
3	Jr. High Building	II-A	Replacement Candidate	\$7,133,000	\$20,000,000	\$24,000,000
4	Jr. High Old Gym	II-A	Below Average	\$563,000	\$2,750,000	\$3,300,000
5	Jr. High Auditorium	II-B	Average	\$795,000	\$5,500,000	\$6,600,000
6	Jr. High Special Services	II-B	Very Poor	\$453,000	\$718,750	\$862,500
7	Jr. High Competitive Gym	III-B	Good	\$116,000	\$3,650,000	\$4,380,000
8	Jr. High Field House	II-A	Very Poor	\$659,000	\$1,230,500	\$1,476,600
9	Jr. High Weight Room	IV-A	Average	\$70,000	\$600,000	\$720,000
10	Jr. High Maintenance Building	IV-C	Below Average	\$230,000	\$1,025,000	\$1,230,000
11	Jr. High Central Plant	II-A	Below Average	\$148,000	\$700,000	\$840,000
12	Edison Site & Building	I-A	Average	\$3,124,000	\$17,500,000	\$21,000,000
13	High School Site	III-A	Best	\$530,000	\$43,470,000	\$51,840,000
14	High School Building	II-A	Best	\$1,185,500		
15	Robert E. Lee Site	III-A	Good	\$53,500	\$15,840,000	\$18,774,000
16	Robert E. Lee Building	III-A	Good	\$1,135,800		
17	W. E. Chalmers Elementary Site	III-A	Good	\$55,000	\$20,900,000	\$24,870,000
18	W. E. Chalmers Elementary Building	II-A	Good	\$1,811,800		
				<b>\$21,088,600</b>	<b>\$141,080,000</b>	<b>\$168,528,000</b>

# REPLACEMENT ORDER BASED ON CONDITION INDEX

ID	Facility	Priority	Condition Index	Repair Cost	Replacement Cost Low	Replacement Cost High
2	Jr. High Site	II-B	Replacement Candidate	\$1,657,000	\$2,300,000	\$2,760,000
3	Jr. High Building	II-A	Replacement Candidate	\$7,133,000	\$20,000,000	\$24,000,000
				<b>\$8,790,000</b>	<b>\$22,300,000</b>	<b>\$26,760,000</b>
6	Jr. High Special Services	II-B	Very Poor	\$453,000	\$718,750	\$862,500
8	Jr. High Field House	II-A	Very Poor	\$659,000	\$1,230,500	\$1,476,600
				<b>\$1,112,000</b>	<b>\$1,949,250</b>	<b>\$2,339,100</b>
1	Administration Site & Building	III-B	Below Average	\$1,369,000	\$4,895,750	\$5,874,900
4	Jr. High Old Gym	II-A	Below Average	\$563,000	\$2,750,000	\$3,300,000
10	Jr. High Maintenance Building	IV-C	Below Average	\$230,000	\$1,025,000	\$1,230,000
11	Jr. High Central Plant	II-A	Below Average	\$148,000	\$700,000	\$840,000
				<b>\$2,310,000</b>	<b>\$9,370,750</b>	<b>\$11,244,900</b>
5	Jr. High Auditorium	II-B	Average	\$795,000	\$5,500,000	\$6,600,000
9	Jr. High Weight Room	IV-A	Average	\$70,000	\$600,000	\$720,000
12	Edison Site & Building	I-A	Average	\$3,124,000	\$17,500,000	\$21,000,000
				<b>\$3,989,000</b>	<b>\$23,600,000</b>	<b>\$28,320,000</b>
7	Jr. High Competitive Gym	III-B	Good	\$116,000	\$3,650,000	\$4,380,000
15	Robert E. Lee Site	III-A	Good	\$53,500	\$15,840,000	\$18,774,000
16	Robert E. Lee Building	III-A	Good	\$1,135,800		
17	W. E. Chalmers Elementary Site	III-A	Good	\$55,000	\$20,900,000	\$24,870,000
18	W. E. Chalmers Elementary Building	II-A	Good	\$1,811,800		
				<b>\$3,172,100</b>	<b>\$40,390,000</b>	<b>\$48,024,000</b>
13	High School Site	III-A	Best	\$530,000	\$43,470,000	\$51,840,000
14	High School Building	II-A	Best	\$1,185,500		
				<b>\$1,715,500</b>	<b>\$43,470,000</b>	<b>\$51,840,000</b>





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# QUESTIONS AND ANSWERS

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