



FACILITY PLANNING COMMITTEE 2023



USADER STADIUM
2018

SALADO INDEPENDENT SCHOOL DISTRICT

FACILITY PLANNING COMMITTEE 2023

Prepared For: SALADO INDEPENDENT SCHOOL DISTRICT

Prepared By: PBK Architects, Inc.



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TABLE OF **CONTENTS**

FACILITY CONDITION ASSESSMENT

District-wide Summary Report \ \ Priority Totals by Facility	1
Salado High School Assessment Report	3
Salado Middle School Assessment Report	11
Thomas Arnold Elementary School Assessment Report	15
Salado Eagle Field Assessment Report	53
Administration Building Assessment Report	55
Ag Barn Assessment Report	59
Technology Assessment Report	61
Transportation & Maintenance Assessment Report	64
Food Service Report	67



DISTRICT-WIDE SUMMARY REPORT

PRIORITY TOTALS BY FACILITY

Cost estimates are in 2023 dollars and contain soft costs and inflation based on the priority assigned.

FACILITY	FCI	PRIORITY 1 (1-2 Years)	PRIORITY 2 (3-5 Years)	PRIORITY 3 (6-10 Years)	TOTAL COST
High School		\$4,046,574	\$5,814,212	\$577,887	\$10,438,674
Salado High School	18%	\$4,046,574	\$5,814,212	\$577,887	\$10,438,674
Middle School		\$2,378,336	\$729	\$1,810,819	\$4,189,883
Salado Middle School	5%	\$2,378,336	\$729	\$1,810,819	\$4,189,883
Elementary School		\$17,192,491	\$24,028,323	\$7,406,266	\$48,627,080
TAE/Stadium/BB-SB Overall Site			\$3,717,900		\$3,717,900
Thomas Arnold Elementary School (T1)	89%	\$4,911,685	\$10,849,993	\$2,116,997	\$17,878,674
Thomas Arnold Elementary School (T2)	35%	\$2,190,375	\$5,871,433	\$3,647,433	\$11,709,241
Thomas Arnold Elementary School (T3)	60%	\$10,090,431	\$3,588,997	\$1,641,836	\$15,321,264
Athletic Facilities		\$579,704	\$667,502	\$107,862	\$1,355,067
Salado Eagle Field (Stadium)		\$459,891	\$410,165	\$19,683	\$889,738
Baseball		\$62,438	\$216,513		\$278,951
Softball		\$57,375	\$40,824	\$88,179	\$186,378
Support Facilities		\$3,834,509	\$984,186	\$825,104	\$5,643,799
Ag Barn		\$899,100	\$75,816	\$234,777	\$1,209,693
Technology Building		\$103,950	\$185,713	\$34,484	\$324,147
Transportation Department		\$1,281,420	\$211,629	\$433,022	\$1,926,071
Civic Center (Admin Building)		\$1,550,039	\$511,029	\$122,821	\$2,183,889
Grand (Total)		\$28,031,613	\$31,494,952	\$10,727,937	\$70,254,503

Note: P1 / P2 totals reflect probable cost estimates for Life-Cycle and Current Deficiency Needs; Programmatic Needs are not reflected in the Priority Totals.

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ASSESSMENT SUMMARY

SALADO HIGH SCHOOL

1880 Williams Road, Salado, TX 76571



FRONT ENTRANCE



SITE

SITE & FACILITY INFORMATION

Grades Served: 9-12

Site Area: 50.00 Acres

Construction Date: 2008

Additions/Renovations: None

Building Area: 114,435 SF

Enrollment (as of February 2023): 697 Students

Design Capacity* (with scheduling factor applied):
659 Students

Facility Condition Index (FCI): 18%

*High School and Middle School capacity numbers have an 85% scheduling factor applied; all capacity numbers were calculated based off the current TEA School Facilities Standards and reflect the L1/L2 flexibility level.

SUMMARY OF FINDINGS

SALADO HIGH SCHOOL

FACILITY CONDITION

For its age, the Salado High School building is in good condition. However, the condition assessment does not take student capacity into consideration. The condition assessment does not account for desired program spaces nor the associated storage space and teacher planning spaces. Reports from staff indicate that there is not enough program space nor corridor width.

EDUCATIONAL PROGRAMMING

From an educational programming perspective, Salado High School lacks space to accommodate current enrollment needs. Core spaces are undersized, and the building cannot support any new programs. Currently, there are four portable buildings on site and additional portable buildings were requested at the time long-range planning efforts commenced. The portable buildings are used for staff training, athletics, health/ag, study hall, health science, and social studies. Additional off-site units are rented for storage. Special programs are growing and anticipate a need for additional dedicated life-skills spaces. There are not enough dedicated science labs to accommodate the number of students; one science class is held in a typical classroom. Two additional science labs are needed. Athletics must utilize off-site spaces due to a lack of spaces on the high school campus; soccer meets TAE-3 and baseball meets at the middle school due to no locker room space. The drill team and cheer also have no space at the current campus; drill meets at TAE-3. Robotics meets off-site, and the Ag barn is located off-site. All core space including the gymnasiums, cafeteria, library, and fine arts areas are undersized for the current student enrollment. The cafeteria hosts two lunch periods, while many students eat off campus which relieves the need for additional cafeteria space. Fine arts utilizes the cafeteria stage, a theater arts classroom behind the stage, and the band hall is shared between band and choir. The dedicated choir classroom is being utilized for speech, debate, and film-making. The campus lacks space to accommodate administrative personnel, including a second AP, SRO, and dedicated nurse's suite. In summary, the High School is in adequate condition but lacks space for all programs which has led to spaces being utilized for purposes they were not designed to accommodate.

DETAILED ASSESSMENT REPORT

SALADO HIGH SCHOOL

Item ID	Corrective Action	Comments	Discipline	Priority
3-0001	Repair damaged drywall.	Door handle has damaged drywall.	Architecture	1
3-0002	Reattach screen mount.	Wood mounting board has warped.	Architecture	1
3-0005	Repair flooring and replace flooring and door seal. Repair slab damage. Corridor 100.10	Door is leaking and has damaged flooring.	Architecture	1
3-0006	Determine source of water intrusion in classroom 210. Replace missing and water damaged ceiling tiles.	Water damage was observed due to possible roof leak.	Architecture	1
3-0007	Add control joint at horizontal crack.	Water is penetrating through the wall.	Architecture	1
3-0009	Repair water damaged floor tiles and wall. Recommend adding sheet flooring or ceramic tile detail under all water fountains.	Water fountain has had a leak and damaged the floor and wall. Second floor restrooms.	Architecture	1
3-0212	Remove cross-corridor rolling gates and replace with doors that unlock on fire alarm or with a time-delay egress hardware.	Cross-corridor rolling gates have been installed in multiple locations. These are prohibited by most AHJs and do not comply with code. Rolling gates should be removed. Building divisions for after hours use may be accomplished using doors that unlock on fire alarm or with a time-delay egress hardware.	Architecture	1
3-0215	Add accessible showers in locker rooms.	Locker rooms lack TAS required accessible showers. Add accessible showers.	Architecture	1
3-0003	Replace all treads on concrete stairs; aggregate is showing.	Aggregate is showing	Architecture	2
3-0004	Repair damaged drywall at stairwell 0 at top flight landing.	Drywall is breaking off at the corner. Location Stairwell 0 second flight. Picture appears to show exposed steel angle that will need grinding.	Architecture	2
3-0013	Replace damaged flooring in lab.	Tile is chipped/pitted. Confirm is this is campus wide or just in isolated areas.	Architecture	2
3-0014	Remove and replace sound panels.	Panels appear to have been wet.	Architecture	2
3-0210	Reconfigure space to allow for dedicated clinic/school nurse suite.	Building lacks a proper clinic/school nurse suite. May want to carve a clinic out of existing space.	Architecture	2
3-0225	Replace interior room signage.		Architecture	2

DETAILED ASSESSMENT REPORT

SALADO HIGH SCHOOL

Item ID	Corrective Action	Comments	Discipline	Priority
3-0229	Provide new vehicular and pedestrian way-finding site signage.		Architecture	2
3-0233	Upgrade stage lighting.	Stage lighting recommended for upgrading; several instruments are broken and should be repaired.	Architecture	2
2-0002	Replace door / window frame and glazing sealants.	Single Pane Window Systems.	Building Envelope	1
2-0003	Replace control / expansion joint sealants on Area Dividers.		Building Envelope	1
2-0006	Replace edge and copings.		Building Envelope	1
2-0007	Replace splash pans from high to low roofs.		Building Envelope	1
2-0001	Replace control / expansion joint sealants.		Building Envelope	2
2-0004	Replace roof (metal roof panel, single lock system).	Metal Roof Panel (Single lock system).	Building Envelope	2
2-0005	Replace roof taper to drain properly.	Low Roofs (PVC membrane), mechanically fastened.	Building Envelope	2
1-0001	Repaint all site paving markings.		Civil	1
1-0004	Fine grade to establish positive slope away from the building and reestablish vegetation at southwest side of the site/building.	Clear drainage path away from the building not apparent.	Civil	1
1-0008	Fine grade areas of silt buildup or high pedestrian traffic to ensure drainage path is maintained.		Civil	1
1-0009	Regrade and revegetate at southeast side of the site/building.	Inadequate drainage conveyance path away from building.	Civil	1
1-0010	Replace improperly sized conveyance pipe and revegetate.	Inadequate drainage conveyance pipe and path, properly size and revegetate.	Civil	1
1-0011	Remove decomposed granite and replace with properly sized aggregate.	Materials appear to be migrating downstream.	Civil	1
1-0013	Install proper splash blocks.	No splash blocks observed on campus.	Civil	1
1-0014	Regrade, install riprap and revegetate areas of erosion along FM 2484.		Civil	1

DETAILED ASSESSMENT REPORT

SALADO HIGH SCHOOL

Item ID	Corrective Action	Comments	Discipline	Priority
1-0015	Regrade and revegetate areas of silt buildup to ensure drainage path maintained; clean pipe. (Item 01)	Pipe appears 1/2 filled with soil.	Civil	1
1-0016	Regrade areas of silt buildup to ensure drainage path maintained; clean pipe.	Pipe appears 1/2 filled with soil.	Civil	1
1-0017	Regrade and revegetate areas of silt buildup to ensure drainage path maintained; clean pipe. (Item 02)	Pipe appears 1/2 filled with soil.	Civil	1
1-0018	Regrade areas of silt buildup to ensure reasonable slope and drainage path maintained; revegetate. (Item 01)	Downstream silt buildup not allowing positive drainage resulting in premature pavement failure.	Civil	1
1-0019	Regrade areas of silt buildup to ensure reasonable slope and drainage path maintained; revegetate. (Item 02)	Northwest corner of the site/ building.	Civil	1
1-0020	Remove and replace broken flatwork paving.		Civil	1
1-0022	Install concrete sidewalk to replace areas with steel edging.	Steel edging is a pedestrian hazard.	Civil	1
3-0211	Roof drain downspouts discharge water immediately adjacent to the building. Recommend collecting water underground or adding concrete flumes.	Most geotechnical engineers recommend conveying water at least 10' away from the building.	Civil	2
3-0234	Replace two areas of gravel parking with paved parking.		Civil	2
1-0002	Replace pavement around south side of building (including band practice lot).	Pavement has many areas of cracking and failures from moisture inclusion.	Civil	2
1-0003	Repair/replace athletic field irrigation system.	Athletic field irrigation system appears to be nonfunctional, repair system.	Civil	2
1-0005	Remove decommissioned WWTP.	Decommissioned WWTP should be removed	Civil	3
4-0045	Replace interior lights with LED lighting.	Some LED place. Replace others with LED fixtures.	Electrical	3

DETAILED ASSESSMENT REPORT

SALADO HIGH SCHOOL

Item ID	Corrective Action	Comments	Discipline	Priority
3-0108	Food Service equipment, appliances and installation (see Cosper report for detailed work scope).		Food Service	1
4-0880	Provide a security system with door contacts and motion sensors at all points of entry; that reports to a central monitoring station.	Campus has no security system. Add door contacts and motion sensors at all exterior doors. Provide glass breaks at exterior windows in offices, classrooms, doorways.	Life Safety & Security	1
4-0899	Provide an ERRC System.	Add an Emergency Radio Responder System in order to comply with IFC Section 510.	Life Safety & Security	1
4-0878	Provide card readers, door contacts, and door hardware. Provide lockdown buttons.	Provide card readers, door contacts and electrified door hardware on all MDF / IDF rooms and all exterior doors that provide access to student occupied areas of the building. Add two Lockdown buttons connected to the Intercom System in order to initiate a pre-recorded message to broadcast through the system indicating the building is on lock down and user defined instructions to staff and students. The lockdown buttons shall also be connected to the Access Control System in order to lock down electrified doors at the Owner's discretion. One button to be located at the Receptionist. The second button to be located in the Principal's office or other location as directed by Salado ISD.	Life Safety & Security	1
4-0898	Provide surge protective devices at all fire alarm panels.	Surge protection added to all the fire alarm panels could shield the system from possible power surges.	Life Safety & Security	1

DETAILED ASSESSMENT REPORT

SALADO HIGH SCHOOL

Item ID	Corrective Action	Comments	Discipline	Priority
3-0214	Add Aiphone style camera and door release-button for front doors.	Building has good vestibule arrangement to force visitors through the front office. Newer security recommendations suggest keeping visitor outside until buzzed in.	Life Safety & Security	2
3-0235	Add wide angle viewers to each portable exterior door.		Life Safety & Security	2
4-0030	Replace split system AC Condensing units.	Replace (28) 2007 model 3-5 ton condensing units that have reached the end of their life expectancy.	Mechanical	1
4-0019	Replace exhaust fans.	Replace (10) 2007 model exhaust fans that are nearing their life expectancy.	Mechanical	2
4-0026	Replace make up air units.	Replace (6) 2007 model Engineered air make-up air units that are nearing the end f their life expectancy.	Mechanical	2
4-0837	Replace 17.5-ton rooftop DX units.	Replace (3) 2007 model 17.5 - ton Trane rooftop units that are near the end of their life expectancy.	Mechanical	2
4-0836	Replace 20-ton rooftop DX units.	Replace (5) 2007 model 20- ton Trane rooftop units that are near the end of their life expectancy.	Mechanical	2
4-0835	Replace 3-4 ton rooftop DX units.	Replace (6) 2007 model 3-4 ton Trane rooftop units that are near the end of their life expectancy.	Mechanical	2
4-0029	Replace 6-15 ton rooftop DX units.	Replace (6) 2007 model 6-15 ton Trane rooftop units that are near the end of their life expectancy.	Mechanical	2
4-0020	Replace fan coil units.	Replace (32) fan coil units that will reach the end of their life expectancy in 7 years.	Mechanical	3
3-0213	Add hi/lo drinking fountain with water bottle filler. Provide chase and drain trenching. Replace floor finish.	No drinking fountains provided in or near cafeteria.	Plumbing	2
4-0060	Replace hot water heater.	Replace (2) 2007 model A.O Smith 80-gallon water heaters that are nearing the end of their life expectancy.	Plumbing	2

DETAILED ASSESSMENT REPORT

SALADO HIGH SCHOOL

Item ID	Corrective Action	Comments	Discipline	Priority
4-0881	Add a cellular repeater system to improve cell phone reception inside the buildings.	Cell reception is very weak inside the AG Barn.	Technology	1
4-0883	Provide a UPS (Uninterrupted Power Supply)	IDF rack in 142 is missing backup power.	Technology	1
4-0879	Provide vape sensors in restrooms.	Some of the restrooms are missing vape sensors.	Technology	1
4-0887	Provided new fiber lines to IDF racks at portables.	There are multiple portables with a possibility of more to come. Recommend providing IDF racks with dedicated fiber to each rack.	Technology	1
4-0902	Recommend upgrading the telephone signal to VOIP (Voice-Over-IP), and installing lines throughout campus.	District is currently using POTS(Plain-Old-Telephone-System) signal.	Technology	1
4-0885	Provided access control to storage rooms.	IDF rooms are being used as storage and are cluttered. Adding access control to storage rooms will prevent unauthorized access.	Technology	2
4-0886	Upgrade current system with more full-range speakers and subwoofers. Include an integrated video projection system.	Existing Gym sound system is not adequate and does not have integrated video capability.	Technology	2
3-0238	Add presentation display and audio at Library.		Technology	3
3-0239	Add projector and screen(s) to gym.	Has sound system.	Technology	3
4-0884	Upgrade flat panels to interactive led displays.	Recommend upgrading the flat panels in the hallways.	Technology	3

ASSESSMENT SUMMARY

SALADO MIDDLE SCHOOL

1169 Williams Road, Salado, TX 76571



FRONT ENTRANCE



SITE

SITE & FACILITY INFORMATION

Grades Served: 6-8

Site Area: 51.73 Acres

Construction Date: 2020

Additions/Renovations: None

Building Area: 136,000 SF

Enrollment (as of February 2023): 589 Students

Design Capacity* (with scheduling factor applied):
621 Students

Facility Condition Index (FCI): 5%

*Middle School and High School capacity numbers have an 85% scheduling factor applied; all capacity numbers were calculated based off the current TEA School Facilities Standards and reflect the L1/L2 flexibility level.

SUMMARY OF FINDINGS

SALADO MIDDLE SCHOOL

FACILITY CONDITION

Salado Middle School is relatively new and is in good condition.

EDUCATIONAL PROGRAMMING

Salado Middle School is a three year old building that supports future growth in both student enrollment and programs. Currently, there is no need to explore adding additional programs. While the technology supports a 21st century learning environment, the Wi-Fi connection and coverage could be improved. The new Middle School campus also is home to first-class athletic facilities for baseball, softball, and tennis. It was mentioned that a more durable outdoor play area surface (i.e. rubber mulch, synthetic turf) is desired, as well as adding lights on the practice field.

DETAILED ASSESSMENT REPORT

SALADO MIDDLE SCHOOL

Item ID	Corrective Action	Comments	Discipline	Priority
3-0025	Address leaking window sill at front wall with new sealant and flashing.	Same issue at Killeen HS	Architecture	1
2-0010	Replace control / expansion joint copings.		Building Envelope	1
2-0011	Replace roof taper to drain properly.		Building Envelope	1
2-0008	Replace control / expansion joint sealants.		Building Envelope	3
2-0009	Replace door / window frame and glazing sealants.		Building Envelope	3
3-0240	Add additional parking.	Staff parking overflows onto grass.	Civil	3
3-0109	Food Service equipment, appliances and installation (see Cosper report for detailed work scope).		Food Service	1
4-0893	Provide additional FA pull stations.	Recommend providing additional FA pull stations outside both gyms near the exterior exits; since it's a public area for games, etc.	Life Safety & Security	1
4-0895	Provide an additional card reader to the other door of Classroom 184.	Classroom 184 has 2 entrances and only one is secure with a card reader.	Life Safety & Security	1
4-0897	Provide an ERRC System.	Add an Emergency Radio Responder System in order to comply with IFC Section 510.	Life Safety & Security	1
4-0890	Provided motion detectors to the intrusion system.	The campus is lacking motion detectors with the intrusion system. Recommend providing motion detectors at all exits for added security.	Life Safety & Security	1
4-0891	Provided intrusion protection at weight room 195.	Weight room 195 is missing a door contact at exterior door and has no motion detector. Recommend adding security to all doors and connect to existing intrusion system.	Life Safety & Security	2
4-0888	Provide cellular repeaters throughout campus.	Add a cellular repeater system to improve cell phone reception inside the buildings.	Technology	1
4-0894	Provide additional WAPs	Campus has intermittent Wi-Fi connectivity throughout campus. Recommend providing heat map of the facility to determine dead areas and install additional WAPs as required.	Technology	1

DETAILED ASSESSMENT REPORT

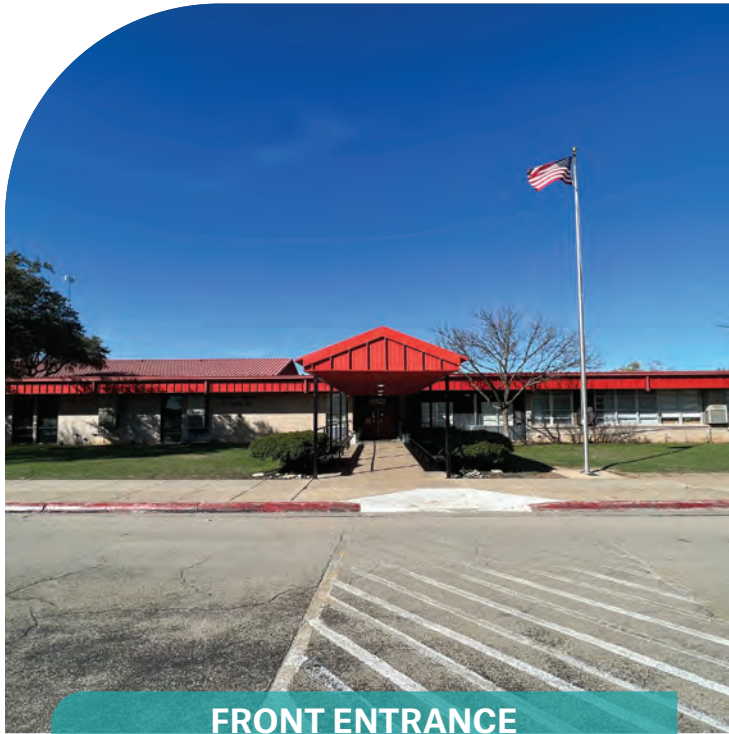
SALADO MIDDLE SCHOOL

Item ID	Corrective Action	Comments	Discipline	Priority
4-0901	Recommend upgrading the telephone signal to VOIP (Voice-Over-IP), and installing lines throughout campus.	District is currently using POTS(Plain-Old-Telephone-System) signal.	Technology	1
4-0889	Provide flat screen display with a presentation station.	Recommend providing a flat screen display with presentation station, in principle's office.	Technology	3

ASSESSMENT SUMMARY

THOMAS ARNOLD ELEMENTARY SCHOOL

575 Salado School Road, Salado, TX 76571



FRONT ENTRANCE



SITE

SITE & FACILITY INFORMATION

Grades Served: PK-5

Site Area: 33.50 Acres
(shared with Salado Eagle Field, Baseball & Softball)

Construction Date: 1968 (TAE 1)
1999 (TAE 2)
1979 (TAE 3)

Additions/Renovations:
1988 - TAE 1 (Primary Classroom Wing & Gym)
2002 - TAE 3 (HVAC System Renovation)
2018 - TAE 1 (Connect K, 1st & Gym to Main Bldg)

Building Area: 48,171 SF (TAE 1)
71,191 SF (TAE 2)
61,496 SF (TAE 3)

Enrollment (as of February 2023): 1,017 Students

Design Capacity* (with scheduling factor applied):
1,136 Students

Facility Condition Index (FCI):
89% (TAE 1)
35% (TAE 2)
60% (TAE 3)

*Elementary School capacity number has a 95% scheduling factor applied; all capacity numbers were calculated based off the current TEA School Facilities Standards and reflect the L1/L2 flexibility level.

SUMMARY OF FINDINGS

THOMAS ARNOLD ELEMENTARY SCHOOL

FACILITY CONDITION - SITE

Some of the outdoor paths between the TAE buildings have non-complying ramps and handrails. Some exterior doors lack accessible paths away from the building or connecting to other buildings. There are underground utilities passing between TAE 1 and TAE 2 that should be relocated if the buildings are to be connected with interior/air conditioned space.

FACILITY CONDITION - TAE 1

The biggest concern in TAE 1 is the lack of fire sprinkler combined with suspect integrity of the corridors fire rating. The oldest portion of the building clearly does not have a fire rated corridor due to high jalousie windows between the classrooms and corridors. Wire glass is no longer allowed by the building code. Adding fire sprinkler or reconstructing the corridor walls should be the highest priority if any work is to be undertaken inside this building. There is one unisex restroom in TAE 1 that appears to have attempted to be made TAS compliant. Texas Accessibility Standards (TAS) were updated in 2012. That restroom is not in compliance with the current TAS standards. All restrooms in TAE 1 should be reconstructed (fixtures, walls, and toilet partitions) to comply with TAS. Many of the doors in TAE 1, especially in the administration areas are narrower than the required 36-inches, other door lack the required TAS clearances around the doors. Any renovation of the building should also include re-building walls to ensure door compliance with TAS. Buildings of this vintage often lack thermal insulation. It is my understanding that Salado ISD had contracted for an environmental assessment (checking for hazardous materials). Results of the assessment should be integrated into the final facility assessment report and/or action items included in the long range master plan.

FACILITY CONDITION - TAE 2

The newest building in the TAE complex is in generally good condition. Corridor walls fire rating appears to be intact, which precludes the fire sprinkler requirement for an existing building. The building should be considered "grandfathered" in to not requiring a fire sprinkler. If the same building was built today it would require fire sprinkler. No significant TAS or code violations were noted inside TAE 2.

FACILITY CONDITION - TAE 3

The west end gym, locker rooms, and wrestling area of TAE 3 are in very poor condition and are rife with TAS violations. The egress components and capacity of the gym are suspect. If that area were broken out with a separate FCI I would estimate it would be around 80%. Many of the walls in that area are load bearing CMU. Most of the interior door openings are less than the required 36-inches. Reconstructing those walls and doors to comply with TAS would likely cost more than the value of that portion of the building. None of TAE 3 is fire sprinkled. Corridor walls fire rating and door fire rating is suspect. Fire sprinkler should be added or walls, doors, and door hardware replaced. Wire glass windows need to be eliminated. Area of corridor glass will need to be reduced. All bathrooms should be reconstructed (fixtures, walls, toilet partitions) to comply with TAS. Buildings of this vintage often lack thermal insulation. It is my understanding that Salado ISD had contracted for an environmental assessment (checking for hazardous materials). Results of the assessment should be integrated into the final facility assessment report and/or action items included in the long range facility plan.

SUMMARY OF FINDINGS

THOMAS ARNOLD ELEMENTARY SCHOOL

EDUCATIONAL PROGRAMMING

From an educational adequacy lens, the main observations at the elementary school campus revolve around the separate buildings that are not connected; students have to go in and out of the buildings daily which presents safety and security concerns. There are three playground areas, two libraries, two gyms, and decentralized administrative space which create another degree of separation.

Overall, site circulation could be improved upon as there are multiple drop-off/ pick-up areas for varying grade levels and a lack of site directional signage.

The TAE-1 gymnasium currently is not conditioned and has a concrete floor, which is recommended to be replaced with flooring more appropriately suited for athletic and play activities.

Core spaces such as the kitchen and cafeteria were not originally designed to accommodate over 1,000 students, thus lacking capacity in terms of space and equipment to serve the number of meals anticipated for the current student enrollment.

The elementary school campus is home to many of the special programs staff, which has a growing need for more dedicated space to accommodate additional students and staff. The elementary school campus shares the west side of TAE-3 with high school athletics. The portables on site are used for storage (custodial supplies, furniture, theater arts).

In summary, the elementary school campus has aged facilities which do not accommodate the needs of 21st century learning environments that support a robust usage of technology as well as other modernized features; in addition to serving over 1,000 students, areas of the campus are also utilized for a host of other district purposes.

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DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY / STADIUM / BB-SB / SITE

As part of Langan's Civil site assessment, certain data was compiled representative of the entire site that the TAE campus, District stadium, and old baseball / softball facilities are located on. This data should be approached with a holistic thought-process and budget that extends far beyond one specific building or facility on the site. Data has been included for reference purposes when master planning is underway so that an overall drainage concept can be considered.

Item ID	Corrective Action
1-0031	Inlet box full of water, located west side of T1 parking loop. Flow goes towards northwest, campus need to strongly consider new underground drainage system to collect surface drainage.
1-0032	Drainage path away from the building not defined, regrade to establish slope away from building and revegetate.
1-0033	No splash blocks observed on campus and clear drainage path away from the building not defined, regrade to establish slope away from building and revegetate.
1-0034	Regrade areas of silt buildup to ensure reasonable slope and drainage path maintained, revegetate.
1-0035	Underground drainage system is not properly functioning, install proper underground drainage system. Clear drainage path away from the building not defined, regrade to establish slope away from building and revegetate.
1-0036	Underground drainage system not observed, install proper underground drainage system. Clear drainage path away from the building not defined, regrade to establish slope away from building and revegetate.
1-0037	Water ponding on pavement, need to regrade to ensure proper flow to outlet, replace paving and curbs where broken or significant cracking has occurred.
1-0038	Water ponding on pavement, need to regrade to ensure proper flow to outlet, replace paving and curbs where broken or significant cracking has occurred. Fine grade downstream swale and revegetate ensuring drainage clears the pavement and continues downstream.
1-0039	Downspout drainage is surface discharge, consider upgrade to underground drainage system and tie to the system.
1-0040	Downspout drainage is surface discharge, consider underground drainage system and tie to the system.
1-0041	No splash blocks or proper underground drainage system observed and clear drainage path away from the building not defined, consider installing underground drainage system and regrade to establish slope away from building.
1-0042	No splash blocks or underground drainage system observed and clear drainage path away from the building not defined, consider installing underground drainage system and regrade to establish slope away from building.

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY / STADIUM / BB-SB / SITE

Item ID	Corrective Action
1-0043	No underground drainage system observed and clear drainage path away from the play equipment not defined, consider installing underground drainage system and regrade to establish slope away from the play ground.
1-0044	No underground drainage system observed on campus and clear drainage path away from the play equipment not defined, consider installing underground drainage system and regrade to establish slope away from the playground.
1-0045	Regrade and armor ditch with properly sized riprap, revegetate areas of erosion.
1-0046	Water ponding on pavement, need to regrade to ensure proper flow to inlet, replace paving and curbs where broken or significant cracking has occurred.
1-0047	Regrade and armor ditch with properly sized riprap, revegetate areas of erosion, clean pipe.
1-0048	Regrade and armor ditch with properly sized riprap.
1-0049	Regrade establishing clear drainage path, slope to downstream receiving body.
1-0050	Regrade establishing clear drainage path, slope to downstream receiving body and revegetate.
1-0051	Underground drainage system not observed, consider installing underground drainage system. Clear drainage path, regrade to establish slope away from building and revegetate.
1-0052	No clear drainage path, regrade to establish slope away from building and revegetate.
1-0053	Underground drainage system not observed, consider installing underground drainage system.
1-0054	Underground drainage system not observed, install proper underground drainage system. Clear drainage path, regrade to establish slope away from building and revegetate.
1-0055	Underground drainage system not observed. Regrade to establish proper drainage path sloping away from building.
1-0056	Curb inlet clogged and not draining, not sure where inlet drains or why not draining, need to replace drainage system elements failing to function.
1-0057	Picture shows water flowing out of a paving joint, origin unknown but could be from downspouts adjacent to the building, flows under paving to outflow of paving joint. Underground drainage system not observed, consider installing underground drainage system. Establish clear drainage path to receiving body, regrade to establish slope away from adjacent structures or paving and revegetate disturbance.

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY / STADIUM / BB-SB / SITE**

Item ID	Corrective Action
1-0058	Underground drainage system not observed, establish clear drainage path, regrade to establish slope away from building and revegetate.
1-0059	Underground drainage system not observed, consider installing underground drainage system. Clear drainage path, regrade to establish slope away from building and revegetate, undersized splash block shown in picture.
1-0060	Underground drainage system not observed, consider installing underground drainage system. Clear drainage path, regrade to establish slope to downstream receiving body and away from play structures.
1-0061	Underground drainage system not observed, consider installing underground drainage system. Establish clear drainage path to receiving body, regrade to establish slope away from adjacent structures or paving and revegetate disturbance.
1-0062	Consider installing underground drainage system. Establish clear drainage path to receiving body, regrade to establish slope and revegetate disturbance.
1-0063	Establish clear drainage path to receiving body, regrade to establish slope away from adjacent structures or paving and revegetate disturbance.
1-0064	Establish drainage path to receiving body, regrade to establish slope away from adjacent structures or paving and revegetate disturbance.
1-0065	Underground drainage system not observed, consider installing underground drainage system. Water ponding on pavement, need to regrade to ensure proper flow to outlet, replace paving and curbs where broken or significant cracking has occurred.
1-0066	Appears large volume of offsite drainage enters site from ROW at northwest corner, underground drainage system not observed, consider installing underground drainage system to intercept runoff, regrade to establish slope away from paving and revegetate disturbance.
1-0067	Appears large volume of offsite drainage enters site from ROW at northwest corner, consider installing underground drainage system to intercept runoff, establish clear drainage path to receiving body, regrade to establish slope away from adjacent structures or paving and revegetate disturbance.
1-0068	Appears large volume of offsite drainage enters site from ROW at northwest corner, underground drainage system not observed, consider installing underground drainage system to intercept runoff, establish clear drainage path to receiving body, regrade to establish slope away from adjacent structures or paving and revegetate disturbance.
1-0069	Establish clear drainage path to receiving body, regrade to establish positive slope and revegetate disturbance.

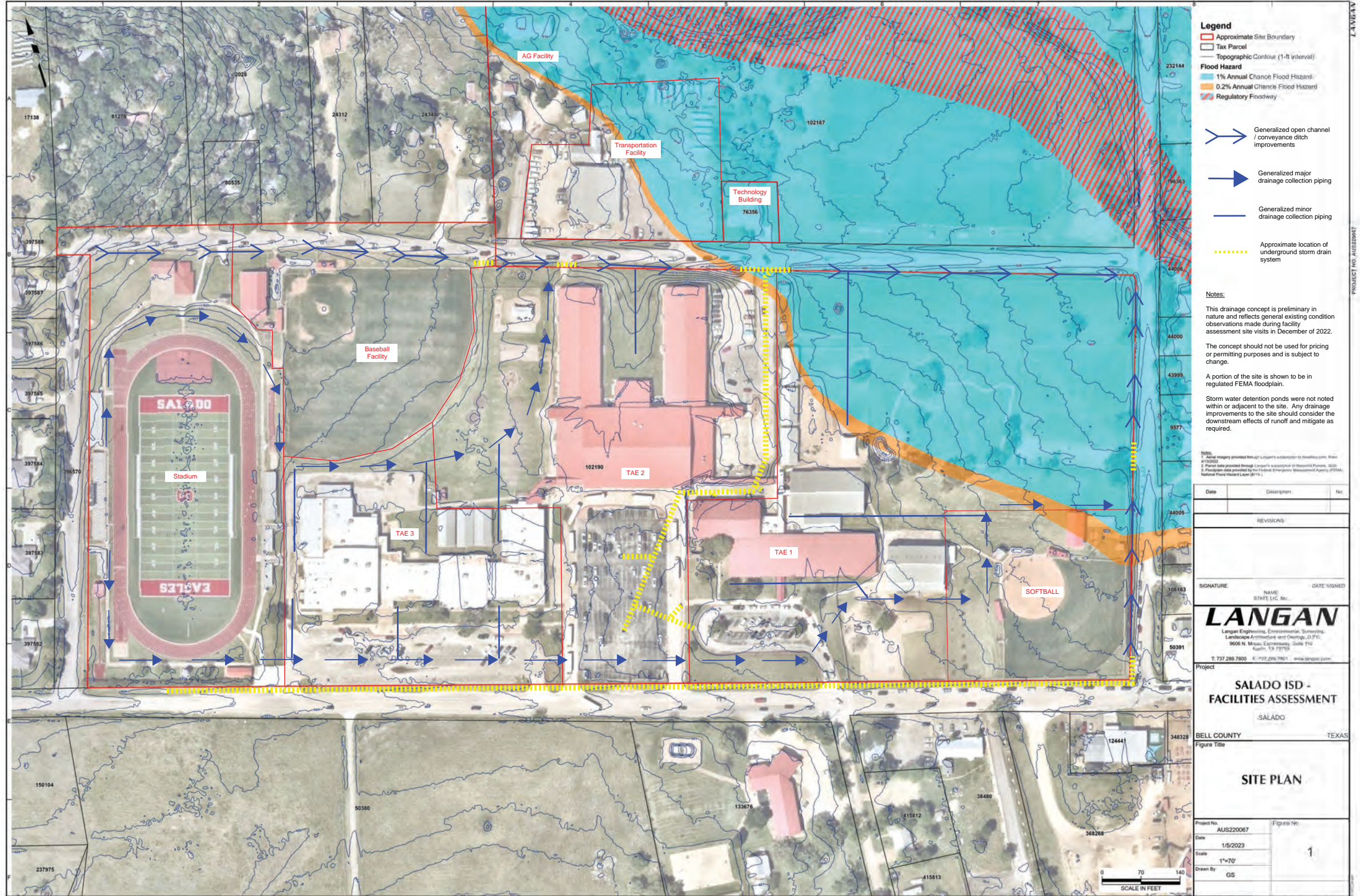
DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY / STADIUM / BB-SB / SITE

Item ID	Corrective Action
1-0070	Westside of the stadium noted to be very flat with nowhere for runoff to drain, consider installing underground drainage system to intercept runoff, establish clear drainage path to receiving body, regrade to establish slope away from adjacent structures or paving and revegetate disturbance.
1-0071	Westside of the stadium noted to be very flat with nowhere for runoff to drain, underground drainage system not observed, consider installing underground drainage system to intercept runoff, establish clear drainage path to receiving body, regrade to establish slope away from adjacent structures or paving and revegetate disturbance.
1-0072	Establish clear drainage path to receiving body, regrade to establish slope and revegetate disturbance.

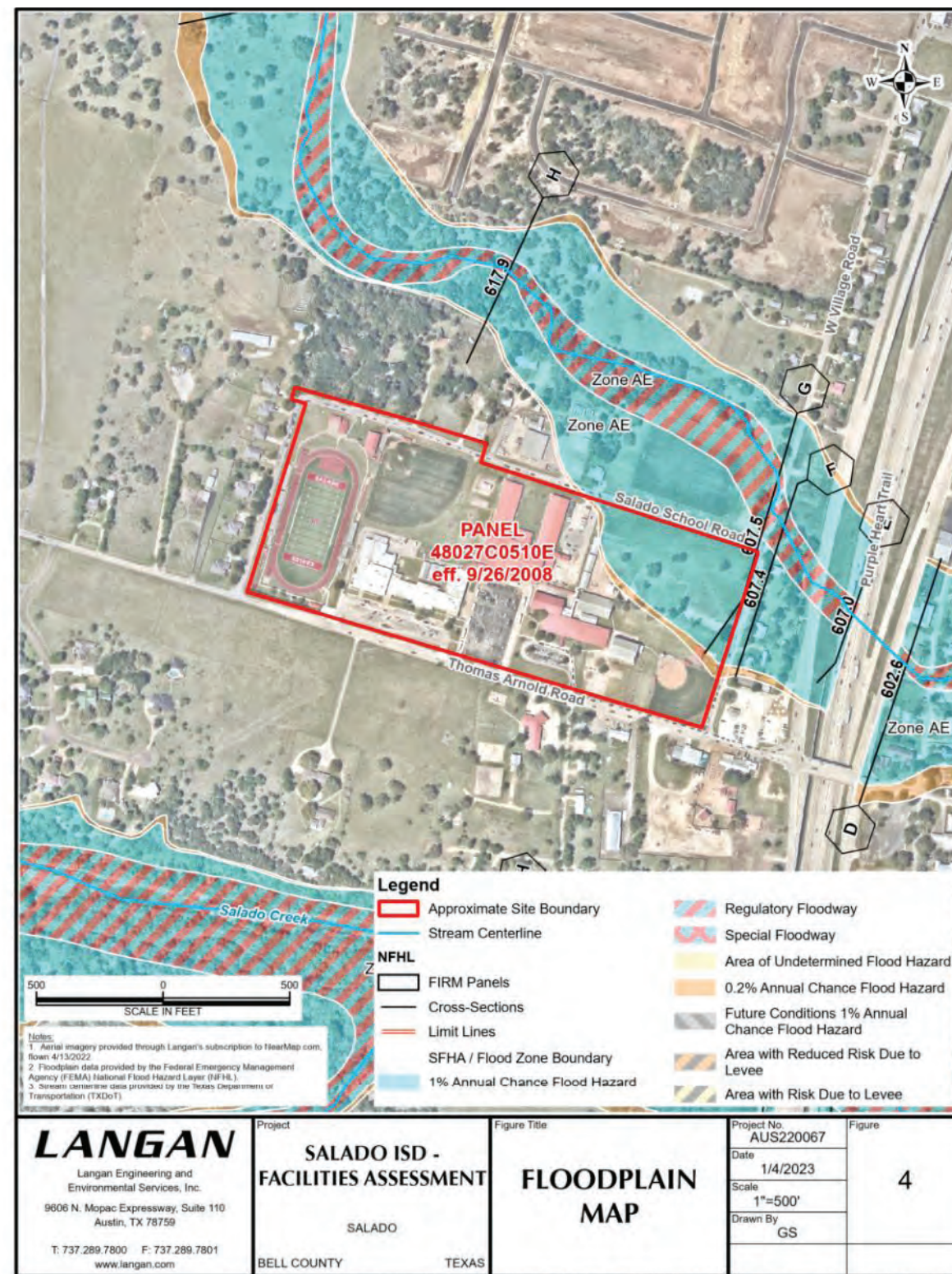
DRAINAGE CONCEPT

THOMAS ARNOLD ELEMENTARY SCHOOL



FLOODPLAIN MAP

THOMAS ARNOLD ELEMENTARY SCHOOL



DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \ \ SITE

Item ID	Corrective Action	Comments	Discipline	Priority
3-0208	Entire site appears to be served by pole-mount transformers. Utility company pole mounted down-conduits are along Thomas Arnold Road. Secondary duct bank is likely routed between T1 and T2. If buildings are to be connected with air-conditioned, secure, space the duct, bank, and secondary transformer will have to be relocated. With any service change/upgrade the utility company is likely to require removal of all pole-mounted transformers and the addition of one or more pad mount transformers with extensive primary duct banks. There are at least six separate pole mounted transformers on site. Change to pad mount transformers will probably result in needing to connect all those locations with secondary services.		Architecture	2
3-0222	According to Langan assessment there is an underground stormwater system passing between TAE 1 and TAE 2. If buildings are to be connected the stormwater conveyance should be relocated/ rerouted around the buildings.		Architecture	2

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 1

Item ID	Corrective Action	Comments	Discipline	Priority
3-0026	Replace restroom partition walls.	Restroom stalls are loose and have been repaired with plywood. Metal partition is rusting. Price as building-wide.	Architecture	1
3-0027	Replace book shelves at library.	Book shelves are loose and some are coming apart.	Architecture	1
3-0029	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	Grid trim broken and many places bent; ceiling tile cracked. Pair with sprinkler & lighting scope.	Architecture	1
3-0030	Replace interior doors and hardware building-wide.	Door hardware doesn't match and causes door not to latch evenly.	Architecture	1
3-0031	Replace flooring building-wide.	Flooring discolored and several large chips. Flooring damage at corridor double doors. Coming loose at media lab. Pricing for VCT.	Architecture	1
3-0034	Repair CMU wall penetration.	Drinking fountain has been removed and a hole has been left exposed.	Architecture	1
3-0035	Repair CMU walls in art room. Strip, grind, block fill, re-paint.	CMU wall has been damaged.	Architecture	1
3-0043	Replace exterior doors and hardware building-wide.	Door hardware doesn't match and is damaged.	Architecture	1
3-0050	Paint all previously painted interior surfaces.	Paint is starting to peel. Wall has been painted several times different color which show through in many locations.	Architecture	1
3-0120	Replace casework and sinks in PreK-K classrooms to ensure compliance with TAS.	Image 2023-03-13 14-34-26.jpeg	Architecture	1
3-0121	Reconstruct PreK-K restrooms to ensure compliance with TAS.	Image 2023-03-13 14-37-00.jpeg	Architecture	1
3-0122	Demolish upper cabinets to ensure compliance with TAS; patch and paint wall.	Image 2023-03-13 14-41-19.jpeg	Architecture	1

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 1**

Item ID	Corrective Action	Comments	Discipline	Priority
3-0123	Reconstruct group restrooms at east end to ensure compliance with TAS. Reconstruct girls partitions. Reconstruct boys partitions and move/add commodes or urinals.	Image 2023-03-13 14-48-05.jpeg	Architecture	1
3-0124	Replace single drinking fountain in main corridor with dual hi/low fixture.	Image 2023-03-13 14-53-39.jpeg	Architecture	1
3-0127	Break room has utility sink; Add TAS compliant sink and casework.		Architecture	1
3-0130	Recommend demolishing front entry door and infilling wall at library door near main building entrance.	Library door near main building entrance is not TAS compliant. Library has two other compliant doors.	Architecture	1
3-0131	Art classroom has utility sink only; provide accessible sink.	Complex add due to existing plumbing location between doors.	Architecture	1
3-0133	Remove fixed shelving and relocate light switch or mirror door swing within Classroom 209.	Fixed shelving inside storage room inside classroom 209 is not compliant with TAS.	Architecture	1
3-0134	Replace casework and sink in classroom 209.	Classroom 209 sink and casework does not comply with TAS.	Architecture	1
3-0135	Reconfigure restrooms in 200 wing to ensure compliance with TAS.	200 wing staff restrooms not TAS compliant.	Architecture	1
3-0136	Remove one commode each and replace partitions within 200 wing group restrooms to ensure compliance with TAS.	200 wing group restrooms do not have TAS compliant stalls.	Architecture	1
3-0138	Replace casework and sinks in 200 wing classrooms.	200 Wing classroom sinks not TAS compliant.	Architecture	1
3-0203	Ramp and stairs behind TAE-1, leading to TAE-2 are lacking required hand rails. Ramp also appears to have shifted and may have excessive cross slope. Confirm slopes and cross slopes. Add complying hand rails.		Architecture	1

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 1

Item ID	Corrective Action	Comments	Discipline	Priority
3-0204	P-7 and P-8 ramps appear to exceed 5% slope and require TAS compliant handrails on both sides. Upper landings appear to not comply with TAS slopes or maneuvering clearances. Install new ramps and rails.		Architecture	1
3-0205	Sidewalk between portables and gym is less than 36 inches wide. Demolish and reconstruct sidewalk and provide ramp and rails to ensure compliance with TAS.		Architecture	1
3-0206	Demolish and reconstruct ramp between classroom wing and gym to ensure compliance with TAS.		Architecture	1
3-0224	Replace interior room signage.	Many room signs are not TAS compliant or missing . Remove and replace all room signs.	Architecture	1
3-0228	Provide new vehicular and pedestrian way-finding site signage.		Architecture	1
3-0028	Repair cracked CMU walls.	CMU walls in many locations are cracked	Architecture	2
3-0033	Remove old vent hood in lounge.	Teachers lounge has been converted from a old kitchen.	Architecture	2
3-0036	Remove and replace base trim building-wide.	Base trim is starting to break loose.	Architecture	2
3-0038	Replace classroom casework.	Cabinet doors locked with hook, handle does not work.	Architecture	2
3-0040	Replace damaged sound panels.		Architecture	2
3-0045	Remove existing VCT in main office restrooms, repair slab, floor-prep. Remove and replace floor mounted fixture.		Architecture	2
3-0048	Replace wall patch with CMU.	CMU wall has been patched with plywood.	Architecture	2

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 1**

Item ID	Corrective Action	Comments	Discipline	Priority
3-0049	Replace/repair clerestory classroom windows.	Louvers won't open in many locations. Corridor-classroom windows in unsprinklered buildings are no longer allowed by code. Either patch openings and ensure rated corridor walls or demolish and replace the entire wall. Pricing is to demolish and replace.	Architecture	2
3-0051	Replace window treatments building-wide.	Blinds are broken/bent need to be replaced.	Architecture	2
3-0111	Re-build corridor walls to make them fire-rated and/or smoke-separate the corridors.		Architecture	2
3-0128	Demolish quarry tile and level floors in kitchen.	Former kitchen spaces have quarry tile, but incomplete coverage and out of level. This is on top of facility wide flooring replacement due to demolition difficulty and floor leveling.	Architecture	2
3-0129	CMU infill abandoned opening between former kitchen storage and media room.		Architecture	2
3-0236	Add wide angle viewers to each portable exterior door.		Architecture	2
3-0139	Remove/demolish band instrument storage cabinets from fine arts area storage room. Walls may require patching and painting after removal.	Unused instrument storage cabinets prevent storage room from being utilized efficiently.	Architecture	3
2-0012	Replace control / expansion joint sealants.		Building Envelope	1
2-0013	Replace window flashing.	Single Pane Window Systems.	Building Envelope	1
2-0014	Coat Metal roofs.	Metal Roof Panel (Single lock system.	Building Envelope	1
2-0015	Replace roof taper to drain properly.	PVC - Low Roofs	Building Envelope	1

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 1

Item ID	Corrective Action	Comments	Discipline	Priority
2-0016	Replace edge and copings.	ES-1 (Shop-broken) coping systems.	Building Envelope	1
2-0017	Replace Flashings to Mechanical roof-top units and penetrations.		Building Envelope	1
2-0018	Replace roof gutter systems.		Building Envelope	1
2-0051	Replace roof (metal roof panel, single lock system).	Metal Roof Panel (Single lock system.	Building Envelope	2
2-0055	Replace single pane window system with energy efficient window system.	Single Pane Window Systems.	Building Envelope	2
1-0073	Replace ramp with ADA compliant ramp.	Not in compliance.	Civil	1
1-0074	Replace route with ADA compliant route.	Not in compliance.	Civil	1
1-0075	Reconstruct asphalt to properly drain.	Asphalt failing, appears trapping water on stoop, interior court drainage, reconstruct to properly drain.	Civil	1
1-0076	Replace courtyard paving with ADA compliant paving; establish positive grade away from building.	Courtyard paving not ADA compliant and trapping water.	Civil	1
1-0077	Rework downspout drainage pipe discharge for safe interface with pavement.	Downspout drainage pipe day lights into flume creates trip hazard adjacent to sidewalk.	Civil	1
1-0079	Clean and reseal all pavement joints.		Civil	1
1-0080	Replace paving with ADA compliant paving; establish positive grade away from building.	Paving not ADA compliant and trapping water.	Civil	1
1-0082	Replace fencing around propane tank.	Propane tank not adequately protected.	Civil	1
1-0084	Replace cracked or broken curbs.	Areas where significant cracking / damage has occurred.	Civil	1

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \\ TAE 1**

Item ID	Corrective Action	Comments	Discipline	Priority
1-0083	Replace cracked paving in front parking lot.	Areas where significant cracking has occurred.	Civil	2
3-0116	Demolish abandoned utility structure and revegetate.		Civil	3
4-0183	Replace interior lights with LED lighting.	No LED Lighting.	Electrical	2
4-0176	Replace service entrance switchgear.	Main switchboard and transformers in fair condition. Needs replacement.	Electrical	2
4-0180	Replace exterior lights with LED lighting.	No exterior LED Lighting.	Electrical	2
4-0181	Provide interior lighting controls.	Occupancy sensors and manual interior light switches. No Reported Issues.	Electrical	3
4-0175	Replace secondary switchgear.	Old electrical panels with minimal spare capacity. No Reported Issues.	Electrical	3
3-0054	Replace fire extinguisher cabinets.	Extinguisher cabinets are broken.	Life Safety & Security	1
3-0115	Replace or reconstruct steps. Recommend adding concrete landing.	Open stair risers are not allowed by current building code.	Life Safety & Security	1
4-0204	Add fire sprinklers.	Non-sprinklered; pair with lighting and ceiling replacement scope.	Life Safety & Security	1
4-0846	Provide a security system with door contacts and motion sensors at all points of entry; that reports to a central monitoring station.	Provide a security system with door contacts and motion sensors at all points of entry.	Life Safety & Security	1
4-0919	Provide an ERRC System.	Add an Emergency Radio Responder System in order to comply with IFC Section 510.	Life Safety & Security	1

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \\ TAE 1**

Item ID	Corrective Action	Comments	Discipline	Priority
4-0920	Provide card readers, door contacts, and door hardware. Provide lockdown buttons.	Add two Lockdown buttons connected to the Intercom System in order to initiate a pre-recorded message to broadcast through the system indicating the building is on lock down and user defined instructions to staff and students. The lockdown buttons shall also be connected to the Access Control System in order to lock down electrified doors at the Owner's discretion. One button to be located at the Receptionist. The second button to be located in the Principal's office or other location as directed by IDEA.	Life Safety & Security	1
4-0918	Upgrade fire alarm system to include voice evac function.	fire alarm panel is an outdated Simplex 4010 model	Life Safety & Security	1
4-0830	Replace BARD units.	(6) 1994 BARD units that have exceeded their life expectancy. (3) 1992 BARD units that have exceeded their life expectancy.	Mechanical	1
4-0165	Replace make up air units.	(1) 2006 12-ton Carrier unit that has reached its life expectancy.	Mechanical	1
4-0168	Replace Carrier split system AC units.	(4) 2006 Carrier units that have exceeded their life expectancy 3-ton.	Mechanical	1
4-0833	Replace Daikin split system AC units.	(1) 2003 Daikin unit that has exceeded its life expectancy 5-ton.	Mechanical	1
4-0832	Replace Lennox split system AC units.	(2) 2002-2003 Lennox 3 and 5 ton units that have exceeded their life expectancy.	Mechanical	1
4-0159	Replace fan coil units.	No Reported Issues. (1) fan coil unit nearing its life expectancy.	Mechanical	2
4-0158	Replace exhaust fans.	No Reported Issues.	Mechanical	3

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 1**

Item ID	Corrective Action	Comments	Discipline	Priority
4-0831	Replace mini split system AC units.	Good Condition. No Reported Issues.	Mechanical	3
3-0132	Art ensemble room has single level drinking fountain. Replace with hi/low drinking fountain.		Plumbing	1
3-0137	Replace drinking fountain with hi lo fixture in 200 wing to ensure compliance with TAS.	200 wing drinking fountain is not TAS required high low.	Plumbing	1
3-0207	Replace outdoor drinking fountain with hi lo model. Provide concrete flatwork accessible path to unit.		Plumbing	1
4-0185	Replace drinking fountains.	Replace (2) with Hi/Lo ADA compliant drinking fountains.	Plumbing	1
3-0052	Fix/adjust sink plumbing. Recommend removing box, patching and painting CMU wall, and adding architecturally appropriate wing walls or side rails.	Sink plumbing has been concealed with plywood box.	Plumbing	2
3-0053	Replace plumbing fixtures in the administrative office restroom.	Fixtures are corroded. Not reflected in MEP data sheet.	Plumbing	2
4-0192	Replace plumbing fixtures.	No reporting issues, but could be updated.	Plumbing	2
4-0190	Provide hose bibs.	Not Tamper Proof. No Reported Issues.	Plumbing	2
4-0187	Replace cold water piping.	Original piping in Fair Condition. No Reported Issues.	Plumbing	3
4-0198	Replace hot water heater.	No Reported Issues.	Plumbing	3
4-0188	Replace hot water piping.	Old hot water piping. No Reported Issues.	Plumbing	3
4-0197	Replace waste piping.	Original waste piping. No Reported Issues.	Plumbing	3
4-0873	Recommend upgrading the telephone signal to VOIP (Voice-Over-IP), and installing lines throughout campus.	District is currently using POTS(Plain-Old-Telephone-System) signal.	Technology	1

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \\ TAE 1

Item ID	Corrective Action	Comments	Discipline	Priority
4-0922	Provide cellular repeaters throughout campus.	Add a cellular repeater system to improve cell phone reception inside the buildings.	Technology	2
4-0917	Provide air-conditioned data rooms to store data racks, incoming data utility lines, and intrusion/access control panels. Recommend at least 8x10 MDF/IDF room size.	Data racks are currently located in some classrooms mounted to wall.	Technology	3
4-0921	Provide heat map of the facility to determine dead areas and install additional WAPs as required.	Wifi coverage is lacking in some areas of the campus.	Technology	3
4-0914	Provide recessed data outlet connection behind all wall-mounted televisions. (classrooms, libraries, offices)	All of the wall mounted flat screens having ca6 cables ran directly to televisions without any wire guard or protection for incoming cabling.	Technology	3
4-0923	Replace speaker with a Wall-Mount type.	Room 200 has a ceiling PA speaker that has been modified be wall-mounted.	Technology	3

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \\ TAE 2**

Item ID	Corrective Action	Comments	Discipline	Priority
3-0056	Repair window sill sheetrock due to condensation.	Caulking and sheet rail damaged due to moisture.	Architecture	1
3-0057	Replace bathroom counter due to water damage.	Laminate covering peeling off.	Architecture	1
3-0209	Ramp outside front door lacks one required handrail. Approach to ramp from parking appears to exceed allowable running slope and cross slope. Add rail. Revise/reconstruct concrete approach.	May require parking lot grading changes.	Architecture	1
3-0223	Replace interior room signage.		Architecture	1
3-0227	Provide new vehicular and pedestrian way-finding site signage.		Architecture	1
3-0059	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	Ceiling tile broken / discolored in multiple locations. Water damage - possible HVAC leak or roof leak. Pair with sprinkler & lighting scope.	Architecture	2
3-0063	Replace flooring in cafeteria.	Cracking observed.	Architecture	2
3-0218	Replace interior doors and hardware building-wide.		Architecture	2
3-0219	Replace exterior doors and hardware building-wide.		Architecture	2
3-0198	Recommend demolishing redundant flag poles.	One flagpole out of plumb. One flagpole bent. Flagpoles should be TAS accessible. Due to narrow curb-island making these poles accessible would reduce parking count.	Architecture	2
3-0216	Paint all previously painted interior surfaces.		Architecture	3
2-0020	Replace window flashing.	Single Pane Window Systems.	Building Envelope	1

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 2

Item ID	Corrective Action	Comments	Discipline	Priority
2-0019	Replace control / expansion joint sealants.		Building Envelope	2
2-0021	Coat Metal roof.	Metal Roof Panel (Single lock system).	Building Envelope	2
2-0052	Replace roof (metal roof panel, single lock system).	Metal Roof Panel (Single lock system).	Building Envelope	2
2-0022	Replace edge and copings.	ES-1 (Shop-broken) coping systems.	Building Envelope	2
2-0023	Replace roof gutter systems.		Building Envelope	2
2-0056	Replace single pane window system with energy efficient window system.	Single Pane Window Systems.	Building Envelope	2
1-0085	Replace route with ADA compliant route.	ADA Ramp deformation, ADA route not within compliance, replace route ensuring compliance.	Civil	1
1-0086	Replace route at ramp with ADA compliant route.	ADA route at ramp not within compliance, replace route ensuring compliance.	Civil	1
1-0087	Replace ramp with ADA compliant route.	ADA route not within compliance, replace route ensuring compliance.	Civil	1
1-0089	Seal minor asphalt cracking.	Existing asphalt cracking.	Civil	1
1-0090	Extend stair wingwall, regrade and revegetate.		Civil	1
1-0097	Clean and reseal pavement joints.	Pavements joints requiring sealant should be cleaned and resealed.	Civil	1
1-0098	Repair broken sidewalks.	Repair broken sidewalks	Civil	1
1-0099	Regrade to ensure proper flow to outlet; replace paving and curbs where broken or significant cracking has occurred.	Water ponding on pavement.	Civil	1

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \\ TAE 2**

Item ID	Corrective Action	Comments	Discipline	Priority
1-0088	Remove, regrade, and replace pavement.	Concrete meets asphalt 4"-5" difference.	Civil	2
1-0096	Replace playground fall zone material.	Recommend IPEMA inspector review all play equipment for current compliance, there are softer fall zone materials that the District could consider.	Civil	2
4-0250	Provide interior lighting controls.	No Reported Issues.	Electrical	3
4-0252	Replace interior lights with LED lighting.	No LED.	Electrical	3
4-0244	Replace secondary switchgear.	Old electrical panels with minimal spare capacity. No Reported Issues.	Electrical	3
3-0110	Food Service equipment, appliances and installation (see Cosper report for detailed work scope).		Food Service	1
4-0845	Provide a security system with door contacts and motion sensors at all points of entry; that reports to a central monitoring station.	There is no active intrusion alarm system anywhere on campus.	Life Safety & Security	1
4-0844	Provide an ERRC System.	Add an Emergency Radio Responder System in order to comply with IFC Section 510.	Life Safety & Security	1

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 2

Item ID	Corrective Action	Comments	Discipline	Priority
4-0841	Provide card readers, door contacts, and door hardware. Provide lockdown buttons.	Provide card readers, door contacts and electrified door hardware on all MDF / IDF rooms and all exterior doors that provide access to student occupied areas of the building. Add two Lockdown buttons connected to the Intercom System in order to initiate a pre-recorded message to broadcast through the system indicating the building is on lock down and user defined instructions to staff and students. The lockdown buttons shall also be connected to the Access Control System in order to lock down electrified doors at the Owner's discretion. One button to be located at the Receptionist. The second button to be located in the Principal's office or other location as directed by IDEA.	Life Safety & Security	1
4-0927	Provide door contacts on all roof hatches and exterior doors.	Each exterior double-door has only one door contact. Providing contacts on each door will eliminate gaps in building security.	Life Safety & Security	1
4-0273	Add fire sprinklers.	Non-sprinklered; pair with lighting and ceiling replacement scope.	Life Safety & Security	3
4-0237	Replace Split system AC Condensing units.	Most units were new(York, Temp Master, Carrier, and American Standard). (1) 2004 Daikin 4-ton unit that has exceeded its life expectancy.	Mechanical	1
4-0228	Replace fan coil units.	No Reported Issues.	Mechanical	2
4-0267	Replace hot water heater.	(4) 100 gallon 1999 gas water heaters. No reported Issues. (3) 10 gallon water heater.	Plumbing	1
4-0261	Replace plumbing fixtures.	No reporting issues, but could be updated.	Plumbing	2

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \\ TAE 2**

Item ID	Corrective Action	Comments	Discipline	Priority
4-0256	Replace cold water piping.	Original piping in Fair Condition. No Reported Issues.	Plumbing	3
4-0257	Replace hot water piping.	Old hot water piping. No Reported Issues.	Plumbing	3
4-0266	Replace waste piping.	Original waste piping. No Reported Issues.	Plumbing	3
4-0874	Recommend upgrading the telephone signal to VOIP (Voice-Over-IP), and installing lines throughout campus.	District is currently using POTS(Plain-Old-Telephone-System) signal.	Technology	1
4-0843	Provide cellular repeaters throughout campus.	Add a cellular repeater system to improve cell phone reception inside the buildings.	Technology	3
4-0928	Provide Roll down projector screens at all locations to maximize space.	All the projectors are missing projector screens. They are projecting directly to the wall.	Technology	3
4-0926	Provide vape sensors in restrooms.	I found no vape sensors in the restrooms. The other campuses have them in all restrooms	Technology	3
4-0842	Upgrade and Provide additional WAPs.	Provide heat map of the facility to determine dead areas and install additional WAPs as required.	Technology	3

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 3

Item ID	Corrective Action	Comments	Discipline	Priority
3-0068	Paint all previously painted interior surfaces.	Wall paint is peeling off. Wall has been patched but not sanded and repainted.	Architecture	1
3-0071	Repair wall at janitors closet.	Wall has water damage and there is black mold growing.	Architecture	1
3-0072	Repair wall at toilet.	Toilet has been repaired and wall is separated	Architecture	1
3-0217	Replace interior doors and hardware building-wide.		Architecture	1
3-0075	Replace exterior doors and hardware building-wide.	Door hardware is not mounted correctly. Door Frame not secured properly. Door seals and door are damaged missing.	Architecture	1
3-0077	Replace flooring building-wide.	Flooring is cracking may be a foundation issue at a control joint. Flooring is severely worn and cracking. Pricing for VCT.	Architecture	1
3-0079	Replace interior room signage.	Signs are chipped/broken	Architecture	1
3-0140	Replace crash bar style egress hardware with code compliant hardware.		Architecture	1
3-0142	Remove/replace sinks and counters within administrative areas to ensure compliance with TAS.		Architecture	1
3-0143	Administration suite doors are 32 inches wide or less. Will require partial wall, demolition, reconstruction, and new frame and doors.		Architecture	1
3-0144	Replace fire extinguisher cabinets and patch wall.	Typical fire extinguisher cabinet installation is a TAS protruding object violation. Some are missing door opening apparatus. Replace all FECs. Patch wall.	Architecture	1
3-0145	Renovate and reconstruct administrative suite restrooms to ensure compliance with TAS.	Admin suite restrooms are not TAS compliant. Demolish and reconstruction compliant restrooms.	Architecture	1

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \\ TAE 3**

Item ID	Corrective Action	Comments	Discipline	Priority
3-0147	Renovate and reconfigure room 3-502.	Room 3-502. Room is outfitted like a high school science lab. Demolish all TAS violating cabinets and plumbing. Demolish emergency shower/eyewash. Demolish utility sink. Patch floor and walls. Lump sum price does not include new plumbing fixtures and cabinets.	Architecture	1
3-0148	Renovate and reconfigure room 3-502 to create a dedicated electrical room.	Room 3-502. Science prep room has TAS violating sink and cabinets. Demolish sink and cabinets. Patch floor and wall. Prep room has electrical transformer and load centers. Walls should be reconfigured to create a proper electrical room.	Architecture	1
3-0149	Renovate and reconfigure room 3-502 (science prep).	Room 3-502. Science prep room, chemical storage room is less than 5 feet deep. TAS violation. Demolish separating wall. Patch adjacent floor and wall.	Architecture	1
3-0150	Remove cabinets and patch wall in room 3-501.	Room 3-501. Upper cabinets are a TAS protruding object violation. Recommend removing cabinets and patching wall.	Architecture	1
3-0151	Renovate and reconstruct 3-500 wing faculty restroom to ensure compliance with TAS.	3-500 wing faculty restroom not TAS compliant. Reconstruct for TAS compliance. Will also require a bank of corridor lockers to be removed.	Architecture	1
3-0152	Replace cabinets and sink in room 3-505.	Room 3-505. Remove section of TAS violating cabinets and sink. Replace with new cabinets and sink	Architecture	1
3-0153	Renovate and reconstruction 3-500 student restrooms to ensure compliance with TAS.	3-500 wing. Neither north group restroom has TAS compliant stall. Reconfigure, toilet fixtures and toilet partitions to provide a TAS compliant stall.	Architecture	1

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 3

Item ID	Corrective Action	Comments	Discipline	Priority
3-0156	Renovate and reconfigure room 3-612.	Room 3-612. Former science room has non-TAS compliant case work. Possibly with abandoned plumbing inside. Remove case work. Remove plumbing. Patch and paint walls and floors.	Architecture	1
3-0157	Renovate and reconfigure teacher lounge/work room.	Teacher lounge/work room on west end of building appears to be in the middle of a demolition project. Room should not be used for any function in its current condition. Walls need patching. Plumbing and electrical needs capping and termination. Room could be made into a functioning classroom or work room/lounge.	Architecture	1
3-0158	Renovate and reconfigure closets within lounge at west end of 600 wing.	Inside room labeled lounge at west end of 600 wing. There are two closets that have been carved out of this room that do not comply with TAS. Recommend demolishing closets. If closets are needed, they may be rebuilt.	Architecture	1
3-0159	Replace cabinets and sink in room 652 to ensure compliance with TAS.	Room 652, former band hall, inside storage room has TAS violating cabinets and sink. Replace.	Architecture	1
3-0160	Replace toilet partitions at west wing.	Restrooms at west, end of TAE3, toilet partition hardware is not TAS compliant. Partitions are in very poor condition. Replace.	Architecture	1
3-0161	Renovate and reconfigure staff restrooms at west wing.	West restroom women’s toilet vestibule, is not TAS compliant for two doors in series. Men’s restroom vestibule complies because inner door had been removed. Recommend reconstructing both vestibules for compliance or visual privacy.	Architecture	1

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 3**

Item ID	Corrective Action	Comments	Discipline	Priority
3-0165	Replace gymnasium egress doors and hardware.	Gymnasium egress doors are a hazard. One door is blocked completely (possibly okay based on occupant load). One door is partially blocked. One door has magnetic locks, forbidden by some AHJs), other doors have no panic hardware and varying methods of locking which could prevent egress. This space should not be used by more than 49 occupants unless corrective measures are taken.	Architecture	1
3-0168	Daylight is visible between east wall top and bottom of roof deck. Re-seal and flash all around gym perimeter.		Architecture	1
3-0169	Replace southwest gym lobby doors and hardware.	Gymnasium southwest lobby doors crash bar style panic hardware no longer allowed. Replace doors/window frame, doors, and hardware.	Architecture	1
3-0171	Demolish and reconfigure walls and doors for compliance in southwest gym lobby.	Southwest gym lobby: five interior doors in CMU walls (possibly load bearing) not TAS compliant.	Architecture	1
3-0172	Reconfigure doors and walls for compliance in wrestling room.	Three Wrestling room interior doors do not comply with TAS width requirement. Two don't comply with push side clearance.	Architecture	1
3-0174	Replace door-window frame, doors, and hardware in northwest gym lobby.	Northwest gymnasium lobby exit door hardware crash bar style hardware is not code compliant. This is part of the egress path of the gym and should be tied to other gym egress items.	Architecture	1
3-0175	Demolish doors and walls and reconstruct for compliance in northwest gym lobby.	Northwest gym lobby, interior doors not TAS compliant width. Two locations are doors in series that do not comply with TAS.	Architecture	1
3-0176	Provide accessible shower in boys locker room. Reconfigure floor drain. Renovate existing showers.	Small boys locker room shower has no accessible shower. Floor drain configuration does not comply with current health code. Demolish and reconstruct showers.	Architecture	1

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 3

Item ID	Corrective Action	Comments	Discipline	Priority
3-0177	Replace partitions and fixtures in boys locker room.	Small boys locker room missing code required toilet and urinal partitions. Plumbing fixtures may need re-spacing to comply with TAS	Architecture	1
3-0178	Add large door opening, replace door and hardware in loadbearing CMU wall in boys locker room.	Small boys, locker room exterior exit door is not required width and lacks proper egress hardware.	Architecture	1
3-0179	Construct dedicated laundry room with floor drain and utility connections.	Commercial laundry equipment located in large boys locker room. Construct adequate laundry room with proper floor drain and utility connections. Drain pipe crosses floor blocking access to urinals and is a trip hazard.	Architecture	1
3-0180	Replace partitions and fixtures in boys locker room (large).	Large boys, locker room, lacks code required toilet and urinal partitions. Will probably require plumbing fixture relocation to comply with TAS. Installed new toilet partitions.	Architecture	1
3-0181	Provide accessible shower in boys locker room (large). Reconfigure floor drain. Renovate existing showers.	Large boys locker room shower lacks accessible shower. Shower drain does not comply with current health codes. Reconstruct shower.	Architecture	1
3-0182	Replace wire mesh, partitions and install compliant door hardware in boys locker room (large).	Large boys locker room wire mesh cage door hardware does not comply with TAS. Wire mesh partition is in poor condition.	Architecture	1
3-0183	Add large door opening, replace door and hardware in loadbearing CMU wall in boys locker room (large).	Large boys locker room exterior exit door width and hardware does not comply with code. And large door opening in loadbearing CMU wall and install new door and hardware.	Architecture	1
3-0185	Replace partitions and fixtures in girls locker room.	Small girls locker room lacks accessible shower and toilets. Existing partitions are in very poor shape. Demolish and reconstruct plumbing fixtures and partitions for TAS and code compliance.	Architecture	1
3-0186	Reconfigure walls and door openings. Install new doors and hardware in girls locker room.	Girls locker area door widths and hardware. Doors in series violations.	Architecture	1

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 3**

Item ID	Corrective Action	Comments	Discipline	Priority
3-0188	Renovate / reconfigure existing gymnasium door thresholds to ensure compliance with TAS.	Three existing gymnasium door threshold's have excessive slope, and do not comply with TAS. Floors may need to be floated out and extruded threshold installed. Current thresholds are wood (1) and sheet metal (2). Fourth door is blocked by bleachers.	Architecture	1
3-0189	Replace partitions and fixtures in girls locker room (large).	Large girls locker room, lacks accessible toilets and showers. Reconfigure, plumbing, and toilet partitions.	Architecture	1
3-0190	Add large door opening, replace door and hardware in loadbearing CMU wall in girls locker room (large).	Large girls locker room doors lack TAS and code required width, hardware, and clearances. And large door openings in loadbearing, CMU walls, and install new doors and hardware.	Architecture	1
3-0200	Replace handrails at northwest entrance stairs to ensure TAS compliance; add center handrail as needed.	Northwest entrance stairs and ramp lack complying TAS handrails. Also should add center handrail for wide stairs.	Architecture	1
3-0201	Add handrails at ramp to P4-P6.	Ramp to P4 through P6 appears to exceed 5% slope. Requires TAS complain handrails on both sides.	Architecture	1
3-0231	Confirm integrity of corridor wall fire ratings. If fire sprinkler is not added the corridor walls need to be checked and patched/infilled. Doors, door frames, and door hardware need upgrading. Corridor window area will need to be reduced.		Architecture	1
3-0226	Provide new vehicular and pedestrian way-finding site signage.		Architecture	1
3-0073	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	Tiles are cracked and some have been removed. Pair with sprinkler & lighting scope.	Architecture	2
3-0220	Remove and replace base trim building-wide.	Base trim is starting to break loose.	Architecture	2

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 3

Item ID	Corrective Action	Comments	Discipline	Priority
3-0154	Wall between room 502 and 600 has two former window openings that should be demolished and infilled to match surrounding wall. Priority may change pending results of SISD environmental assessment.		Architecture	2
3-0173	Add egress hardware or remove exit sign. Add emergency lighting in wrestling room.	Typically if exit sign is required then panic egress hardware is required. Confirm room has emergency lighting.	Architecture	2
3-0187	Replace all lockers and bases in girls and boys locker rooms.	All locker room lockers lack accessible lockers and are in poor condition.	Architecture	2
3-0191	Remove single level drinking fountain; patch and paint wall.	Demolish existing non compliant drinking fountain and patch and paint wall. There is a separate item to upgrade DF across the hall. Southeast gym lobby.	Architecture	2
3-0192	Repair / remove existing vinyl wall covering throughout facility.	Existing vinyl wall covering in various locations in poor condition or previously painted. When repainting entire school removal or other treatment of VWC should be a separate value and can vary wildly between painting again, removal, floating out, or laminating another layer of gypsum board.	Architecture	2
3-0195	Replace removed uprights for flags.	Flags flown overnight should be illuminated per US Flag Code. Replace removed uprights or take down flags every day.	Architecture	2
3-0197	Provide stormwater mitigation to ensure its conveyed away from the building.		Architecture	2
3-0199	Update programming or add remote control for exterior doors.	Automatic unlock program unlocked door for spring break. Doors are chained. Update programming or add remote control.	Architecture	2

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 3**

Item ID	Corrective Action	Comments	Discipline	Priority
3-0230	Replace wire glass windows with non-wired glass.	Existing corridors and offices have numerous wire glass windows. Wire glass windows are no longer allowed by code. If fire sprinkler is added, then wire glass can be replaced with non-wired glass.	Architecture	2
3-0237	Add wide angle viewers to each portable exterior door.		Architecture	2
3-0141	Remove boarded up door and frame, infill/patch and paint wall to match surrounding.		Architecture	3
3-0155	Room 3-604. Remove unused tube, type television and wall mount. Patch and paint wall.		Architecture	3
3-0167	Remove abandoned steel angle frames hanging from structure.		Architecture	3
3-0202	Demolish unused greenhouse & slab and re-vegetate.		Architecture	3
2-0024	Replace control / expansion joint sealants.		Building Envelope	1
2-0025	Replace window flashing.	Single Pane Window Systems.	Building Envelope	1
2-0026	Replace roof.	Low Roofs (PVC membrane), mechanically fastened.	Building Envelope	1
2-0027	Replace edge and copings.		Building Envelope	1
2-0029	Replace roof gutter systems.		Building Envelope	1
2-0028	Replace Flashings to Mechanical roof-top units and penetrations.		Building Envelope	2
2-0057	Replace single pane window system with energy efficient window system.	Single Pane Window Systems.	Building Envelope	2

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 3

Item ID	Corrective Action	Comments	Discipline	Priority
3-0193	Reset or remove flag poles.	Two flag poles out of plumb. Re-set or remove.	Civil	1
3-0194	Add compliant flatwork, remove and re-install memorial bricks in new concrete at flag poles.	Flag poles should be TAS accessible.	Civil	1
1-0100	Replace route with ADA compliant route. (Item 01)	ADA route not within compliance, replace route ensuring compliance.	Civil	1
1-0101	Replace route with ADA compliant route. (Item 02)	ADA route not within compliance, replace route ensuring compliance, 2.5% cross slope along ADA path.	Civil	1
1-0102	Replace route with ADA compliant route. (Item 03)	ADA route not within compliance, replace route ensuring compliance, 5.3% slope.	Civil	1
1-0103	Replace route with ADA compliant route; replace handrail.	ADA route not within compliance, replace route ensuring compliance, ADA Ramp - 5.3%, handrail in rusted through, edge protection missing.	Civil	1
1-0104	Replace ramp with ADA compliant ramp.	ADA route not within compliance, replace route ensuring compliance, improper ramp configuration.	Civil	1
1-0105	Replace route with ADA compliant route; repair sidewalk.	ADA route not within compliance, replace route ensuring compliance, sidewalk surface offset and showing distress.	Civil	1
1-0106	Replace route with ADA compliant route; provide ramp, signage, and striping.	ADA route to stadium not within compliance, replace route ensuring compliance, No ADA ramp, signage or striping.	Civil	1
1-0108	Install shade cover at play area.	Canopy appears to be missing.	Civil	1
1-0110	Repair/replace damaged fencing.		Civil	1
1-0111	Clean and reseal pavement joints.		Civil	1

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 3**

Item ID	Corrective Action	Comments	Discipline	Priority
1-0112	Replace fencing around propane tank.	Propane tank not adequately protected.	Civil	1
1-0114	Replace broken paving ensuring ADA compliance.	Sidewalk surface offset and showing distress.	Civil	1
1-0116	Regrade to establish slope away from building.	Establish clear drainage path.	Civil	1
1-0117	Regrade and pave west and north side of building.		Civil	1
1-0118	Regrade to ensure proper flow to outlet; replace paving and curbs where broken or significant cracking has occurred at south side of building.	Water ponding on pavement.	Civil	1
1-0119	Pave gravel path with steel edging leading to playground.	Unmaintained DG and steel edging is a hazard in playground.	Civil	1
4-0313	Replace secondary switchgear.	Older panels and transformers. Significant deterioration of transformer and panels serving RTU's on roof. Need replacement.	Electrical	2
4-0319	Provide interior lighting controls.	Need lighting controls in building.	Electrical	3
4-0321	Replace interior lights with LED lighting.	Upgrade to LED lighting.	Electrical	3
4-0342	Add fire sprinklers.	Non-sprinklered; pair with lighting and ceiling replacement scope.	Life Safety & Security	1

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 3

Item ID	Corrective Action	Comments	Discipline	Priority
4-0861	Provide card readers, door contacts, and door hardware. Provide lockdown buttons.	Provide card readers, door contacts and electrified door hardware on all MDF / IDF rooms and all exterior doors that provide access to student occupied areas of the building. Add two Lockdown buttons connected to the Intercom System in order to initiate a pre-recorded message to broadcast through the system indicating the building is on lock down and user defined instructions to staff and students. The lockdown buttons shall also be connected to the Access Control System in order to lock down electrified doors at the Owner's discretion. One button to be located at the Receptionist. The second button to be located in the Principal's office or other location as directed by IDEA.	Life Safety & Security	1
4-0856	Provide protective guards over notification devices per NFPA 72.	The gym fire alarm notification devices have no protective covers and may be prone to damage.	Life Safety & Security	1
4-0852	Recommend providing a full intrusion system, with door contacts and motion sensors at all exterior doors. This system should be integrated with the building's access control system.	The campus currently does not have an active intrusion alarm system.	Life Safety & Security	1
4-0860	Upgrade Fire Alarm system to include a Voice-Evac Function.	The fire alarm panel looks to be without voice-evac.	Life Safety & Security	1
4-0296	Replace exhaust fans.	Replace (20) older exhaust fans that have reached the end of their life expectancy.	Mechanical	2
4-0297	Replace fan coil units.	Older but in good condition.	Mechanical	2
4-0305	Replace rooftop DX units.	Replace (1) 2007 model Daiken 7.5 ton roof top unit that is nearing the end of its life expectancy.	Mechanical	2

DETAILED ASSESSMENT REPORT**THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 3**

Item ID	Corrective Action	Comments	Discipline	Priority
4-0306	Replace split system AC Condensing units.	Replace (7) 2006-2007 model 3-6 ton condensing units from different manufacturers that are nearing the end of their life expectancy.	Mechanical	2
3-0082	Replace HC sink.	Sink is cracked and loose.	Plumbing	1
3-0146	Replace single level drinking fountain with hi/lo drinking fountain.	Replace single level drinking fountain with TAS compliant hi/lo DF.	Plumbing	1
3-0163	Replace gymnasium drinking fountain with hi lo drinking fountain.	Gymnasium drinking fountain is single level. Replace with TAS compliant. Hi lo, drinking fountain.	Plumbing	1
3-0166	Replace single level drinking fountain with hi lo fixture.	Replace single level drinking fountain with TAS compliant hi/lo on CMU wall. Wall appears to be load bearing.	Plumbing	1
3-0170	Replace southwest gym lobby drinking fountain with hi lo fixture.	Southwest gym lobby drinking fountain not TAS compliant, drips continuously, and has unsightly plumbing furr out and exposed plumbing. Replace with TAS complaint hi/lo and furr out entire wall.	Plumbing	1
3-0083	Reroute plumbing drains.	HVAC drain is on top of the sink. Not reflected in MEP sheet.	Plumbing	2
4-0323	Replace drinking fountains.	Replace (2) with Hi/Lo ADA compliant drinking fountains.	Plumbing	2
4-0330	Replace plumbing fixtures.	No reporting issues, but could be updated.	Plumbing	2
4-0325	Replace cold water piping.	Original piping in Fair Condition. No Reported Issues.	Plumbing	3
4-0326	Replace hot water piping.	Old hot water piping. No Reported Issues.	Plumbing	3
4-0335	Replace waste piping.	Original waste piping. No reported issues.	Plumbing	3

DETAILED ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL \ \ TAE 3

Item ID	Corrective Action	Comments	Discipline	Priority
4-0875	Recommend upgrading the telephone signal to VOIP (Voice-Over-IP), and installing lines throughout campus.	District is currently using POTS(Plain-Old-Telephone-System) signal.	Technology	1
4-0859	Replace any defective equipment.	The vape detectors in the AG Shop restrooms are currently not working.	Technology	1
4-0850	Provide recessed data jacks where possible and eliminate any exposed cabling via wall drops or wire guards.	The classroom data jacks are surface mounted, some falling off walls, and have exposed data cabling.	Technology	2
4-0849	Provide updated presentation station connection points to integrate with classroom projectors.	The teacher presentation stations are old and have outdated connections.	Technology	2
4-0847	Provide updated structured cabling and new data jacks to all classrooms.	There are unused data jacks in the classrooms.	Technology	2
4-0848	Upgrade and provide additional wireless access points in classrooms.	The ceiling mounted Wireless Access Points should be centrally mounted in each classroom and away from anything that may impede the signal.	Technology	2
4-0855	Provide a complete audio/visual system with input wall plate, in gymnasium	A complete audio/visual system may enhance instruction and presentations.	Technology	3
4-0858	Recommend providing a air-conditioned data closet to house the building data cabling.	The storage closet in old AG shop office has enough space to be used as a data closet. (5' x 8')	Technology	3

ASSESSMENT SUMMARY

SALADO EAGLE FIELD

640 Thomas Arnold Road, Salado, TX 76571



FRONT ENTRANCE

SITE & FACILITY INFORMATION

Site Area: 33.50 Acres
(shared with Thomas Arnold Elementary School,
Baseball & Softball)

Construction Date: 1978

Additions/Renovations:
2006 (Toilet & Concessions)
2013 (Track and Field)
2018 (New Concession, New Restrooms,
Additional Seating, Turf)

Building Area: 660 SF



SITE

DETAILED ASSESSMENT REPORT

SALADO EAGLE FIELD

Item ID	Corrective Action	Comments	Discipline	Priority
2-0046	Replace roof.	Metal (Trapezoidal Panel) System.	Building Envelope	1
3-0102	Replace soffit.	Rotting wood.	Building Envelope	1
2-0044	Replace control / joint sealants.		Building Envelope	2
2-0045	Replace Rough opening flashings.		Building Envelope	2
1-0134	Replace route between T3 and Stadium with ADA compliant route.	6.4% ADA route between T3 and stadium, ADA route not within compliance, replace route ensuring compliance.	Civil	1
1-0135	Replace route with ADA compliant route.	ADA route not within compliance, replace route ensuring compliance, 2.7% slope cross slope.	Civil	1
1-0137	Address concentrated drainage flow in area, regrade, and revegetate.	Exposed stair foundation / erosion.	Civil	1
1-0138	Repair/replace perimeter fence.	Perimeter fence in disrepair.	Civil	1
1-0139	Repair/replace perimeter fence around track.	Fence in disrepair.	Civil	1
1-0140	Install track curbing.	No track curbing edge of track rolling.	Civil	1
1-0145	Resurface track.		Civil	2
4-0666	Replace interior lights with LED lighting.	No Interior LED Lighting.	Electrical	2
4-0663	Replace exterior lights with LED lighting.	Some LED. Add LED lighting throughout exterior of Stadium.	Electrical	2
4-0870	Provide a full security system.	There is no existing security system at the concessions stand	Life Safety & Security	1
4-0869	Provide fire protection system at concession stand.	There is currently no fire protection at the concessions stand. Fire alarm may be possible to extend from existing system.	Life Safety & Security	1
4-0642	Replace Mini Split Unit	No Reported Issues.	Mechanical	3
4-0668	Replace drinking fountains.	Replace (1) with Hi/Lo ADA compliant drinking fountains..	Plumbing	2
4-0871	Provide structure cabling.	There are no data jacks for network/ telephone connectivity.	Technology	2
4-0872	Provide upgraded wireless access points.	There is no Wi-Fi connection at the concessions stand.	Technology	3

ASSESSMENT SUMMARY

ADMINISTRATION BUILDING

601 N. Main Street, Salado, TX 76571



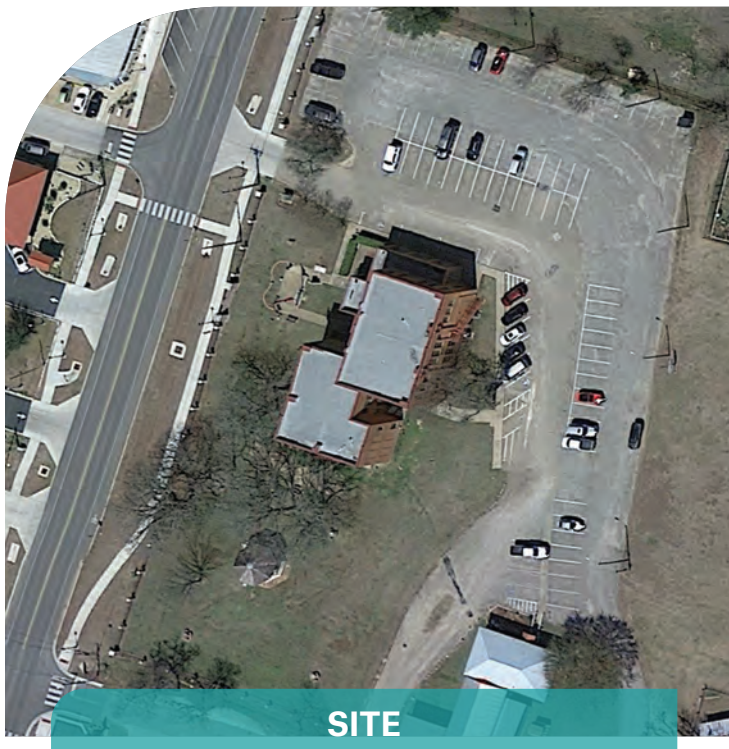
SITE & FACILITY INFORMATION

Site Area: 4.61 Acres

Construction Date: 1924

Additions/Renovations: XXXX

Building Area: 12,872 SF



DETAILED ASSESSMENT REPORT

ADMINISTRATION BUILDING

Item ID	Corrective Action	Comments	Discipline	Priority
3-0098	Wall penetrations need to be sealed.	Due to the age of building wall penetrations not sealed to code.	Architecture	1
3-0096	Replace exterior doors and hardware.	Door will not close securely	Architecture	2
3-0095	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility. Determine source of water intrusion.	Water damaged ceiling tile	Architecture	3
2-0038	Replace window flashing.	Single Pane Window Systems.	Building Envelope	1
2-0039	Replace roof (built up gravel).	BUR (Built up Gravel) over Coal Tar Pitch System.	Building Envelope	1
2-0037	Replace control / expansion joint sealants.		Building Envelope	2
2-0060	Replace single pane window system with energy efficient window system.	Single Pane Window Systems.	Building Envelope	2
1-0125	Fine grade and revegetate to ensure positive drainage away from building.	Clear drainage path away from the building not defined.	Civil	1
1-0126	Provide dedicated concrete dumpster pad.	Pavement failure.	Civil	1
1-0127	Replace existing pavement.	Pavement failure at majority of site.	Civil	1
1-0128	Relocate and reconstruct ADA parking and path to building (front).	Site parking and path not ADA compliant.	Civil	1
1-0129	Relocate and reconstruct ADA parking and path to building (back).	Site parking and path not ADA compliant.	Civil	1
3-0099	Exposed electrical needs to be made safe.	Old wiring exposed.	Electrical	1
4-0523	Provide exterior lighting controls.	Add lighting controls to new wall packs.	Electrical	1
4-0524	Provide new parking lot lighting throughout.	Insufficient lighting for parking lot. Add (4) LED light poles.	Electrical	1
4-0525	Replace exterior lights with LED lighting.	Insufficient exterior lighting. Recommend adding exterior wall packs around building.	Electrical	1
4-0526	Provide interior lighting controls.	Manual light switches in place with no occupancy sensors. Add lighting controls to building.	Electrical	2
4-0528	Replace interior lights with LED lighting.	No LED's in place. Recommend replacing with LED lighting.	Electrical	2

DETAILED ASSESSMENT REPORT

ADMINISTRATION BUILDING

Item ID	Corrective Action	Comments	Discipline	Priority
4-0862	Provide a security system with door contacts and motion sensors at all points of entry.	Campus has no security system. Add door contacts and motion sensors at all exterior doors. Provide glass breaks at exterior windows in offices, classrooms, doorways.	Life Safety & Security	1
4-0864	Provide additional security cameras.	Video Surveillance system is lacking camera coverage at the exterior of the building. Provide additional cameras for increased coverage.	Life Safety & Security	1
4-0551	Provide new/additional cameras.	Need exterior cameras in 6 locations.	Life Safety & Security	1
4-0863	Provide card readers, door contacts, and door hardware. Provide lockdown buttons.	Provide card readers, door contacts and electrified door hardware on all MDF / IDF rooms and all exterior doors that provide access to student occupied areas of the building. Add two Lockdown buttons connected to the Intercom System in order to initiate a pre-recorded message to broadcast through the system indicating the building is on lock down and user defined instructions to staff and students. The lockdown buttons shall also be connected to the Access Control System in order to lock down electrified doors at the Owner's discretion. One button to be located at the Receptionist. The second button to be located in the Principal's office or other location as directed by Salado ISD.	Life Safety & Security	1
4-0553	Provide security system upgrade.	None in place. Recommend adding security system.	Life Safety & Security	2
4-0504	Replace fan coil units.	Replace (1) 5-ton Daiken fan coil unit from 2005 and (1) 7.5-ton Daiken fan coil unit from 2007 that have reached their life expectancy	Mechanical	1

DETAILED ASSESSMENT REPORT

ADMINISTRATION BUILDING

Item ID	Corrective Action	Comments	Discipline	Priority
4-0513	Replace split system AC Condensing units.	Replace (1) 5-ton Daiken condensing unit from 2005 and (1) 7.5-ton Daiken condensing unit from 2007 that have reached their life expectancy.	Mechanical	1
4-0543	Replace hot water heater.	Replace 1993 - 55 gallon water heater that has exceeded its life expectancy.	Plumbing	1
4-0530	Replace drinking fountains.	Replace (2) with Hi/Lo ADA compliant drinking fountains.	Plumbing	2
4-0535	Provide hose bibs.	None in place.	Plumbing	3
4-0903	Recommend upgrading the telephone signal to VOIP (Voice-Over-IP), and installing lines throughout campus.	District is currently using POTS(Plain-Old-Telephone-System) signal.	Technology	1

ASSESSMENT SUMMARY

AG BARN

684 Salado School Road, Salado, TX 76571



FRONT ENTRANCE

SITE & FACILITY INFORMATION

Site Area: 12.09 Acres
(shared with Transportation)

Construction Date: ~1980

Additions/Renovations: None

Building Area: 5,454 SF



SITE

DETAILED ASSESSMENT REPORT

AG BARN

Item ID	Corrective Action	Comments	Discipline	Priority
2-0041	Replace window flashing.	Single Pane Window Systems.	Building Envelope	1
2-0043	Replace roof gutter systems.		Building Envelope	1
2-0061	Replace single pane window system with energy efficient window system.	Single Pane Window Systems.	Building Envelope	2
2-0040	Replace control / joint sealants and fasteners.		Building Envelope	3
2-0042	Replace roof.	Metal (Trapezoidal Panel) System.	Building Envelope	3
1-0130	Replace/rebuild fencing and animal pens.	Fencing and pen configuration does not appear to be safe for animals.	Civil	1
1-0131	Replace/redo waste, drainage, and animal pen cleanout configuration.	Building located within the floodplain, rebuild proper facility outside the floodplain.	Civil	1
1-0133	Rebuild a covered waste containment area outside the floodplain.	Site drainage flows into and around the animal waste storage area, waste area appears to be located in the floodplain.	Civil	1
4-0597	Replace interior lights with LED lighting.	No Interior LED. Add LED throughout Ag Facilities.	Electrical	2
4-0594	Replace exterior lights with LED lighting.	No Exterior LED. Add LED throughout Ag Facilities.	Electrical	2
4-0620	Provide new/additional cameras.	Add 2 cameras to each shelter.	Life Safety & Security	2

ASSESSMENT SUMMARY

TECHNOLOGY BUILDING

570 Salado School Road, Salado, TX 76571



FRONT ENTRANCE

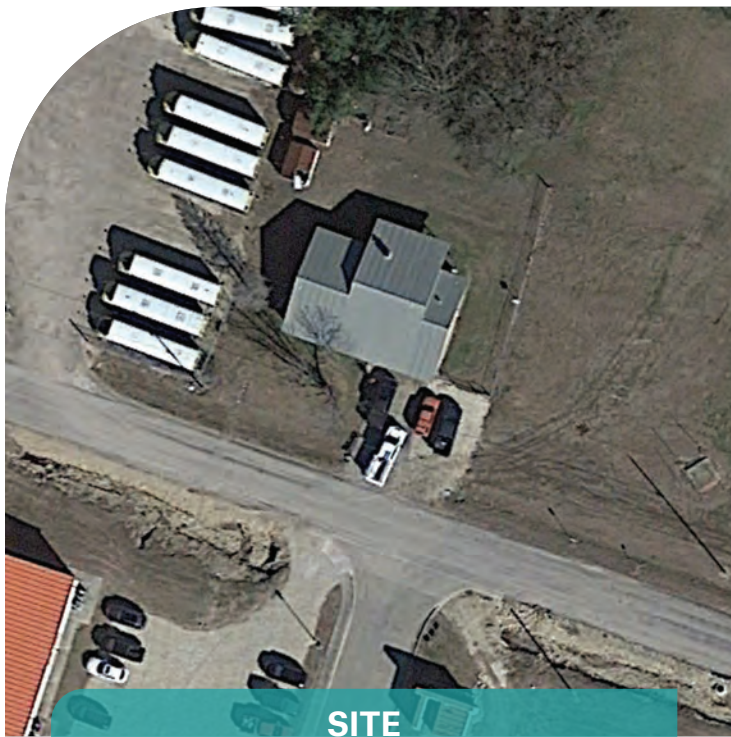
SITE & FACILITY INFORMATION

Site Area: 0.25 Acres

Construction Date: 1985

Additions/Renovations: XXXX

Building Area: 2,086 SF



SITE

DETAILED ASSESSMENT REPORT

TECHNOLOGY BUILDING

Item ID	Corrective Action	Comments	Discipline	Priority
3-0086	Repair drywall at entry.	Ceiling is cracked.	Architecture	2
3-0087	Replace flooring.	Flooring is pulling apart	Architecture	2
2-0031	Replace window flashing.	Single Pane Window Systems.	Building Envelope	1
2-0030	Replace joint sealants.		Building Envelope	2
2-0032	Coat roof system.	Metal (Trapezoidal Panel) System.	Building Envelope	2
2-0058	Replace single pane window system with energy efficient window system.	Single Pane Window Systems.	Building Envelope	2
3-0085	Repair damaged wood trim at garage.	Wood at garage is rotten at the slab.	Building Envelope	2
4-0385	Provide exterior lighting controls.	None in place.	Electrical	2
4-0388	Provide interior lighting controls.	Manual light switches in place with no occupancy sensors. Add lighting controls to building.	Electrical	3
4-0390	Replace interior lights with LED lighting.	No LED's in place. Lighting in good condition,	Electrical	3
4-0413	Provide new/additional cameras.	No exterior cameras. Recommend installing 4 on corners of building.	Life Safety & Security	1
4-0415	Provide security system upgrade.	None in place. Recommend adding a security system to building,	Life Safety & Security	1
4-0906	Provide security cameras.	Video Surveillance system is lacking camera coverage on the interior and exterior of the buildings. Provide additional cameras for increased coverage.	Life Safety & Security	1
4-0365	Replace exhaust fans.	No reported issues for restroom fan.	Mechanical	3
4-0370	Replace kitchen hood and fans.	No reported issues.	Mechanical	3
4-0366	Replace fan coil units.	2011 International Comfort fan coil unit in good condition.	Mechanical	3
4-0375	Replace split system AC Condensing unit.	2011 International Comfort 3-ton Condensing unit in good condition	Mechanical	3
4-0405	Replace hot water heater.	2011 - 40 gallon water heater. Good Condition.	Plumbing	2
4-0905	Provide a UPS (Uninterrupted Power Supply) to the data rack.	The data rack is missing a UPS	Technology	1

ASSESSMENT SUMMARY

TRANSPORTATION & MAINTENANCE

684 Salado School Road, Salado, TX 76571



FRONT ENTRANCE



SITE

SITE & FACILITY INFORMATION

Site Area: 12.09 Acres
(shared with Ag Barn)

Construction Date: 1954

Additions/Renovations: XXXX

Building Area: 4,000 SF

DETAILED ASSESSMENT REPORT

TRANSPORTATION & MAINTENANCE

Item ID	Corrective Action	Comments	Discipline	Priority
3-0089	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility. Determine source of water intrusion.	Roof has been torn out and it covered with cardboard.	Architecture	1
3-0091	Replace flooring building-wide.	Floor in back appears to be addition of unknown age. Settlement observed.	Architecture	1
2-0033	Replace control / joint sealants and fasteners.		Building Envelope	1
2-0034	Replace window flashing.	Single Pane Window Systems.	Building Envelope	1
2-0035	Replace roof.	Metal (Trapezoidal Panel) System.	Building Envelope	1
2-0036	Replace roof (administrative offices).	Metal (Trapezoidal Panel) System.	Building Envelope	1
3-0088	Replace exterior siding.	Exterior siding is rotten, extensive deterioration observed.	Building Envelope	1
2-0059	Replace single pane window system with energy efficient window system.	Single Pane Window Systems.	Building Envelope	2
1-0121	Repair/replace fencing between transportation facility and technology building.	Fence in disrepair between Transportation facility and Technology, repair as necessary.	Civil	1
1-0123	Pave and stripe parking lot.	Unpaved parking and drive lanes, limited parking, pave and stripe parking lot.	Civil	1
1-0124	Add drainage system to better control runoff.	Poor site drainage.	Civil	1
4-0459	Replace interior lights with LED lighting.	No Interior LED.	Electrical	2
4-0456	Replace exterior lights with LED lighting.	No Exterior LED.	Electrical	2
4-0451	Replace secondary switchgear.	No Reported Issues.	Electrical	3
4-0452	Replace service entrance switchgear.	Old Service Switchgear. No reported Issues.	Electrical	3
4-0910	Provide fire protection at transportation office.	There is currently no fire alarm system in the transportation office; it may not be needed depending on the occupancy. Recommend extending existing fire system to the transportation office.	Life Safety & Security	1

DETAILED ASSESSMENT REPORT

TRANSPORTATION & MAINTENANCE

Item ID	Corrective Action	Comments	Discipline	Priority
4-0444	Replace split system AC units.	(1) 1999 Lennox 3-ton Condensing unit that has exceeded its life expectancy.	Mechanical	1
4-0435	Replace fan coil units.	(1) 1999 Lennox Fan Coil Unit. No reported Issues.	Mechanical	2
4-0440	Replace lined ductwork.	Ductwork is surface mounted. No Reported Issues.	Mechanical	3
4-0468	Replace plumbing fixtures.	No reporting issues, but could be updated.	Plumbing	2
4-0913	Recommend upgrading the telephone signal to VOIP (Voice-Over-IP), and installing lines throughout campus.	District is currently using POTS(Plain-Old-Telephone-System) signal.	Technology	1
4-0912	Upgrade the structured cabling.	All the data cabling in the building is attach to the outside of the interior walls and not secure. Recommend providing an upgraded Cat6 cabling solution with all termination points.	Technology	2

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CHILD NUTRITION REPORT

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FOOD SERVICE ASSESSMENT REPORT

Assessment Report of the Existing Foodservice Equipment and Kitchen Facilities

For the

Salado Independent School District

February 27, 2023

Prepared by:



13061 #3 HWY. 181 SAN ANTONIO, TEXAS 78223
PHONE: 210-633-2020 FAX: 210-633-2028

FOOD SERVICE ASSESSMENT REPORT

Assessment of the existing kitchen facility

Cosper & Associates conducted an assessment of all the Salado Independent School District existing kitchen facilities on December 6, 2022. This assessment included Thomas Arnold Elementary, Salado Middle and Salado High Schools. In coordination with the Salado ISD Child Nutrition Department, Cosper & Associates has compiled the following facility assessment report for your reference and review. This report includes an evaluation of any foreseen or reported issues with the existing kitchen facilities and an assessment of the existing foodservice equipment that we would recommend and prioritize for future replacement. This report also includes estimated equipment and installation costs associated with the items listed for each facility. **Please note that the estimated costs listed in this report do not include any architectural, mechanical, electrical, or plumbing modifications that may be required to complete the replacement or installation of the items listed. All items that will require an assessment and probable cost evaluation from other fields or professions to complete the installation of the items are indicated with red text in the following report.** Please review the attached report and feel free to contact our office if you have any questions.

GENERAL RECOMMENDATIONS

1. All exposed gas manifold lines in the kitchen areas are to be painted with a rust preventative paint.
2. All ceiling and wall penetrations throughout all the kitchen spaces are to be properly sealed to prevent insect and rodent infiltration.
3. Strip curtains are to be installed at all walk-in cooler and freezer doors as required per the International Energy Conservation Code.

FOOD SERVICE ASSESSMENT REPORT

THOMAS ARNOLD ELEMENTARY SCHOOL

The existing kitchen facility at Thomas Arnold Elementary School is preparing and serving meals for on average of 450 students that are participating in the school meal program. The total student population for this campus is over 1,000 students, and the future growth of this campus is estimated to increase by 50 – 80 students per year. The following is Cospers & Associates' assessment report for this facility which notes the reported and observed equipment and foodservice operation issues.

1. When there is a significant reduction of meal participation compared to the total student population, it is generally due to students' ability to efficiently obtain and partake of their meals within the time allotted for their lunch period. This is a common issue when there is insufficient serving lines and the waiting time to pick up their meal extends into the student's time to eat their meal. Also, a common problem is that the prepared food is not pleasantly merchandised and dispensed due to the lack of the proper equipment on the serving lines.
2. This campus is currently utilizing eight (8) staggered serving periods for lunch which on average allows 30 minutes per each period. Lunch currently begins at 10:30 AM and the final lunch period ends at 12:15 PM.
3. There are only two serving lines to accommodate serving 1000 students. Typically, a minimum of three serving lines are needed to efficiently serve this quantity of meals in a timely manner. The following is a list of observed issues with the existing serving counters and serving area.
 - The food guards on the hot food counter are required to have full length glass for elementary schools to prevent students from accessing the hot surface and causing themselves injury.
 - There is not sufficient area on the serving counters to merchandise and dispense the pre-portioned and panned hot food items.
 - The cold food counters are not adequately sized to accommodate the pre-portioned cold food items for serving and maintaining proper temperatures.
 - The wall separating the two serving areas prevents and obstructs the kitchen staff from properly monitoring both serving areas.
 - The pass thru window and counter behind one of the serving lines are not being utilized, and the staff stated that a cased opening for additional access into the kitchen in this area would be beneficial.
4. Two (2) pass-thru refrigerators and two (2) pass-thru heated cabinets have reached their life expectancy, and staff reported continuous service issues with all four units.
5. Walk-in cooler and freezer assembly has reached their life expectancy (20 years). The following are a list of issues that were observed.
 - Several wall and ceiling panel seams (gaskets) are worn and leaking causing condensation where temperature transfers are occurring.
 - Seals at ceiling penetrations and interior of conduits at light fixtures are deteriorated, and light fixtures are full of condensation.
 - The window heater on the freezer door is not working.

FOOD SERVICE ASSESSMENT REPORT

- Air curtains are required at cooler and freezer doors per the current International Energy Conservation Code (IECC).
 - Additional storage capacity is needed to accommodate the current student enrollment and meal participation.
6. Two (2) existing stainless-steel worktables have reached their life expectancy. These units have galvanized undershelves and support legs which are no longer recommended for foodservice areas.
 7. The exhaust hood system does not meet current IECC requirements. All new exhaust hoods are required to include heat sensing devices to automatically engage the exhaust system once a set temperature is reached as well as when the system is manually engaged to turn it on.
 8. The 40-gallon braising pan has reached its life expectancy. The fill faucet assembly has been disassembled and is currently not useable. Staff indicated that a faucet fixture with both a pot filler and spray rinse assembly would be preferred.
 9. Staff requested that the two (2) existing double stacked ovens be replaced with two (2) double stacked combi ovens per the district's new standards in their kitchen facilities and increase cooking production. One (1) existing double stacked steamer may be able to be removed once the combi ovens are installed.
 10. Staff reported the need for the following equipment to comply with the district standards:
 - Countertop hot water dispenser.
 - Slicer with mobile stand.
 11. The existing exhaust hood that is currently not being utilized where a griddle was previously installed can be removed, and this space can be utilized for additional food preparation space.
 12. The existing pantry does not have adequate space for the 60" turning radius in the aisle ways as required by the ADA accessibility standards.
 13. The scullery/dishwashing area is not efficiently arranged, and the equipment is visible and accessible to the students. The following is a list of observed deficiencies:
 - The three-compartment sink is required to have drainboards on each side of the sink compartments. Currently there is only one drainboard on the right side.
 - A single rack low temperature dishmachine is currently being utilized. A conveyor dishmachine is recommended to accommodate the washing and sanitizing the trays for the student population of 1,000.
 - There is not a condensate hood above the dishwasher for the removal of steam and condensation.
 - There is not drying racks for properly storing the cleaned pans and trays.
 - Staff requested that disposers be installed on the scrap sink at the soiled dishtable and pot wash sink.
 14. New detergent/chemical shelving is needed in the utility room.
 15. A stackable washer and dryer are needed so this facility is self-efficient and does not have to utilize other campuses for their linen washing. Utility provisions for installation currently exist.

FOOD SERVICE ASSESSMENT REPORT

16. The suspended ceiling throughout the kitchen and serving areas shows signs of rusting ceiling grid, damage and/or stained tiles and multiple ceiling penetrations that are not properly sealed.
17. The existing quarry tile flooring is showing signs of wear and damage in some areas.
18. An air curtain is needed at the receiving door to prevent insect infiltration during deliveries and entry into the kitchen from the exterior of the building.

Recommendations

The following is a list of Cospser & Associates' recommendations and estimated costs to address the items listed above for the Thomas Arnold Elementary School. This information is provided for the Salado Independent School District's review and consideration for future improvements to this project.

1. Remove the dividing wall between the serving areas and provide a large overhead coiling door at the exiting ends of the serving lines in lieu of the two existing standard doors.
2. Provide and install a double serving line that includes the necessary components to properly serve, merchandise, and distribute meals to the students in a safe and required manner per the National Sanitation Foundation guidelines. (Note: Additional or an increase in the electrical circuiting for this change may be required.) (Estimated Cost: \$172,000.00)
3. Provide one (1) additional serving line and back-up food storage equipment that is remotely located in the cafeteria area to improve serving capabilities to accommodate the current 1000+ students at this campus. (Estimated Cost: \$135,000.00)
4. Replace the two (2) aging pass thru refrigerators and two (2) pass thru heated cabinets. (Estimated Cost \$90,000.00)
5. Remove pass thru window and counter at the back of the serving area and create a cased opening to allow for additional access into the kitchen from the serving area.
6. Remove the unused exhaust hood and provide additional prep space in the kitchen area.
7. Replace the two (2) aging stainless steel worktables. (Estimated Cost: \$6,500.00)
8. Replace the 40-gallon electric braising pan and provide proper pot filler with spray rinse assembly. (Estimated Cost: \$32,000.00)
9. Replace the two (2) double stacked convection ovens with two (2) double stacked combi ovens with proper water filtration systems. (Note: new plumbing provisions will need to be provided to accommodate the new combi ovens and a possible increase in the electrical circuiting.) (Estimate Cost: \$97,000.00)
10. Replace the existing exhaust hood system to comply with the current IECC requirements and accommodate any changes of equipment under the exhaust hoods. (Estimated Cost: \$70,000.00)

FOOD SERVICE ASSESSMENT REPORT

11. Replace and/or upgrade the existing fire suppression system to accommodate any changes in the cooking appliances. *(Estimated Cost: \$6,500.00)*
12. Provide and install a countertop hot water dispenser. *(Estimated Cost: \$4,200.00)*
13. Provide and install a slicer with mobile equipment stand. *(Estimate Cost: \$16,000.00)*
14. Recommend installing a stainless-steel wall cap/shelf on opening between the two cooking lines. *(Estimated Cost: \$1,000.00)*
15. **Modify the shelving or increase the size of the existing pantry to comply with the ADA accessibility requirements.** *(Estimated Cost: \$10,000.00)*
16. Modify the existing scullery area to include the following:
 - Provide tray drop off window and enclosure to conceal the scullery area and prevent immediate access and direct vision into this area by the students.
 - Provide new dishtables, high temperature ventless conveyor dishmachine, a four compartment pot wash sink, disposers and proper drying shelves to better serve the dishwashing needs at this campus.
 - **Note: Architectural, mechanical, electrical and plumbing modifications will be required with the changes listed above.**
(Estimated Cost: \$95,000.00)
17. Modify the utility closet to include a stackable washer and dryer and sufficient chemical storage shelving. *(Estimated Cost: \$5,000.00)*
18. Install an air curtain at the receiving door. **(Note: New electrical circuiting will be required.)** *(Estimated Cost: \$2,200.00)*
19. Remove the existing aging walk-in cooler and freezer assembly and provide a new assembly complete with a shelving system to maximize the storage capacity. *(Estimated Cost: \$130,000.00)*
20. Provide and install a new exterior walk-in cooler/freezer assembly to increase the refrigerated storage capacity at this campus. **(Note: Architectural, structural, electrical and plumbing modifications will be required for this expansion.)** *(Estimated Cost: \$85,000.00)*
21. **Replace existing suspended ceiling throughout the kitchen area.**
22. **Replace the existing quarry tile floor in the kitchen area with Altro commercial kitchen vinyl flooring.**

FOOD SERVICE ASSESSMENT REPORT



Light fixtures in both the walk-in cooler and freezer have accumulated condensation inside the lenses due to deterioration of the sealant around ceiling penetration and the interior of the electrical conduits.



The quarry tile floor on the interior of walk-in cooler and freezer is showing signs of wear and damage.



The ceiling penetration around the refrigeration lines in the freezer are not properly sealed.



The panel seams in the interior of the cooler and freezer are leaking causing an accumulation of condensation where issue is occurring.



The existing condensing units for the cooler and freezer appear to be in good condition.

FOOD SERVICE ASSESSMENT REPORT

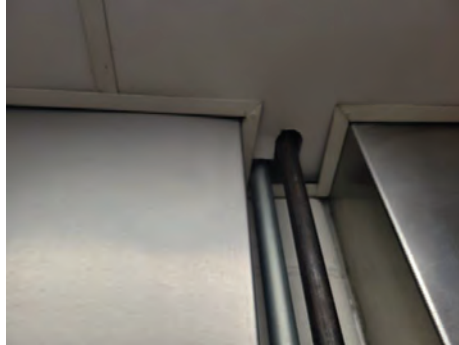


Two worktables with galvanized bases and undershelves are in need of replacement.



The pass thru refrigerators and heated cabinets have reached their life expectancy and are in need of replacement.

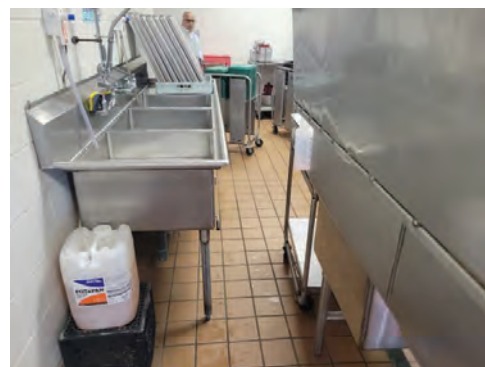
FOOD SERVICE ASSESSMENT REPORT



All ceiling penetrations throughout the kitchen area are to be properly sealed to prevent rodent and insect infiltration into the foodservice areas.



The 40-gallon braising pan has reached its life expectancy, and the fill faucet assembly is broken and not functional.



The three-compartment pot wash sink is required to have a drainboard on both ends of the sink compartments. There is not a drainboard on the left side of the existing unit.

FOOD SERVICE ASSESSMENT REPORT



The scullery area is accessible and visual to the students that are depositing their soiled trays.



The existing single rack low temperature dishmachine is not adequate for the quantity of trays that are being washed, and there is currently not a condensate hood installed above this unit as required.

FOOD SERVICE ASSESSMENT REPORT



The existing exhaust hood is not equipped with the required heat sensing devices as required per the current International Energy Conservation Code.



Recommend installing a stainless steel wall cap/shelf in the opening between the two cooking lines.



The existing serving counters are limited on temperature-controlled merchandising space, and the food shields at the hot food wells are currently a safety issue for students that can access the hot food wells.



There is not adequate space in the pantry area for a 60" turning radius in the open aisles as required per the ADA accessibility standards.

FOOD SERVICE ASSESSMENT REPORT



Additional storage shelving and the installation of a washer and dryer in the utility closet is recommended.



Recommend installing an air curtain above the receiving door to prevent insect infiltration.



Recommend removing the small existing exhaust hood and providing additional prep table or storage in this area.



Recommend installing shelving in unused space for ice machine at the back of the serving area for disposable serviceware or ale carte items.

FOOD SERVICE ASSESSMENT REPORT



The suspended ceiling in the kitchen area is stained and damaged and some of the ceiling grids are rusted.



The quarry tile flooring throughout the kitchen is worn and damaged and is in need of replacement with a new finished flooring material.

END OF REPORT FOR THOMAS ARNOLD ELEMENTARY SCHOOL

FOOD SERVICE ASSESSMENT REPORT

SALADO MIDDLE SCHOOL

The total student population at the Salado Middle School is currently 586. The existing kitchen facility is currently preparing and serving meals for on average of 310 students that are participating in the school meal program. The following is Cospes & Associates' assessment report for this facility which notes the reported and observed equipment and foodservice operation issues.

1. This campus is currently utilizing three (3) staggered serving periods for lunch which are 30 minutes per each period. Lunch currently begins at 10:50 AM, and the final lunch period ends at 12:30 PM.
2. Staff reported the need to replace the pot/kettle filler assembly between the range and braising pan with a fixture that includes both the pot filler and a spray head assembly. *(Estimated Cost: \$1,500.00)*
3. The two (2) existing double stacked steamers are not being used. The staff requested that these units be removed and a double stacked conveyor pizza oven be installed at this location. *(Note: This may require modification to the fire suppression system in order to accommodate this equipment.) (Estimated Cost: \$49,000.00)*
4. The staff reported issues with cleaning the existing epoxy flooring and requested the purchase of a floor cleaning machine or replace the existing floor with the Altro commercial kitchen vinyl flooring.



The two existing steamers are not being used. The staff recommends that these units be removed and a conveyor pizza oven be installed at this location.



The staff requested that a pot filler with a spray head assembly be installed at the braising pan to assist with the daily cleaning of this unit.

END OF REPORT FOR SALADO MIDDLE SCHOOL

FOOD SERVICE ASSESSMENT REPORT

SALADO HIGH SCHOOL

The total student population at the Salado High School is currently 710. The existing kitchen facility is currently preparing and serving meals for on average 260 students that are participating in the school meal program. The following is Cospers & Associates' assessment report for this facility which notes the reported and observed equipment and foodservice operation issues.

1. This campus is currently utilizing two (2) staggered serving periods for lunch which are 30 minutes per each period. Lunch currently begins at 11:30 AM and the final lunch period ends at 12:50 PM.
2. The staff reported that the pantry area is insufficient in size.
3. The staff reported that the walk-in cooler and freezer are insufficient in size. The window heater on the freezer door does not appear to be working.
4. The staff reported that they are having continuous issues with the two (2) pass thru refrigerators behind the serving lines.
5. The staff reported that the temperature in the kitchen is continuously too hot. They believe the kitchen HVAC system is tied to the cafeteria area and is not independent of one another.
6. The staff reported that the double stacked steamer is seldom ever used when the combi oven is operational. They requested that a two or four burner range be installed at this location.
7. The staff reported that they are having continuous service issues with combi oven, and it may be reaching its life expectancy.
8. The staff recommended replacing one double stacked convection oven with a double stacked combi oven to increase production.
9. A handle is missing from the tangent draw valve on the 40-gallon braising pan. This unit may be nearing its life expectancy. A pot filler with pre-rinse assembly is needed on this unit.
10. The electrical receptacle for the 30-quart mixer is being utilized for the microwave so there is not a receptacle for the mixer. Currently the plug has been removed from the mixer and will need to be replaced or a hard-wired connection be provided.
11. The faucet on the hand sink located to the right of the cooking line is broken and needs to be replaced.
12. The employee lockers are not useable because the staff does not have any of the combinations to the integral combination locks.
13. The staff reported continuous a sewer smell in the employee restroom and requested that exhaust system be serviced.
14. The scullery area includes a single rack low temperature dishwasher. The staff reported that they are having issues with drying the items after they are removed from the dishwasher.
15. The ice machine is currently requiring service because it was not operational.
16. The existing quarry tile flooring is showing signs of wear and damage in some areas.

FOOD SERVICE ASSESSMENT REPORT

Recommendations

The following is a list of Cospers & Associates' recommendations and estimated costs to address the items listed above for the Salado High School. This information is provided for the Salado Independent School District's review and consideration for future improvements to this project.

1. Provide and configure additional pantry storage space that is near the kitchen area that provide the required accessibility per the ADA guidelines. *(Estimated Cost \$10,000.00)*
2. Provide and install a new exterior walk-in cooler/freezer assembly to increase the refrigerated storage capacity at this campus. *(Note: Architectural, structural, electrical and plumbing modifications will be required for this expansion.) (Estimated Cost \$90,000.00)*
3. Schedule service to repair the freezer door window heater. *(By Owner)*
4. Replace two (2) pass thru refrigerators. *(Estimated Cost: \$40,000.00)*
5. Consult with a mechanical engineer to assess the existing HVAC system for the kitchen area and determine a solution to address the temperature issues in the kitchen area.
6. Replace one (1) double stacked convection oven and one (1) double stacked combi oven with two (2) new double stacked combi ovens. *(Note: new plumbing provisions will need to be provided to accommodate the new combi ovens and a possible increase in the electrical circuiting.) (Estimated Cost: \$97,000.00)*
7. Remove one (1) double stacked steamer and replace with a two or four burner range. *(Note: the fire suppression system will need to be upgraded and/or modified to accommodate this change.) (\$8,500.00)*
8. Install a handle on the tangent draw valve on the braising pan or consider possible replacement of the braising pan. *(Estimated Cost: \$32,000.00)*
9. Install the required electrical circuiting and receptacle for the existing 30-quart mixer.
10. Replace the faucet assembly on the hand sink located to the left of the cooking line. *(Estimated Cost: \$300.00)*
11. Consult with locker manufacturer to obtain combinations or determine the process to recalibrate the combinations on the employee lockers.
12. Consult with a mechanical engineer to assess and determine the cause of the sewer smell in the employee restroom and confirm that the existing ventilation system in this area is operational.
13. Replace the existing dishwasher in the scullery area with a new ventless high temperature single rack dishmachine. Note: If the student population is estimated to increase above 400 students, it is recommended to replace the single rack dishmachine with a conveyor type dishwasher to accommodate the increase in trays to be washed. The staff requested that a dryer be installed at the existing end of the dishmachine to assist with drying the trays once they are washed. Using a high temperature dishwasher in lieu of the existing low temperature machine, typically this will assist with the drying of the trays without the installation of a dryer. Proper drying racks should be considered for this area as well. *(Note: Modifications to the electrical*

FOOD SERVICE ASSESSMENT REPORT

circuiting to accommodate this change will be required) (Estimated Cost: Between \$35,000.00 - \$53,000.00)

- 14. Consult with a service agency for repair of the ice machine. (By Owner)
- 15. Replace the existing quarry tile floor in the kitchen area with Altro commercial kitchen vinyl flooring.



The existing combi oven is having continuous service issues and may be in need of replacement.



The existing steamers are not being used. The staff recommended removing and replacing these units with a two or four burner range.



Staff recommended replacing one convection oven with a combi oven.



A 208V receptacle and circuit is needed for the 30-quart mixer.

FOOD SERVICE ASSESSMENT REPORT



The faucet on the hand sink next to the cooking line is not functional.



The handle for the tangent draw on the braising pan is missing.



A ventless high temperature dishmachine is recommended to assist with the drying of the washing items.



The ice machine was not working and service is needed. Unit appears to be in good condition otherwise.

FOOD SERVICE ASSESSMENT REPORT



Existing salad bar counter is not being used and can be removed to allow for additional space in the serving area.

The existing quarry tile flooring in the kitchen and serving areas appears worn.

END OF REPORT FOR SALADO HIGH SCHOOL

SUMMARY OF BUDGETARY COST ESTIMATIONS

The following are cost estimates for each campus listed above which include only the foodservice equipment, appliances, and installation listed in this assessment report. *Any required architectural, structural, mechanical, electrical, plumbing modifications or building expansions are not included and are to be evaluated and included in the assessment reports and cost estimates issued by the consultants specializing in these fields.*

General Recommendations:	\$ 12,000.00
Thomas Arnold Elementary School	\$ 957,400.00
Salado Middle School	\$ 50,500.00
Salado High School	\$ 330,800.00

TOTAL ESTIMATED FOODSERVICE SCOPE OF WORK BUDGET: \$ 1,350,700.00
(Includes estimated one-year projected cost of inflation)

This concludes our assessment and evaluation of the Salado Independent School District kitchen facilities. I would like to thank you for this opportunity to offer our services, and if you have any questions on the information listed above, please feel free to contact us.

Thank you,

James G. Cosper, F.C.S.I.



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