

Lamar CISD
FACILITY ASSESSMENT
 Jackson Elementary School



DATE: 2/22/2006
 REVIEW: 3/10/2006
 3/20/2006
 LCISD: 3/22/2006
 UPDATE: 4/25/2011

E9
DRAFT
PBK

GENERAL DESCRIPTION			
Dates of Construction	1947 / 1957 / 1960 / 1997 / 2003 / 2006	Address:	301 Third Street Rosenberg, TX 77471
Building Area- GSF	65,860	Principal:	Helen Morgan
		Phone:	832.223.1800
		Fax:	832.223.1801
Grades Served	PK-5	Email:	hmorgan@lcisd.org
Enrollment	393 (Capacity of 520)	Team 2:	
Staff	Faculty plus 2 Administrators, 1 Counselor, 1 Librarian, 3 Reading Part-Time Tutors, 6 Food Service, 3 Custodians, 1 Diagnostician, 1 Parent Liaison, 10 Paraprofessionals and 1 School Secretary	Please Note:	All costs shown are estimates. Costs will need to be updated closer to the final bond package.

ITEM	CODE	DESCRIPTION	ESTIMATED COSTS, PRIORITIES				Remarks
			Cost	Need	Want	Approved	

OPERATIONAL, SYSTEMS, CODE DEFICIENCIES			ESTIMATED COSTS, PRIORITIES				Remarks
ITEM	CODE	DESCRIPTION	Cost	Need	Want	Approved	Remarks
10) Electrical	MQ	Condition: Upgrade electrical service and/or panels for future. Recommendation: Estimated Cost:		X			
11) Plumbing	MQ	Condition: Replace all domestic galvanized water piping with copper piping. Recommendation: Estimated Cost:		X			
		Condition: Boiler No. 01 (1996 - 2750MBH) has reached end of life cycle and not per current codes, standards and efficiencies. Recommendation: Replace boiler, valves and associated piping. Estimated Cost:		X			
TOTAL OPERATIONAL, SYSTEMS, CODE DEFICIENCIES			\$585,000			\$0	

INSTRUCTIONAL SPACE DEFICIENCIES (RENOVATIONS)			ESTIMATED COSTS, PRIORITIES				Remarks
ITEM	CODE	DESCRIPTION	Cost	Need	Want	Approved	Remarks
14) Corridors; Entries	PQ	Condition: Floor tile has yellowed and black stuff seeps from the seams of the tiles. Waxing, stripping the floors and mopping have not proven effective in getting the tiles cleaned. If the floors could be cleaned it would improve the look of our building. My concern is for what may be underneath the tiles that is causing them to stain and the black substance that seeps towards the surface. Recommendation: The hallway flooring is Fritz (a terrazzo tile). The mastic behind the tile appears in some locations to be coming up from the seams. Over time the floor tile has become worn and appears to be discoloring, appropriate to the life cycle of this product. Typical life span of this product is 40 years. Estimated Cost: 9,340 sf		X			
16) Restrooms	PQ	Condition: The restrooms located next to Room 132 emit a strong urine smell even after cleaning. If you walk toward this group of rooms (132-135) the smell is present. I believe it is sewer drain related because the smell is not present daily. This needs to be looked at to see if it can be fixed. Recommendation: The boys restroom have trough urinals, emitting a very strong odor. In addition trap primers and trap guards to be installed to reduce odor. Remove trough urinals and provide new. Estimated Cost:		X			
17) Restrooms	PQ	Condition: There are two noticeable cracks on the wall over and around the restroom door of the restrooms located between Rooms 121 and 122. If they proved to be foundational, this could eliminate further damage to the existing structure. Recommendation: There are several noticeable cracks throughout the main corridor above door locations. In these locations there is no control joint above the door. However, it does appear from dragging door and noticeable elevation variances that the building foundation to be reviewed. This should be reviewed by structural engineer. After structural recommendations (if needed) install control joints above the doors as well as adjust the door swing. Estimated Cost:		X			
20) Room 123: Classroom	PQ	Condition: Room 123 has a notable crack over the doorway. Again, this looks like shifting or foundation problems because we have them in other areas as has been mentioned in this assessment.		X			

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		Phone: 832.223.1800
		Fax: 832.223.1801
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Enrollment	393 (Capacity of 520)	Team 2:
Staff	Faculty plus 2 Administrators, 1 Counselor, 1 Librarian, 3 Reading Part-Time Tutors, 6 Food Service, 3 Custodians, 1 Diagnostician, 1 Parent Liaison, 10 Paraprofessionals and 1 School Secretary	Please Note: All costs shown are estimates. Costs will need to be updated closer to the final bond package.

ITEM	CODE	DESCRIPTION	ESTIMATED COSTS, PRIORITIES				Remarks
			Cost	Need	Want	Approved	
		Recommendation: There are several noticeable cracks throughout the main corridor above door locations. In these locations there is no control joint above the door. However, it does appear from dragging door and noticeable elevation variances that the building foundation to be reviewed. This should be reviewed by structural engineer. After structural recommendations (if needed) install control joints above the doors as well as adjust the door swing.					
21) Science Labs	PQ	Condition: We need more electrical outlets. Currently we do not have enough outlets to plug our microscopes into. Our lab has tables and we almost need the outlets to be embedded on the floor in order to provide the facility of a science lab.		X			
		Recommendation: The science room is a converted classroom. Additional electrical outlets are need for the special equipment in this room.					
27) Gymnasium	PQ	Condition: We dismiss from the back doors of the gymnasium that lead to the bus port. Adding an awning to the small section between the gym doors and the existing walkway awning would help especially on rainy days. We can't re-route 3 entire grade levels through the hallway outside classrooms 116-119 because the hallway is not large enough.		X			
		Recommendation: Extend existing canopy to the doors used for dismissal.					
29) Kitchen Restroom	FRD02	Condition: Restroom at Kitchen does not meet ADA.		X			
		Recommendation: An addition to the kitchen would be necessary to make the existing restroom ADA complaint. Expansion to include renovation to existing wash room, janitor's room and an office area.					
		Estimated Cost:					
33) Kitchen	FRD02	Condition: Install new stainless steel pass-thru at dishwasher area of kitchen.		X			
		Recommendation: Install new stainless steel pass-thru at dishwasher area of kitchen.					
		Estimated Cost:					
34) Kitchen	FRD02	Condition: Remove floor cleanout near dishwasher in kitchen.		X			
		Recommendation: Relocate floor cleanout near dishwasher in kitchen.					
		Estimated Cost:					
35) Kitchen	FRD02	Condition: Replace exhaust hood over dishwasher in kitchen.		X			
		Recommendation: Replace exhaust hood over dishwasher in kitchen.					
		Estimated Cost:					
TOTAL INSTRUCTIONAL SPACE DEFICIENCIES			\$615,000			\$0	

SUB-TOTALS		Cost	Need	Want	Approved	Remarks
Total Operations & Renovations		\$1,200,000			\$0	
Total Addition		\$0			\$0	
Project Soft Cost		\$240,000			\$0	
TOTAL: JACKSON ELEMENTARY SCHOOL		\$1,440,000			\$0	