

Facility Assessment

Sonora ISD



Agenda



- 1** Welcome & Introductions
- 2** Committee Orientation
- 3** Facility Assessment Review
- 4** Campus Tour
- 5** Next Steps

Great Things Are Happening



- The Secondary Campus is a National Blue Ribbon School
- Strong UIL participation in grades 2-12, Skills USA, FFA, NHS, PALS
- The CNA program has restarted. Last year certified 9/10 students
- Our High School has a 100% graduation rate
- Safety and Security is prioritized
- Strong performance in all athletic areas

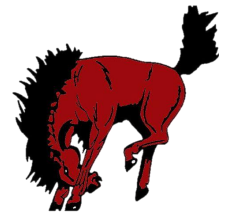
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Introductions

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Committee Orientation

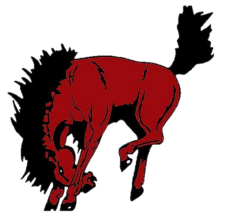
Why Are We Here?



Facilities

Establish a long-term plan with a goal to get as much useful life as possible from Sonora ISD facilities.

Committee



Committee Goal

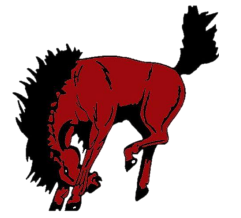
The goal of the Committee is to involve a broad cross-section of the Sonora Independent School District in evaluating current and long-term facility needs.

Committee Membership

Obtaining different perspectives from the entire community is very important to the process.

Selected through nominations to achieve a diverse cross-section of the SISD community.

Purpose and Charge

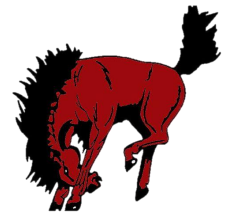


- The committee will serve in an advisory role to assist the district staff and Board of Trustees to assess district needs.
- Consider the educational needs of all students and align with the district's mission, vision and goals.
- Represent the entire community, its values and perceptions in the facility planning process.
- Assess and prioritize the district's current and long-term facility needs, including, but not limited to:
 - Building age, safety and condition
 - District growth and capacity
 - Evolving educational delivery and programs
- Bring forward **recommendations** to the Board of Trustees as to how to proceed with a long-range plan.

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Facility Assessment

Facility Assessment

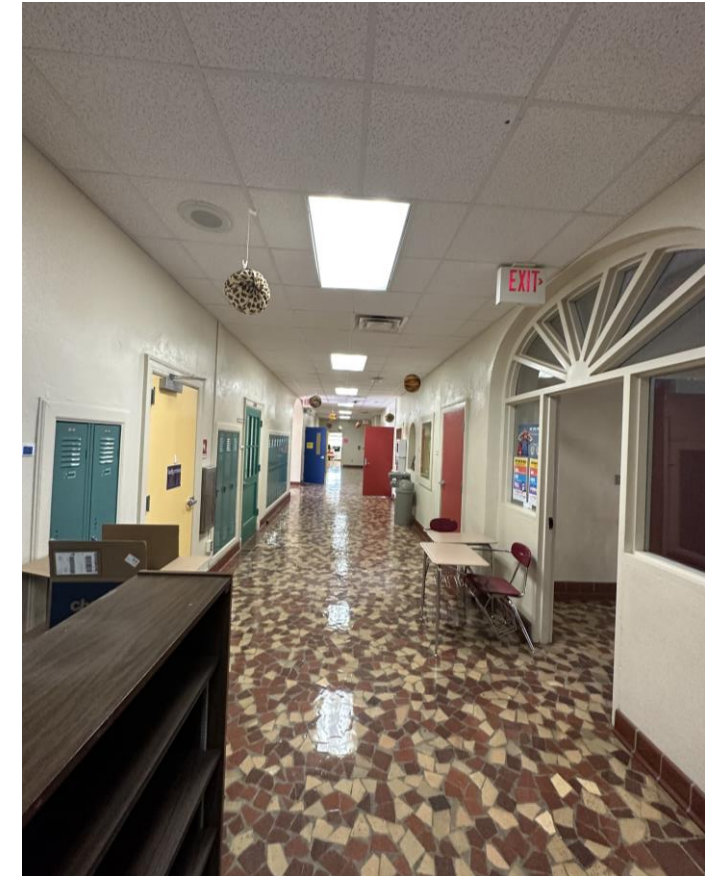
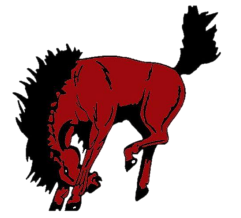


DIFFERENT FROM THE GROUND UP

Facilities Evaluated

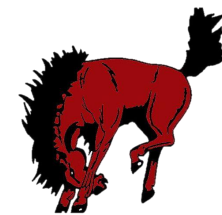
- Elementary School (Primary School and Rock Building)
- Intermediate School
- High School
- Athletics

Well Maintained



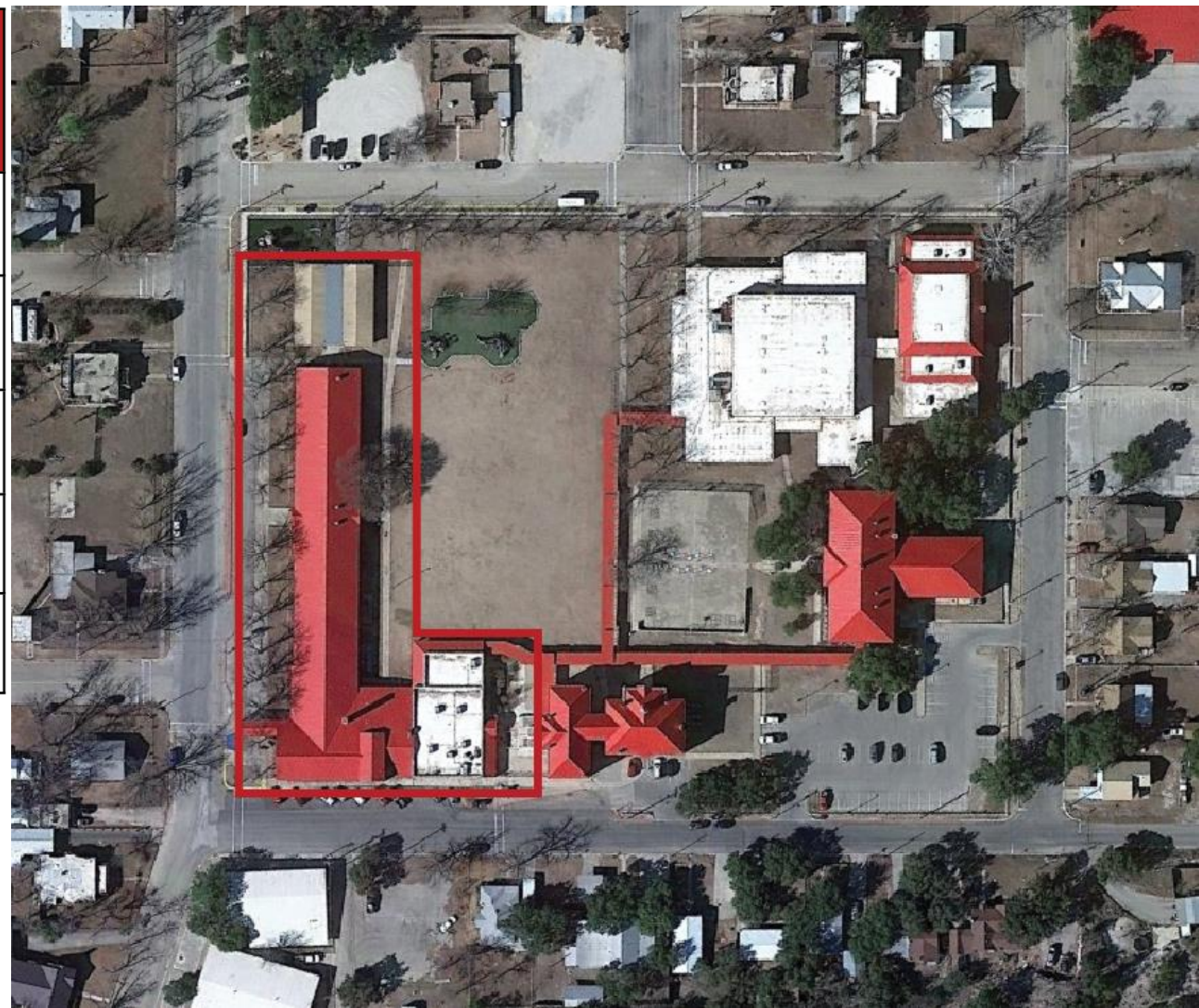
DIFFERENT FROM THE GROUND UP

Primary School

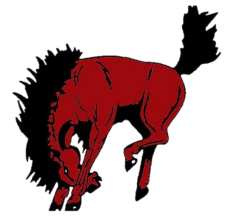


Primary School
907 S. Concho Avenue
Sonora, TX 76950

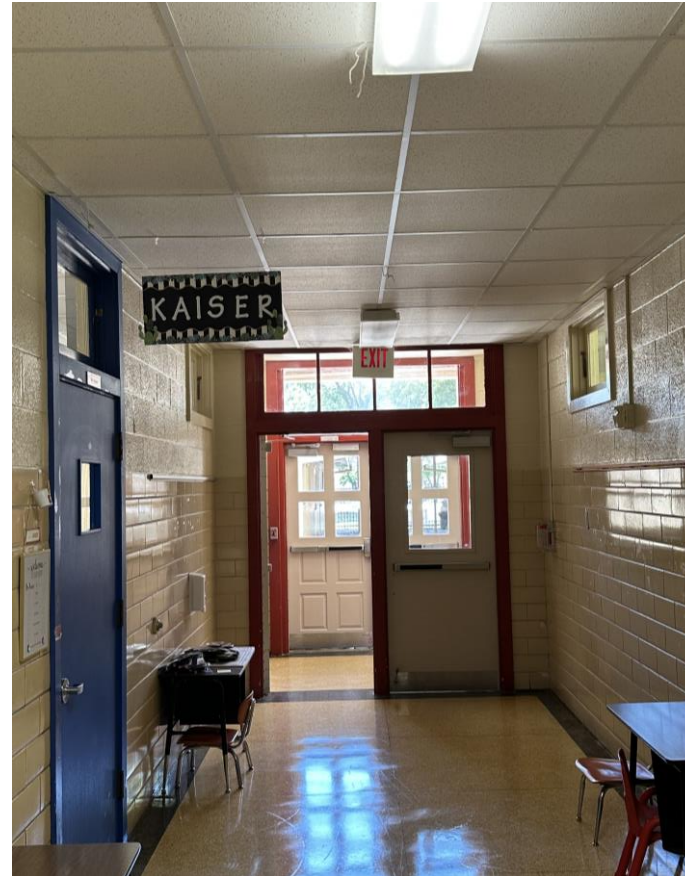
Year Built	1949 2003-2005 renovations
Approx. Total Square Footage	29,901
Grades Served	K - 2
Current Enrollment	146
Building Levels	1



Needs Secure Foyer



DIFFERENT FROM THE GROUND UP



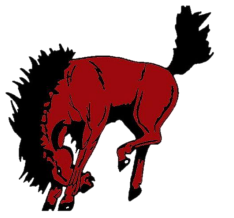
Evidence of Structural Movement



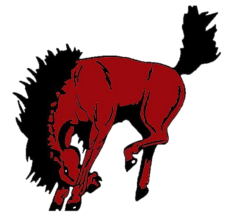
DIFFERENT FROM THE GROUND UP



TAS/ADA

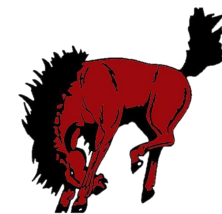


Recommendations



- Upgrade restrooms including all door hardware to meet current TAS/ADA requirements.
- Address fire risk issues in all electrical closets, classrooms, and corridors.
- Replace aging HVAC units to improve energy efficiency rating and avoid failure.*
- Add a protective awning near the drop-off area.
- Renovate and upgrade kitchen equipment and interior spaces.
- Update furniture
- Add backup generator
- Add keycard access to interior doors

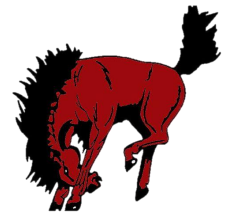
Recommendations



Elementary Building HVAC System Summary:

Building is served by twenty-three DX split-system heat pumps with auxiliary electric heat, along with seven DX packaged systems with natural-gas heat. Twenty-seven of these systems are aged 15 years or more and should be replaced. Three of these systems (HP-3; AC-2 (Portable); and HP-18) have had the outdoor units replaced in the last 15 years, but only HP-18 has been converted to R-410a. HP-3 and AC-2 should be replaced to eliminate the need for R-22 in future maintenance.

Rock Building

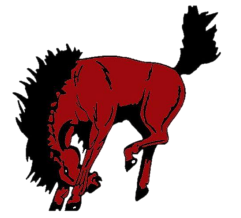


Rock Building
907 S. Concho Avenue
Sonora, TX 76950

Year Built	1904 2003-2005 renovation
Approx. Total Square Footage	21,948
Grades Served	Pre-K and 3
Current Enrollment	81
Building Levels	3

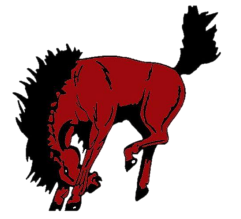


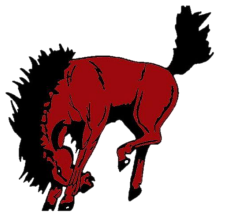
Structural Risk



DIFFERENT FROM THE GROUND UP

Fire Risk

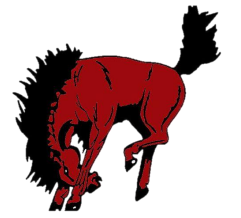




Recommendations

- Upgrade restrooms including all door hardware to meet current TAS/ADA requirements.
- Address fire risk issues in all electrical closets, classrooms, and corridors.
- Replace aging HVAC units to improve energy efficiency rating and avoid failure.*
- Upgrade finishes in each classroom for walls and floor surfaces.
- Add a protective awning near the drop-off area.
- Update furniture
- Add a backup generator
- Add keycard access to interior doors

Recommendations



Rock Building HVAC System Summary:

The Rock Schoolhouse Building is served by sixteen DX split-system heat pumps with auxiliary electric heat. All these systems are over 15 years old and use R-22 refrigerant. All systems should be replaced to eliminate the need for R-22 in future maintenance.

Intermediate School



Intermediate School
907 S. Concho Avenue
Sonora, TX 76950

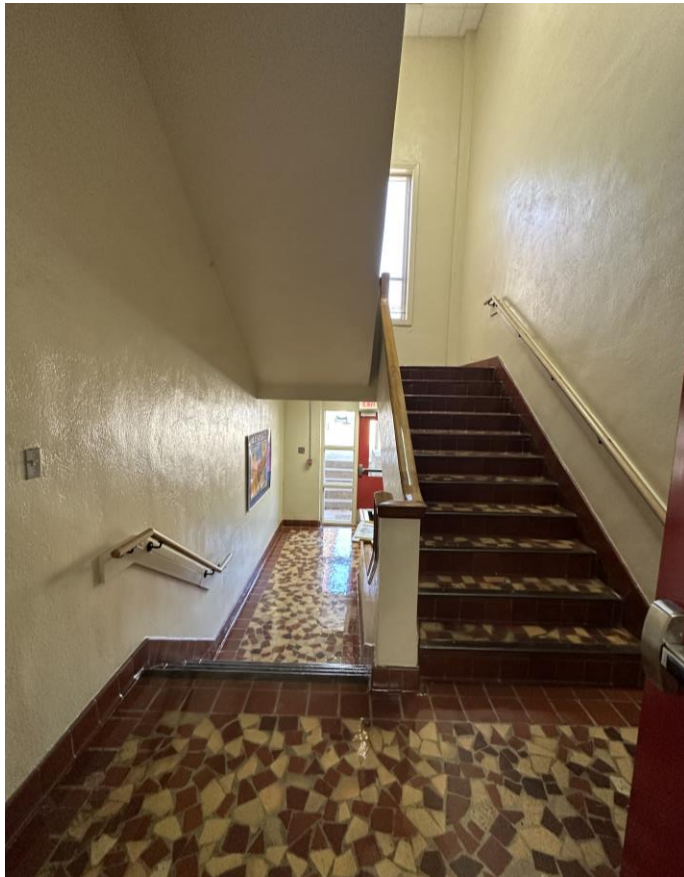
Year Built	1930 2003-2005 renovated
Approx. Total Square Footage	60,610
Grades Served	4-6
Current Enrollment	139
Building Levels	2



Intermediate School



DIFFERENT FROM THE GROUND UP



Does not meet TAS/ADA requirements



Needs a secure foyer



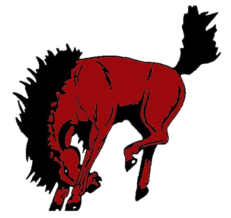
Inadequate lighting

Recommendations



- Upgrade restrooms including all door hardware to meet current TAS/ADA requirements.
- Address fire risk issues in all electrical closets, classrooms, and corridors.
- Replace aging HVAC units to improve energy efficiency rating and avoid failure.*
- Upgrade finishes in each classroom for walls and floor surfaces.
- Inadequate electrical
- Backup power (computer closets)
- Update sound and lighting at Auditorium
- Add keycard access to interior doors

Recommendations



Intermediate Building HVAC System Summary:

Building is served by a combination of DX rooftop units and split-systems. There are twenty-four DX split-systems with a mix of auxiliary electric heat and natural gas, along with twelve DX packaged systems with natural-gas heat. Thirty of these systems are aged 15 years or more and should be replaced. Eight of these systems (AC-1; HP-7; Coach's Office Mini-Split; RTU-1G; RTU-2G; Unit-5a/b; and Unit-6a/b) have been replaced in the last 15 years, but only four have been converted to R-410a. Unit-5a/b and Unit-6a/b should be replaced to eliminate the need for R-22 in future maintenance.

High School



High School
1717 Tayloe
Sonora, TX 76950

Year Built 1987

Approx. Total Square Footage 113,059

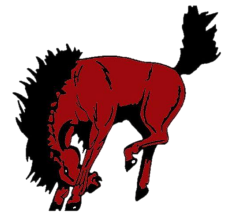
Grades Served 7-12

Current Enrollment 290

Building Levels 2



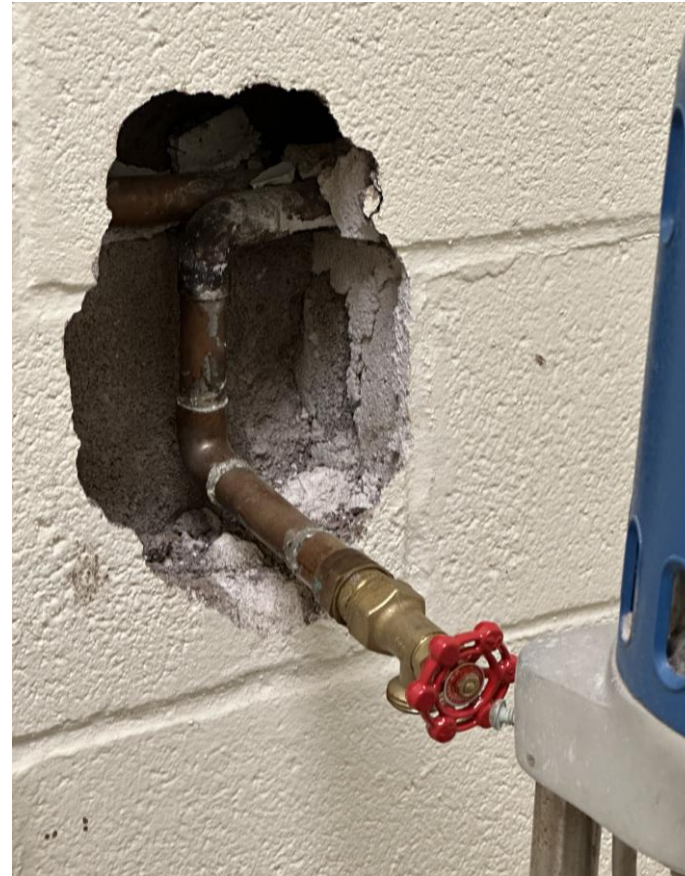
TAS/ADA



DIFFERENT FROM THE GROUND UP



Inadequate Plumbing



DIFFERENT FROM THE GROUND UP

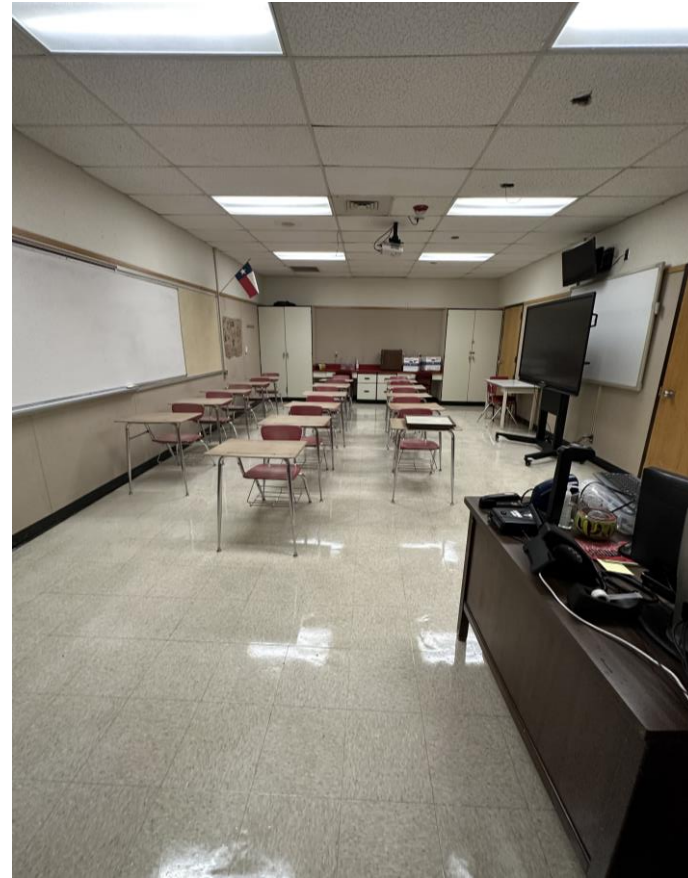
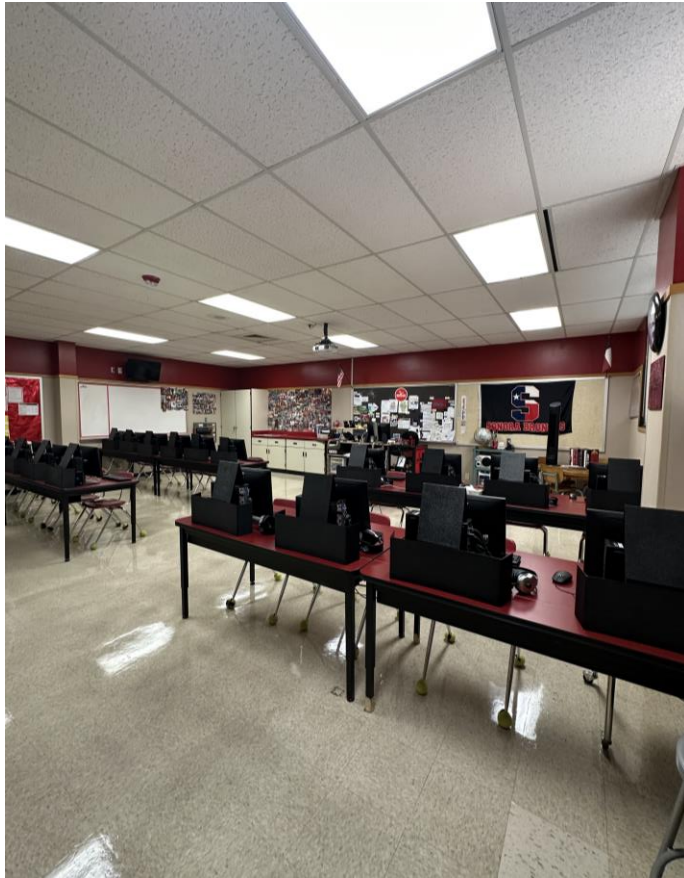
Evidence of Moisture Damage



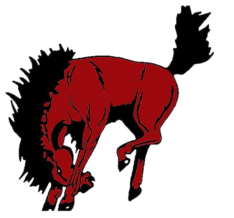
DIFFERENT FROM THE GROUND UP



Undersized Classrooms



DIFFERENT FROM THE GROUND UP



Recommendations

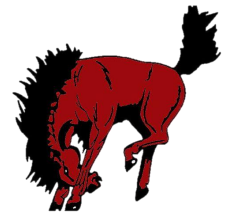
- Repave all asphalt parking lots and repaint all pavement markings
- Install crosswalks to improve safety
- Replace carpet in all areas
- Repaint all interior classrooms and corridors
- Replace hardware and restroom partitions
- Upgrade restrooms to meet current TAS/ADA requirements
- Upgrade lighting in the auditorium
- Increase parking lot capacity

Recommendations



- Define visitor parking spaces
- Replace aging HVAC units to improve energy efficiency rating and avoid failure.*
- Add outdoor PE area for 7th & 8th grades
- Add moisture barrier / correct moisture barrier at HS commons
- Add keycard access to interior doors
- Convert HS locker areas to commons
- Inadequate electrical
- Backup power (computer closets)

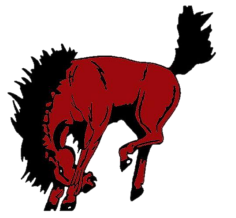
Recommendations



Secondary Campus HVAC System Summary:

A central Chiller/Boiler Plant provides and circulates chilled and heating water through hydronic coils in semi-custom air handlers installed in mechanical rooms and mezzanines throughout the building. The boilers and boiler pumps have recently been replaced (Feb. 2019) and are in good working condition. The two 80 ton air-cooled chillers have both been replaced since the original installation, one in 2003 and the other in 2010. The 2003 replacement has reached the end of its expected life along with the chilled water pumps and should be replaced. The air handling units (AHUs) are low pressure, single zone McQuay AHUs manufactured in January of 1986. They have reached the end of their expected life and need to be replaced. Additionally, the piping/valve packages on the branch piping to each AHU show signs of failure and should be replaced. A full air and water side TAB should be performed before principal design begins for a whole building project like this to establish baseline operational parameters for the post construction TAB. A commercial style 7.5 ton Trane split-system is also installed in the chiller yard. It was manufactured in July of 2002 and has reached the end of its expected life.

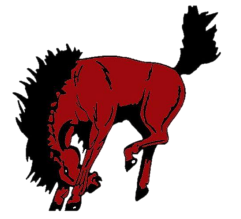
Athletics



- The lighting in the gymnasium needs to be upgraded. Continue to maintain the athletic fields to be in premium condition.



Athletics



DIFFERENT FROM THE GROUND UP



Inadequate lighting



Needs pavement marking for fire lane

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Campus Tour

Table Talk

Overall:

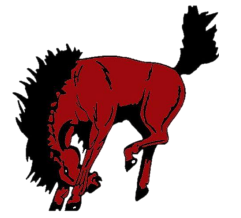
- Your Takeaways
- Your Questions



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Next Steps

Next Steps



- Committee Meeting #2 – Elementary School
 - December 12th
 - Tour Elementary Campus
 - School Finance Presentation
- Committee Meeting #3 – Location TBD
 - If Needed
- Board Meeting
 - January to Make Recommendation
- Board Meeting
 - February for Board to Take Action

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Thank You!