

Port Neches-Groves ISD



Facility Assessment



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February 21, 2014

Dr. Rodney Cavness, Superintendent
Port Neches-Groves ISD
620 Avenue C
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RE: Facility Assessment

Dr. Cavness,

We would like to thank the staff of Port Neches-Groves ISD for extending their valuable time and input as Gallagher Construction Services assessed the facilities of the District. We are pleased to submit the following facilities assessment of the District campuses. The assessment includes the following:

- Elementary Campuses
 - Taft Elementary School
 - Groves Elementary School
 - Van Buren Elementary School
 - Ridgewood Elementary School
 - Port Neches Elementary School
 - Woodcrest Elementary School
- Secondary Campuses
 - Groves Middle School
 - Port Neches Middle School
 - Port Neches-Groves High School
- Support Facilities
 - Alternative Education Center
 - West Groves Education Center
 - Port Neches-Groves ISD Administration
 - Maintenance/Transportation Building
 - Armory Building

It should be noted that no destructive investigation was done during this assessment. All observations and statements herein are based on visual observation without damage to the existing conditions.

The following is a building-by-building statement of conditions (assessment). There has been no attempt at this time to establish any form of priority based on recommended corrections and needs outlined. Priorities should be evaluated and established by the Port Neches-Groves ISD Board of Trustees.

Elementary Campuses

Taft Elementary School:

Taft Elementary School currently serves grades Pre-K through 3rd. The functional capacity of the campus is 493 students. Current enrollment is approximately 484 students. The facility is 65,000 square feet, which is 130 square foot per student. This is below the recommended size for elementary facilities. District staff has recently converted the Bookroom into a Learning Center and partitioned Room 114 to provide additional instructional space.

The original building was constructed in 1965. HVAC systems were replaced in 1997. Cooling tower was replaced in 2003. Main switchgear was replaced in 1997. Roofing was replaced in 2009. Technology upgrades were performed in 2009. Minor renovations to the building were completed in 2009 including plumbing repairs in the North wing Classrooms and Kitchen Area, replacement of exterior double entrance doors and ADA upgrades. Chillers and boilers were replaced in September 2011. District Staff has recently added security measures at this campus, including installation of security screens on some of the exterior windows.

The administrative offices for this school are located in the front of the building, but not accessed through the main entry, making campus security difficult. The library and music room are located toward the rear of the building adjacent to the Gymnasium. This campus has two interior courtyards.

The main building is a one-story conventional steel/concrete construction with terrazzo floors, brick/plastic laminate panel/glass interior walls and 2 x 2 lay-in acoustical ceilings. The Library and Music Room are in a stand alone pre-engineered metal building with brick veneer. The Gymnasium is a pre-engineered metal building with plywood lining the interior walls and plastic tile flooring. Both the Library/Music Building and Gymnasium Building are connected to the main building by a common corridor that appears to have been added after the three buildings were originally constructed. The HVAC system at this campus is a 2-pipe chilled water system. Overall, the interior of the Taft Elementary School is in average condition from an aesthetic perspective for a facility of this age. Continuing good maintenance practices have kept the spaces in good condition. Some of the infrastructure (HVAC, electrical, plumbing) has been replaced over the life cycle of the building, however, some of the electrical equipment and mechanical equipment is reaching (or has passed) the end of its life expectancy.

The following are some specific issues of note for the Taft Elementary campus:

- Since the main office is not located near the main entrance of the building, there is currently not a way to effectively secure the campus. This situation should be addressed to ensure the security of the students and staff.
- The current library is 1,800 square feet and **DOES NOT** meet current TEA Facilities Standards requirements for size. A minimum size of 1,400 square feet, plus 4 square feet per student is required by TEA for a facility of this size. The functional capacity of this campus of 493 students would require 3,372 square feet of Library space to meet current TEA standards. (Refer to Photo TES1)
- The library currently has only one (1) entrance/exit. Life safety code requires a secondary exit for all rooms with an occupancy exceeding 49 persons. (Refer to Photo TES2)
- The kitchen and cafeteria are undersized for the enrollment at this campus. The kitchen currently has only one serving line, which limits the number of students that can be served during a lunch period. (Refer to Photo TES3)
- There are currently no restrooms in the Gymnasium.
- The current classrooms are of adequate size to meet current TEA Facilities Standards requirements for size.
- The amount of glass in the corridors makes security within the campus very difficult. Most teachers have covered the glass to protect visual security, but the existence of the glass remains a physical security issue. (Refer to Photos TES4 and TES5)
- The two courtyards at this campus are mostly unused space and require additional staff resources to maintain. (Refer to Photo TES6)
- Due to the location of this campus, the Visual Aide Room and Gymnasium have finished floor elevations that are lower than the normal level of the nearby Sabine Lake. A floor drain and sump have been installed in the Visual Aide room to alleviate flooding during precipitation events. The moisture from this flooding could cause indoor air quality issues at this campus.

Conclusions:

Building security should be addressed; including access controlled exterior doors and a secure entrance at the administrative offices to control visitor access into the building.

Additional Library space should be provided to bring the campus up to current TEA standards

A secondary exit should be added to the Library.

The Kitchen and Cafeteria space should be expanded to adequately serve the student population.

Restroom facilities should be added at the Gymnasium.

The glass in the corridors should be adequately addressed to improve security.

Moisture and indoor air quality should be monitored.

HVAC and electrical systems should be completely assessed and upgraded/replaced.

Due to the age of this building, there are inherent educational, functional and energy inefficiencies, some of which are not easily addressable. This makes this campus a prime candidate for replacement.

Groves Elementary School:

Groves Elementary School currently serves grades 4th and 5th. The functional capacity of the campus is 500 students. Current enrollment is approximately 340 students. The facility is 75,000 square feet, which is 150 square foot per student. This is mid-range of the recommended size for elementary facilities. District staff has recently relocated the Teachers Lounge and converted the existing Teachers Lounge into additional instructional space.

The original building was constructed in 1948. The Cafeteria/Classroom Addition was completed in the late 1990's. Roofing was replaced in 2009. Technology upgrades were performed in 2009. Minor renovations to the building were completed in 2009 including plumbing repairs, sealing of the exterior of the building, replacement of six sets of entrance doors, painting interior of the Gymnasium and ADA upgrades.

The main building is a two-story conventional steel/concrete construction on a crawl space with terrazzo floors, glazed tile/plaster interior walls and 2 x 2 lay-in acoustical ceilings. The HVAC system at this campus is a 4-pipe chilled water system.

Overall, the interior of the Groves Elementary School is in average condition from an aesthetic perspective for a facility of this age. Continuing good maintenance practices have kept the spaces in good condition. Some of the infrastructure (HVAC, electrical, plumbing) has been replaced over the life cycle of the building, however, some of the electrical equipment and mechanical equipment is reaching (or has passed) the end of its life expectancy.

The following are some specific issues of note for the Groves Elementary campus:

- Due to the configuration of the building, there currently not a way to effectively secure the campus. This situation should be addressed to ensure the security of the students and staff.
- There is currently not an elevator in the building. Access to the second floor is by chair lifts at the stairs. (Refer to Photo GES1)
- The gang restrooms in the main building do not meet current ADA standards. (Refer to Photo GES2 and GES3)
- The door hardware in the main building does not meet current ADA standards. (Refer to Photo GES4)
- Entrances to the classrooms in the main building do not meet current ADA standards.
- The classrooms in the original main building are 560 square feet and DO NOT meet current TEA Facilities Standards requirements for size. A minimum size of 700 square feet is required by TEA for 4th and 5th grade Pre-K classrooms to meet standards.
- The classrooms in the additions are of adequate size to meet current TEA Facilities Standards requirements for size.

Conclusions:

Building security should be addressed; including access controlled exterior doors and a security vestibule at the main entrance.

It is recommended the campus be brought up to current accessibility code standards.

The size of the classrooms in the original building should be addressed to bring them up to current TEA standards.

HVAC and electrical systems should be completely assessed and upgraded/replaced.

The age of this facility contributes to several educational, functional and energy inefficiencies. Due to the sentimental/historical value of the original building, it does not appear feasible to replace this facility. Therefore, this campus is a good candidate for repurposing.

Van Buren Elementary School:

Van Buren Elementary School currently serves grades K through 3rd. The functional capacity of the campus is 405 students. Current enrollment is approximately 342 students. The facility is 57,900 square feet with a 3,100 square foot detached Gymnasium building, which is 150 square foot per student. This is mid-range of the recommended size for elementary facilities.

The original building was constructed in 1958. Roofing was replaced in 2009. Technology upgrades were performed in 2009. Minor renovations to the building were completed in 2009 including canopy repairs, plumbing repairs, main sewer line replacement, replacement of five sets of entrance doors, and ADA upgrades.

The main building is a one-story conventional steel/concrete construction with terrazzo and VCT floors, brick, drywall and plastic laminate walls and 2 x 2 lay-in acoustical ceilings. The HVAC system for the main building is a 4-pipe chilled water system. The Gymnasium is a pre-engineered metal building with plywood walls and plastic tile flooring.

Overall, the interior of the Van Buren Elementary School is in average condition from an aesthetic perspective for a facility of this age. Continuing good maintenance practices have kept the spaces in good condition. Some of the infrastructure (HVAC, electrical, plumbing) has been replaced over the life cycle of the building, however, some of the electrical equipment and mechanical equipment is reaching (or has passed) the end of its life expectancy.

The following are some specific issues of note for the Van Buren Elementary campus:

- Due to the configuration of the building, there currently not a way to effectively secure the campus. There is no secure vestibule at the building entrance to monitor visitor traffic into the building. Students also are required to exit the building to access the portable classrooms as well as the Gymnasium. This situation should be addressed to ensure the security of the students and staff.
- The detached Gymnasium is closer to Groves Middle School than Van Buren Elementary School. The size of the Gymnasium is not adequate for the student population at this campus. There are not adequate restroom facilities in the Gymnasium. (Refer to Photo VBES1)
- There appear to be some potential foundation issues at this campus as evidenced by cracks in the terrazzo floors. (Refer to Photos VBES2, VBES3 and VBES4)
- The drinking fountains at this campus do not meet current ADA standards. (Refer to Photos VBES5 and VBES6)
- The current library is 2,200 square feet and **DOES NOT** meet current TEA Facilities Standards requirements for size. A minimum size of 1,400 square feet, plus 4 square feet per student is required by TEA for a facility of this size. The functional capacity of this campus of 405 students would require 3,020 square feet of Library space to meet current TEA standards. (Refer to Photo VBES7)
- The library currently has only one (1) entrance/exit. Life safety code requires a secondary exit for all rooms with an occupancy exceeding 49 persons.
- The current classrooms are of adequate size to meet current TEA Facilities Standards requirements for size.
- There are classrooms in portable buildings at this campus.
- The kitchen is undersized for the capacity at this campus, which limits the number of students that can be served during a lunch period. (Refer to Photo VBES8)
- The original single-pane steel windows are still in place at this campus. These windows create both energy and security inefficiencies. (Refer to Photo VBES9)
- Exterior hollow metal frames are in need of repair and painting. (Refer to Photo VBES10)
- The bus drive and kitchen/service drive are located in the same area for this campus. This creates both traffic and safety issues.

Conclusions:

Building security should be addressed; including access controlled exterior doors and a secure entrance at the administrative offices to control visitor access into the building.

It is recommended the campus be brought up to current accessibility code standards.

Exterior windows should be replaced with energy efficient and secure windows.

Additional Library space should be provided to bring the campus up to current TEA standards

A secondary exit should be added to the Library.

A new Gymnasium of adequate size attached to the main building should be considered.

Additional classroom space should be added to eliminate the use of portable buildings.

HVAC and electrical systems should be completely assessed and upgraded/replaced.

A more in-depth study should be performed by a qualified structural engineer to determine the extent of potential foundation issues.

Due to the age of this facility, there are inherent educational, functional and energy inefficiencies, some of which are not easily addressable. This makes this campus a prime candidate for replacement.

Ridgewood Elementary School:

Ridgewood Elementary School currently serves grades K through 3rd. The functional capacity of the campus is 440 students. Current enrollment is approximately 424 students. The facility is 61,400 square feet, which is 140 square foot per student. This is at the low end of the recommended size for elementary facilities.

The original building was constructed in 1958. Roofing was replaced in 2009. Technology upgrades were performed in 2009. Minor renovations to the building were completed in 2009 including fascia repairs, plumbing repairs, main and branch sewer line replacement, repair of entrance doors, flooring replacement and ADA upgrades.

The main building is a one-story conventional steel/concrete construction with terrazzo and VCT floors, brick, drywall and plastic laminate panel walls and 2 x 2 lay-in acoustical ceilings. The HVAC system is a 4-pipe chilled water system. The Gymnasium is a pre-engineered metal building with plywood walls and plastic tile flooring.

Overall, the interior of the Ridgewood Elementary School is in average condition from an aesthetic perspective for a facility of this age. Continuing good maintenance practices have kept the spaces in good condition. Some of the infrastructure (HVAC, electrical, plumbing) has been replaced over the life cycle of the building, however, some of the electrical equipment and mechanical equipment is reaching (or has passed) the end of its life expectancy.

The following are some specific issues of note for the Ridgewood Elementary campus:

- Due to the configuration of the building, there currently not a way to effectively secure the campus. There is no secure vestibule at the building entrance to monitor visitor traffic into the building. There is also a large wall of windows at the main entrance that create a security risk. This situation should be addressed to ensure the security of the students and staff.
- The size of the Gymnasium is not adequate for the student population at this campus. There are not adequate restroom facilities in the Gymnasium. There is no ADA access to the Gymnasium. (Refer to Photo RES1)
- The current library is 2,000 square feet and DOES NOT meet current TEA Facilities Standards requirements for size. A minimum size of 1,400 square feet, plus 4 square feet per student is required by TEA for a facility of this size. The functional capacity of this campus of 440 students would require 3,160 square feet of Library space to meet current TEA standards.
- The library currently has only one (1) entrance/exit. Life safety code requires a secondary exit for all rooms with an occupancy exceeding 49 persons.
- The current classrooms are of adequate size to meet current TEA Facilities Standards requirements for size.
- There are classrooms in portable buildings at this campus.
- Entrances to the classrooms do not meet current ADA standards. (Refer to Photo RES2)
- The original single-pane steel windows are still in place at this campus. These windows create both energy and security inefficiencies. (Refer to Photo RES3)
- There is currently no outside air being provided by the HVAC system.

Conclusions:

Building security should be addressed; including access controlled exterior doors and a secure entrance at the administrative offices to control visitor access into the building.

It is recommended the campus be brought up to current accessibility code standards.

Exterior windows should be replaced with energy efficient and secure windows.

Additional Library space should be provided to bring the campus up to current TEA standards

A secondary exit should be added to the Library.

A new Gymnasium of adequate size should be considered.

Additional classroom space should be added to eliminate the use of portable buildings.

HVAC and electrical systems should be completely assessed and upgraded/replaced.

Outside air should be provided through the HVAC system to meet current codes.

Due to the age of this facility, there are inherent educational, functional and energy inefficiencies, some of which are not easily addressable. This makes this campus a prime candidate for replacement.

Port Neches Elementary School:

Port Neches Elementary School currently serves grades 4th and 5th. The functional capacity of the campus is 460 students. Current enrollment is approximately 351 students. The facility is 59,000 square feet, which is 128 square foot per student. This is below the recommended size for elementary facilities.

The original building was constructed in 1955. Roofing was replaced in 2009. Technology upgrades were performed in 2009. Minor renovations to the building were completed in 2009 including plumbing repairs and ADA upgrades.

The main building is a one-story conventional steel/concrete construction with VCT floors, clay tile brick and CMU walls and 2 x 2 lay-in acoustical ceilings. The HVAC system is a 4-pipe chilled water system. The Gymnasium is a pre-engineered metal building with plywood walls and plastic tile flooring.

Overall, the interior of the Port Neches Elementary School is in average condition from an aesthetic perspective for a facility of this age. Continuing good maintenance practices have kept the spaces in good condition. Some of the infrastructure (HVAC, electrical, plumbing) has been replaced over the life cycle of the building, however, some of the electrical equipment and mechanical equipment is reaching (or has passed) the end of its life expectancy.

The following are some specific issues of note for the Port Neches Elementary campus:

- Due to the configuration of the building, there currently not a way to effectively secure the campus. There is no secure vestibule at the building entrance to monitor visitor traffic into the building. This situation should be addressed to ensure the security of the students and staff.
- The kitchen at this campus is undersized to serve the student population. The walk-in cooler and freezer have been retrofitted into the cafeteria space. (Refer to Photos PNES1 and PNES2)
- The current library is 2,200 square feet and DOES NOT meet current TEA Facilities Standards requirements for size. A minimum size of 1,400 square feet, plus 4 square feet per student is required by TEA for a facility of this size. The functional capacity of this campus of 460 students would require 3,240 square feet of Library space to meet current TEA standards.
- The library currently has only one (1) entrance/exit. Life safety code requires a secondary exit for all rooms with an occupancy exceeding 49 persons. (Refer to Photo PNES3)
- The current classrooms are of adequate size to meet current TEA Facilities Standards requirements for size.
- There are classrooms in portable buildings at this campus.
- The drinking fountains at this campus do not meet current ADA standards. (Refer to Photo PNES4)
- There is inadequate parking and drives at this campus. Parent pick-up/drop-off and Bus pick-up/drop-off are in the same area. This creates traffic issues and safety concerns.

Conclusions:

Building security should be addressed; including access controlled exterior doors and a secure entrance at the administrative offices to control visitor access into the building.

It is recommended the campus be brought up to current accessibility code standards.

Additional Library space should be provided to bring the campus up to current TEA standards

A secondary exit should be added to the Library.

Additional classroom space should be added to eliminate the use of portable buildings.

HVAC and electrical systems should be completely assessed and upgraded/replaced.

Due to the age of this facility, there are inherent educational, functional and energy inefficiencies, some of which are not easily addressable. This makes this campus a prime candidate for replacement.

Woodcrest Elementary School:

Woodcrest Elementary School currently serves grades Pre-K through 3rd. The functional capacity of the campus is 352 students. Current enrollment is approximately 365 students. The facility is 50,000 square feet, which is 142 square foot per student. This is at the low end of the recommended size for elementary facilities.

The original building was constructed in 1950. Foundation on the East Wing was repaired in 2007. Roofing was replaced in 2009. Technology upgrades were performed in 2009. Minor renovations to the building were completed in 2009 including plumbing repairs and ADA upgrades.

The main building is a one-story conventional steel/concrete construction with VCT floors, clay tile brick and plaster walls and 2 x 2 lay-in acoustical ceilings. The HVAC system at this campus is a rooftop DX system with one RTU serving two classrooms. The Gymnasium is a pre-engineered metal building with plywood walls and plastic tile flooring.

Overall, the interior of the Woodcrest Elementary School is in average condition from an aesthetic perspective for a facility of this age. Continuing good maintenance practices have kept the spaces in good condition. Some of the infrastructure (HVAC, electrical, plumbing) has been replaced over the life cycle of the building, however, some of the electrical equipment and mechanical equipment is reaching (or has passed) the end of its life expectancy.

The following are some specific issues of note for the Woodcrest Elementary campus:

- Due to the configuration of the building, there currently not a way to effectively secure the campus. There is no secure vestibule at the building entrance to monitor visitor traffic into the building. This situation should be addressed to ensure the security of the students and staff.
- The kitchen at this campus is undersized to serve the student population. A standalone walk-in cooler and freezer has been placed outside of the kitchen. (Refer to Photo WES1)
- The current library is 1,200 square feet and DOES NOT meet current TEA Facilities Standards requirements for size. A minimum size of 1,400 square feet, plus 4 square feet per student is required by TEA for a facility of this size. The functional capacity of this campus of 352 students would require 2,808 square feet of Library space to meet current TEA standards.
- The library currently has only one (1) entrance/exit. Life safety code requires a secondary exit for all rooms with an occupancy exceeding 49 persons.
- There is inadequate storage and teacher workroom space at this campus. Corridors space is currently used as workspace for teachers. (Refer to Photo WES2 and WES3)
- The Kindergarten classrooms at this campus are of adequate size to meet current TEA Facilities Standards requirements for size.
- The 1st grade classrooms at this campus are 728 square feet and DO NOT meet current TEA Facilities Standards requirements for size. A minimum size of 800 square feet is required by TEA for 1st grade classrooms to meet standards.
- The 2nd grade classrooms at this campus are 676 square feet and DO NOT meet current TEA Facilities Standards requirements for size. A minimum size of 700 square feet is required by TEA for 2nd grade classrooms to meet standards.
- The 3rd grade classrooms at this campus are of adequate size to meet current TEA Facilities Standards requirements for size.
- Some of the original steel windows are existing. In other locations, where the original windows have been replaced, the replacement windows are single pane glass and non-insulated metal panels. (Refer to Photos WES4 and WES5)
- The entrances to the gang restrooms do not meet current ADA standards. (Refer to Photo WES6)
- There is currently no handicapped accessible parking at the front of the building.

Conclusions:

Building security should be addressed; including access controlled exterior doors and a secure entrance at the administrative offices to control visitor access into the building.

It is recommended the campus be brought up to current accessibility code standards, including accessible parking.

Additional Library space should be provided to bring the campus up to current TEA standards

A secondary exit should be added to the Library.

Classroom space should be added and/or modified to bring classrooms up to current TEA standards.

HVAC and electrical systems should be completely assessed and upgraded/replaced.

Due to the age of this facility, there are inherent educational, functional and energy inefficiencies, some of which are not easily addressable. This makes this campus a prime candidate for replacement.

Secondary Campuses

Groves Middle School

Groves Middle School currently serves grades 6th, 7th and 8th. The functional capacity of the campus is 740 students. Current enrollment is approximately 583 students. The facility is 144,000 square feet, which is 195 square foot per student. This is well above of the recommended size for middle school facilities.

This campus was constructed in 2009.

The building is a one-story conventional steel/concrete construction with drywall and masonry walls and 2 x 2 lay-in acoustical and gypsum board ceilings.

Conclusion:

Due to the age of this campus, there are not currently any facilities deficiencies.

Port Neches Middle School

Port Neches Middle School currently serves grades 6th, 7th and 8th. The functional capacity of the campus is 780 students. Current enrollment is approximately 556 students. The facility is 132,000 square feet, which is 170 square foot per student. This is on the in the high range of the recommended size for middle school facilities.

Port Neches Middle School was constructed in 2009.

The building is a one-story conventional steel/concrete construction with drywall and masonry walls and 2 x 2 lay-in acoustical and gypsum board ceilings.

Conclusions:

Due to the age of this campus, there are not currently any facilities deficiencies.

Parking at this campus is inadequate and should be addressed.

There is not currently adequate space at this campus for Life Skills. An addition or renovation of current space should be considered to address this issue.

Port Neches-Groves High School

Port Neches-Groves High School currently serves grades 9th through 12th. The functional capacity of the campus is 1,640 students. Current enrollment is approximately 1,394 students. The facility is 375,000 square feet, which is 228 square foot per student. This is well above the recommended size for high school facilities.

The original building was constructed in 1953 and has been added to several times. Most recently, additions and extensive renovations to the facility occurred in 2009.

The building is a two-story conventional steel/concrete construction with terrazzo and VCT floors, brick, clay tile, drywall and masonry walls and 2 x 2 lay-in acoustical and gypsum board ceilings. The HVAC system is a 4-pipe chilled water system.

Overall, the interior of the Port Neches-Groves High School is in above average condition from an aesthetic perspective for a facility of this age. Recent renovations and continuing good maintenance practices have kept the spaces in good condition. Some of the infrastructure (HVAC, electrical, plumbing) has been replaced over the life cycle of the building, however, some of the electrical equipment and mechanical equipment is reaching (or has passed) the end of its life expectancy.

The following are some specific issues of note for the Port Neches-Groves High School campus:

- There are several areas in the school that appear worn and need painting.
- The Auditorium sound system and house lighting are not functioning properly.
- Several seats in the Auditorium need repair.
- There are no acoustical panels in the Auditorium and the floors are bare concrete, therefore the acoustics are less than desirable.
- There is excessive noise from the HVAC system in the Auditorium.
- The control booth is open to the Auditorium and does not have handicapped access.

Conclusions:

Due to the recent additions and renovations at this campus, there are no major facility deficiencies at this time.

A renovation of the Auditorium should be considered.

Painting should be completed in several areas throughout the school.

Support Facilities

Alternative Education Center

The Alternative Education Center is the current location of the PN-GISD Credit Recovery and DAEP programs. The capacity of this building is 150 students. Current enrollment is approximately 5 students, but varies on a constant basis due to the function of the facility.

The building is an old grocery store that has been converted into educational space. It is one story conventional steel/concrete construction with VCT floors, drywall walls, and 2 x 2 lay-in acoustical ceilings. The HVAC system is DX split systems.

The interior of the Alternative Education Center is in average condition from an aesthetic perspective. Continuing good maintenance practices have kept the spaces in good condition.

The following are some specific issues of note for the Alternative Education Center campus:

- There are numerous roof leaks apparent throughout the building, as evidenced by stained ceiling tiles.
- Some of the roofing sheet metal is showing signs of rust.
- The electrical service to this facility is by two meters.
- The HVAC systems have reached the end of their life cycle and are in need of replacement.
- The handicapped accessibility ramp does not appear to meet current ADA standards.
- There appears to be a substantial amount of unused space at this facility.

Conclusions:

It is recommended the campus be brought up to current accessibility code standards, including exterior ramps.

Roofing and roof sheet metal should be replaced.

HVAC systems should be replaced.

Electrical service should be further assessed to determine the viability of combining the electrical services.

Due to the age and current use of this facility, it appears that the functions carried out in this building could be more efficient by relocating them to other facilities in the District. This would make this campus a candidate for repurposing or sale.

West Groves Education Center:

West Groves Education Center currently houses several District support functions such as Child Nutrition, Technology, Special Education and Diagnosticians. This campus also houses the Network Operations Center for the District. The District Board Meeting Room is also located at this campus.

The original building was constructed in 1955 as an Elementary School and was later converted to house District support functions. Roofing was replaced in 2009. Minor renovations to the building were completed in 2009 including door and window replacement, canopy repairs, plumbing repairs, main sewer line replacement and ADA upgrades.

The main building is a one-story conventional steel/concrete construction with VCT floors, clay tile brick and plaster walls and 2 x 2 lay-in acoustical ceilings. The HVAC system at this campus is a rooftop DX system. The detached Gymnasium is a pre-engineered metal building.

Overall, the interior of the West Groves Education Center is in average condition from an aesthetic perspective for a facility of this age. Continuing good maintenance practices have kept the spaces in good condition. Some of the infrastructure (HVAC, electrical, plumbing) has been replaced over the life cycle of the building, however, some of the electrical equipment and mechanical equipment is reaching (or has passed) the end of its life expectancy.

The following are some specific issues of note for the West Groves Education Center campus:

- Restrooms do not meet current ADA standards.
- Electrical systems at this campus are outdated and in need of upgrades.
- The HVAC systems for the Network Operations Center should be further evaluated to determine if additional cooling is needed due to the network equipment.
- There is currently unused space in the building.
- The detached Gymnasium is currently used for District storage.

Conclusions:

It is recommended the campus be brought up to current accessibility code standards.

Electrical systems should be further evaluated and upgraded.

HVAC systems should be further evaluated and upgraded.

It appears as though the current use of this facility is an efficient use of the District's resources. Currently unused space could be re-purposed to serve other functions for the District (i.e. DAEP).

Port Neches-Groves ISD Administration Building:

The Port Neches-Groves ISD Administration Building currently houses the District Administrative personnel and business office.

The building was constructed in 1959.

The building is a one-story conventional steel/concrete construction with terrazzo, carpet and VCT floors, brick and plastic laminate panel walls and 2 x 4 lay-in acoustical ceilings. The HVAC system at this campus is a DX split system. The roofing at this campus is a built-up system that is approximately 25 years old.

Overall, the interior of the Port Neches-Groves ISD Administration Building is in average condition from an aesthetic perspective for a facility of this age. Continuing good maintenance practices have kept the spaces in good condition. Most of the infrastructure (HVAC, electrical, plumbing) is in poor condition and is in need of replacement.

The following are some specific issues of note for the Port Neches-Groves ISD Administration Building:

- The accessible route to the building does not appear to meet current ADA standards.
- Restrooms do not meet current ADA standards.
- Entrances to restrooms do not meet current ADA standards.
- Door hardware does not meet current ADA standards.
- Carpeting in the offices is in need of replacement.
- Electrical systems are outdated and in need of upgrades.
- HVAC systems are in need of replacement.
- Roofing needs to be replaced.
- Several indicators in this building would suggest the presence of asbestos containing materials.

Conclusions:

It is recommended the campus be brought up to current accessibility code standards.

Replace carpet, including proper removal and disposal of any asbestos containing materials.

Electrical systems should be further evaluated and upgraded.

HVAC systems should be further evaluated and upgraded.

Due to the size of this building, it is at capacity with the District Administrative personnel. Other support functions of the District are housed at the West Groves Education Center. Combining all administrative and support personnel into one location would improve the efficiency of the personnel involved.

Maintenance/Transportation Building

The maintenance and transportation building currently houses some of the District's maintenance functions as well as the service bays for the transportation department. The carpentry shop and paint shop for the maintenance department are currently housed in different locations. The separation of the maintenance functions causes some inefficiency for that department. Due to the current size of the bus fleet, the two service bays that transportation has access to for servicing vehicles in this building does not allow that department to be as efficient as possible.

Conclusion:

It is recommended to provide an alternative location for the maintenance department that could house all maintenance functions and improve their efficiency. This would allow the transportation department to occupy the entire current maintenance/transportation building and also improve their efficiency.

Only minor renovations would be needed at the maintenance/transportation building for use by the transportation department.

Armory Buildings

The armory buildings are currently vacant, except for a few items being stored. There are three buildings within the fenced area, one larger masonry structure with barrel vaulted roof, one smaller masonry structure with flat roof and one metal building. Both masonry buildings appear to have relatively new roofs. The remainder of these two buildings appear to be in satisfactory shape from a structural standpoint. Both buildings have existing restrooms that are not in operation at this time. The metal building appears to be in good shape from the exterior. No access was provided to view the interior of this building, however, it is assumed to be used for storage purposes only.

Conclusion:

The armory buildings could be put into use by the District with only minor renovations. The armory buildings and adjacent grounds would appear to be a good place to relocate the District's maintenance operations.

Next Steps:

Should PN-GISD choose to move further in the facilities planning process, it is recommended that a cost study be completed in order to determine the Facility Condition Index (FCI) for each campus. The Facility Condition Index is a tool that is commonly used to determine whether renovations of existing campuses or construction of new facilities is most feasible based on construction/renovation costs as well as logistics, age/condition, historical significance and adequacy of use of the existing buildings.

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**PHOTOS
TAFT
ELEMENTARY**

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PHOTO TES1 - LIBRARY



PHOTO TES2 - LIBRARY DOOR



PHOTO TES3 - KITCHEN SERVING LINE



PHOTO TES4 - CORRIDOR/CLASSROOM WALLS



PHOTO TES5 - CORRIDOR/CLASSROOM WALL AND DOOR



PHOTO TES6 - COURTYARD



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**PHOTOS
GROVES
ELEMENTARY**

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PHOTO GES1 - CHAIR LIFT



PHOTO GES2 - GANG RESTROOM



PHOTO GES3 - GANG RESTROOM



PHOTO GES4 - DOOR HARDWARE



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**PHOTOS
VAN BUREN
ELEMENTARY**

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PHOTO VBES1 - GYM



PHOTO VBES2 - FLOOR CRACKS



PHOTO VBES3 - FLOOR CRACKS



PHOTO VBES4 - FLOOR CRACKS



PHOTO VBES5 - DRINKING FOUNTAINS



PHOTO VBES6 - DRINKING FOUNTAINS



PHOTO VBES7 - LIBRARY



PHOTO VBES8 - KITCHEN



PHOTO VBES9 - WINDOWS



PHOTO VBES10 - HOLLOW METAL DOORS



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**PHOTOS
RIDGEWOOD
ELEMENTARY**

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PHOTO RES1 - GYM



PHOTO RES2 - CLASSROOM ENTRANCES



PHOTO RES3 - WINDOWS



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**PHOTOS
PORT NECHES
ELEMENTARY**

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PHOTO PNES1 - KITCHEN



PHOTO PNES2 - COOLER/FREEZER



PHOTO PNES3 - LIBRARY



PHOTO PNES4 - DRINKING FOUNTAINS



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**PHOTOS
WOODCREST
ELEMENTARY**

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PHOTO WES1 - COOLER/FREEZER



PHOTO WES2 - TEACHER WORK AREA



PHOTO WES3 - STORAGE



PHOTO WES4 - WINDOWS



PHOTO WES5 - WINDOWS



PHOTO WES6 - RESTROOM ENTRANCE

