



DISTINCTIVE LEARNERS
EXCEPTIONAL LEADERS

FACILITY ASSESSMENT

PREAMBLE



Boyd ISD has a rich history of education that began in 1904 with the construction of the first school facility. The District is 213 square miles and serves residents in Boyd and a portion of the Briar community. Boyd ISD is strongly supported by residents and local businesses to provide excellent opportunities for advanced education which is vital to their success.

The safety and security of students, faculty and administrators is paramount at Boyd ISD and is reflected throughout this facility assessment report. Although some buildings are aging, the educational facilities of this district are well maintained and offer an excellent learning environment for advanced curriculum, fine arts and athletics. As reported by the Texas Education Agency (TEA), Boyd ISD is in compliance with required safety protocols but may be subject to change due to executive orders and recommendations from other agencies. This report will provide recommendations that may be considered necessary to improve Boyd ISD facilities and may reference these areas by descriptions and photographs.

Boyd ISD serves grades Pre-K through 12 and has a current enrollment of approximately 1,249 students and is a 3A school district as certified by UIL.

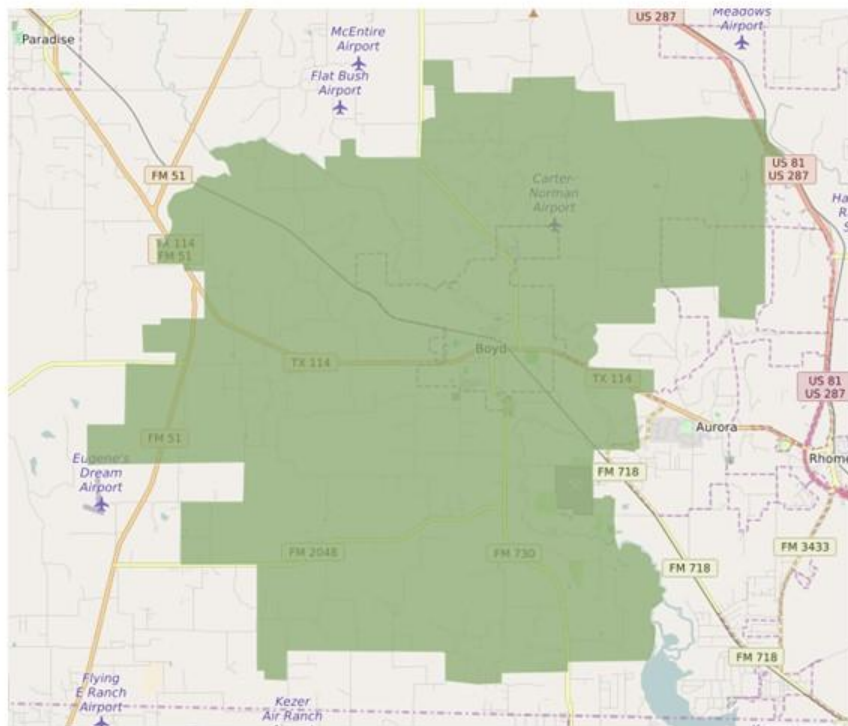
Boyd ISD educational facilities include the following:

- Boyd Elementary School
- Boyd Intermediate School
- Boyd Middle School
- Boyd High School

WELL MAINTAINED



CAMPUSES ASSESSED



- Boyd Elementary
- Boyd Intermediate/Middle
- Boyd High School
- Athletics

BOYD ELEMENTARY SCHOOL



Boyd Elementary School
500 East Morton Avenue
Boyd, Texas 76023

| | |
|------------------------------|-----------------|
| Year Built | 1992 |
| Approx. Total Square Footage | 53,898 SF |
| Grades Served | Pre-K through 4 |
| Current Enrollment | 472 |
| Building Levels | 1 |



BOYD ELEMENTARY



General Assessment

Boyd Elementary School is a single story 53,898 sq ft facility constructed in 1992, and currently houses grades Pre-K through 4. The main entrance has a secure vestibule with a defined line of sight for the administration to receive students and visitors. The classrooms do meet current educational requirements and are generally, too small. The corridors are adequate for circulation but, the restrooms do not meet current TAS/ADA requirements. Corridors are VCT tile with 2 x 4 and 2 x 2 acoustical ceiling tiles. The entrance is well defined from the street level. There are 27 classrooms located inside a single building that are double-loaded corridors with three sets of restrooms including a library, book room, music room, cafeteria, gymnasium and administration offices for faculty. The parking surface and service roads are also in fair condition with adequate spaces for faculty and visitors. Accommodations for vehicular and bus traffic appear to be adequate and meet current safety requirements although pavement markings are fading and the parking light standards are not protected.

INTERIOR



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA



MEETS TAS/ADA

INTERIOR



DIFFERENT FROM THE GROUND UP



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA

INTERIOR



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA

INTERIOR



UNDERSIZED CLASSROOM



UNDERSIZED CLASSROOM



UNDERSIZED CLASSROOM

INTERIOR



UNDERSIZED LIBRARY



DOES NOT MEET TAS/ADA



UNDERSIZED LIBRARY

INTERIOR



AGING FINISHES



AGING FINISHES



EVIDENCE OF MOISTURE

INTERIOR



SECURITY RISK



SAFETY RISK



SECURITY RISK

INTERIOR



NEED HDPE DIVIDERS



HDPE DIVIDERS PRESENT



NEED HDPE DIVIDERS

INTERIOR



INADEQUATE STORAGE



INADEQUATE STORAGE



INADEQUATE LIGHTING

EXTERIOR



NEEDS SECURE VESTIBULE



DETERIORATING WINDOW FRAME



DETERIORATING MORTAR

EXTERIOR



INADEQUATE LIGHTING



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA

EXTERIOR



INADEQUATE DRAINAGE



INADEQUATE DRAINAGE



INADEQUATE DRAINAGE

EXTERIOR



SECURITY RISK



SECURITY RISK



SECURITY RISK

EXTERIOR



DETERIORATING PARKING/STRIPING



DETERIORATING PARKING/STRIPING



DETERIORATING PARKING/STRIPING

SUMMARY



General Condition Summary

| Interior Conditions | | Exterior Conditions | | Site Conditions | |
|-----------------------|------|---------------------|------|-----------------|------|
| Flooring | Fair | Walls | Fair | Paving | Fair |
| Ceiling | Good | Sealants | Fair | Striping | Poor |
| Walls | Good | Window Systems | Poor | Sealants | Fair |
| Doors | Good | Canopies | Fair | Sidewalks | Good |
| Casework | Good | Roofing | Good | Landscape | Fair |
| RR Partitions | Fair | | | Drainage | Poor |
| Visual Display Boards | Good | | | Fencing | Poor |
| ADA & Life Safety | Fair | | | Playground | Good |

RECOMMENDATIONS



- Determine the maximum student population for an elementary campus for current and future buildings
- As student population grows, expand current facility or consider building a second elementary school
- Relocate current library into renovated space to meet current TEA standards and expand classroom wing for education spaces that would be displaced
- Upgrade and replace kitchen equipment that is not working i.e. disposal
- Replace carpet throughout entire building
- Repair perimeter fence gates that are not aligned to improve security
- Install panic release hardware on exterior exit gates
- Repair roof leaks and address clogged condensate lines
- Replace any water damage ceiling tile due to storm water or leaks from a condensate line or plumbing
- Protect existing parking lot lights from damage by installing a concrete island with curbs

See Recommendations Tab for List of Standard District-Wide Recommendations

BOYD INTERMEDIATE/MIDDLE



Boyd Intermediate and Middle School
550 Knox Avenue
Boyd, Texas 76023

| | |
|------------------------------|--|
| Year Built | Intermediate School - 1980 Middle School - 1986 |
| Approx. Total Square Footage | 70,735 SF Total |
| Grades Served | 5 through 8 |
| Current Enrollment | 398 |
| Building Levels | 1 |



BOYD INTERMEDIATE/MIDDLE



General Assessment

Boyd Intermediate and Boyd Middle School are located on the same campus and share the library, cafeteria, gymnasium and a common connecting corridor. This facility previously served as the high school but has since been repurposed. The two schools are connected by a single corridor and both facilities have two central offices with separate entrances. The middle school appears to be aging more than the intermediate school. The finishes are continuing to wear and most restrooms do not meet current TAS/ADA requirements. Classrooms and the library are undersized and do not meet TEA standards.

INTERIOR



NEEDS SECURE VESTIBULE



NEEDS SECURE VESTIBULE



NEEDS SECURE VESTIBULE

INTERIOR



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA

INTERIOR



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA

INTERIOR



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA



NEED SICK/INJURED SEPARATION

INTERIOR



EVIDENCE OF MOISTURE DAMAGE



EVIDENCE OF MOISTURE DAMAGE



MISSING CEILING TILE

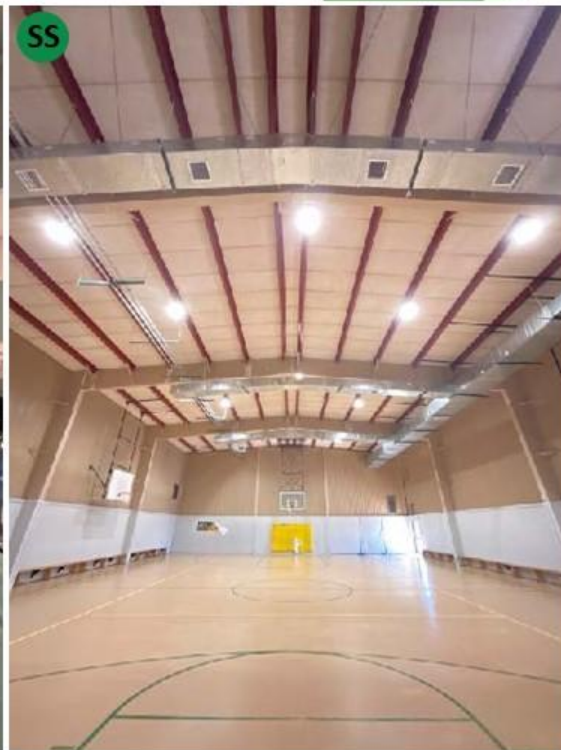
INTERIOR



INADEQUATE STORAGE



INADEQUATE LIGHTING



GYM AGING RAPIDLY

INTERIOR



MS



NEED HDPE DIVIDERS

IS



INADEQUATE ELECTRICAL

MS



DETERIORATING FLOOR

EXTERIOR



INADEQUATE DRAINAGE



INADEQUATE DRAINAGE



INADEQUATE DRAINAGE

EXTERIOR



INADEQUATE HARDWARE



INADEQUATE HARDWARE



INADEQUATE ELECTRICAL

EXTERIOR



SAFETY RISK / GAS LINE NEEDS REPAINTED



SAFETY RISK / UTILITY LINES NEED REPAINTED



SAFETY RISK / UTILITY LINES NEED REPAINTED

EXTERIOR



MOLD / MILDEW



PAVEMENT STRIPING FADING



NEEDS RESTRIPIING

RECOMMENDATIONS



- Recommend leadership consider various alternatives for this facility as the building is continuing to age and does not meet current TEA standards
- Set the standard for the capacity of future intermediate and middle schools
- Consider relocating the intermediate and middle school to another facility due to the age of the current building
- Consider moving the intermediate and middle school to the current high school campus and build a new high school campus
- Consider converting the existing intermediate and middle school to an early childhood facility
- Recommend classrooms be converted to alternative programs or storage
- Secure and isolate the locker rooms above the gymnasium that have potential asbestos
- Modify both entrances to create a secure vestibule and restrict public access to the shared library
- Reroute storm water from roof drains away from the building near the gymnasium
- Repair roof leaks and address clogged condensate lines
- Replace any water damage ceiling tiles due to stormwater or leaks from a condensate line or plumbing

BOYD HIGH SCHOOL



Boyd High School
700 Knox Avenue
Boyd, Texas 76023

| | |
|------------------------------|--------------|
| Year Built | 2010 |
| Approx. Total Square Footage | 112,143 SF |
| Grades Served | 9 through 12 |
| Current Enrollment | 379 |
| Building Levels | 1 |



BOYD HIGH SCHOOL



General Assessment

Although the high school is 23 years old, it appears to be relatively new and remains in good condition. The campus serves grades 9 through 12 with approximately 112,000 sq ft dedicated to education and customer service spaces. It has been well maintained and serves the Boyd ISD community as designed.

INTERIOR



MEETS REQUIREMENTS



MEETS REQUIREMENTS



MEETS REQUIREMENTS

INTERIOR



DOES NOT MEET TAS/ADA



MEETS TAS/ADA



NEED SICK/INJURED SEPARATION

INTERIOR



INADEQUATE STORAGE



INADEQUATE STORAGE



INADEQUATE STORAGE

INTERIOR



EVIDENCE OF MOISTURE DAMAGE



NEEDS SECURE VESTIBULE



INADEQUATE LIGHTING

EXTERIOR



ADA RAMPS NEEDS REPAINTING



ADA RAMPS NEEDS REPAINTING



DOES NOT MEET TAS/ADA

EXTERIOR



HANDRAIL MISSING / SAFETY RISK



INADEQUATE DRAINAGE



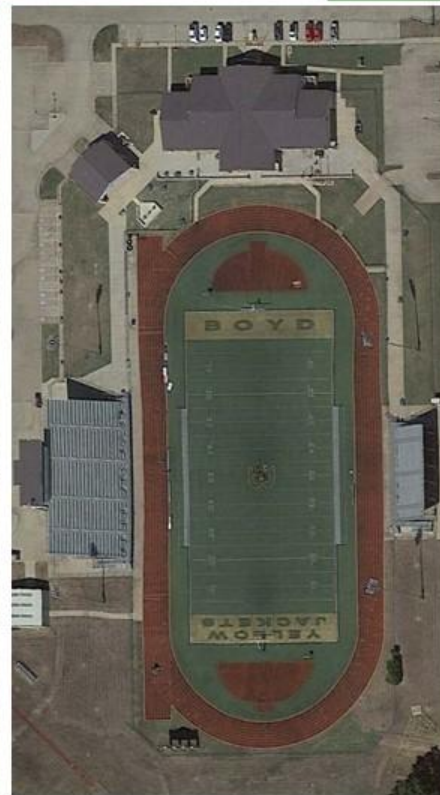
INADEQUATE DRAINAGE

RECOMMENDATIONS



- Review current property and consider building a new high school beginning with core facilities and designate areas for future classroom wings as the student population increases
- Consider the location of the future high school to be accessible to thoroughfares that will accommodate the traffic load
- Set the standard for the capacity of future high school and attendance zones
- Work closely with the City of Boyd to ensure the current and future transportation plan meet the goals of Boyd ISD
- Review the design of the current high school and consider converting to a middle school
- Install film over glass along corridors near the front entrance to increase security and reduce exposure
- Install commercial-grade splash guards near downspouts to reduce soil erosion
- Repair roof leaks and address clogged condensate lines
- Recommend wayfinding signage for the interior to identify sections of the building

BOYD ISD ATHLETICS



BOYD ISD ATHLETICS



General Assessment

The athletic facility buildings are a combination of brick veneer and sheet metal and are in good condition but have ADA-related issues that need to be corrected. The handicap ramps are fading, curbs are damaged and sealants are failing. The football field, track, and baseball field were recently upgraded with new artificial turf within the last year and all areas appear in good condition.

ATHLETICS



MEETS REQUIREMENTS



MEETS REQUIREMENTS



MEETS REQUIREMENTS

ATHLETICS



MEETS REQUIREMENTS

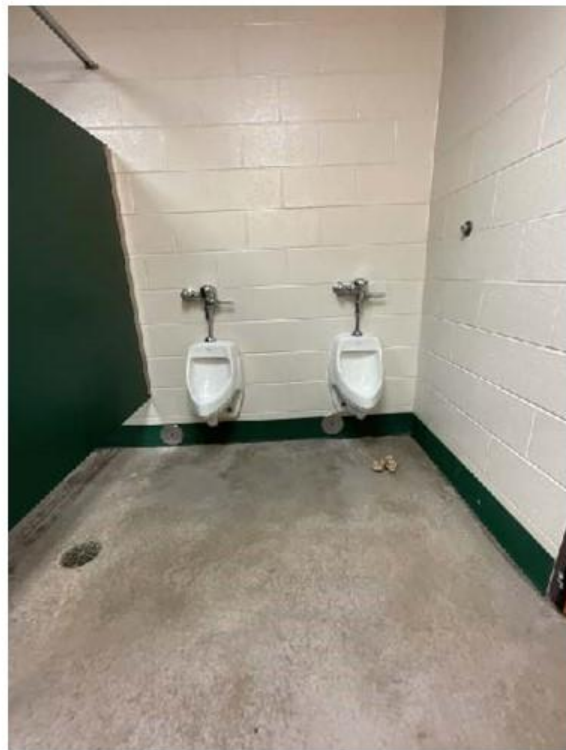


MEETS REQUIREMENTS



EXPAND WEIGHT ROOM

ATHLETICS



NEED HDPE PARTITIONS



NEED HDPE PARTITIONS



DOES NOT MEET TAS/ADA

RECOMMENDATIONS



- Locker rooms are undersized and do not meet current TEA requirements
- Restrooms need to be upgraded to meet current TAS/ADA requirements
- Toilets do not meet current TAS/ADA requirements
- Relocate the light switch inside one restroom located inside a toilet area and behind the partition wall.
- Expand the floor area of the weight room to accommodate the equipment and allow more space

DISTRICT-WIDE RECOMMENDATIONS



Security

- If the campus is greater the 20 years, consider either upgrading or replacing exterior doors with solid steel frames and mullions as a minimum to improve security
- Restore, refinish or replace damaged interior doors and install ADA compatible hardware
- Create a secure vestibule by replacing exterior doors that are considered aluminum store front type and add a second tier of doors
- Restore and refinish damaged interior doors and install ADA compatible hardware.
- Ensure peep holes are installed at any solid door that does not have a vision panel
- If possible, ensure line of sight is maintained in the secured vestibule
- Bullet resistant glass and film is recommended for all openings within secure vestibules
- Remove all wooden, plastic or rubber wedges, bricks and blocks used to prop doors open
- Remove all kick-down door stops from all doors
- Ensure each classroom has fire exit plan that is clearly visible and recommended to be enclosed in a frame with a glass cover
- Consider using a pad lock for all roof hatches

DISTRICT-WIDE RECOMMENDATIONS



ADA Compatibility

- Assess all openings to ensure each is compatible with requirements set by the Americans with Disabilities Act (ADA) and Texas Assessment Standards (TAS)

Risks

- Review and maintain the status of the AHERA report to determine if VCT and mastic is positive within any classroom, corridor, office or storage area. Typically, 9x9 floor tiles including some 12x12 floor tiles contain asbestos. The mastic or glue may also test positive and is often black. Also, some adhesives have test positive for dry erase boards.
- Seal all wall and ceiling penetrations including plumbing, structural members, electrical conduit and data lines with fireproof caulking as it penetrates the ceiling or wall.
- Number every exit/entrance door on both sides with an affixed decal and provide floor plan to local Police Department or Sheriff's Office
- Do not block access to any electrical panel

DISTRICT-WIDE RECOMMENDATIONS



Site

- Install a swale or French drain with grate to remove excess storm water near building and entrances as needed
- Install commercial grade concrete splash blocks below exterior downspouts to prevent soil erosion
- Repair or replace damaged downspouts
- Install concrete filled steel bollards near downspouts exposed to heavy vehicular traffic especially in service and delivery areas

Building

- Use protective wire mesh above CMU walls inside gymnasiums to prevent trapped basketballs, volleyballs etc.
- Install room signage with assigned number for every room at proper height
- Remove all content from electrical rooms and post a sign that prohibits the storage of any item
- Verify every room has a return air duct and supply air duct to maintain air quality
- Do not use metal toilet partitions in any restroom
- Replace all metal toilet partitions with HDPE partitions
-

ANNUAL INSPECTIONS LIST



Annual Inspections List

| | |
|--------------------------------|--------------------------------------|
| Roofs | Septic Systems (if applicable) |
| Gutters | Water Wells (if applicable) |
| Irrigation | Fire Suppression Water Storage |
| Landscape | Fire Suppression |
| Drainage Culverts/Catch Basins | Intercom System |
| Pavement Striping | Access Control/Locking Mechanisms |
| Parking and Road Signs | Lighting |
| Water Heaters | Door Hardware |
| HVAC | Weight-room Equipment |
| Toilet Partitions | Wall Pads, Goals, and Volleyball Net |
| Plumbing Fixtures | Lockers |

ANNUAL INSPECTIONS LIST



Annual Inspections List

| Replacement | Interval | Cost/Unit |
|---|----------|------------|
| Concrete Pavement/Parking | 20 Years | \$15.00/SF |
| Asphalt Pavement/Parking | 10 Years | \$12.00/SF |
| Pavement Striping | 3 Years | \$0.25/LF |
| Re-stripe Parking Lots | 3 Years | \$0.25/LF |
| Re-stripe Fire Lanes | 3 Years | \$0.50/LF |
| Re-caulk Parking Lots | 6 Years | \$2.00/LF |
| Re-seal Expansion Joints | 10 Years | \$2.00/SF |
| Re-seal Joints Between Sidewalk and Buildings | 5 Years | \$3.00/LF |
| Masonry Paint | 8 Years | \$6.00/SF |
| Clean and Seal Masonry | 10 Years | \$7.00/SF |
| Re-coat Plaster Fascia and Soffits at Entry | 8 Years | \$12.00/SF |
| Chain-link Fencing | 20 Years | \$12.00/SF |

TAKEAWAYS



Elementary Campus

- Will be at capacity next year
- District should begin planning to determine ideal BISD campus size(s)
- Explore options to accommodate growth
 - Addition?
 - New campus?

Intermediate / Middle School Campus

- Entire campus aging quickly
 - Middle School/Junior High in immediate need of long-term plan
- Master-plan for eventual replacement of this campus
 - Phased replacement of entire campus?
 - Move to High School?

High School Campus

- Designed as middle school?
- Replace High School and move Middle School to current HS campus?