



# Facility Study

FOR

**Chester ISD**



October 2022



GOODWIN • LASITER • STRONG

ENGINEERING • ARCHITECTURE • SURVEYING  
LANDSCAPE ARCHITECTURE • INTERIOR DESIGN

TBPE FIRM REGISTRATION NO. 413

TBPLS FIRM REGISTRATION NO. 10110900

G-L NO. 297008



## Forward

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In October 2022, Dr. Paul Drake, Superintendent of Chester ISD accepted a proposal from Goodwin-Lasiter-Strong (GLS) to perform a limited scope facility appraisal at Chester ISD. The appraisal was conducted in October of 2022 by staff members of GLS with the assistance of Chester ISD staff members.

## Facility Settings

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This appraisal was conducted in Chester, Texas on the Campus of Chester ISD and included Primary, Elementary, Junior High and High School as well as support facilities such as PE Gym, Competition Gym, Field House, Weight Room, Cafeteria, Library, Administration and Parking Lots. The district has a current enrollment of 212 across all grade levels.



Location Map

Chester ISD

## Appraisal Intent

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This appraisal is intended to provide information essential to the long-term facility planning needs of the district by providing an objective evaluation of the physical infrastructure and educational appropriateness of the existing facilities.

Where noted in the commentary, recommendations to existing problems are intended only to provide a broad overview of the condition and are not intended as specific direction or appropriateness for the given condition. Before specific solutions are executed, careful planning with district staff and architect/engineer should be had to discuss intended results, costs, building and accessibility code conditions, current TEA standards and fit within the districts long term plans for the facility.

The assessment that follows are based on professional observations about a particular facility and are inherently objective. The information is intended to provide the district an overview of the relative strengths and weaknesses of the facility.

## Appraisal Team

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Mark Strong, Vice President of Architecture, Goodwin-Lasiter-Strong  
Registered Architect



Jacob Edwards, P.E., Goodwin-Lasiter-Strong  
Mechanical/Plumbing Engineer



## Facility Assessments

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Below are the assessments standards for each of the facilities on the district campus. Each building is numbered and corresponds to the numbering location on the district map provided at the rear of this report.

Building features are rated according to the following scoring criteria:

- Excellent
- Satisfactory
- Poor
- Inadequate
- Very Inadequate

Building features assessed include:

- Overall Architectural Layout
- Structural Systems
- Mechanical Systems
- Electrical Systems
- Plumbing Systems
- School Safety and Security
- Educational Appropriateness and Environment
- Overall Interior Exterior Appearance

Each building assessment is as follows:



## 1. Field House (Constructed 1998)

- Overall Architectural Layout –** **Poor**
  - Originally designed as a band hall the facility provides adequate locker room space but inadequate restroom facilities. Restrooms also serve as public restroom for stadium.
  - Storage is very limited
  - No laundry area is provided
  - Weight room is not included as part of field house
  - Most areas meet current ADA requirements
- Structural Systems –** **Excellent**
  - Structure is a pre-engineered metal building system with slab on grade and appears to be in very good condition.
  - Sloped metal roof also appears to be in good condition.
- Mechanical Systems –** **Inadequate**
  - The outdoor units appear to be from the early 2000's and are well past service life. The entirety of the HVAC systems will need to be replaced and updated (exhaust fans, indoor & outdoor units).
- Electrical Systems –** **Satisfactory**
  - The electrical systems are in good condition and should need little work other than minor revisions and upgrades. Interior and exterior lighting will need to be replaced with LED.
- Plumbing Systems –** **Poor**
  - There does not appear to be any exterior water hose connections. There was also no indication of a hot water system. The plumbing fixtures and water piping appear to be in fair condition, but the restroom layouts will need to be updated for ADA compliance.
- School Safety & Security –** **Satisfactory**
  - Number of exists is adequate
  - Fire alarm is provided for the building but should be updated in future renovations
  - Security / Camera system is not provided but should be included in future upgrades
  - Fencing is provided around the facility and provide some level of security around the building.
- Educational Appropriateness and Environment –** **Inadequate**
  - Locker area is fairly large and has good natural lighting
  - Restrooms are not appropriate for a field house and do not provide shower areas. These areas are also shared with the public.
  - No adequate facilities for coaching staff
  - No areas for officials
  - No weight room is provided in or in close proximity to the building
- Overall Interior and Exterior Appearance –** **Poor**
  - Field house needs all new finishes on the inside; ceilings, flooring, paint and LED lights
  - Lockers are large and in good condition, but should be refinished; possible replacement of lockers, depending on preference of coaching staff.
  - Exterior is in need of painting
  - Exterior metal panels and roof appear to be in good condition

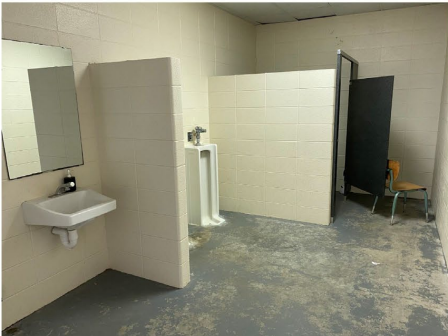
Field House (Constructed 1998)



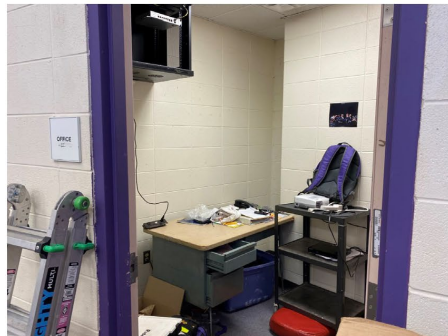
Field House Exterior



Locker room



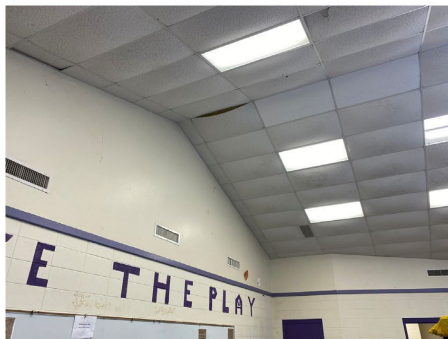
Men's Restroom (No shower)



Coaches office



Conditions of exterior block



Condition of ceilings



Typical Locker



Field House Outdoor Units

### **Recommendations for the Field House:**

This facility should be expanded and/or renovated to include the following:

- New weight room should be constructed and either attached or a separate facility with view of the stadium.
- Adequate restroom / shower areas
- Attached or separate restrooms for the public
- Area for game officials added
- Expanded storage areas
- Improved coaches' office
- New finishes throughout the interior appropriate for a field house
- Improved safety and security systems upgraded or added
- Laundry area added
- Upgraded mechanical / electrical / plumbing systems replaced
- Painting of the exterior



## 2. P.E. Gym (Constructed 1988)

- **Overall Architectural Layout –** **Very Inadequate**
  - The P.E. Gym is an adequate size for its use
  - Locker rooms are woefully poor in their layout, ADA accessibility and functionality
  - Height of gym court area is adequate for P.E. and practices
- **Structural Systems –** **Poor**
  - Structure is a pre-engineered metal building system with a slab on grade and appears to be in good condition
  - Roof is sloping metal roof in poor condition
- **Mechanical Systems –** **Very Inadequate**
  - The HVAC systems for the gym and locker rooms appear to be from the late 80's to early 90's and will need to be replaced entirely (indoor & outdoor units, exhaust fans).
- **Plumbing Systems –** **Very Inadequate**
  - The plumbing fixtures and water piping are in very poor condition. The piping and hot water systems will need to be replaced entirely. The restroom layouts will need to be revised to meet ADA requirements.
- **Electrical Systems –** **Poor**
  - The electrical systems appear to be in working order but are outdated. The electrical will likely need to be replaced if renovations are to be done. All of the interior and exterior lighting will need to be replaced.
- **School Safety & Security –** **Very Inadequate**
  - Number of exits is adequate
  - Fire alarm is not currently provided for the building but should be included in future upgrades
  - Security / Camera system is not provided but should be included in future upgrades
  - Fencing is provided around the facility and provided some level of security around the building
- **Educational Appropriateness and Environment –** **Inadequate**
  - Gym is an appropriate size
  - Locker room area is too small and in extremely poor condition. It does not meet any current plumbing or ADA requirements
  - No adequate coaches office is provided
  - Not a good overall environment for students
- **Overall Interior and Exterior Appearance –** **Very Inadequate**
  - All finishes are in very poor condition with no gym floor except for definite surface paint.
  - Building insulation is in extremely poor condition
  - Locker room finishes are extremely poor showing visible signs of water damage and rot.
  - All interior walls are wood framing and wood surfaces
  - All ceilings are in poor conditions showing signs of roof leaks
  - Restrooms/showers are in poor, and in most cases, are unusable condition
  - Exterior metal surfaces are showing signs of paint loss
  - Metal roof system is 35 years old and should be replaced



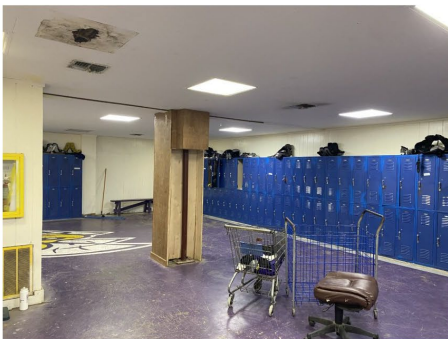
P.E. Gym (Constructed 1988)



P.E. Gym Exterior



Condition of P.E. Gym Interior & insulation



View of locker room



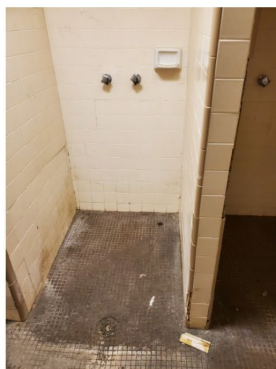
View of coaches office



Rust at P.E. Gym wall panels



Connection between class room and P.E. Gym



Condition of Locker Room Showers



P.E. Gym/Junior High Electrical Service Outdated



**Recommendations for the P.E. Gym:**

This facility is in such poor condition it should be stripped down to the frame/foundation and rebuilt to provide a new gym (including new roof) with adequate dressing/locker areas, coaches' office space, adequate storage, all new mechanical / electrical / plumbing systems, insulation, and low maintenance/durable finishes. Also new safety and security systems should be provided.



### 3. Junior High Classroom Building (Constructed 1988)

- **Overall Architectural Layout –** **Poor**
  - Classrooms are adequate size, limited storage is provided
  - Hallway provides for easy access in and out of this area
- **Structural Systems –** **Satisfactory**
  - Pre-engineered systems for this building appear to be in satisfactory condition.
  - Parapet wall systems at the roof is not ideal and can cause rust and roof leaks
  - Wood frame at interior (which is present) is not recommended for classroom buildings
  - Roof system is standing seam metal and shows signs of leaks.
- **Mechanical Systems –** **Inadequate**
  - The mechanical systems appear to be from the 80's to early 90's and will need to be replaced entirely (indoor & outdoor units, exhaust fans, etc.).
- **Electrical Systems –** **Poor**
  - The electrical systems appear to be in working order but are outdated. The electrical will likely need to be replaced and updated if renovations are to be done. The interior and exterior lighting will need to be replaced with LED.
- **Plumbing Systems –** **Inadequate**
  - A few of the plumbing fixtures are in disrepair and are outdated. The restroom layouts will need to be revised to meet ADA requirements. The hot water system will need to be replaced entirely.
- **School Safety & Security –** **Very Inadequate**
  - Number of exits is adequate
  - Fire alarm system is not provided but would be required in future upgrade
  - Security/camera system is not provided but should be included in future upgrades
  - Building is within an existing fenced area
- **Educational Appropriateness and Environment –** **Inadequate**
  - Although the three (3) classrooms are of adequate size, they do not provide a good learning environment
  - Classrooms are very dark
  - Low ceilings creates a claustrophobic atmosphere
  - Wood paneling also creates a dark/claustrophobic atmosphere
  - Hallways are also dark with low ceilings and low levels of lighting
- **Overall Interior and Exterior Appearance -** **Very Inadequate**
  - All interior finishes are in very poor condition with damaged areas in need of repair or replacement
  - All interior walls are wood framing with wood paneling and need replacement
  - All ceilings are in poor condition
  - Exterior is in fair condition, but windows need replacement
  - Some areas of mold and rot have been observed throughout the interior

Junior High Classroom Building Photos (Constructed 1988)



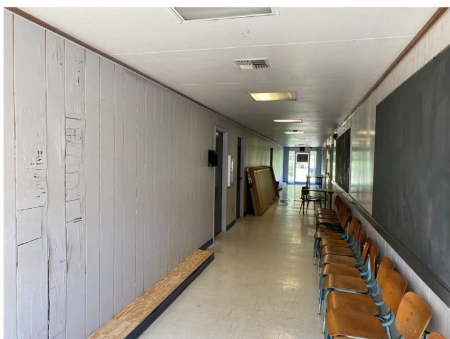
Exterior view of Jr. High wing



Typical Jr. High Classroom



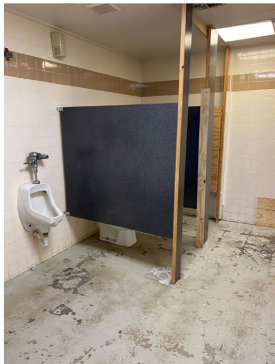
Wall damage at Jr. High



Jr. High corridor



Jr. High Outdoor Units



Jr. High Restroom



Jr. High Exterior single pane door

### **Recommendations for Junior High Classroom Building:**

All aspects of this facility are in poor condition and would require extensive remodeling and repair to make it adequate for continued use. It would be best if this building were demolished and the three (3) classrooms become part of a new classroom building, given the cost to update the existing facility in its current condition.



#### 4. Weight Room (Former Cafetorium) Age is Unknown

- **Overall Architectural Layout –** **Satisfactory**

  - Size of facility is very generous
  - Provides good visibility all around
  - Easy access in and out of the facility
  - Ceilings are somewhat low
- **Structural System –** **Very Inadequate**

  - Building is all wood construction including walls and roofing system
  - Roof is composition shingles and has a few years of life remaining
  - Foundation appears to be slab on grade and condition is undetermined
- **Mechanical System –** **Inadequate**

  - The HVAC systems will need to be replaced entirely (indoor & outdoor units).
- **Electrical System –** **Inadequate**

  - There appears to be very minimal electrical capacity on this building. The service to the building will likely have to be increased/upgraded if renovations are to be done.
- **Plumbing System –** **Non-Existent**

  - No plumbing or plumbing fixtures are provided in this facility
- **School Safety & Security –** **Very Inadequate**

  - Number of exits is adequate
  - Fire alarm system is not provided, but is required, especially with facility upgrades
  - Security/camera system is not provided but should include in any future upgrades
  - Some fencing is provided up to the sides of the building, but the exterior windows and doors facing the parking lot are not secure
- **Educational Appropriateness and Environment –** **Inadequate**

  - The facility is of appropriate size for a weight room, but its age and overall appearance do not create a pleasant atmosphere. Some of the wood shows rot and paint is peeling in many locations
- **Overall Interior and Exterior Appearance –** **Very Inadequate**

  - Building is very old and interior/exterior reflect its age
  - With the exception of the rubber flooring all finishes are in poor condition
  - All windows and doors are in poor condition and provide no insulation value

Weight Room (Former Cafetorium) Age is Unknown



Exterior of weight room



Weight room floor



Exterior view of weight room outdoor unit



Exterior view of weight room



### **Recommendations for the Weight Room**

Because of its age, wood construction, general poor condition and its location away from other athletic facilities it is recommended that this facility be demolished and a new weight room constructed near the field house, that will meet the current building codes.



## 5. Elementary Building (Constructed 1978)

- **Overall Architectural Layout –** **Satisfactory**
  - The layout of the building is good and provides adequate classroom space (10 Classrooms)
  - Restrooms are small and do not provide adequate ADA space
  - Classroom size is right at 700 SF per TEA requirements
- **Structural System –** **Satisfactory**
  - Structure is a structural steel system
  - Slab on grade foundation, foam fill material was injected below the slab in recent years to stabilize the foundation. This appears to have corrected the issue
  - Structure appears to be in good condition
  - Roof is a modified bitumen roof with a slight slope
  - High sloped parapet at front canopy appears to be in good condition
- **Mechanical System –** **Satisfactory**
  - All of the rooftop units have a manufacture date of 2012 and are in fair condition.
  - No work should be needed if there are no comfort issues.
- **Electrical System –** **Satisfactory**
  - The electrical systems appear to be in good condition and no work should be needed. The exterior lighting will need to be replaced.
- **Plumbing System –** **Satisfactory**
  - The plumbing fixtures and water piping are in good condition and no work should be needed. The restroom layouts may need to be revised to meet ADA requirements. The hot water system may need to be updated and the water heater replaced depending on the age of the heater. There are several exterior water hose connections that will need to be replaced as well as some exterior drinking fountains.
- **School Safety & Security –** **Poor**
  - Number of exists is adequate
  - Fire alarm currently provided is minimal, but should be upgraded during future renovations
  - Security/camera system is not provided, but should be included in future upgrades
  - Fencing is provided around the campus and this building is in the middle of campus
  - Building needs secure entry vestibules
- **Education Appropriateness and Environment –** **Satisfactory**
  - Classroom size is adequate for this age level
  - Overall educational environment is good
  - Support space such as office and work areas appear to be adequate
- **Overall Interior and Exterior Appearance –** **Satisfactory**
  - Building could be enhanced with some finish upgrades such as new ceilings and better lighting
  - Exterior windows are not energy efficient and should be replaced. Exterior doors as well
  - Existing VCT floor is well maintained but a new flooring type such as LVT or epoxy flake flooring would provide a no wax, long lasting finish
  - A fresh coat of paint would also help the overall appearance
  - Exterior appears to be in good condition
  - Granular surface roof is showing some loss of surface and may soon require replacement.

## Elementary Building (Constructed 1978)



Elementary Exterior



Typical Elementary classroom



Exterior View of Elementary Building



Elementary porch parapet



Elementary teacher workroom



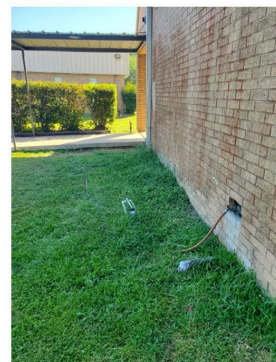
Elementary Corridor



Typical single pane classroom window



Elementary exterior drinking fountain



Elementary water hose connection

**Recommendations for the Elementary Building:**

Overall, the elementary is in good conditions and needs mostly minor improvements such as new finishes, possible exterior window and door replacement, as well as security/safety system upgrades, new roof replacement will also be needed in the next few years.



## 6. Cafetorium (Constructed 1978)

- Overall Architectural Layout –** **Satisfactory**
  - The layout at the cafetorium is good for the number of students served
  - Seating capacity is roughly 192 students
  - Kitchen area is small for the number of students served and in need of a full upgrade
  - Stage is adequate, but not set up for one act plays
- Structural System –** **Satisfactory**
  - Structure is a structured steel system
  - Slab on grade foundation
  - Roof is a modified bitumen roof with a slight slope
  - Structure appears to be in overall good condition
  - Some cracking in the interior masonry walls were detected
- Mechanical System –** **Satisfactory**
  - There are six rooftop units on the cafeteria. Three out of the six rooftop units have been replaced recently and have a manufacture date of 2019. The other three units appear to have a manufacture date of approximately 2012. No work should be needed if there are no comfort issues. The kitchen exhaust equipment will need to be replaced if there are renovations to the kitchen. There are a couple of split systems for the cafeteria that are well past their service life and will need to be replaced.
- Electrical System –** **Poor**
  - The electrical systems appear to be in good condition and should not need any work except for revisions for renovations. All of the interior and exterior lighting will need to be replaced with LED. The freezer/cooler equipment is also well past its service life and will need to be replaced.
- Plumbing System –** **Inadequate**
  - The 120-gallon electric water heater has a manufacture date of 1994 and will need to be replaced. The water piping appears to be in good condition and no work should be needed. The plumbing fixtures will need to be updated. The kitchen plumbing systems will need to be replaced if renovations are to be done in the kitchen. There is an existing grease trap on the back side of the cafeteria that should not need any work except for a cursory inspection and cleaning to check for any issues.
- School Safety & Security –** **Poor**
  - Number of exits is adequate for the number of students served
  - Fire alarm is not currently provided is minimal, but should be upgraded in future renovations
  - Security/camera system is not currently provided, but should be included as part of any renovation
  - Amount of full-length glass should be reduced to provide for a safer environment
  - Fencing is provided around the campus and this building is in the middle of the campus
  - Interior floor tile contains asbestos (according to a recent report) and should be abated and replaced
- Educational Appropriateness and Environment –** **Satisfactory**
  - Overall environment is good but finish upgrades can make it better
- Overall Interior & Exterior Appearance –** **Satisfactory**
  - Condition of the interior finishes down grade the overall appearance of the spaces
  - Facility interiors could be improved with better lighting
  - The existing roof is beginning to show signs of surface loss and may soon require replacement



Cafetorium Photos (Constructed 1978)



Exterior of Cafetorium



Cafetorium stage



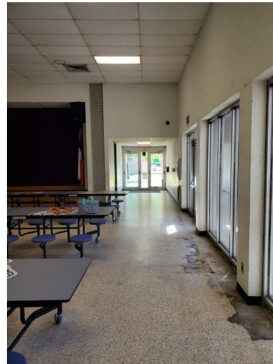
Exterior cafetorium glass & doors



Cafetorium dining area



Cafetorium ceiling



Damage floor tile



Low levels of lighting in dining area



Cafeteria cooler/freezer & Electrical service



Cafeteria water heater



### **Recommendations for the Cafetorium:**

The cafeteria facility especially the dining area and stage, is in good condition with only minor upgrades required. New flooring, paint, new lay-in ceiling, and LED lighting could be recommended. Asbestos abatement, according to a recent report, will be necessary for this facility. A new roof for the building will be required some time in the near future. As far as safety is concerned, an upgraded fire alarm and security system should be installed. Also, the large expanse of glass should be removed and replaced with high glass to provide better safety but allow in natural light. The few cracks in the block walls should also be repaired. The kitchen area is where the most work will be required including all new equipment, new finishes, and an upgraded freezer/cooler. Another consideration would be to enlarge the kitchen area to provide better workflow. The exterior delivery area should be enlarged and improved to provide ease of deliveries.



## 7. Competition Gym (Constructed 1967)

- Overall Architectural Layout –** **Excellent (Gym Itself)**
  - The competition gym is adequate in size for its use
  - Adequate number of seats are also provided
  - Height of gym court ceiling is adequate for competition sports
  - Public restrooms are adequate size and layout
  - Main locker rooms are very small and in poor condition **Poor (Locker room)**
  - Locker rooms do not meet ADA standards
  - Two locker areas/coaches' office upstairs are small and do not meet the building code because they are on a second level and do not provide enough exit capacity
  - Storage is very limited
- Structural System –** **Satisfactory**
  - Main gym, locker room area is a pre-engineered building frame with slab on grade
  - Sloped metal roof appears to be in good condition
  - Public restrooms are constructed of wood framing and are actually part of the high school structural system. Wood framing is not an ideal system for this type of facility
- Mechanical System –** **Satisfactory**
  - There are two 15-ton package units that are in good condition and have a manufacture date of 2012. No work should be necessary if there are no comfort issues. There does not appear to be any A/C in the locker rooms, only heat.
- Electrical System –** **Satisfactory**
  - The electrical systems appear to be in good condition and should not need any work. The exterior lighting will need to be replaced. Interior gym lights are in good condition.
- Plumbing System –** **Satisfactory/Very Inadequate**
  - The plumbing fixtures in the public restrooms and water piping are in good condition and should not need any work. Plumbing fixtures and piping in locker rooms need replacement.
- School Safety & Security –** **Very Inadequate**
  - Number of exits appear to be adequate for the facility (VERIFY)
  - Fire alarm is not currently provided for the building, but should be included in future upgrades
  - Security/camera system is not provided, but should be included in future upgrades
  - Fencing is provided around the campus and provides some level of security for the building
- Educational Appropriateness and Environment –** **Satisfactory (Gym) Inadequate (Locker Rooms)**
  - The gym provides an appropriate size and environment
  - Locker rooms do not sufficiently meet the needs for a gym and school of this size
  - Size and arrangement of locker rooms is inadequate
  - No adequate coaches' offices is provided
  - Locker rooms do not provide a good atmosphere
- Overall Interior & Exterior Appearance –** **Satisfactory (Gym) Inadequate (Locker Rooms)**
  - All finishes in the gym are in good condition and very well maintained

- Old wooden bench seating is out dated and does not provide comfort for spectators
- Locker rooms are generally in poor condition and need a total upgrade
- Exterior metal wall panels are showing some signs of rust, especially near the bottom. These panels may need to be repainted to maintain a good appearance
- Roof is in acceptable condition
- Some exterior window glass is broken

Competition Gym (Constructed 1967)



Exterior of competition gym



Competition gym



Broken window at gym



Competition gym package unit



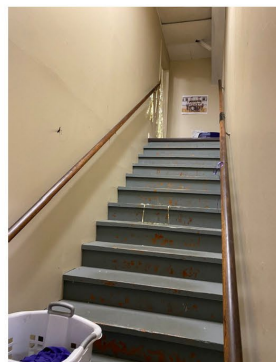
Showers



Public toilets



Locker room toilets



Stairs up to some dressing rooms



Locker rooms

**Recommendations for Competition Gym:**

The gym itself is in acceptable condition, but the locker rooms need a total renovation and adequate coaches space needs to be provided. Although in good condition the public restrooms are constructed out of wood (as is the High School Wing) and should be rebuilt, if the High School classroom building is torn down. The metal roof would benefit from a membrane overlay and additional insulation and the metal wall panels should be repainted, and the broken window glass replaced. Fire alarm and security system should also be installed.



## 8. Ag/Art Facility (Constructed 1967)

- **Overall Architectural Layout –** **Satisfactory**

  - Arrangement and size of the classrooms are good
  - The amount of restrooms are sufficient, but do not meet ADA requirements
  - Shop size is good and arrangement seems to work well
- **Structure System –** **Satisfactory**

  - Building is a pre-engineered metal building with slab on grade foundation
  - Structure seems to be in good condition
  - Sloped metal roof is newer and appears to be in good condition
- **Mechanical System –** **Poor**

  - The outdoor unit for the classrooms has a manufacture date of 2013 and should not need any work if there are no comfort issue. The heaters in the shop are in poor condition and will need to be replaced. The large exhaust fan in the shop is also in very poor condition and will need to be replaced with a new enlarged ventilation system.
- **Electrical System –** **Inadequate**

  - The electrical service to the building will need to be completely replaced with a new service and the electrical for the entire building will need to be reworked. The electrical components are in very poor condition and likely do not meet the National Electric Code standards. All interior and exterior lighting will need to be replaced with LED.
- **Plumbing System –** **Inadequate**

  - The plumbing fixtures and restrooms are in poor condition and will need to be revised to meet ADA requirements. The hot water system will need to be replaced in its entirety.
- **School Safety & Security –** **Very Inadequate**

  - Number of exits appears to be adequate for the facility
  - Fire alarm is not currently provided for the building, but should be included in future upgrades
  - security/camera system is not provided, but should be included in future upgrades
  - fencing is provided at the building and around the campus and provides some level of security for the building
- **Educational Appropriateness and Environment –** **Poor**

  - This facility provides a dated and dark environment. Although large enough, it does not provide the proper facilities needed for those within to be adequately educated in a trade or in an industry



- Low levels of lighting and dark finish reinforce the overall poor quality of the learning environment

- **Overall Interior & Exterior Appearance –**

**Inadequate**

- All finishes in the facility, especially the classrooms and restrooms are in poor condition
- Wood paneling needs to be replaced with gypsum board surface installed
- Restrooms are all wood and arrangement does not meet ADA
- Office has a poor level of finish out
- Lighting levels are low
- Exterior wall panels show some damage and discoloration
- Roofing is a new roof
- Overall facility appears very dated

Ag/Art Facility Photos (Constructed 1967)



Interior Ag Facility



Interior Art Room



Interior Ag Facility



Restroom



Exterior Ag/Art Facility



Exterior Ag/Art Facility



Exterior Ag/Art Facility



Electrical service



Men's restroom

**Recommendations for the Ag/Art Facility:**

The Ag shop portion of the facility needs upgrades in lighting and ventilation. New paint would be recommended as well. The classrooms and office need a complete renovation with all new lighting, new finishes, new gypsum board to replace existing plywood. Restroom needs a complete upgrade as well and expanded to meet ADA requirements. Fire alarm and security system should be included in any renovation. Exterior wall panels should be cleaned and repainted.



## 9. District Administration / Library / Three Classrooms (Constructed 1988)

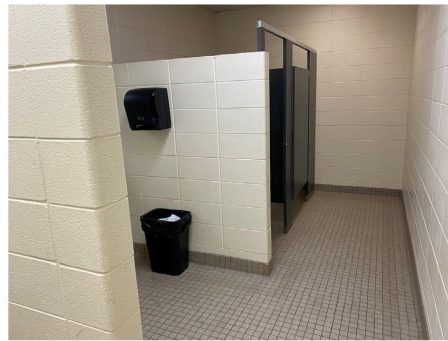
- Overall Architectural Layout –** **Excellent**
  - Overall room layout is very good
  - Size of classrooms and library is very adequate
  - Flow in and around the building is good
- Structural System –** **Excellent**
  - Building is a pre-engineered metal structure with a slab on grade foundation
  - All interior walls are non-load bearing concrete block
  - Roof is a sloped metal roof in good condition
- Mechanical System –** **Poor**
  - Some of the units appear to have a manufacture date in the late 90's while others appear to have a manufacture date around 2012. The majority of the approximately 7 units appear to have a manufacture data of 2012. The handful of units older than 15 years will need to be replaced.
- Electrical System –** **Satisfactory**
  - The electrical system appears to be in good condition and no work should be needed. The exterior lights should be replaced with LED.
- Plumbing System –** **Satisfactory**
  - The plumbing fixtures and water piping are in good condition and no work is needed. The hot water system will need to be inspected for age and may need to be replaced.
- School Safety & Security –** **Satisfactory**
  - Number of exits is appropriate for this building
  - Fire alarm is provided in this facility
  - Security/camera system is provided at reception facility
  - Fencing is provided around the campus and provide some level of security for this building
  - Secure entrance for the campus is mainly thru this administration area
- Educational Appropriateness & Environment –** **Excellent**
  - Building provides a good working and learning environment
  - Library and classrooms are in good condition and provide good lighting which could be enhanced with LED fixtures
  - This is one of the best buildings on campus and provides a good “front” to the district
- Overall Interior & Exterior Appearance –** **Satisfactory**
  - Most finish in this facility are in good condition
  - Some ceiling tiles show damage and a few water spots from evidence of a past roof or plumbing leak
  - Exterior is in good condition although some metal panels are showing signs of rust at the bottom edge



District Administration / Library / 3 Classrooms Photos (Constructed 1988)



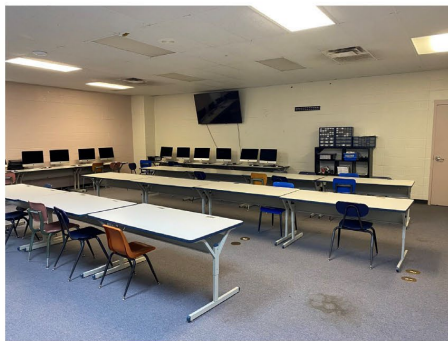
Exterior of Admin/Library/3 Classrooms



Typical restroom



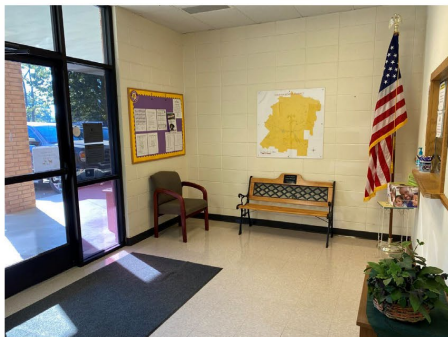
Library



Typical classroom



Corridor View



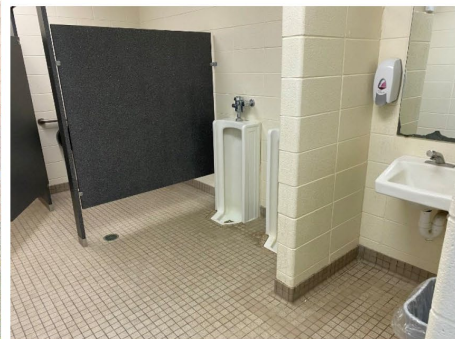
Lobby Area



Main entry porch



Outdoor units



Men's restroom



### **Recommendations for the District Administration / Library / Three Classrooms**

This building is in good condition but could be improved with new LED lighting. Replacing existing VCT floor with LVT or epoxy flake flooring could also improve the overall maintenance aspect of the facility. Carpet should also be replaced as well as some damaged ceiling tiles. Safety and security upgrades are needed through out as part of any renovation. Exterior rust on panels should be cleaned/removed and the panels painted.



## 10. High School Building (Constructed 1967)

- Overall Architectural Layout –** **Satisfactory**
  - Classroom sizes are adequate for this age group
  - Hallways provide for easy access in and out of this building
  - Office and secure entry is somewhat small
- Structural System –** **Inadequate**
  - This entire facility is constructed with all wood framing and does not meet current codes.
  - Foundation is slab on grade
  - Roof is composition shingles and in fair condition but will need replacement in the near future
- Mechanical System –** **Inadequate**
  - The majority of the outdoor units have a manufacture date of 2012 or newer. There are a few outdoor units with manufacture dates in the early 80's. Most of the indoor units appear to be from the 1960's and will need to be replaced. The indoor units in the classrooms are completely exposed to the rooms and will need to be replaced and either placed in the attic or have mechanical closets built. There are also suspended unit heaters exposed in every classroom that will need to be removed.
- Electrical System –** **Very Inadequate**
  - The electrical service to the building will need to be completely replaced and rewired. The entire building will need to be completely rewired to meet National Electric Code standards. All of the interior and exterior lighting will need to be replaced. A fire alarm system will need to be added.
- Plumbing System –** **Inadequate**
  - There are two 75-gallon 1960's gas water heaters in the attic that appear to have been abandoned. A new 50-gallon water heater was installed in 2019 as a replacement. The gas piping will need to be replaced if renovations are to be done. The science lab plumbing systems will need to be completely replaced if renovations are to be done.
- School Safety & Security – Inadequate**
  - Number of exits is appropriate
  - Fire alarm system is not provided, but is required by code
  - Security/camera system is limited and should be upgraded with any renovations
  - Building does contain some fenced areas, except on southside
  - Building does have a somewhat secure entry vestibule
- Educational Appropriateness and Environment -** **Inadequate**
  - Although well maintained the classrooms and labs provide a dated work environment
  - Ceilings are low
  - Although the rooms provided lots of natural light, lights are old and of poor quality
  - Hallways have been upgraded and provide better appearance
  - Large amounts of exterior windows do not provide a good level of safety.
- Overall Exterior & Interior Appearance –** **Very Inadequate**
  - The facility is well maintained but in need of many upgrades to modernize the overall quality and appearance
  - All wood construction is not appropriate for a classroom building of any size
  - Windows and doors (exterior) are out dated and not energy efficient
  - Exterior requires painting
  - Brickwork is in good condition
  - Science labs, although a good size, need major renovation and updates

## High School Building Photos (Constructed 1967)



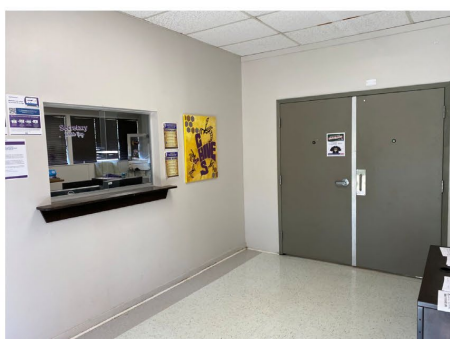
Typical High School classroom



Typical High School science lab



High School corridor



High School entry vestibule



Exterior view of High School



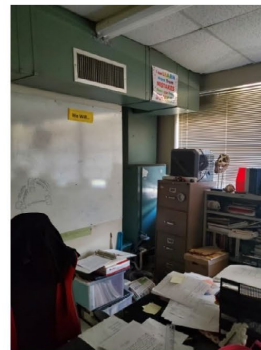
High School water heaters



Exterior of High School



Cluttered attic space at High School Building showing wood framing



High School indoor unit

**Recommendations for the High School Building:**

Due to the fact that this building is all wood constructed, it is not appropriate construction for a classroom building. It meets none of the current building codes. It would be our recommendation that this facility be demolished, and a new building constructed. Also, the asbestos within the building should be abated before any work on demolition occurs.

## 11. Tennis Courts

- Current Condition:
  - Some areas of the current fencing are in poor condition and need repairs. Some areas of fencing are missing.
  - Tennis courts have virtually no lighting. A lighting system will need to be added.
  - The court is fairly level, but tennis surface has multiple cracks and surface wear
- Recommendations for Tennis Courts:

The existing tennis courts could be cleaned, the cracks repaired, and a new play surface installed. A covered canopy could also be installed, and this area used as a covered play area, if tennis is no longer a desired sport.

Tennis Courts



Cracks in court



Condition of fencing



Court cracks and surface wear



Full view of tennis courts



Tennis Courts



## 12. Parent Pick-Up

- Current Conditions
  - This area is mainly crushed limestone and in fairly good condition for this type of surface
  - Covered canopy at parent pick-up is in fair condition with some light damage and light rust.
  - The drive area and canopy do not have lighting. A lighting system will need to be added, for an extra level of security and safety.
- Recommendations for Parent Pick-up:

The existing parent pick-up drive should be resurfaced with either asphalt or concrete to provide a more stable and low maintenance surface. Lighting of this area would also be beneficial.

Parent Pick-Up



Parent Pick-Up drive & canopy



Canopy damage

### 13. Main Parking Lot

- Current Conditions
  - Current parking is a mix of crushed limestone base and asphalt which has been patched multiple times over the years
  - Potholes were observed throughout the lot
  - The parking lot and front canopy do not have lighting. A lighting system will need to be added.
- Recommendations for Main Parking Lot:

The entire main parking lot should be rebuilt with proper grading for drainage, proper soil and base for stabilization and a proper asphalt or concrete surface for low maintenance and longevity. The addition of LED lighting would provide for better safety and security.

Main Parking Lot



Main parking area



Main parking pot holes



Multiple patches of main parking lot



Multiple patches of main parking lot

## General Findings of Strength and Weakness

### District Facility Strengths:

- The Chester ISD district is a place well known to the community and has, over the years, become a place for community gatherings with a strong sense of history and attachment for the people of Chester.
- All of the buildings on the district campus have been well maintained over the year and most have a good appearance for their age. The classroom sizes are good and are the appropriate size or very near appropriate for the grade levels they serve.

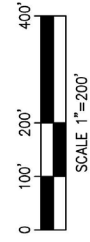
### District Facility Strengths:

- Although the facilities are well maintained by the district some facilities do not meet current code requirements and safety regulations. Some facilities constructed of wood, are in poor condition and have outlived their useful life. Most notable, those facilities include:
  - The High School Building
  - The Junior High Classroom Wing
  - The Weight Room (old cafetorium)
- It is our opinion that these facilities should be demolished and those functions housed in new code compliant facilities.
- There are other campus facilities that are in poor condition but can be extensively renovated to bring them to an updated useable condition. Most notable, those facilities include:
  - The P.E. Gym / Locker rooms
  - High School Locker Rooms
  - Cafeteria Kitchen
- All other facilities are in fair to good condition requiring minor renovations to finishes, mechanical equipment and safety & security to bring them up to great learning environment.
- All drives and parking should be completed rebuilt/repared because of their poor condition.





| LEGEND |                                 |
|--------|---------------------------------|
| ①      | FIELD HOUSE                     |
| ②      | PE GYM                          |
| ③      | JR. HIGH                        |
| ④      | WEIGHT ROOM                     |
| ⑤      | ELEMENTARY                      |
| ⑥      | CARETAKER                       |
| ⑦      | COMPUTER GYM                    |
| ⑧      | AS SHOP                         |
| ⑨      | CLASSES/LIBRARY/DISTRICT ADMIN. |
| ⑩      | HIGH SCHOOL                     |
| ⑪      | TENNIS                          |
| ⑫      | PARKING LOT                     |
| ⑬      | PARENT PICKUP                   |
| ⑭      | EXISTING BUILDINGS              |
| ⑮      | COVERED WALKWAYS                |
| ⑯      | DRIVES/PARKING LOTS             |
| ⑰      | OUTDOOR SPORTS                  |



## CHESTER I.S.D. DISTRICT FACILITIES

CHESTER, TEXAS

10/12/2022

SCALE 1" = 200'-0"

297008