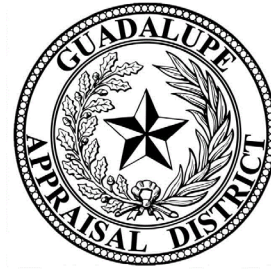


Guadalupe Appraisal District

3000 North Austin Street
Seguin, Texas 78155
(830) 303-3313 Opt. 1
(830) 372-2874 (Fax)



To the Honorable Governing Bodies of Guadalupe County Taxing Units,

The Guadalupe Appraisal District Board of Directors (**BOD**) has adopted Resolution 2025-03 proposing the acquisition and renovation of the historic Mary B. Erskine Building located at **216 East College Street, Seguin, Texas**, as the future headquarters of the Appraisal District.

The property is under contract for **\$1,895,000**, and a recent independent fee appraisal has established its market value at **\$1,960,000** as of March 24, 2025. This 39,273-square-foot structure originally built in 1914 and situated on a 4-acre block—offers a strategic and cost-effective opportunity to secure a permanent facility capable of serving Guadalupe County’s rapidly growing taxpayer base.

As detailed in the attached **Mary Erskine Building Assessment Report** (dated May 6, 2025), the facility requires extensive renovation and modernization to be repurposed for government administration and public services. The **total Probable Project Cost is estimated at \$8,401,765**, which includes design, construction, project management, contingency, and all associated costs necessary to bring the facility into full operational use.

Pursuant to **Section 6.051 of the Texas Property Tax Code**, this real estate acquisition and renovation project must be approved by the governing bodies of **three-fourths of the taxing units** entitled to vote on the appointment of the appraisal district’s board of directors.

Enclosed you will find:

1. The copy of adopted BOD **Resolution 2025-03** (pg. 3)
2. A **Resolution Template** for formal adoption by your governing body (pg. 4)
3. The **Mary Erskine Building Assessment Report** (pg.5)
4. An addendum outlining **alternate options considered** (pg. 115)

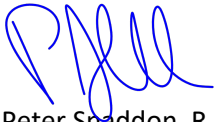
Please note: Each taxing unit’s share of the funding responsibility for this project will be proportionate to its respective percentage of the Guadalupe Appraisal District’s **annual approved budget**. This ensures equity in participation aligned with each entity's operational support level. Current budget allocation percentages are provided below signature block.

Several taxing units have already scheduled time for the Chief Appraiser to provide a formal presentation. We are happy to accommodate any additional requests for briefings or discussions and encourage your office to contact us directly.

We respectfully request that this item be placed on your next available agenda for consideration. In accordance with Section 6.051 of the Texas Property Tax Code, **the approval resolution must be returned to the Guadalupe Appraisal District within 30 days from the date this request is formally presented to your governing body at a posted public meeting.**

Thank you for your attention to this matter and for your continued support of the Guadalupe Appraisal District's mission to serve the taxpayers and taxing units of our community.

Sincerely,



Peter Shaddon, R.P.A., C.C.A.
Chief Appraiser
Guadalupe Appraisal District

Current Budget Allocation Breakdown

<u>Taxing Unit Name</u>	<u>Allocation %</u>	<u>Taxing Unit Name</u>	<u>Allocation %</u>
Guadalupe County	20.61716%	Lone Oak MUD	0.26365%
Schertz-Cibolo UC ISD	20.00736%	City of Marion	0.13325%
Seguin ISD	15.56632%	Prairie Lea ISD	0.10910%
City of Seguin	6.29898%	Lake Dunlap WCID	0.08160%
New Braunfels ISD	5.88018%	City of Universal City	0.07843%
Navarro ISD	5.83841%	City of Santa Clara	0.03506%
City of Schertz	5.53983%	Meadow Lake WCID #1	0.02689%
City of Cibolo	5.20226%	Nixon-Smilely ISD	0.02251%
Marion ISD	5.07129%	City of Luling	0.01105%
Comal ISD	3.35424%	York Creek Water Dist.	0.00934%
City of New Braunfels	2.69376%	Guadalupe County MUD#4	0.00877%
San Marcos ISD	0.99320%	City of San Marcos	0.00480%
Lake McQueeney WCID #1	0.60407%	Sky Ranch MUD*	0.00470%
Lake Placid WCID #1	0.52380%	Guadalupe County MUD #9*	0.00054%
LaVernia ISD	0.38755%	Guadalupe County MUD06*	0.00042%
City of Selma	0.35378%	Guadalupe County MUD10*	0.00006%
Luling ISD	0.27765%		<u>100.00%</u>

Ineligible Tax Units: TX Tax Code §6.051(b) The acquisition or conveyance of real property or the construction or renovation of a building or other improvement by an appraisal district must be approved by the governing bodies of three-fourths of the **taxing units entitled to vote on the appointment of board members.*

Guadalupe Appraisal District



RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GUADALUPE APPRAISAL DISTRICT REGARDING THE ACQUISITION AND RENOVATION OF 216 E. COLLEGE STREET, SEGUIN, TEXAS, AS THE FUTURE SITE FOR APPRAISAL DISTRICT OPERATIONS

WHEREAS, the current location of the Guadalupe Appraisal District is no longer adequate in size or functional utility to meet the needs of the taxing units and taxpayers; and

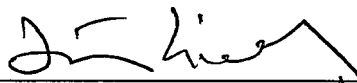
WHEREAS, the property located at 216 E. College Street, Seguin, Texas, has been identified as a suitable location that provides adequate space to meet these needs; and

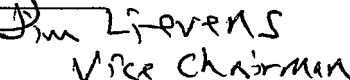
WHEREAS, Section 6.051 of the Texas Property Tax Code authorizes the Board of Directors of an appraisal district to purchase or lease real property and to construct or renovate improvements as necessary to establish and operate the appraisal office;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GUADALUPE APPRAISAL DISTRICT:

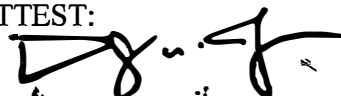
1. **Approval of Acquisition and Renovation:** The Board of Directors hereby approves the acquisition and renovation of the property located at 216 E. College Street, Seguin, Texas, for use as the future site of the Guadalupe Appraisal District operations.
2. **Notification and Approval:** The Chief Appraiser is directed to notify the presiding officer of each governing body entitled to vote on the approval of this proposal, as required by Section 6.051 of the Texas Property Tax Code. The notification shall include a copy of this resolution and information showing the costs of other available alternatives to the proposal.
3. **Implementation:** Upon receiving the necessary approvals from the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members, the Chief Appraiser is authorized to proceed with the acquisition and renovation of the property.
4. **Effective Date:** This resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 7th day of May 2025.


Charles O. Kelm, Chairman
G.A.D. Board of Directors


Jim Livens
Vice Chairman

ATTEST:


Daryl John, Secretary
G.A.D. Board of Directors

RESOLUTION NO.

APPROVAL OF GUADALUPE APPRAISAL DISTRICT REAL ESTATE ACQUISITION AND RENOVATION OF 216 E. COLLEGE STREET IN SEGUIN, TEXAS AS FUTURE SITE FOR APPRAISAL DISTRICT OPERATIONS

WHEREAS, the Texas Property Tax Code, Section 6.051, permits an appraisal district to acquire real property by purchase or lease, convey real property, and construct or renovate buildings or other improvements for the purpose of establishing and operating an appraisal office or branch appraisal office; and

WHEREAS, Section 6.051 requires that the board of directors of an appraisal district propose the property transaction by resolution, which must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members; and

WHEREAS, the governing body of [Taxing Unit Name] received notification of the resolution adopted by the Board of Directors of the Guadalupe Appraisal District as required by Section 6.051; and

WHEREAS, the purchase and renovation of the proposed real estate offers the most effective solution to provide the Guadalupe Appraisal District with a permanent location to serve the taxing units and taxpayers of Guadalupe County;

NOW, THEREFORE, BE IT RESOLVED that on this date, the [Governing Body] of the [Taxing Unit Name]:

1. **Approval of Acquisition and Renovation:** The [Governing Body] hereby approves by a majority vote in a public meeting the purchase and renovation project of a building for the Guadalupe Appraisal District's office situated in Guadalupe County, Texas, at 216 E. College Street in Seguin, Texas, as described in approved Resolution 2025-03 of the Board of Directors of the Guadalupe Appraisal District.
2. **Allocation of Proceeds from Sale of Existing Office:** Any proceeds from the sale of the existing office of the Guadalupe Appraisal District located at 3000 N. Austin Street in Seguin, Texas be allocated to the Guadalupe Appraisal District's dedicated reserve fund for future payments towards the proposed building purchase and renovations.

BE IT FURTHER RESOLVED that this document be filed with the Chief Appraiser of the Guadalupe Appraisal District on or before the 30th day after receipt of notification of the aforementioned resolution.

PASSED AND APPROVED this _____ day of [Month] 2025.

[Name]
[Title]

ATTEST:

[Name]
[Title]



MARY ERSKINE BUILDING ASSESSMENT

FOR THE GUADALUPE COUNTY APPRAISAL DISTRICT

MAY 6, 2025



INTERIM REVIEW / CONCEPT DESIGN. NOT INTENDED FOR BIDDING, PERMITTING OR CONSTRUCTION.
DEBRA J. DOCKERY, TEXAS ARCHITECT REGISTRATION #11930.



**MARY ERSKINE BUILDING ASSESSMENT
FOR THE GUADALUPE COUNTY APPRAISAL DISTRICT
MAY 6, 2025**

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- B. Existing Conditions Description
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- H. Mechanical, Electrical and Plumbing Assessment
- I. Opinion of Probable Construction Cost and Phasing Opportunities
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 - Concept Improvements Second / Main Floor Plan
 - Concept Improvements Third Floor Plan
- K. References
 - Site Survey
 - Appraiser Area Calculations
 - Asbestos Containing Materials Report
 - Elevator Assessment
 - Plumbing Lines Camera Results

Prepared by:

Debra J. Dockery, Architect, P.C.
118 Broadway, Suite 516
San Antonio, Texas 78205
(210) 225-6130

With

Calculated Legacy Consulting Engineers, MEP Engineer



DOCKERY
ARCHITECTURE

MARY ERSKINE BUILDING ASSESSMENT

**PROJECT INFORMATION AND
EXISTING CONDITIONS**



MARY ERSKINE BUILDING ASSESSMENT SEGUIN, TEXAS

Project Introduction

The Mary Erskine Building in Seguin, Texas was initially constructed in 1914 for the Seguin Independent School District High School. In subsequent years, the building became an elementary campus and then a vocational/technical school. More recently the building was acquired by a private investor. The Guadalupe County Appraisal District is considering purchasing the building to relocate its Seguin Headquarters. The agency has outgrown the current facilities and expansion opportunities in the present location are limited. Debra J. Dockery, Architect, P.C. was contracted to provide this assessment of the improvements needed to accommodate the Appraisal District offices should the purchase move forward.

The site is a full 4-acre block in the downtown area of Seguin. The original 1914 building is three stories and comprised of former classrooms and offices. Later additions to the campus include a single-story classroom building, a band hall, and combination gymnasium, auditorium with stage, cafeteria and kitchen building. The site currently has 32 parking spaces in a paved lot on the east side and 18 parking spaces on the north. There is a concrete paved basketball court, abandoned swing sets, and evidence of a former athletic track.

The design team was tasked with developing a space program that reflects the actual space needs and adjacencies for each department and developing interior reorganization floor plans that provide a concept for the occupancy by the Appraisal District.

This assessment focused on the original three-story building as the facility the Appraisal District would occupy first. An evaluation of existing mechanical, electrical and plumbing systems was conducted to determine repairs necessary to reoccupy the building. A building code analysis and disabled accessibility review were prepared to determine needed upgrades.

Existing Conditions

Area*	Main Building Ground Floor	9,060 SF
	Main Building Second / Main Floor	8,910 SF
	Main Building Third Flor	<u>8,910 SF</u>
		26,880 SF
	Single Story Classroom & Band Hall	4,231 SF
	Gymnasium/Cafeteria	8,162 SF
	Total For Campus	39,273 SF

*Areas provided by Guadalupe Appraisal District

Date Constructed	Original section - 1914. Additions - assumed 1960's.
Construction	Concrete foundations, (first floor of Main Building is partially below grade), concrete framed columns, beams, floor, roof and stair structure, brick veneer on masonry walls, interior plaster and gypsum board walls, original wood flooring in most rooms, suspended acoustical ceilings retrofitted when the building received air conditioning.

Renovation Program Goals

- Designate a main public entrance and public service window near public parking and accessible to elevator.
- Provide consolidated public support areas (research and map room, public restrooms, meeting room).
- Relocate departments with public service functions to be conveniently located near the main entrance.
- Designate rooms for Appraisal Review Board (ARB) hearings that can be separated from the rest of the building with separate restrooms and waiting areas.
- Provide Appraiser work stations grouped by appraisal type.
- Centrally locate staff breakroom and restrooms for efficient and convenient access by all staff.
- Secure staff areas from public access areas.
- Review security aspects and improvements
- Provide budget recommendations for needed systems replacements and upgrades.
- Upgrade finishes and systems for a modern appearance.
- Investigate energy saving upgrades such as LED lighting.
- Consider immediate space needs and near future projected growth

Observations and Description of Proposed Scope of Work

General

1. Most existing interior walls may remain in the proposed interior reorganization.
2. For many areas where the existing door does not have required ADA clearance, the door may be removed as the spaces become open work stations.
3. There are existing restrooms on the First Floor. The recommendation is to completely remove all fixtures and finishes and replace with a new layout meeting ADA and public accommodation.
4. There are no restrooms on the Second Floor. As this floor will be the main public entry, it is proposed to add restrooms matching the first floor layout below for ease in stacking plumbing piping.
5. The restrooms on the Third Floor will be primarily for staff. These restrooms have ADA

compliance issues which may be addressed in a renovation.

6. Staff areas are consolidated and secured from public access on the First and Second Floors by walls separating the corridor and with controlled access doors.
7. The building has been retrofitted with a fire sprinkler system.
8. The HVAC systems, and the internal building power and lighting, telecommunications infrastructure and plumbing systems will be replaced. Service entries appear adequate for the renovation.
9. The elevator was inspected by a third party contacted by the Guadalupe Appraisal District. There are some issues to be addressed. See separate elevator assessment report.
10. The most recent asbestos report conducted in 2021 lists asbestos containing material in the window and door caulk and in vinyl composition tile. However, the location of the vinyl tile and the quantities in the report do not match the actual on-site observations. Perhaps some material has been removed since 2021. The previous asbestos report in 2018 listed asbestos containing material for duct work caulking and in duct work vibration dampers. It does not appear these materials have been removed since the 2018 report.

For this report, it is assumed asbestos abatement will be required if any vinyl floor tile is removed, any windows are replaced, or any ducts with caulking are removed. Should the Guadalupe Appraisal District proceed with the purchase of this building, it is recommended the testing for asbestos be conducted again to determine conclusively the extent of any asbestos containing material.

11. A previous assessment report conducted in 2018 noted water damage from roof leaks. The report was not specific to the areas damaged. No evidence of substantial water damage was observed. Only isolated areas of stained ceiling tiles were noted and these areas may have been the result of air conditioning condensate leaks. It was reported by the current building owner that the roofing system on the three story building was recently replaced. Aerial photos indicate the roofing is likely a TPO system and it does appear to be recent.
12. Camera investigation of plumbing lines from the first floor restrooms to the service mains or meters was recommended. The results of these investigations are attached. Most water and sewer piping within the building will be replaced with the expected reorganization of restrooms and breakrooms.

The lines outside the building have collapsed, most notably at the clean-outs. The amount of damage from the clean-outs did not allow the camera to survey the entire length of the piping to determine the extent of the damage. This report assumes the entire length of the sewer and water piping from the building to the City of Seguin mains will need to be replaced.

Single Story Classroom Building

A full assessment of the single story classroom building was not conducted with this report as the Guadalupe Appraisal District does not have immediate plans to occupy this building. General observations noted include:

- Rotted wood roof framing
- Roofing needs replacement
- Mechanical systems need replacement
- Restrooms could not be viewed but are assumed to need significant renovation
- Electrical lighting needs replacement
- Floor tile may be asbestos containing
- Ceilings and finishes need replacement

Gymnasium and Cafeteria Building

A full assessment of the Gymnasium and Cafeteria building was also not conducted with this report. The Guadalupe Appraisal District does not have immediate plans to occupy this building but has considered that the gym may be rented to community groups. Observations include:

- There are no restrooms in this building. If the space were rented to outside groups, alternate provisions would be required.
- Metal roofing needs to be coated or replaced
- Mechanical systems need replacement
- Lighting systems need to be replaced
- The gym floor is concrete. A suitable court flooring may be considered in the future
- There are no basketball goals currently in place
- The space includes a platform stage with ornate plaster work
- All appliances in the former kitchen have been removed and utility connections capped or abandoned.

Recommended Scope of Work for Main Building

Site Work

- The front entry curb ramp and door landings exceed the maximum slopes for ADA
- Many areas of the concrete sidewalks to the building are cracked, spalled and uneven
- Rework concrete front entry steps for compliant entry
- Additional parking will need to be constructed. Approximately 30 spaces may be retrofitted on the existing concrete paved basketball court. An additional 25 to 30 parking spaces will be needed to meet City of Seguin ordinances.
- Remove abandoned swing sets and other playground equipment.
- Improve site lighting for better security.
- New mechanical systems will require additional outdoor areas with concrete pads and better security fencing.
- Existing roof downspouts drain across public sidewalks which can cause slippery, unsafe conditions.
- Consider installing sidewalk trench drains to divert drainage to grassy areas.

Consider securing the one-story building and gymnasium building with more substantial fencing
Consider landscape improvements including sod repair, tree trimming, additional trees and shrubs.

Exterior – Main Building

Clean brick and stone

Provide minor repointing of brick (repair noted in limited areas)

Repaint sheet metal work (downspouts, roof trims)

Consider replacing the existing windows with insulated units to reduce HVAC loads and provide better occupant comfort

If a new HVAC chiller / boiler central plant is installed, remove ground floor roof-top a/c, and replace this roofing.

(The main roofing is reported to be recently replaced. No leaks were detected and aerial photos seem to confirm the Main Building roof is more recent.)

Interior – Main Building

The following ADA issues were noted:

- Stair handrails are not compliant

- Many interior doors lack the required clearance of the push and pull side of the door

- All restrooms have various non-compliant issues, but the recommended scope is to completely renovate all restrooms and add restrooms at the Second Level.

Replace all suspended ceilings with 2 x 2 acoustical lay-in systems. (This is necessary for HVAC and Electrical lighting replacement.)

Refinish wood floors

Repaint entire interior

Provide new interior walls as shown in the concept floor plans

Some cracks were noted at the front entry stairs in the joint between the structural concrete stair framing and the infill wall below. These appear to be cracks caused by differential movement of different materials.

Summary of Existing Building Systems

Foundation – assumed concrete pier and beam

Superstructure – concrete frame, columns, beams, flat floor plates

Stairs – concrete framed

Exterior walls – brick veneer and masonry back up (possibly structural clay tile)

Interior walls – assumed plaster on lath, gypsum board on studs

Flooring – wood flooring, vct, terrazzo in restrooms

Ceilings – suspended 2 x 4 retrofitted



Figure 1: Entry sidewalk & curb ramp



Figure 2: Front steps-landing



Figure 3: Exterior clean brick & stone



Figure 4: Repoint minor cracking of brick



Figure 5: Main building sidewalk



Figure 6: Main building swing sets

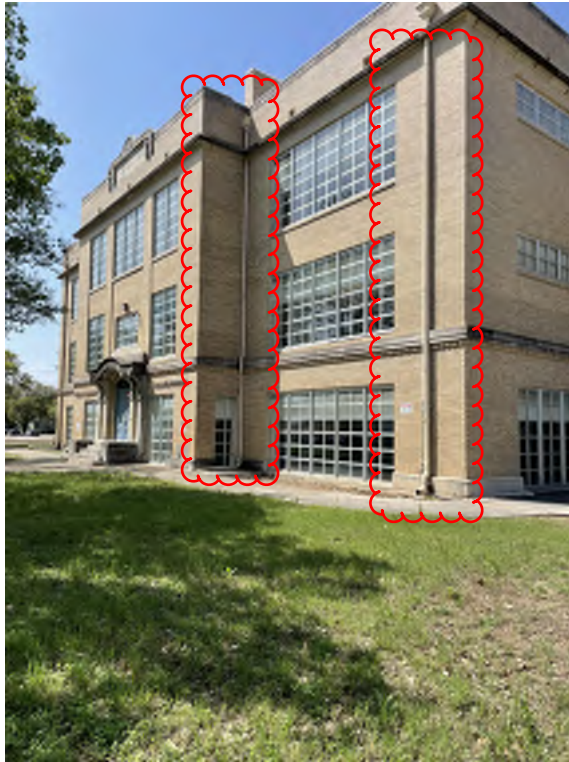


Figure 7: Consider installing trench drains for downspouts



Figure 8: Stair handrails in First Floor Basement



Figure 9: Stair handrails & AC unit not ADA complaint



Figure 10: First Floor Basement Elevator Hallway

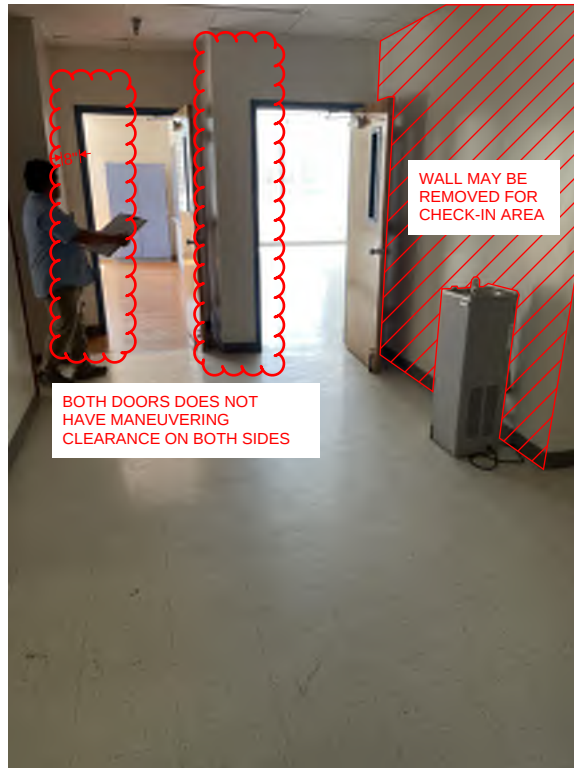


Figure 11: First Floor Basement interior doors



Figure 12: First Floor Basement interior doors



Figure 13: First Floor Basement Cracked Walls



Figure 14: First Floor Basement Girls Restroom



Figure 15: First Floor Basement Girls Restroom

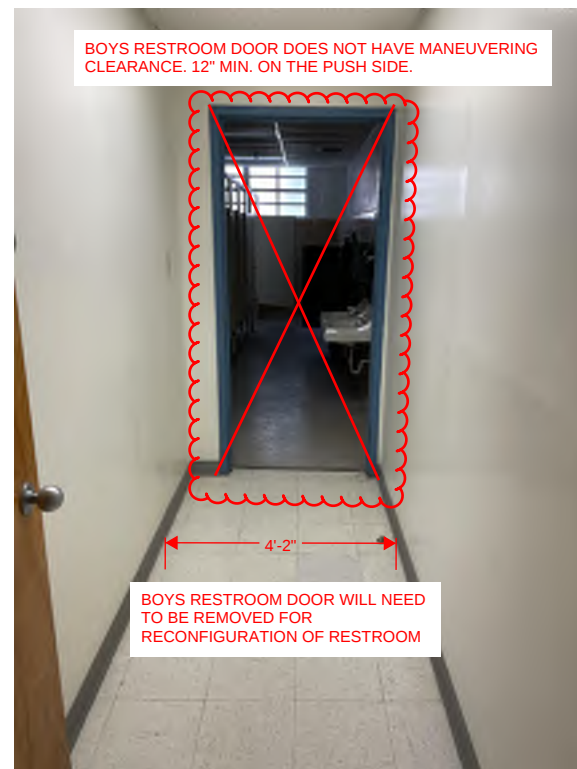


Figure 16: First Floor Basement Boys Restroom

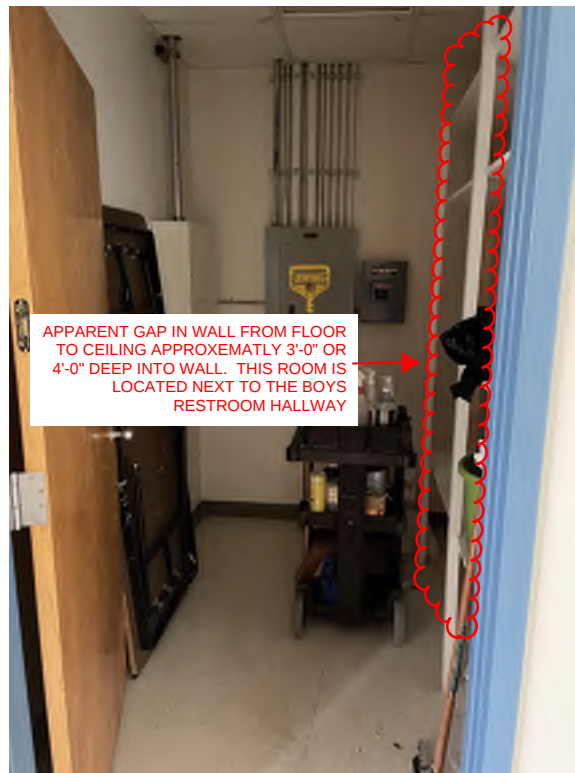


Figure 17: First Floor Basement Storage room next to Boys restroom



Figure 18: First Floor Basement Stairway

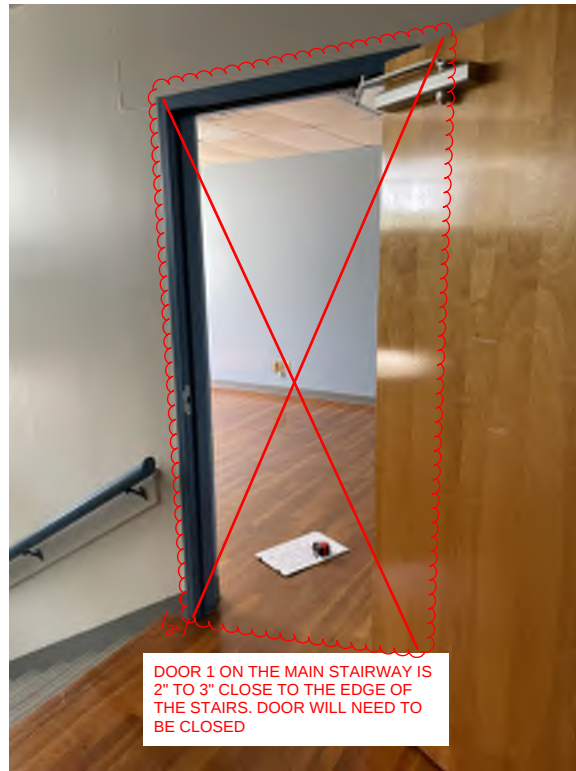


Figure 19: Second Floor Main Level main entry stairway

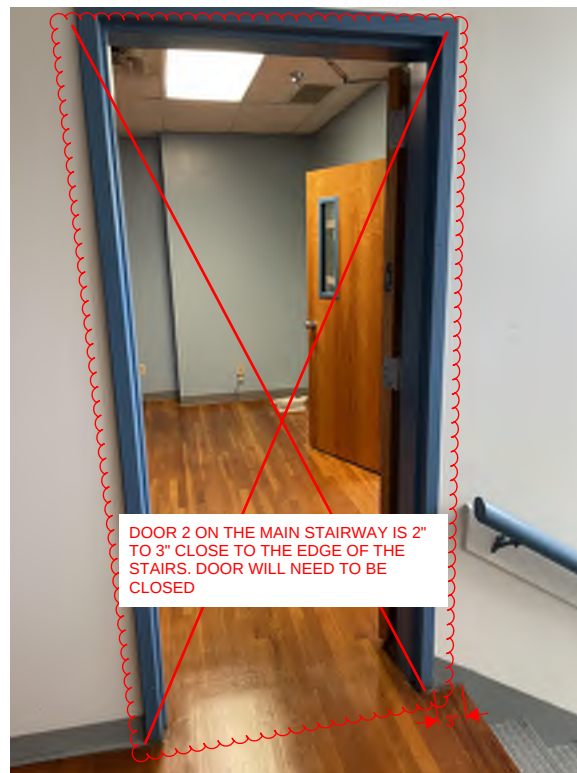


Figure 20: Second Floor Main Level main entry stairway



Figure 21: Second Floor Main Level Lobby

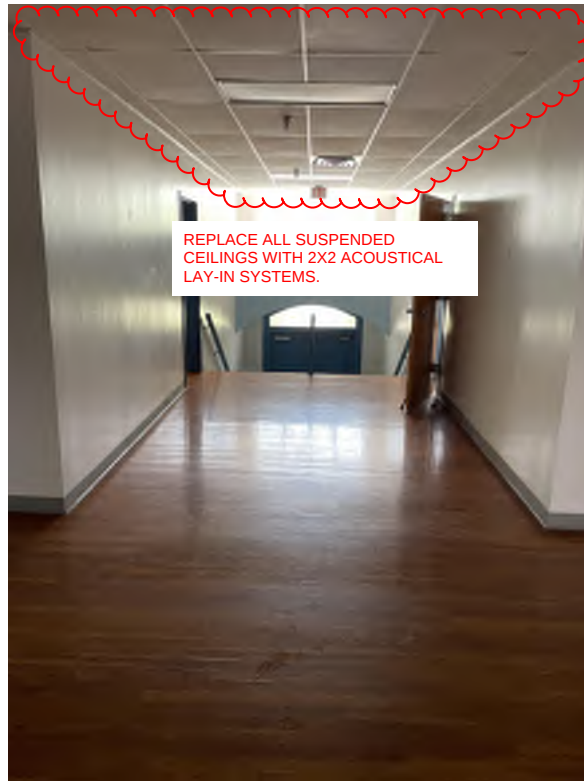


Figure 22: Second Floor Main Level main entry stairway



Figure 23: Second Floor Main Level



Figure 24: Second Floor Main Level stairway



Figure 25: Third Floor Level Corridor



Figure 26: Third Floor Level stairway

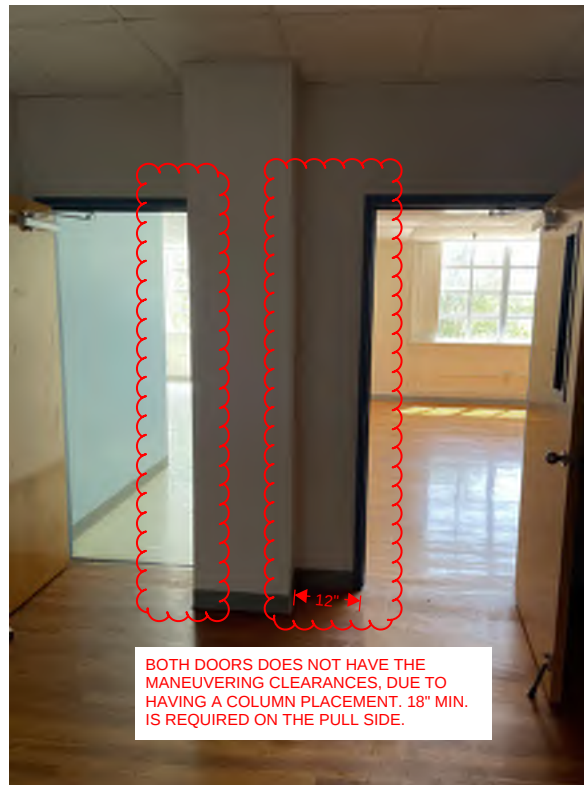


Figure 27: Third Floor Level

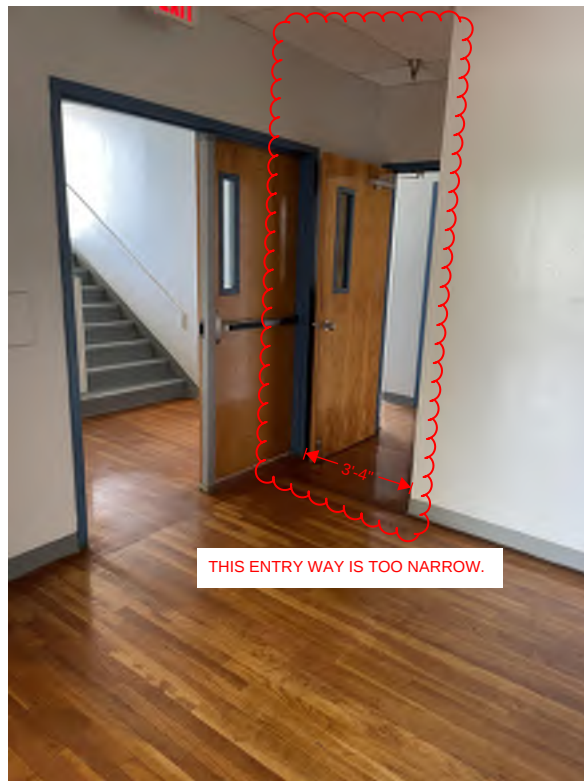


Figure 28: Third Floor Level stairway



Figure 27: Third Floor Level Men's Restroom



Figure 28: Third Floor Level Women's Restroom

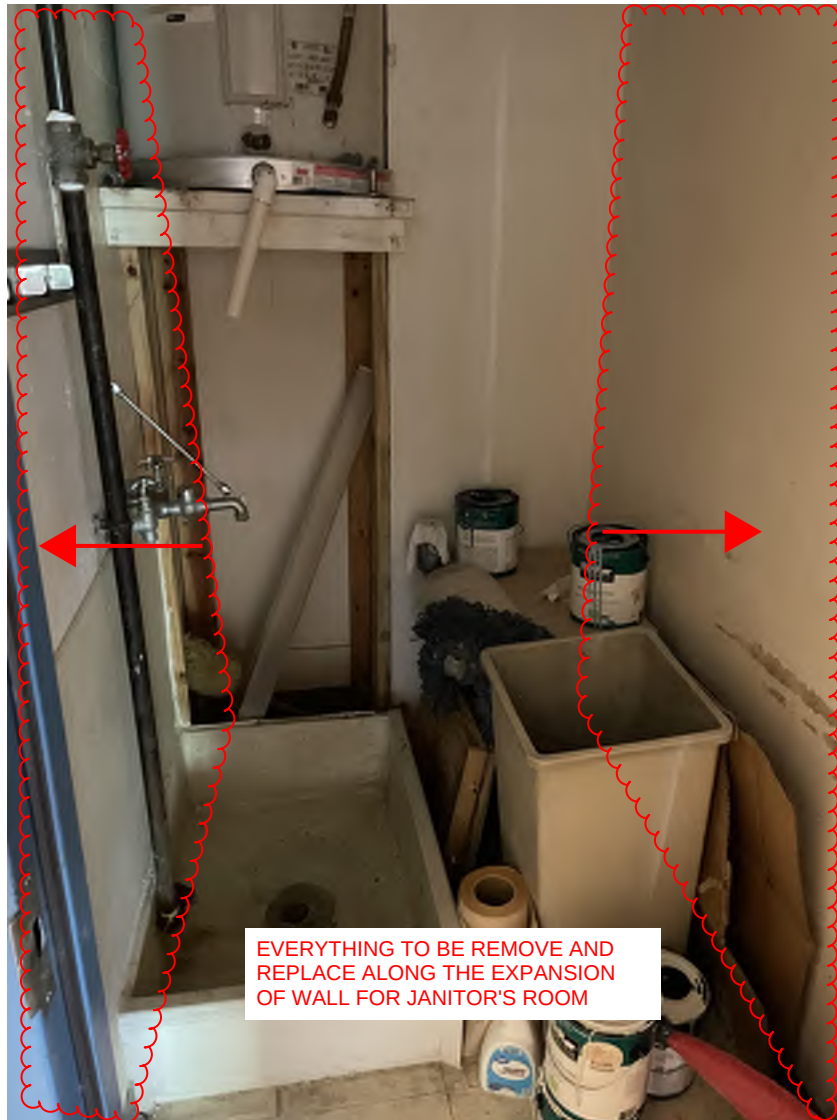


Figure 29: Third Floor Level Janitor's room



MARY ERSKINE BUILDING ASSESSMENT

SPACE NEEDS PROGRAM

	DEBRA J. DOCKERY, ARCHITECT, P.C.			
	118 Broadway, Suite 516			
	San Antonio, Texas 78205			
	tel: (210) 225-6130			
GUADALUPE APPRAISAL DISTRICT			ASF	COMMENTS
SPACE NEEDS PROGRAM FOR POSSIBLE RELOCATION TO 216 E. COLLEGE				
Updated 4.29.2025				
Department/ Spaces	No.	Min Size of Space ASF		
SECOND FLOOR MAIN LEVEL				
Reception space / lobby - 30 x 24	1	720	720	double size of exist. Add kiosks
Public service counter - 5 x 30	1	150	150	5 windows of which 2 ADA
Public service staff work stations, 7x30	5	210	1050	part of service counter
Public work room	1	600	600	computer terminals for 10, maps, kiosks, 1 work station
Public restrooms men, women	2	200	400	
Public family restroom	1	65	65	
Pubic lactation room	1	65	65	
Large conference room for up to 50	1	700	700	locate on Main Level, will also be Board Room
Breakroom / kichenette, seating 15 - 20	1	500	500	Maybe 1 breakrm on ea level
Work Room, mail room, supplies	1	250	250	
ADMINISTRATION				
Director of Administration	1	180	180	
Administration work stations	7	65	455	
Mapping work stations with printer	2	100	200	
IT work station	1	100	100	
Mechanical	1	250	250	
Electrical	1	60	60	
MDF and IDF data rooms	1	100	100	
Janitor	1	80	80	
NET TO GROSS MAIN LEVEL			5,925	
Walls, Hallways, Stairs, Structure			2,985	
TOTAL GSF MAIN LEVEL			8,910	
LOWER LEVEL ARB CENTER				
ARB check-in	1	200	200	
ARB lobby / waiting area	1	400	400	
ARB hearing rooms	2	660	1320	room for 20 to 30 persons
ARB level office for tax liasion	1	190	190	
ARB breakroom	1	400	400	
ARB file storage	1	300	300	

ARB level men and women restrooms	2	250	500	
ARB level family restroom	1	65	65	
ARB level lactation room	1	65	65	
Training Room	1	660	660	
Fitness Center	1	770	770	
Mechanical	1	400	400	
Electrical	1	100	100	
MDF and IDF data rooms	1	300	300	
Janitor	1	80	80	
Future office for facilities manager	1	190	190	
General building storage	1	300	300	
NET TO GROSS LOWER LEVEL			6,240	
Walls, Hallways, Stairs, Structure, etc. 45%			2,820	
TOTAL GSF LOWER LEVEL			9,060	
UPPER LEVEL OFFICES AND WORK STATIONS				
APPRAISERS				
Chief Appraiser Office	1	210	210	
Deputy Chief Appraiser Office	1	180	180	
Appraiser work stations - residential	9	65	585	
Appraiser work stations - complex	5	65	325	
Appraiser work stations - commercial	4	65	260	
Appraiser Work Stations - agriculture	2	65	130	
Appraiser work station - land	1	65	65	
HUMAN RESOURCES				
Offices	3	160	480	
Lobby	1	120	120	
Medium conference room for 15 to 20	1	660	660	
Small conference room for 5 to 10	1	300	300	
Collaboration break out rooms for 2 to 4	3	80	240	
Breakroom / kitchenette, 15 - 20	1	600	600	
Staff men and women restrooms	2	200	400	
Staff family restroom	1	200	200	
Staff lactation room	1	65	65	
Staff shower rooms	2	80	160	
Mechanical	1	250	250	
Electrical	1	60	60	
MDF and IDF data rooms	1	100	100	
Janitor	1	80	80	
NET TO GROSS UPPER LEVEL			5,470	
Walls, Hallways, Stairs, Structure, etc. 45%			3,440	
TOTAL GSF UPPER LEVEL			8,910	
TOTAL FOR BUILDING			26,880	



MARY ERSKINE BUILDING ASSESSMENT

**BUILDING CODE AND
ZONING CODE ANALYSIS**

Building Code and Zoning Code Analysis

Authority with Jurisdiction: City of Seguin, Texas
Current adopted codes: International Building Codes 2018, International Fire Code 2018,
(Per City of Seguin website) International Energy Conservation Code 2018
Note: The City of Seguin Building Department was contacted to determine if updating to more current editions of the codes were being considered. The Department has not responded.

Occupancy Type

Current Group E Educational
Proposed Conversion Group B Civic Administration

Occupancy Separation Under occupancy Group E there were no requirements for occupancy separation. Any assembly spaces in the conversion to Group B with more than 50 occupants or more than 750 square feet will be classified as Group A-3, per 303.1.2

Construction Type Type II-B Non-combustible

Fire Sprinkler Currently Yes

Analysis based on Group B Occupancy

Area	Actual	Allowable (with fire sprinkler)
Main Building Area	26,880 SF	
Total Area all buildings	39,273 SF	90,000 SF

Stories	Actual - 3	Allowed- 3
Height	Actual 18 FT	Allowed - 55 FT

Fire Resistance

Fire Resistance Ratings for Building Elements - 0 hours
Fire Resistance Ratings, Exterior, greater 30 FT Fire Separation - 0 hours

The Main Building is fire sprinklered, therefore, 1 hour fire rated exit corridors are not required.
(Corridors in non-fire sprinklered Occupancy Group B buildings are required to have 1 hour fire rated construction with 1/3 hour rated doors when the occupant load is more than 30.)

Occupant Load Based on Assumed Interior Reorganization of Spaces

Spaces	Area	Occupant Factor	Occupant Load
First Floor			
Meeting/Conference Rooms	2,100 SF	15 net	140
Waiting Areas	600 SF	15 net	40
Breakroom	600 SF	15 net	40
Health and Fitness Room	760 SF	50 gross	15
Offices	380 SF	150 gross	3

Storage /Mech	500 SF	300 gross	<u>2</u>
First Floor Total Occupancy	`		240

Spaces	Area	Occupant Factor	Occupant Load
Second Floor			
Meeting/Conference Rooms	670 SF	15 net	45
Waiting Areas	300 SF	15 net	20
Breakroom	600 SF	15 net	40
Offices	3,880 SF	150 gross	26
Storage /Mech	300 SF	300 gross	<u>1</u>
Second Floor Total Occupancy	`		132

Spaces	Area	Occupant Factor	Occupant Load
Third Floor			
Meeting/Conference Rooms	670 SF	15 net	45
Breakroom	600 SF	15 net	40
Offices	3,800 SF	150 gross	26
Storage /Mech	300 SF	300 gross	<u>1</u>
Third Floor Total Occupancy	`		112

Total Building Occupants 484

Exit Requirements

Egress sizing – stairways

First Floor: 240 occupants / 2 stairs * 0.30 inches = 36 inches minimum, Actual = 62"

Second Floor: 132 occupants + ½ first floor and third floor / 2 stairs * 0.30 inches = 154 * 0.3 = 46".
Actual 62"

Third Floor: 112 occupants / 2 stairs * 0.30 inches = 17 inches minimum, Actual = 62"

Egress sizing – exit ways:

First Floor 240 occupants * 0.2 inches – 48 inches total exit width. Actual 124"

Corridor minimum width: 44". Actual – 44 " hallway to elevator

Plumbing fixture requirements - 2018 IBC

Business

Water Closets: 1 per 25 for first 50, then 1 for each 50 thereafter

Lavatories: 1 per 40 for first 80, then 1 for each 80 thereafter

Assume 242 women and 242 men

Fixtures required:

Women- 6 water closets, 5 lavatories

Men – 6 water closets / urinals, 5 lavatories

(For comparison, Assembly spaces without permanent seating require 1 water closet per 125 men, 1 water closet per 65 women and 1 lavatory per 200 persons.)

City of Seguin Unified Development Code

Parking requirements – Main Building Only

Offices - 1 space per each 300 GSF $26,880 / 300 = 90$ parking spaces min

Actual existing – 32 adjacent to Main Building

Revise existing outdoor basketball court for parking - +/-30 parking spaces

90 required spaces – 62 existing / renovated = 28 spaces short of requirements

(Note: 18 parking spaces exist along the north property but these would serve the gymnasium and one-story classroom building. $12,393 \text{ sf} / 300 = 41$ parking stalls needed for these facilities)



MARY ERSKINE BUILDING ASSESSMENT

ARCHITECTURAL SYSTEMS
DESCRIPTION

Architectural Systems Descriptions

Division 1 - General Requirements

011000 Summary of Work

Project information, access to site, work restrictions, and miscellaneous provisions

012100 Allowances

Allowance fund for unforeseen conditions, utility connection charges, and other items not known at time of bidding. An amount has not been stipulated at this time.

012300 Alternates

Additive Bid Alternates separately priced on proposal form. No alternate items identified at this phase.

Division 2 - Existing Conditions

024110 Selective Demolition

Removal of existing installations for new work.

Division 3 - Concrete

033000 Cast-in-place Concrete

Repair of existing foundations for new plumbing work.

Division 4 - Masonry

042000 Unit Masonry

Repair of existing masonry for new work.

Division 5 - Metals

055000 Metal Fabrications

Miscellaneous steel supports and trims, lintel angles, fabricated steel items.

Division 6 - Woods & Plastics

061000 Rough Carpentry

Blocking and backing in walls for support of cabinetry, toilet accessories and miscellaneous specialties.

062023 Interior Finish Carpentry

Interior wood trims

064116 Plastic Laminate Faced Architectural Casework

Plastic laminate faced cabinetry and solid surface countertops in breakrooms.

064661 Simulated Stone Countertops

Homogenous solid plastic resin countertops, ½" thick material on plywood sub-top, with ½" thick backsplashes of same material for cabinetry countertops and restroom lavatory counters.

Division 7 - Thermal & Moisture Protection

072100 Thermal Insulation

Glass fiber sound attenuation insulation at new interior walls and ceilings.

076200 Sheet Metal Flashing

Roof and wall flashings and other sheet metal trims requiring repair.

079000 Joint Sealants

Elastomeric sealants and fillers for interior joints.

Division 8 - Doors & Windows

081113 Metal Doors and Frames

Hollow metal interior door frames for use with wood interior doors

081416 Flush Wood Doors

Solid wood doors for all interior doors. For use in hollow metal door frames

083350 Access Doors

Wall and ceiling access doors for plumbing chases and mechanical equipment

085000 Aluminum Windows

Replace existing aluminum windows with new commercial grade fixed aluminum windows with same mullion profile.

085653 Transaction windows

Impact and bullet resistant glass with transaction tray, speak hole and microphone for public service window.

087100 Door Hardware

Lock system, exit devices, closers, stops, holders, thresholds, weatherstripping, and miscellaneous finish hardware items. Card readers at entry doors. Electronic locks for telecom rooms.

088800 Glazing

New double pane insulated glass for replacement exterior windows.

Division 9 - Finishes

092216 Non-Structural Metal Framing

Metal stud interior wall framing, 3-5/8" and 6", 12 to 20-gauge studs depending on wall height, bridging, and bracing requirements.

092900 Gypsum Drywall Systems

Gypsum board for interior partitions and restroom ceiling systems, sheathing for exterior walls.

093000 Tile

Unglazed porcelain ceramic floor tile for restroom facilities. Full height glazed ceramic wall tile for restrooms.

095113 Acoustical Panel Ceilings

Suspended acoustical ceiling systems consisting of 2' X 2' U.L. labeled, mineral composition board tiles in pre-finished steel grid, mylar or vinyl faced for breakroom. All renovated areas to receive new ceiling system.

096500 Resilient Flooring & Accessories

LVT (luxury vinyl tile) with rubber base for all spaces that do not have existing wood flooring.

099100 Painting

Painting and finishing requirements for non-factory-finished interior surfaces, for new surfaces and renovated existing services. Refinish existing wood floors.

Division 10 - Specialties

101419 Dimensional Letter Signage

Cast aluminum numbers and letters for exterior application, name, and address of facility.

101423 Panel Signage

Acrylic panel room identification and accessibility signs

101426 Directional Signage

Post mounted panels or wall mounted panels with directional and information signage.

102800 Toilet, Bath, and Laundry Accessories

Electric hand dryers, soap, towel, and tissue dispensers, grab bars, and waste receptacles matching Owner's product requirements.

104413 Fire Protection Specialties

Fire extinguishers in semi-recessed cabinets in corridors and where required by fire codes, "Knox" box at exterior doors.

Division 11 - Equipment

114520 Kitchen Equipment

Refrigerators and microwave ovens in breakroom by Owner.

Division 12 - Furnishings

122113 Horizontal Louver Blinds

Aluminum mini-blinds or roller shades for all windows

See MEP Assessment for mechanical, electrical and plumbing systems assessment and recommendations.



DOCKERY
ARCHITECTURE

MARY ERSKINE BUILDING ASSESSMENT

**MECHANICAL, ELECTRICAL &
PLUMBING ASSESSMENT**

MARY ERSKINE BUILDING MEP ASSESSMENT REPORT

FOR

DEBRA J. DOCKERY, ARCHITECT, P.C.

Report

April 2025

CLCE Project # 25-022



Prepared For:

Debra J. Dockery, Architect, P.C.
118 Broadway, Suite 516
San Antonio, TX 78205

Prepared by:

Manny Alvarez, PE
Wesley McDaniel, PE
CL Consulting Engineers, LLC.
7700 Torino, Suite 120
San Antonio, TX 78229
210.614.1110
Texas Registered Engineering Firm F-24898

Executive Summary

The Mary Erskine building in Seguin, Texas is a three-story 22,000 square foot facility that previously functioned as a primary school. The facility was constructed in 1914, and has seen some mechanical, electrical and plumbing updates over the years. The HVAC for the first floor is served by five split systems, and the second and third floors are served by four packaged rooftop units. There is plumbing to support restrooms on the first and third floors, as well as limited fixtures in the rest of the building such as a teacher break room, nurse's office, and art room. The building appears to be fully sprinkled, with a fire department connection on the north side of the building.

Many of the HVAC equipment has missing or damaged components and are not compatible with the most current refrigerants. Most of the ductwork, above-ceiling equipment, and fans were not able to be safely accessed for observation. Air devices such as supply diffusers and exhaust grilles were in varying condition, with many appearing damaged. Plumbing within the walls was not able to be observed, however pipes that were visible appeared in good shape. Heating and cooling load calculations were performed to ensure the installed HVAC systems are sufficiently sized for the application. The results are provided in Appendix A of this report.

The first floor's HVAC system is and comprised of five DX split systems utilizing outdoor air conditioners and vertical indoor air handlers with gas heat. Each air handler was marked as serving multiple rooms, and each classroom had a thermostat in it, suggesting there was a zone damper that allowed the classrooms to adjust cooling and heating per room. A controls cabinet for the five split systems was found in the basement mechanical room. The second and third floors are both served by two packaged DX rooftop units, for a total of 4 rooftop units. There did not appear to be any centralized control system for the packaged units, so it is assumed that each individual classroom zone is operating independently and the packaged unit is only controlling on duct pressure and discharge temperature.

The plumbing fixtures on the first and third floor vary in size and condition. While lavatories are serviceable, the water closets and urinals are recommended to be replaced to full adult sizes and to be ADA compliant. There are electric hot water heaters at each floor that appear to be missing parts or wiring.

Based on observations of the site, it is recommended that the entire mechanical system be replaced with new equipment, ductwork, insulation, controls, and air devices. It is also recommended to replace all plumbing fixtures to full-sized ADA compliant fixtures and to add men's and women's gang restrooms to the second floor.

Electrically, the building is served by a 208Y/120V 500kVA utility transformer, which is likely to be sufficient for the renovation. The electrical distribution equipment appears to be dated from 1990 to 2000. The main switchboard was unable to be opened during the site visit. Based on the age of the equipment, it is recommended to replace the electrical distribution equipment and feeders. The new layout of the building and HVAC renovations will also likely require a reconfiguration of the distribution system. Additionally, this will allow for a more efficient electrical design that requires fewer pieces of equipment that can be consolidated to one area, instead of placed throughout the facility.

Lighting appeared to be fluorescent. It is recommended to replace all fixtures with LED lighting to improve the lighting quality and power efficiency of the building. The lighting controls will also need to be brought up to current energy code during in rework of the existing lighting system.

Limitations

This report is based upon observations of the visible and apparent conditions of the HVAC systems during a limited visit and limited drawings furnished to our office. While care has been taken in the reporting of the observations, the observations contained in this report are of a limited nature. Thus, no warranty or guarantee is expressed or implied in this report with respect to the installation or performance of the equipment. No sampling or testing was performed. Equipment on roofs, scaffolding, above the ceiling or anywhere else that was not safe to access were not inspected.

The recommendations expressed are based on the opinions of CL Consulting Engineers, LLC. and are not intended as a critique of the original engineering design. Factors affecting original design decisions, including budget limitations, construction constraints, and owner design input, are not reviewed.

Condition Terms Used

Throughout the report, the terms *good*, *fair*, and *poor* are used to describe equipment. Where these terms are used, they are intended to be understood as follows - equipment in *good* condition is not expected to require replacement in the next ten years, equipment in *fair* condition should be anticipated to require replacement within the next five years, and equipment in *poor* condition shows signs of malfunction or disrepair and should be replaced as soon as possible.

Observations

Classrooms

Mechanical

The air devices in the classroom were of varying conditions and layouts, with many being dented or otherwise weathered. Each classroom had a wall-mounted thermostat. Due to the equipment being disassembled it was not possible to verify if the existing ductwork and air balance was sufficient for each room.

Electrical

The devices appear dated. Some devices appear to have been added at a later date, and have surface mounted raceway providing power to the receptacles. There is an isolated grounding system in place for some of the receptacles. This can be left intact, but is not required. Optionally, the devices and face plates can be replaced and the raceways moved to inside the walls to freshen up the space.

Restrooms

Mechanical

The air devices in the restrooms were of varying conditions and layouts, with many being dented or otherwise weathered. Due to the equipment being disassembled it was not possible to verify if the existing supply or exhaust airflows were sufficient.

Plumbing

The piping behind the walls or underneath the floor were not able to be observed . It is not known the condition of the domestic water pipe or the sanitary sewer pipe in those locations. The piping that was exposed to feed the fixtures looked to be in good condition. Some lavatories had only cold water service and some had cold and hot water. The lavatory and faucets looked outdated and not ADA compliant.

The water closets and urinals were in poor to fair condition. However, many were not sized for adults. The fixtures also were not ADA compliant.

Electrical

The devices appear dated. Optionally, the devices and face plates can be replaced to freshen up the space.

Corridors/Stairwells

Mechanical

The air devices in the corridors were of varying conditions and layouts, with many being dented or otherwise weathered. It was not clear how these spaces were zoned or what equipment it shared with other spaces.

Plumbing

Drinking fountains were observed on each floor. These were in poor condition and were not ADA compliant. No split level fountains or bottle fillers were found.

Electrical

The devices appear dated. Optionally, the devices and face plates can be replaced to freshen up the space.

Air Conditioning Systems

DX Split Systems

The five DX split systems serving the first floor are comprised of residential-grade indoor air handling units in vertical configuration with natural gas heat paired with an outdoor air conditioner. The nameplates of the air handlers were not accessible to read, however based on the outdoor air conditioner the units appear to be manufactured in 1991. The units are charged with refrigerant R-22, which is no longer permitted to sold in new equipment and is increasingly hard to service.

Indoor Air Handling Units

The five indoor air handling units serving the first floor spaces are all located in a mechanical room and mounted on a wooden platform that also serves as a plenum for return air and outside air to mix before the inlet of the air handling units. An outside air duct is routed from outdoor louvers and discharges into the return air mixing box. Supply air ducts rise vertically out of the top connection of the air handlers up to above ceiling and become unobservable for a short distance. Insulation could not be verified on this section of ductwork.

Gas piping is routed from to each individual air handler for heating purposes. An open duct is routed to the mechanical room for common combustion air, and flue gas is vented out of the air handlers through PVC pipe. It is not clear the routing of the vent pipe or its termination location.

Outdoor Air conditioners

The outdoor air conditioners are mounted to concrete pads just outside of the building in between the main building and gym. The units were observed to be in poor condition and had components missing. The nameplates showed all were the same 5-ton model and manufactured in 1991.

Packaged Rooftop Units

A total of four packaged Rooftop Units (RTUs) were installed on the roof of portions of the first floor, with two on the northeast corner and two on the northwest corner. Each RTU has gas piping routed to it for reheat. Supply and return duct come out horizontally from the unit, and run up along the side of the building into penetrations on the second and third floor. The duct does not appear to be insulated or protected from the elements. While not being able to be observed directly, it was noticed from observations that pieces were missing from the RTUs. The exterior cabinets looked weathered as well.

Calculations

Heating and cooling load calculations were performed to estimate the size of equipment needed to condition the building. The calculations account for the construction of the building including insulation, windows, building dimensions, internal loads of office equipment, lighting, and human occupancy, minimum ventilation load, and external heat gain/loss.

The indoor environmental design criteria is as follows:

- a) Cooling Set Point: 75°F
- b) Heating Set Point: 70°F
- c) Humidity Set Point: 50% RH +/-5%

The outdoor environmental design criteria is as follows:

- a) Summer: 100°F DB/78°F WB.
- b) Winter: 28°F

Results of the calculations show that the required cooling for the building would be 103 tons. It should be noted that the calculations were made treating each floor as a “block” rather than trying to create specific zones within each floor.

Floor	Calculated Cooling Req's (Tons)	Calculated Heating Req's (MBH)	Calculated Supply Airflow (CFM)
Floor 1	39	200.3	13,242
Floor 2	26.8	148.1	10,406
Floor 3	37.5	213.0	12,862

Recommendations

Mechanical

Based on observations of the site, it is recommended that the entire mechanical systems serving the building be replaced. The following options would be feasible:

Option 1: Replace in kind

This option would involve removing the existing mechanical equipment and replacing with new, similarly functioning equipment. The existing split systems would be replaced with new variable capacity heat pumps. The indoor vertical air handlers would be replaced with higher efficiency fan models.

Outdoor packaged rooftop units would be replaced with new units with variable capacity compressors. The units would have higher efficiency and variable flow fans. New variable air volume terminal units with electric reheat would be installed to accommodate new zoning and occupancies.

Ductwork would be inspected and replaced as needed, and air devices would be replaced. A centralized control system using wireless controllers would be installed to control all mechanical equipment.

Option 2: New centralized chilled water system

This option would take advantage of using the center yard in between the buildings as a mechanical yard. A central air cooled chiller would be placed at ground level between the building and the gym, and feed chilled 44° F water to the building from the north. The split systems serving the first floor would have their outdoor units and indoor units removed. The indoor units would be replaced with a chilled water cooled air handler to condition the air, and feed new single duct VAV air terminals with electric reheat. Each zone would have a VAV air terminal and be able to vary its cooling and airflow or switch to heating as needed.

Similarly, on the second and third floors the existing RTUs and VAVs would be removed. Each floor would have its own chilled water air handler and feed new single duct VAV air terminals with electric heat. Each zone would have a VAV air terminal and be able to vary its cooling and airflow or switch to heating as needed. Ideally the air handlers would be indoors for aesthetics of a historical building and maintainability. However, the air handlers can also be placed on the existing equipment supports outside.

Ductwork would be inspected and replaced as needed, and air devices would be replaced. A centralized control system using wireless controllers would be installed to control all mechanical equipment.

Plumbing

It is recommended that the plumbing sanitary and domestic water lines be scoped by a plumber to check for pipe integrity for potential reuse. Any new piping will be copper for the domestic water and PVC for sanitary and vent. All existing fixtures are recommended to be removed and replaced with new fixtures, along with ADA-compliant options. Each floor is recommended to have its own new 10 gallon electric water heater.

Electrical

Based on observations of the site, it is recommended that the electrical distribution equipment and feeders be replaced. It is also recommended the at the lighting fixtures and controls be replaced. Additionally, the fire alarm system appears to be dated. Some work will be required to cover the new building layout. It is recommended to replace the fire alarm system to ensure full functionality. Electrical devices appear dated. They can remain, but device/wall plate replacement and raceway relocation is recommended to improve the aesthetics of the new spaces.

Conclusion

The existing building mechanical equipment, ductwork, and plumbing fixtures should all be replaced immediately. The current equipment is old enough or missing enough components to warrant not repairing, and should be replaced with energy-efficient systems. Plumbing fixtures should be updated for the new occupancy and be ADA compliant. A new HVAC controls system should be installed to optimize energy usage and occupancy comfort.

Appendix A: Heating and Cooling Load Calculations

System Checksums

By .

RTU-1

Variable Volume Reheat (30% Min Flow Default)

COOLING COIL PEAK										CLG SPACE PEAK										HEATING COIL PEAK										TEMPERATURES									
Peaked at Time: Outside Air:										MoHr: 8 / 15 OADB: 97										MoHr: 8 / 17 OADB: 97										MoHr: Heating Design OADB: 28									
Sens. + Lat.										Space Sensible										Space Peak										SADB									
Bluh										Bluh										Bluh										Cooling									
Envelope Loads										Envelope Loads										Envelope Loads										Heating									
0										0										0										55.0									
Skylite Solar										Skylite Solar										Skylite Solar										74.3									
0										0										0										64.9									
Roof Cond										Roof Cond										Roof Cond										77.3									
0										0										0										53.8									
Glass Solar										Glass Solar										Glass Solar										0.1									
59,395										23										-38.661										0.1									
Glass/Door Cond										9										-48.369										0.1									
27,082										17										-13.313										0.1									
45,236										0										0										0.1									
0										0										0										0.0									
Partition/Door										0										0										0.0									
0										0										0										0.0									
Floor										0.00										-13.313										0.0									
0										0.00										0.00										0.0									
Adjacent Floor										0										0										0.0									
Infiltration										0										0										0.0									
0										0										0										0.0									
Sub Total ==>										146,176										-100,343										59.67									
30,062										30,062										0										0.00									
Lights										6										0										0.00									
0										10										0										0.00									
People										20										0										0.00									
108,000										60,000										0										0.00									
18,118										5										0										0.00									
Sub Total ==>										33										0										0.00									
156,179										105,449										0										0.00									
Ceiling Load										2										-11,535										0.00									
Ventilation Load										0										0										0.00									
0										0										0										0.00									
Adj Air Trans Heat										0										0										0.00									
0										0										0										0.00									
Dehumid. Ov Sizing										0										-5										0.00									
OvUndr Sizing										14										3,816										-1.75									
Exhaust Heat										0										0										0.00									
-2,100										0										0										0.00									
7,947										0										-7,632										3.50									
Sup. Fan Heat										2										0										0.00									
0										0										0										0.00									
Ref. Fan Heat										0										0										0.00									
0										0										0										0.00									
Duct Heat PkUp										0										0										0.00									
Underflr Sup Ht PkUp										0										0										0.00									
Supply Air Leakage										0										0										0.00									
0										0										0										0.00									
Grand Total ==>										294,241										-111,884										100.00									
185,327										467,415										-217,844										100.00									
301,890										100.00										-217,844										100.00									
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Grand Total ==>										301,890										-217,844										100.00									
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RTU-2

Variable Volume Reheat (30% Min Flow Default)

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Variable Volume Reheat (30% Min Flow Default)

48

Appendix B: Photographs

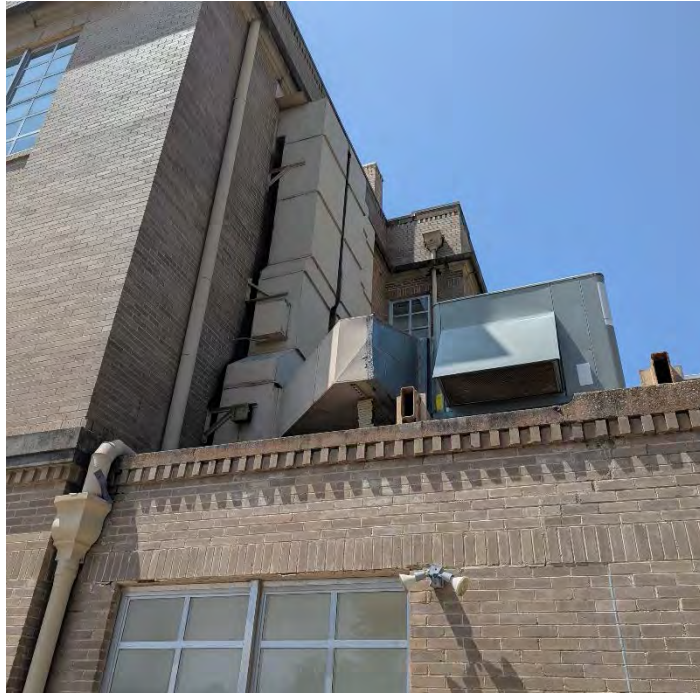


Figure 1. Packaged RTUs as seen from ground level

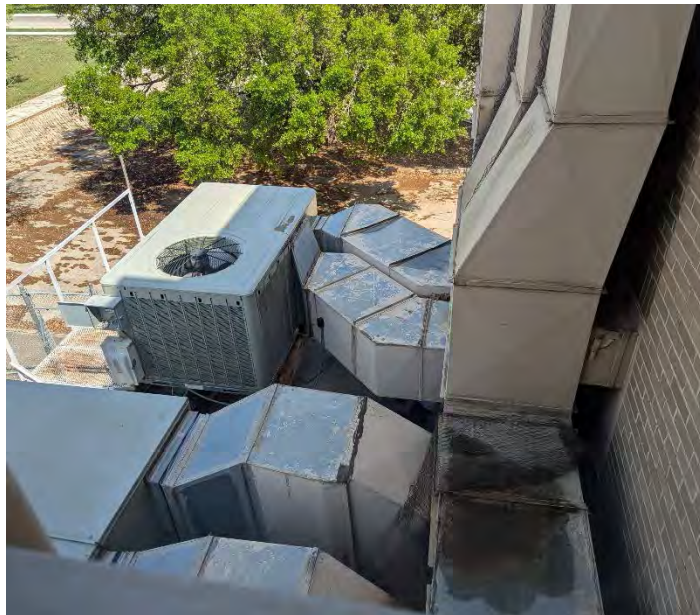


Figure 2. Packaged RTUs as seen from indoor space



Figure 3. Typical water closet



Figure 4. Typical restroom layout



Figure 5. Typical drinking fountain



Figure 6. First floor controls cabinet



Figure 7. First floor vertical air handlers



Figure 8. Various ducts tied to vertical air handlers



Figure 9. Second floor standalone control thermostat



Figure 10. First floor outdoor units in mechanical yard



Figure 16. Utility transformer



Figure 17. Panelboard nameplate showing a date of 1990



Figure 83. Typical wall showing orange isolated ground receptacles and surface mounted raceway

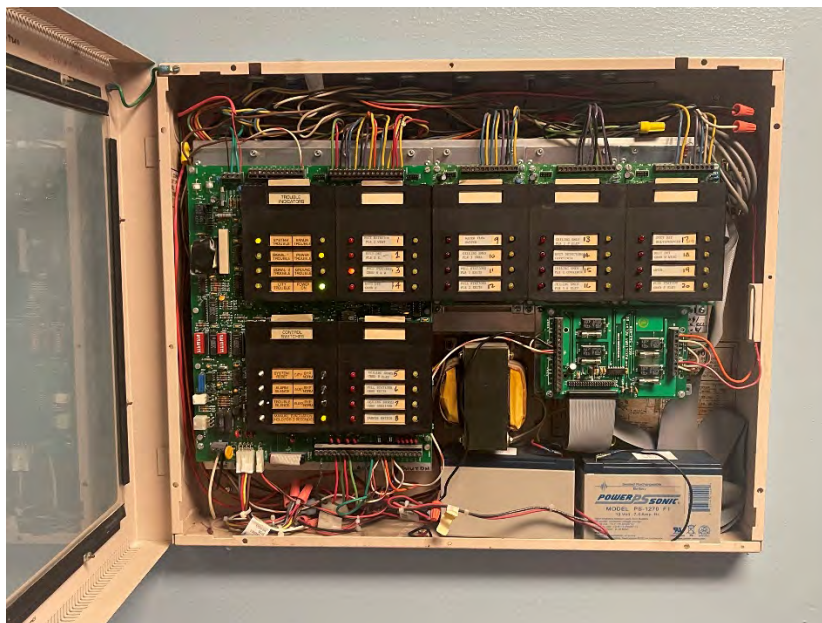


Figure 14. Existing fire alarm control panel



MARY ERSKINE BUILDING ASSESSMENT

OPINION OF PROBABLE
PROJECT COSTS

Opinion of Probable Construction Cost

See next page.

Phasing Opportunities

Options and alternative systems are listed in the Opinion of Probable Cost. Immediate concerns would be those systems and scopes that are required for the Guadalupe Appraisal District to occupy the building. These systems would include mechanical and electrical replacements, restroom upgrades, repairs to the elevator, new ceilings, new walls for offices and accommodations for public services.

Future work may include additional site work and parking, replacement of the windows, upgrades to finishes, and any work considered for the single story classrooms and gymnasium/cafeteria building.

	A	B	C	D	E	F	G	H	I
1	Project	Assessment of Mary Erskine Building for Conversion to Guadalupe Appraisal District Offices							
2	Client	Guadalupe County Appraisal District							
3	Description	Assessment Phase Opinion of Probable Construction Cost							
4	Date	5/5/2025							
5	Provided by	Debra J. Dockery, Architect, P.C.							
6	OPINION OF PROBABLE CONSTRUCTION COST								
7	ELEMENT	ITEM DESCRIPTION	UNITS	UNIT QUANTITY	UNIT COST MATERIALS & LABOR	BASE COST	GENERAL CONDITIONS - 18%	INFLATION TO BID DATE - 5%	ITEM TOTAL
8	SITE WORK								
9		ADA corrections to front entry curb ramp & landing	sf	330	\$12.00	\$3,960.00			
10		Repair spalled and cracked concrete sidewalks	sf	1850	\$8.00	\$14,800.00			
11		Rework front entry steps for upper landing clearance	sf	150	\$125.00	\$18,750.00			
12		Drainage improvements and sidewalk trench drains	lf	30	\$160.00	\$4,800.00			
13		Covert existing basketball court to parking	ls	1	\$25,000.00	\$25,000.00			
14		Add asphalt paved parking	sy	2445	\$60.00	\$146,700.00			
15		Add concrete driveway apron for new parking	sf	4200	\$10.00	\$42,000.00			
16		Provide new site lighting for new parking	ea	6	\$4,000.00	\$24,000.00			
17		Remove abandoned play equipment	ls	1	\$5,000.00	\$5,000.00			
18		Provide new metal secured mechanical yard fencing	lf	45	\$90.00	\$4,050.00			
19		Add chain link fencing at one-story bdlg & gym	lf	300	\$65.00	\$19,500.00			
20		Building signage and wayfinding	ls	1	\$15,000.00	\$15,000.00			
21		Landscape improvments - sod repair	ls	1	\$60,000.00	\$60,000.00			
22									
23	EXTERIOR								
24	WORK	Provide repointing of missing masonry grout	ls	500	\$9.00	\$4,500.00			
25		Clean brick and stone	sf	15300	\$2.75	\$42,075.00			
26		Repaint sheet metal work	lf	450	\$5.00	\$2,250.00			
27		Replace existing windows with insulated units	sf	3910	\$165.00	\$645,150.00			
28		for energy savings - removal includes abatement							
29									
30	INTERIOR								
31	WORK	Add ADA compliant handrails at stairs	lf	720	\$75.00	\$54,000.00			
32	GENERAL	Replace all suspended acoustical ceilings	sf	19000	\$4.25	\$80,750.00			
33		Refinish all wood floors	sf	11900	\$6.50	\$77,350.00			
34		Remove VCT floors (inc abatement). Provide LVT	sf	7020	\$7.00	\$49,140.00			
35		Repaint all interiors	sf	26880	\$3.00	\$80,640.00			
36		Provide new door hardware for all doors to remain	ea	42	\$500.00	\$21,000.00			
37		Room signage	ea	77	\$70.00	\$5,390.00			
38		See MEP for work at all floors							
39									
40									
41									

	A	B	C	D	E	F	G	H	I
6	OPINION OF PROBABLE CONSTRUCTION COST								
7	ELEMENT	ITEM DESCRIPTION	UNITS	UNIT QUANTITY	UNIT COST MATERIALS & LABOR	BASE COST	GENERAL CONDITIONS - 18%	INFLATION TO BID DATE - 5%	ITEM TOTAL
42	INTERIOR								
43	WORK	New walls for door clearance requirement	sf	275	\$12.00	\$3,300.00			
44	FIRST FLOOR	New walls to secure staff areas	sf	60	\$12.00	\$720.00			
45		New walls for restrooms	sf	950	\$12.00	\$11,400.00			
46		Selective demolition of existing walls, finishes	sf	9060	\$2.00	\$18,120.00			
47		New doors at restrooms and door clearance relocate	ea	10	\$1,200.00	\$12,000.00			
48		New ceramic wall tile wainscot in restrooms	sf	800	\$15.00	\$12,000.00			
49		New ceramic floor tile in restrooms	sf	580	\$18.00	\$10,440.00			
50		New toilet accessories	ea	50	\$300.00	\$15,000.00			
51		New gypsum ceilings in restrooms	sf	580	\$6.00	\$3,480.00			
52		New casework for public breakroom	lf	10	\$720.00	\$7,200.00			
53		Repair cracks in plaster at stairs	lf	30	\$50.00	\$1,500.00			
54		Repairs for removed items (cap lines, flr slab, clng)	ls	1	\$10,000.00	\$10,000.00			
55									
56	INTERIOR								
57	WORK	New walls for Admin office	sf	450	\$12.00	\$5,400.00			
58	SECOND FLOOR	New walls to secure staff areas	sf	260	\$12.00	\$3,120.00			
59		New walls for restrooms	sf	950	\$12.00	\$11,400.00			
60		Selective demolition of existing walls, finishes	sf	8910	\$2.00	\$17,820.00			
61		Infill walls at removed doors	sf	50	\$15.00	\$750.00			
62		New interior doors at new spaces	ea	10	\$1,200.00	\$12,000.00			
63		New ceramic wall tile wainscot in restrooms	sf	600	\$15.00	\$9,000.00			
64		New ceramic floor tile in restrooms	sf	460	\$18.00	\$8,280.00			
65		New toilet accessories	ea	35	\$300.00	\$10,500.00			
66		New gypsum ceilings in restrooms	sf	460	\$6.00	\$2,760.00			
67		New casework for staff breakroom	lf	10	\$720.00	\$7,200.00			
68		New public service security windows and counter	sf	160	\$300.00	\$48,000.00			
69		Repairs for removed items (cap lines, flr slab, clng)	ls	1	\$10,000.00	\$10,000.00			
70									
71	INTERIOR								
72	WORK	New walls for offices	sf	2310	\$12.00	\$27,720.00			
73	THIRD FLOOR	New walls for restroom, breakroom	sf	550	\$12.00	\$6,600.00			
74		Selective demolition of existing walls, finishes	sf	8910	\$2.00	\$17,820.00			
75		New interior doors at new spaces	ea	10	\$1,200.00	\$12,000.00			
76		New ceramic wall tile wainscot in restrooms	sf	400	\$15.00	\$6,000.00			
77		New ceramic floor tile in restrooms	sf	300	\$18.00	\$5,400.00			
78		New toilet accessories	ea	28	\$300.00	\$8,400.00			
79		New gypsum ceilings in restrooms	sf	300	\$6.00	\$1,800.00			

	A	B	C	D	E	F	G	H	I
6	OPINION OF PROBABLE CONSTRUCTION COST								
7	ELEMENT	ITEM DESCRIPTION	UNITS	UNIT QUANTITY	UNIT COST MATERIALS & LABOR	BASE COST	GENERAL CONDITIONS - 18%	INFLATION TO BID DATE - 5%	ITEM TOTAL
80		New casework for staff breakroom	lf	20	\$720.00	\$14,400.00			
81		Repairs for removed items (cap lines, flr slab, clng)	ls	1	\$10,000.00	\$10,000.00			
82									
83	MEP WORK								
84	ALL FLOORS	Elevator Repairs	ls	1	\$8,000.00	\$8,000.00			
85		Option 2 HVAC central plant inc ductwork / controls	ls	1	\$1,612,191.00	\$1,612,191.00			
86		Remove existing ductwork inc abatement	ls	1	\$55,000.00	\$55,000.00			
87		Electrical, lighting and fire alarm replacement	ls	1	\$729,390.00	\$729,390.00			
88		Fire sprinler system rework for new layout	ls	1	\$12,500.00	\$12,500.00			
89		Interior plumbing systems	ls	1	\$364,695.00	\$364,695.00			
90		Replace exterior water and sewer lines	lf	500	\$175.00	<u>\$87,500.00</u>			
91						\$4,676,611.00	\$841,790	\$275,920	\$5,794,321
92									
93		Does not include work to single story building or gym				DESIGN LEVEL CONTINGENCY - 15%			\$869,148
94					OPINION OF PROBABLE CONSTRUCTION COST				\$6,663,469
95									
96					FEES, FURNITURE AND NON-FIXED EQUIPMENT - 30%				\$1,738,296
97					TOTAL OPINION OF PROBABLE PROJECT COST				\$8,401,765
98									
99						Construction Cost Only			
100		Average cost to renovate single story building inc	per sf	\$350 to \$500	4500 sf	\$ 1,575,000	\$ 2,250,000		
101		new roofing, rotted roof framing replacement,							
102		new hvac, new lighging, new finishes, general							
103		repairs							
104									
105		Average cost for gym repairs, metal roof coating	per sf	\$175 to \$300	8162 sf	\$ 1,428,350	\$ 2,448,600		
106		new hvac, new lighting, new finishes, general							
107		repairs							
108									
109									
110									

Appendix C: Cost Estimate

MEP ESTIMATE - OPTION 1						
Item	Description	Quantity		Material/Equipment/Labor		Total
		Unit	Quantity	Unit Cost	Amount	Amount
1	PACKAGED UNIT / VAV / DUCTS	TON	64	\$10,000.00	\$640,000.00	\$640,000.00
2	WIRELESS CONTROLS	SF	24,313	\$7.00	\$170,191.00	\$170,191.00
3	PLUMBING SYSTEMS	SF	24,313	\$15.00	\$364,695.00	\$364,695.00
4	SPLIT SYSTEM / DUCTWORK	TON	39	\$12,000.00	\$468,000.00	\$468,000.00
5	ELECTRICAL AND FIRE ALARM SYSTEMS	SF	24,313	\$30.00	\$729,390.00	\$729,390.00
6						
19	SUBTOTAL				\$2,372,276.00	\$2,372,276.00

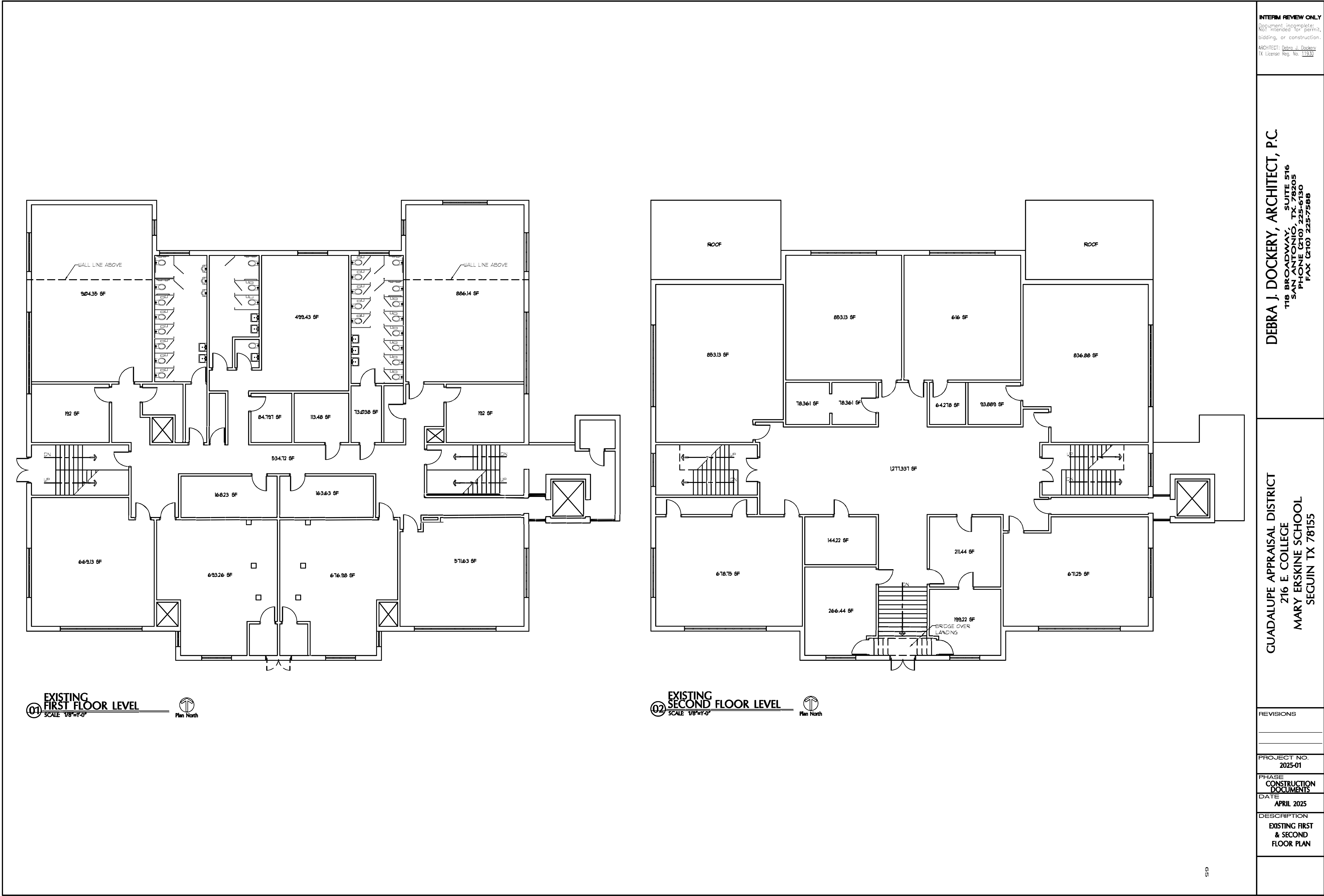
MEP ESTIMATE-OPTION 2						
Item	Description	Quantity		Material/Equipment/Labor		Total
		Unit	Quantity	Unit Cost	Amount	Amount
1	CHILLERS / AIR HANDLER / VAV / DUCTS	TON	103	\$14,000.00	\$1,442,000.00	\$1,442,000.00
2	WIRELESS CONTROLS	SF	24,313	\$7.00	\$170,191.00	\$170,191.00
3	PLUMBING SYSTEMS	SF	24,313	\$15.00	\$364,695.00	\$364,695.00
4	ELECTRICAL AND FIRE ALARM SYSTEMS	SF	24,313	\$30.00	\$729,390.00	\$729,390.00
5						
19	SUBTOTAL				\$2,706,276.00	\$2,706,276.00



DOCKERY
ARCHITECTURE

MARY ERSKINE BUILDING ASSESSMENT

EXISTING CONDITIONS AND
NEW CONCEPT DRAWINGS



INTERIM REVIEW ONLY
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bidding, or construction.
ARCHITECT: Debra J. Dockery
TX License Reg. No. 11930

DEBRA J. DOCKERY, ARCHITECT, P.C.
118 BROADWAY, SUITE 516
SAN ANTONIO, TX 78205
PHONE (210) 225-6130
FAX (210) 225-7588

GUADALUPE APPRAISAL DISTRICT
216 E. COLLEGE
MARY ERSKINE SCHOOL
SEGUIN TX 78155

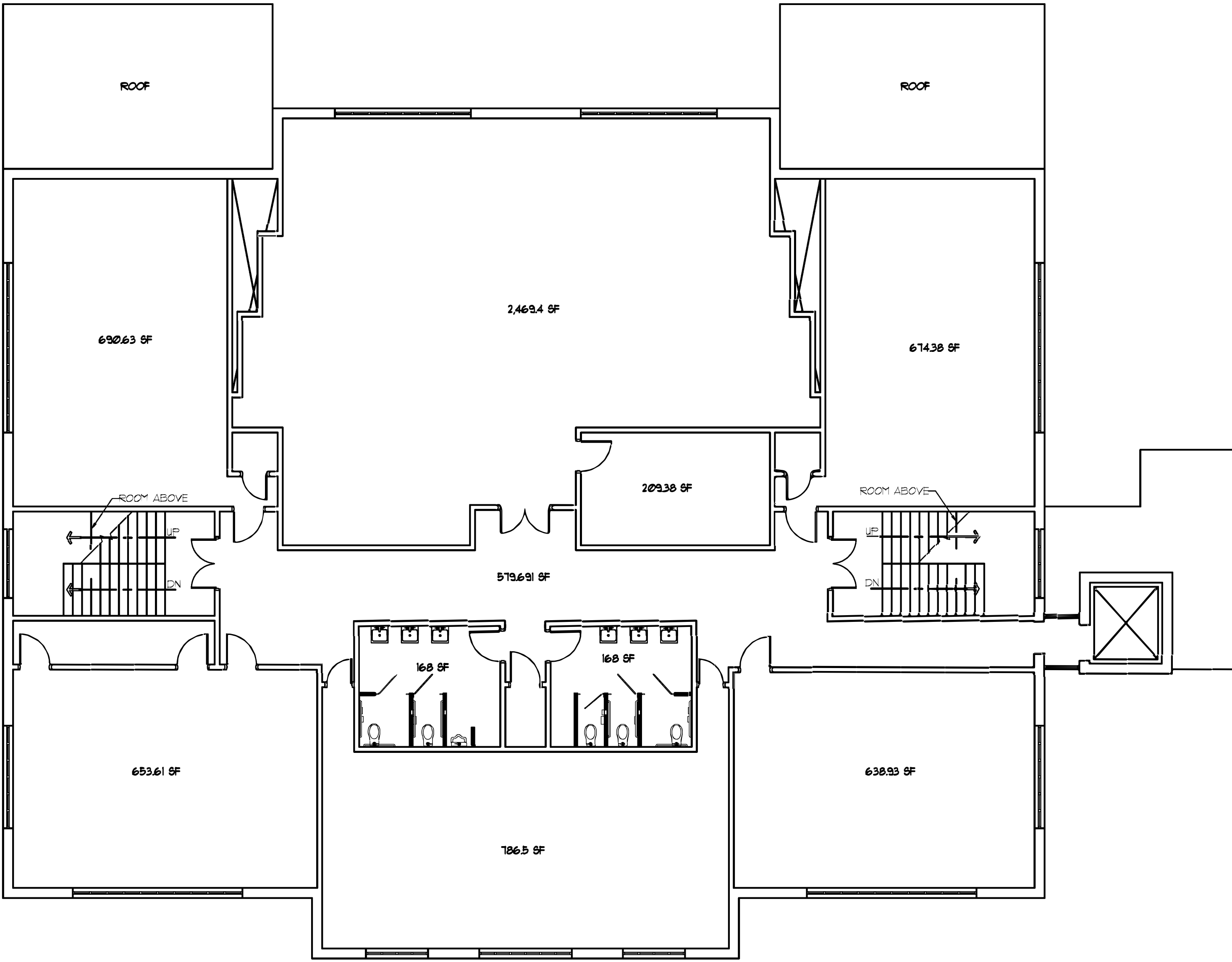
REVISIONS

PROJECT NO.
2025-01

PHASE
CONSTRUCTION
DOCUMENTS

DATE
APRIL 2025

DESCRIPTION
EXISTING FIRST
& SECOND
FLOOR PLAN



03 EXISTING THIRD FLOOR LEVEL
SCALE: 1/8"=1'-0"
Plan North

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DEBRA J. DOCKERY, ARCHITECT, P.C.
118 BROADWAY, SUITE 516
SAN ANTONIO, TX 78205
PHONE (210) 225-6130
FAX (210) 225-7588

GUADALUPE APPRAISAL DISTRICT
216 E. COLLEGE
MARY ERSKINE SCHOOL
SEGUIN TX 78155

REVISIONS
PROJECT NO. 2025-01
PHASE CONSTRUCTION DOCUMENTS
DATE APRIL 2025
DESCRIPTION EXISTING THIRD FLOOR PLAN

DEBRA J. DOCKERY, ARCHITECT, P.C.
118 BROADWAY, SUITE 516
SAN ANTONIO, TX 78205
PHONE (210) 225-6130
FAX (210) 225-7568

GUADALUPE APPRAISAL DISTRICT
216 E. COLLEGE
MARY ERSKINE SCHOOL
SEGUIN TX 78155

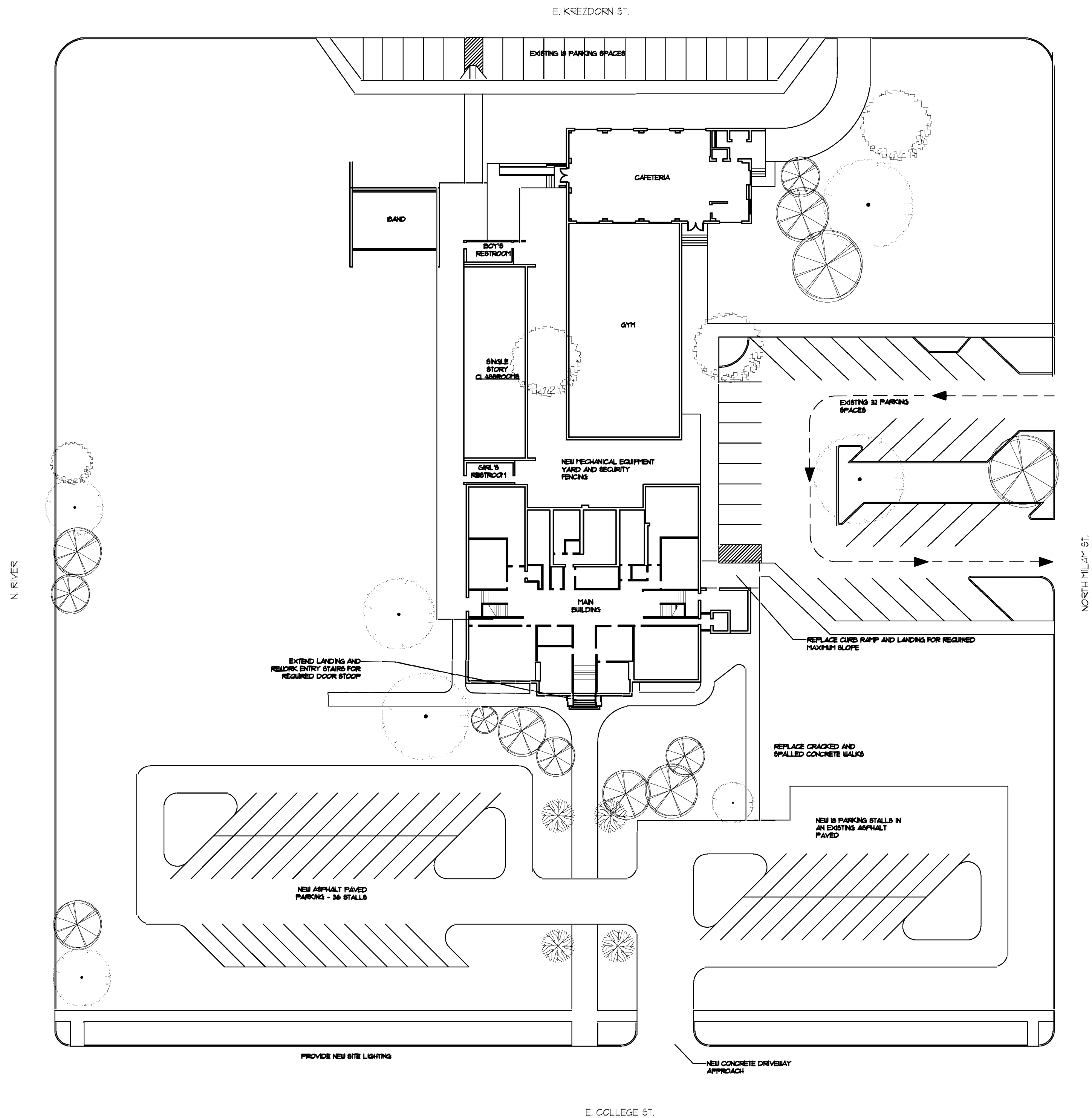
REVISIONS

PROJECT NO.
2025-01

PHASE
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DOCUMENTS

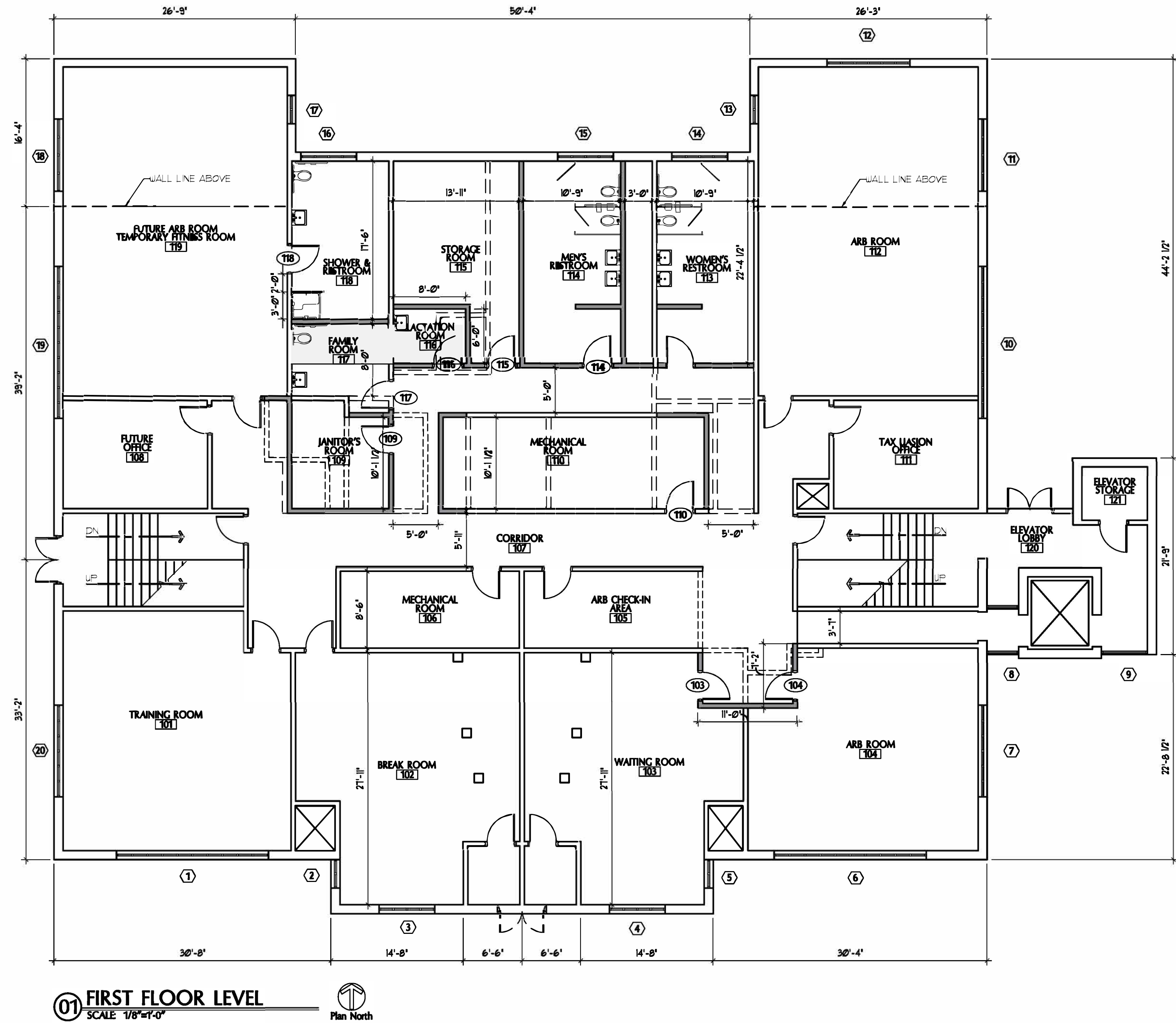
DATE
APRIL 2025

DESCRIPTION
CAMPUS
SITE PLAN



01 CAMPUS SITE PLAN
SCALE 1/32"=1'-0"



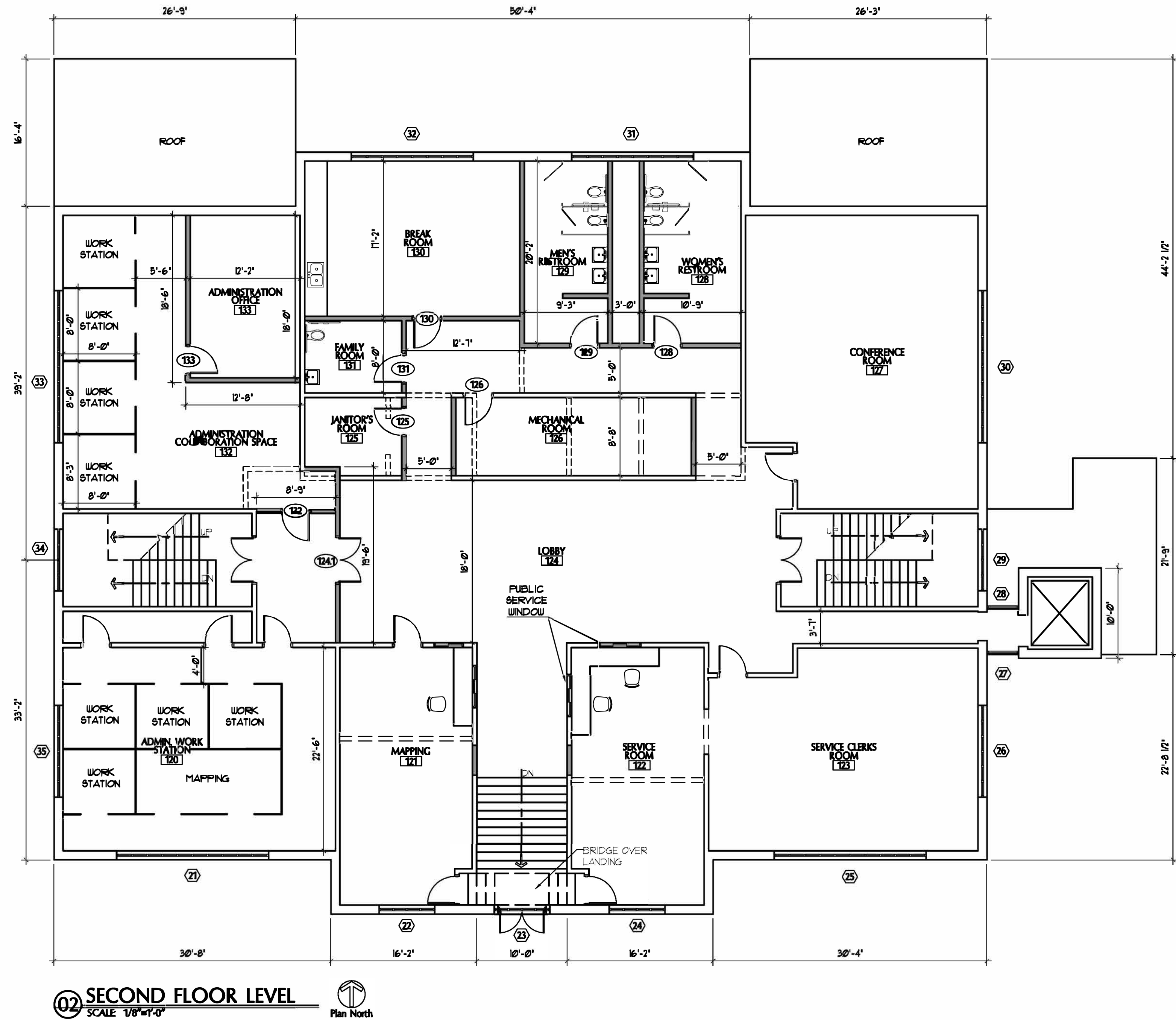


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DEBRA J. DOCKERY, ARCHITECT, P.C.
116 BROADWAY, SUITE 516
SAN ANTONIO, TX 78205
PHONE (210) 225-6130
FAX (210) 225-7566

GUADALUPE APPRAISAL DISTRICT
216 E. COLLEGE
MARY ERSKINE SCHOOL
SEGUIN TX 78155

REVISIONS
PROJECT NO. 2025-01
PHASE CONSTRUCTION DOCUMENTS
DATE APRIL 2025
DESCRIPTION FIRST FLOOR PLAN

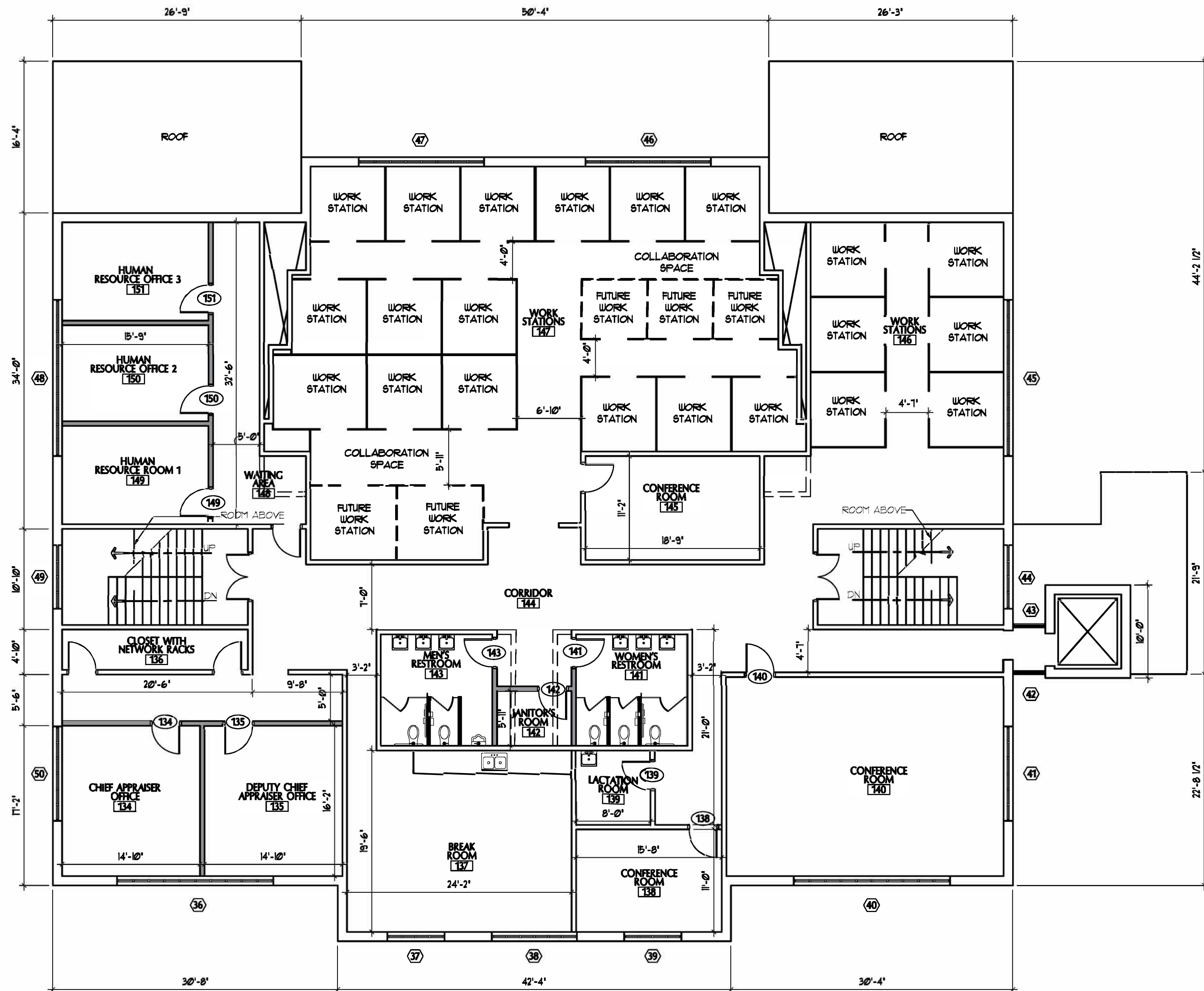


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bidding, or construction.
ARCHITECT: Debra J. Dockery
TX License Reg. No. 11930

DEBRA J. DOCKERY, ARCHITECT, P.C.
118 BROADWAY, SUITE 516
SAN ANTONIO, TX 78205
PHONE (210) 225-6130
FAX (210) 225-7568

GUADALUPE APPRAISAL DISTRICT
216 E. COLLEGE
MARY ERSKINE SCHOOL
SEGUIN TX 78155

REVISIONS	
PROJECT NO. 2025-01	
PHASE CONSTRUCTION DOCUMENTS	
DATE APRIL 2025	
DESCRIPTION SECOND FLOOR PLAN	



03 THIRD FLOOR LEVEL
SCALE 1/8"=1'-0"
Plan North

INTERIM REVIEW ONLY
Document incomplete:
Not intended for permit,
bidding, or construction.
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GUADALUPE APPRAISAL DISTRICT
216 E. COLLEGE
MARY ERSKINE SCHOOL
SEGUIN TX 78155

REVISIONS

PROJECT NO.
2025-01

PHASE
CONSTRUCTION
DOCUMENTS

DATE
APRIL 2025

DESCRIPTION
THIRD FLOOR
PLAN

70



MARY ERSKINE BUILDING ASSESSMENT

REFERENCES

NOTES:

BASIS OF BEARING IS ASSUMED ALONG THE EAST ROW LINE OF N. RIVER ST. TRI-COUNTY SURVEYING, INC., HAS MADE NO FLOOD ZONE DETERMINATION FOR THE PROPERTY SHOWN HEREON.

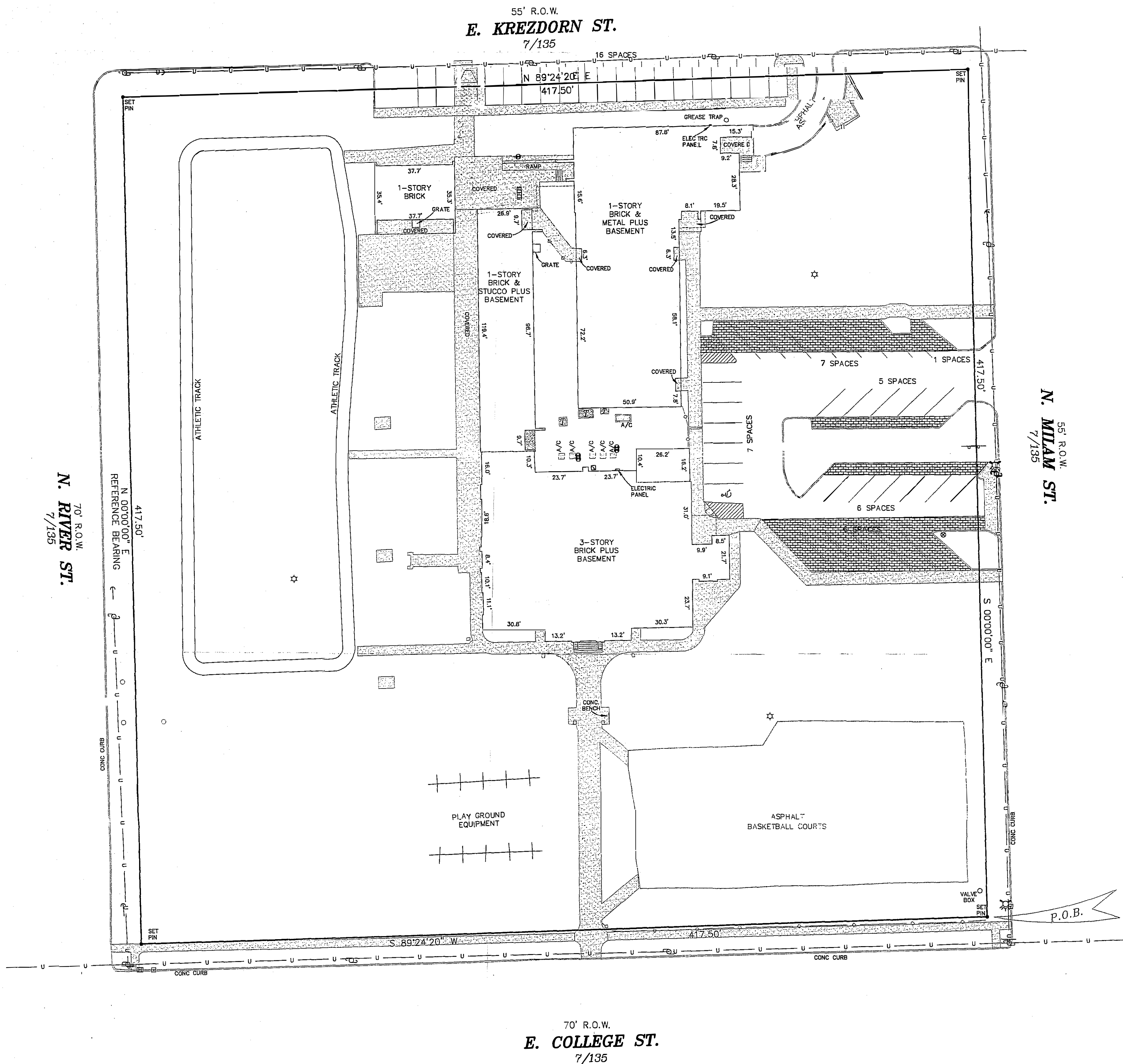
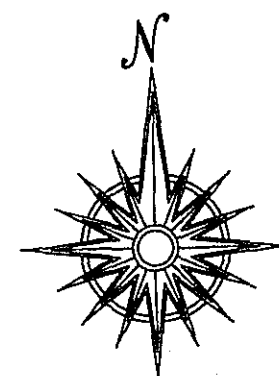
ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".

CORRESPONDING FIELD NOTES PREPARED.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



- WOOD FENCE
- CHAIN-LINK FENCE
- OVERHEAD UTILITY
- UTILITY POLE
- GUY
- LIGHT POLE
- WATER METER
- SIGN
- CLEAN OUT
- RISER
- GAS METER
- FIRE HYDRANT
- CONCRETE
- BRICK
- TRANSFORMER

216 E. COLLEGE ST.
PLAT SHOWING:

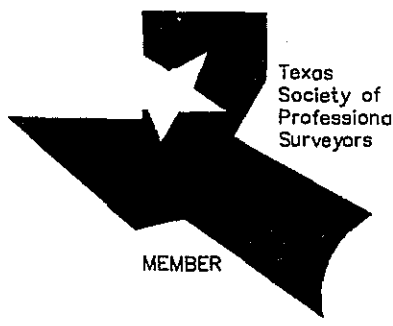
SURVEY OF A 4.00 ACRE TRACT OF LAND SITUATED IN THE HUMPHRIES BRANCH SURVEY NO. 17, ABSTRACT 6, CITY OF SEGUIN, BEING A PORTION OF LOT 4, BLOCK 2, FARMING LOTS OF THE TOWN OF SEGUIN, PLAT RECORDED IN VOLUME A, PAGE 158, DEED RECORDS, GUADALUPE COUNTY, TEXAS, AND BEING THAT TRACT OF LAND CONVEYED TO BOARD OF TRUSTEES OF SEGUIN INDEPENDENT SCHOOL DISTRICT, BY DEED RECORDED IN VOLUME 3077, PAGE 660, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.

PREPARED FOR
SEGUIN INDEPENDENT SCHOOL DISTRICT



114 NORTH AUSTIN
SEGUIN, TEXAS 78155
PH: (830) 372-1001
FX: (830) 379-1155

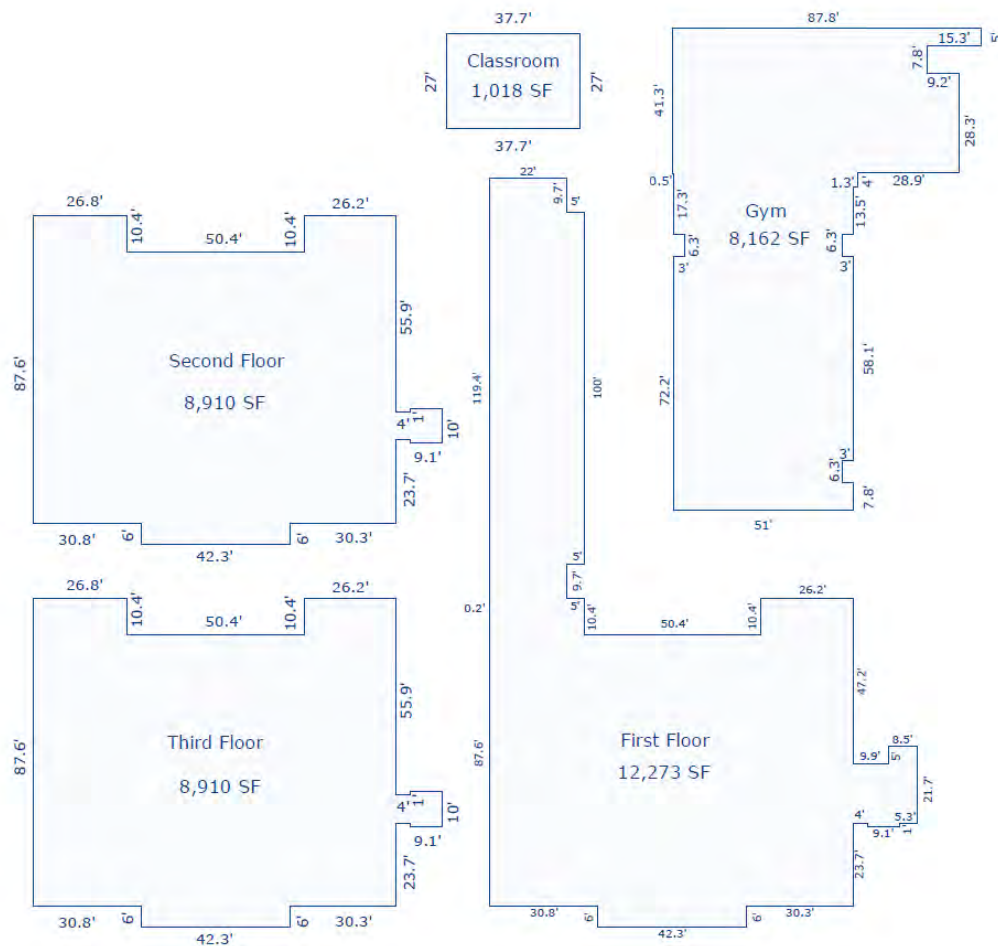
THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY TRI-COUNTY SURVEYING, INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY OR USE THIS GRAPHIC WORK OTHER THAN FOR THE PURPOSES SHOWN HEREON. THIS SURVEY IS EMBOSSED WITH THE SURVEYOR'S IMPRESSION SEAL AND SIGNED IN RED INK. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. TRI-COUNTY SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING THE ORIGINAL IMPRESSION SEAL AND SIGNATURE SIGNED IN RED INK. ALL RIGHTS RESERVED. COPYRIGHT 2013, TRI-COUNTY SURVEYING, INC.



STATE OF TEXAS:
COUNTY OF GUADALUPE:
I, AUBREY C. DOLLAND, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BEING WORKING UNDER MY SUPERVISION AND THERE ARE NO POSSIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
AUBREY C. DOLLAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493
SURVEYED: NOVEMBER 9, 2021
PROJECT NO.: 1307104 DWG No.: 1307104A



BUILDING SKETCH



Scale: 1" = 40'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	12273.16	39273.23
	Gym	8161.21	
	Classroom	1017.90	
	Second Floor	8910.48	
	Third Floor	8910.48	
Net BUILDING Area		(rounded)	39273

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	22.0	x 9.7	213.40
	103.4	x 36.8	3805.12
	10.4	x 26.8	278.72
	9.7	x 22.0	213.40
	100.0	x 27.0	2700.00
	10.4	x 26.2	272.48
	121.8	x 16.7	2034.06
	5.0	x 8.5	42.50
	1.0	x 9.1	9.10
	23.7	x 103.4	2450.58
	6.0	x 42.3	253.80
Gym			
	51.0	x 7.8	397.80
	6.3	x 45.0	283.50
	58.1	x 51.0	2963.10
	6.3	x 48.0	302.40
	51.0	x 13.5	688.50
	52.8	x 0.2	10.56
	3.8	x 52.3	198.74
	5.0	x 87.8	439.00
1			21716.47
38 Items		(rounded)	39273

ERSKINE ELEMENTARY- SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: 12x12" Cream w/ Tan Streak Floor Tile and Mastic
2. Homogeneous Area 1: ~750 Square Feet – Room 108
3. Sample Collection Area: N/A
4. Sample number's: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The floor tile appeared to be in good condition.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H₂O. Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile is prohibited. Under no circumstances shall carpet with asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer

8/24/2018
Date

#105695
Texas DSHS License #

ERSKINE ELEMENTARY- SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: 12x12" Off-white with grey pattern floor tile and mastic
2. Homogeneous Area 2: ~57,190 Square Feet – Main Building – First Floor Corridors, Lobby 5, Classroom 304 (303 on floor plan) east and west Stairwell landings, Main Entry, Classroom 402 and Old Cafeteria and Storage Closet; Gymnasium Stage and Storages, Room 105 & 107, 1st Floor Storage & Mechanical Room and Teacher's Lounge
3. Sample Collection Area: 1st Floor Elevator Lobby, 3rd Floor Classroom 302 (marked as 303 on floor plan) and Janitor's Closet
4. Sample number's: H2 – A, B & C
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Chrysotile, 1.5%
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The 12x12 in floor tile appears to be in good condition and well maintained. Some partially damaged tiles in Classroom 4.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H₂O. Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile is prohibited. Under no circumstances shall carpet with asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



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ERSKINE ELEMENTARY- SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: HVAC vibration damper
2. Homogeneous Area 3: Attached to four exterior HVAC package units.
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The 4 vibration dampers appear to be in good condition.

PREVENTATIVE MEASURES

Asbestos containing HVAC vibration dampers should be monitored on a regular basis. At no time shall personnel or employees impact ACM or tape either by hand or with any powered machinery. Sanding, grinding, cutting, abrading, drilling or puncturing asbestos containing vibration dampers shall not be permitted. Any penetrations, removal, or repair to Asbestos containing vibration damper material must be conducted only by accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer

8/24/2018

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ERSKINE ELEMENTARY- SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: HVAC duct caulking
2. Homogeneous Area 4: 12 Linear Feet – interface between HVAC duct penetration and the exterior wall
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

Materials appear to be in good condition.

PREVENTATIVE MEASURES

Asbestos containing caulking should be monitored on a regular basis. At no time shall personnel or employees impact ACM or caulk either by hand or with any powered machinery. Sanding, grinding, cutting, abrading, drilling or puncturing asbestos containing caulking shall not be permitted. Any penetrations, removal, or repair to Asbestos containing caulking must be conducted only by accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer

8/24/2018

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ERSKINE ELEMENTARY- SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/20/2018

1. Type of Material: Exterior Caulk
2. Homogeneous Area 5: 1,000 Linear Feet – doorways and windows of the Main Building
3. Sample Collection Area: Main Building
4. Sample numbers: ErE-C44
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: 7% Chrysotile
8. Condition: Good
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Caulk was in good condition and non-friable.

PREVENTATIVE MEASURES

Sanding, grinding, cutting or abrading asbestos containing caulking is prohibited. Under no circumstances shall ACM be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer

8/24/2018

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ERSKINE ELEMENTARY- SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: 12x12" Cream/White Marbled Floor Tile and Mastic
2. Homogeneous Area 6: ~415 Square Feet – Elevator and Outside Elevator 1st Floor
3. Sample Collection Area: N/A
4. Sample number's: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The floor tile appeared to be in good condition.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H₂O. Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile is prohibited. Under no circumstances shall carpet with asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer

8/24/2018

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ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Wood Flooring
2. Homogeneous Area 7: ~15,230 Square Feet – Classroom 1-3, Rooms 103 & 106, Throughout 2nd Floor Classrooms and Corridors, Room 301, 302, 304, 305, 306, 402 and 3rd Floor Corridor, Office/Attendance, Book Room (Room 306)
3. Sample Collection Area: N/A
4. Sample number's: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: High
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

Wood flooring appeared to be in good condition and well maintained.

PREVENTATIVE MEASURES

Under no circumstances shall wood flooring be removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer

8/24/2018

Date

#105695

Texas DSHS License #

ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Brown Cove Base
2. Homogeneous Area 8: ~1,475 Linear Feet – Room 4, Room 101-108, 1st Floor Corridor, Entry to Boy's and Girl's 1st Floor Restrooms, Storages, Lounge, MDF Room, Classroom 301, 302, 304, 305 & 402, 3rd Floor Corridor
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Cove base appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall cove base be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer

8/24/2018
Date

#105695
Texas DSHS License #

ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Grey Cove Base
2. Homogeneous Area 9: ~210 Linear Feet – Elevator, Rooms 1-3 and 3rd Floor Storage, 1st Floor Storage, Gymnasium Storages, Old Cafeteria
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Cove base appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall cove base be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer

8/24/2018

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#105695

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ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Black Cove Base
2. Homogeneous Area 10: ~125 Linear Feet – Room 306, Cafeteria
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Cove base appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall cove base be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer

8/24/2018

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ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Blue/Grey Terrazzo Flooring
2. Homogeneous Area 11: ~930 Square Feet – 1st Floor Boy's and Girl's Restrooms
3. Sample Collection Area: N/A
4. Sample number's: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain flooring in a manner pursuant to the Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Terrazzo flooring appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall terrazzo flooring be removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer

8/24/2018

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ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Black/Brown Terrazzo Flooring
2. Homogeneous Area 12: ~440 Square Feet – Old Kitchen
3. Sample Collection Area: N/A
4. Sample number's: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain flooring in a manner pursuant to the Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Terrazzo flooring appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall terrazzo flooring be removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer

8/24/2018
Date

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ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Grey Ceramic Tile Grout
2. Homogeneous Area 13: ~600 Square Feet – Faculty Ladies and Men's Restrooms, 3rd Floor Boy's and Girl's Restrooms
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Ceramic tile grout appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall ceramic tile grout be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer

8/24/2018

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ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: White Restroom Caulk
2. Homogeneous Area 14: ~175 Linear Feet – Girl's and Boy's Restroom
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Caulk appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall caulk be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer

8/24/2018

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ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Grey Sink Undercoat
2. Homogeneous Area 15: 3 Fixtures – Room 101 and Lounge
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Sink Undercoat appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall sink undercoat be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer

8/24/2018
Date

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ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: White Ceramic Tile Grout
2. Homogeneous Area 16: ~300 Square Feet – Faculty Ladies and Men's Restrooms
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Ceramic tile grout appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall ceramic tile grout be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer

8/24/2018

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ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015

Re-Inspection Date: 8/21/2018

1. Type of Material: Black Sink Undercoat
2. Homogeneous Area 17: 1 Fixture – Nurse's Clinic
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Sink undercoat appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall sink undercoat be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer

8/24/2018

Date

#105695

Texas DSHS License #

ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2021 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/20/2018

Re-Inspection Date: 8/12/2021

1. Type of Material: Exterior Caulk
2. Homogeneous Area 5: 1,000 Linear Feet – doorways and windows of the Main Building
3. Sample Collection Area: Main Building
4. Sample numbers: ErE-C44
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: 7% Chrysotile
8. Condition: Good
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Caulk was in good condition and non-friable.

PREVENTATIVE MEASURES

Sanding, grinding, cutting or abrading asbestos containing caulking is prohibited. Under no circumstances shall ACBM be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer

8/13/2021
Date

#105695
Texas DSHS License #

ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2021 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/21/2018

Re-Inspection Date: 8/12/2021

1. Type of Material: 12x12" Off-white with grey pattern floor tile and mastic
2. Homogeneous Area 2: ~57,190 Square Feet – Main Building – First Floor Corridors, Lobby 5, Classroom 303 & 301 east and west Stairwell landings, Main Entry, Old Cafeteria and Storage Closet; Gymnasium Stage and Storages, Room 205, 105 & 107, 1st Floor Storage & Mechanical Room and Teacher's Lounge
3. Sample Collection Area: 1st Floor Elevator Lobby, 3rd Floor Classroom 303 and Janitor's Closet
4. Sample number's: H2 – A, B & C
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Chrysotile, 1.5%
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The 12x12 in floor tile appears to be in good condition and well maintained. Some partially damaged tiles in Classroom 4.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H₂O. Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile is prohibited. Under no circumstances shall carpet with asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer

8/13/2021

Date

#105695

Texas DSHS License #

ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2021 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/20/2018

Re-Inspection Date: 8/12/2021

1. Type of Material: Exterior Caulk
2. Homogeneous Area 5: 1,000 Linear Feet – doorways and windows of the Main Building
3. Sample Collection Area: Main Building
4. Sample numbers: ErE-C44
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: 7% Chrysotile
8. Condition: Good
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Caulk was in good condition and non-friable.

PREVENTATIVE MEASURES

Sanding, grinding, cutting or abrading asbestos containing caulking is prohibited. Under no circumstances shall ACBM be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer

8/13/2021
Date

#105695
Texas DSHS License #

ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2021 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/21/2018

Re-Inspection Date: 8/12/2021

1. Type of Material: 12x12" Off-white with grey pattern floor tile and mastic
2. Homogeneous Area 2: ~57,190 Square Feet – Main Building – First Floor Corridors, Lobby 5, Classroom 303 & 301 east and west Stairwell landings, Main Entry, Old Cafeteria and Storage Closet; Gymnasium Stage and Storages, Room 205, 105 & 107, 1st Floor Storage & Mechanical Room and Teacher's Lounge
3. Sample Collection Area: 1st Floor Elevator Lobby, 3rd Floor Classroom 303 and Janitor's Closet
4. Sample number's: H2 – A, B & C
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Chrysotile, 1.5%
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The 12x12 in floor tile appears to be in good condition and well maintained. Some partially damaged tiles in Classroom 4.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H₂O. Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile is prohibited. Under no circumstances shall carpet with asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer

8/13/2021

Date

#105695

Texas DSHS License #



TEXAS DEPARTMENT OF LICENSING & REGULATION

P.O. Box 12157 • Austin, Texas 78711-2157

www.tdlr.texas.gov

ELEVATOR / ESCALATOR AND RELATED EQUIPMENT REPORT OF INSPECTION

THIS FORM MUST BE FILLED OUT COMPLETELY AND SUBMITTED WITH ATTACHMENTS IF NECESSARY.

INSPECTION DATA – TO BE COMPLETED BY INSPECTOR

FILING FEE: \$20.00 PER UNIT

1. Unit #: of	2. ELBI #:	3. Decal #:	4. Removed from Service Date:	
5. Building Name:			Building Designation:	6. Manufacturer:
Building Physical Address:				7. Model Type:
Street Number, Street, Suite No./Apt. No., City, State, Zip Code				8. Serial #:
9. Type of Unit: (select one) Pass Esc. M.W. W.L. LULA Frt Elev Other (specify):				
10. Drive Machine: (select one) Electric Hydraulic Other (specify):		11. Year Installed:	12. Year Altered:	13. Number of Floors:
14. Speed:	15. Capacity:	16. # of Car Openings		17. Due Date for Next 5 Year Safety Test
18. Test Data Tag in Place? Yes No Comments:				
19. Type of Inspection: (select all that apply) A – Annual B – New Installation or Returned to Service C – Alteration F – 5 Year Test Other:				
20. #	Rule	Code Year	Violations Use page ELE002a if additional pages are necessary	Check box if ELE002a is attached Repeat

21. INSPECTOR SIGNATURE IS REQUIRED FOR CERTIFICATE PROCESSING

I certify this is a true report of my inspection. I further certify that the information on this report is correct.

TDLR INSP LIC#: Inspector Name Printed Inspector Signature Date Inspection Completed

22. CONTACT INFORMATION REQUIRED TO BE COMPLETED BY OWNER OR OWNER AGENT

Phone Number:

Owner Name:

(Area Code) Phone Number

Email Address:

Owner Mailing Address:

(ex: johndoe@yourbusinessemail.com)

Number, Street, Suite No, Apt No.

City

State

Zip Code

23. Building Contact Name:

Contact Phone Number:

(Area Code) Phone Number

Building Contact Business/Public Email Address:

Building Contact Mailing Address:

(ex: johndoe@youbusinessemail.com)

Number, Street, Suite No, Apt No.

City

State

Zip Code

24. OWNER OR OWNER AGENT SIGNATURE IS REQUIRED FOR CERTIFICATE PROCESSING

I certify that all violations cited by the inspector (if any) have been corrected OR are under contract to be corrected OR I have obtained a waiver or delay. All contact information above is accurate and all required documents and fees are attached. I understand that a certificate of compliance cannot be issued if the Inspection Report is incomplete, or any supporting documentation is missing.

Owner/Agent Printed Name

Owner/Agent Signature

Date

All correspondence including legal notices will be sent to (select one)

Owner Address

Building Contact Address



INSTRUCTIONS

MONTHLY TESTING OF FIREFIGHTER EMERGENCY OPERATION, WITH RECORDED FINDINGS, REQUIRED BY ASME A17.1.8.6.11.1 (2007).

PHASE I HALL FIREFIGHTER EMERGENCY RECALL.

PHASE II EMERGENCY IN CAR OPERATION.

EMERGENCY SIGNALING DEVICES, INCLUDING AN AUDIBLE ALARM AND TWO WAY COMMUNICATION (PHONE) IN THE CAR.

(NOTE) Monthly testing of emergency signaling devices is not required by code, but is recommended.

- (1) TURN THE PHASE I HALL KEY SWITCH, LOCATED AT THE DESIGNATED LEVEL TO THE (ON) POSITION, THE ELEVATOR(S) SHOULD RECALL TO THAT LEVEL AND OPEN THEIR DOORS.
- (2) TEST EACH CAR ON PHASE II EMERGENCY IN CAR OPERATION; AS FOLLOWS.
 - (A) TURN THE PHASE II KEY SWITCH TO THE (HOLD) POSITION AND PUSH THE DOOR CLOSE BUTTON. THE DOOR SHOULD NOT CLOSE.
 - (B) TURN THE PHASE II KEY SWITCH TO THE (ON) POSITION AND PUSH THE DOOR CLOSE BUTTON. THE DOOR SHOULD CLOSE. WHEN THE DOOR IS FULLY CLOSED; SET SEVERAL CALLS. THE CAR SHOULD START TO TRAVEL; QUICKLY PUSH THE CALL CANCEL BUTTON, THE CALLS SHOULD EXTINGUISH. THE CAR SHOULD STOP AT THE NEXT AVAILABLE LEVEL. THE DOOR SHOULD NOT OPEN.

(NOTE) PHASE II OPERATION MUST OVERRIDE ANY CAR CALL SECURITY SYSTEMS. ie. card reader, keys, or touch pads etc.
 - (C) PUSH THE DOOR OPEN BUTTON, THE DOOR SHOULD START TO OPEN; QUICKLY RELEASE THE DOOR OPEN BUTTON, THE DOOR SHOULD RECLOSE WITH NO DELAY.

(NOTE) THE RECLOSE FEATURE PROTECTS EMERGENCY PERSONNEL IF FIRE IS PRESENT IN THE HALLWAY.
 - (D) PUSH AND HOLD THE DOOR OPEN BUTTON UNTIL THE DOOR IS FULLY OPEN.
 - (E) TURN THE PHASE II KEY SWITCH TO THE (OFF) POSITION THE DOOR SHOULD CLOSE AUTOMATICALLY AND THE CAR SHOULD RECALL TO THE DESIGNATED LEVEL, AND OPEN ITS DOORS.

(NOTE) WHILE THE DOOR IS CLOSING AUTOMATICALLY THE SMOKE SENSITIVE DOOR REOPENING DEVICES MUST BE OUT OF SERVICE, WITH REDUCED DOOR CLOSING FORCE.
- (3) WHEN ALL CARS HAVE BEEN TESTED ON PHASE II IN CAR OPERATION AND ARE BACK AT THE DESIGNATED LEVEL WITH THEIR DOORS OPEN; TURN THE PHASE I HALL KEY SWITCH TO THE BYPASS/RESET POSITION ALLOW THREE SECONDS, THEN TURN THE KEY SWITCH TO THE (OFF) POSITION, REMOVE KEY.
- (4) CHECK ALL CARS FOR NORMAL OPERATION, RECORD THE TEST FINDINGS, REPORT ANY DEFICIENCIES TO THE BUILDING MANAGER.

(NOTE) FOR DETAILS OF EMERGENCY OPERATIONS AND SIGNAL DEVICES SEE ASME A17.1 SECTION 2.27

TESTS ARE NOW COMPLETED



TEXAS DEPARTMENT OF LICENSING AND REGULATION

Elevator Program

P. O. Box 12157 • Austin, Texas 78711 • (512) 463-6599 • (800) 803-9202
(512) 475-2871 • Email: CS.Elevators.Escalators@tdlr.texas.gov • Web site: www.tdlr.texas.gov

Instructions for Obtaining an Elevator/Escalator Certificate of Compliance

The Texas Health and Safety Code, Chapter 754, requires building owners to hire a registered elevator inspector (a list is available on our website) to conduct an annual safety inspection on all elevators, escalators and related equipment. Per Elevator Safety and Licensing Administrative Rule, §74.50, the owner must submit all required documentation to the department within 30 days of the equipment inspection date.

*****Penalties of up to \$5,000 may be assessed for each violation of this law and rule.*****

Building Owner Responsibility: The building owner is responsible for submitting the following documentation and fees annually, within 30 days of the date of inspection.

1. The owner, or owner's agent, will obtain the original Elevator Equipment Report of Inspection form from the inspector, for each elevator, escalator or piece of related equipment.
2. The owner must complete the owner and contact person information on the front of the Report of Inspection form.
3. The inspector will fill out the Violation Code and Description sections, and the Equipment Specifications section.
4. The owner and inspector both must sign and date the inspection form to acknowledge the inspection was conducted and any violations have been corrected or are under an active and legitimate contract to be corrected, prior to the next inspection.
5. The completed Elevator Equipment Report of Inspection Form(s) and **total** amount of all fees owed must be made payable by check or money order to Texas Department of Licensing and Regulation. The owner must pay a fee of \$20 for **each** piece of equipment inspected.
6. **Late Filing:** If an inspection report is filed 60 days after the date of inspection, each piece of equipment will be assessed a late fee of \$10 for every 30 day period

Repeat Violations: If any violations are marked as "REPEAT VIOLATION", they must **immediately** be corrected and the corrections must be verified by the inspector. The inspector must submit verification in writing to TDLR in order for the owner to obtain a certificate of compliance.

Waiver and Delay Consideration and Information: For Waiver and Delay consideration and information, go to the Elevator or Escalator Delay and Waiver Form at: <http://www.tdlr.texas.gov/elevator/ele012.pdf>

*****Mail all required documents and fees to the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, TX 78711. For overnight or walk-in, use physical address of 920 Colorado Street, Austin, TX 78701.**



PLUMBING CAMERA WORK

Commercial.

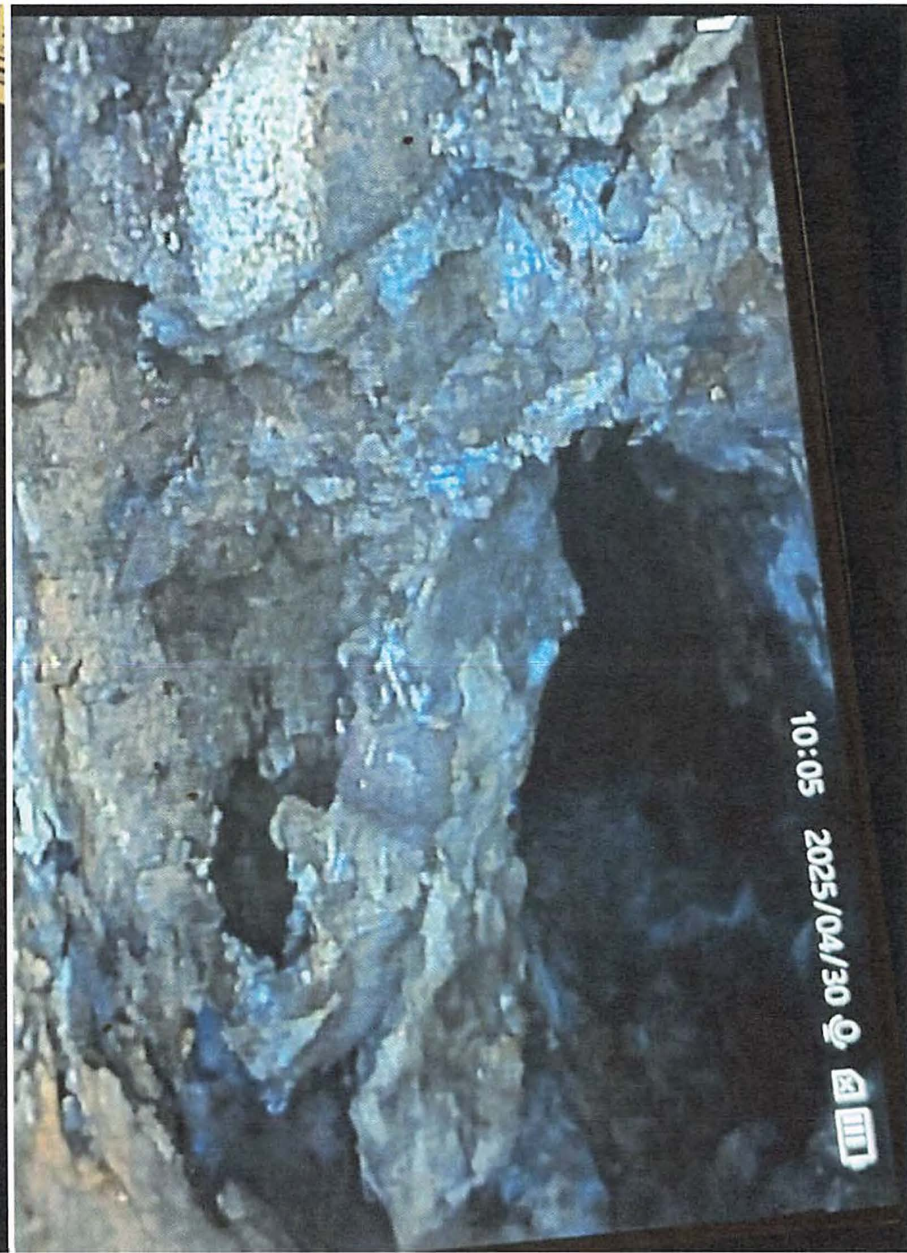
Ran the camera through a total of five outside clean outs and a total of three separated, cast-iron lines inside of a hatchway in the main building. And was able to get under the old cafeteria and the building to the west of the gym. The building to the west of the gym has back fall on some of the sewer lines and has pressure fittings and some of them as well. When we ran the camera through one clean out outside on the west side of the gym, it is an old clay pipe, and the line has multiple brakes and rocks and mud and is unable to go more than 10 to 15 foot either direction.

The four cleanouts on the main building in the courtyard the pipes are holding water and has rocks and other debris in them. and one line we were able to go approximately 20 foot but could not go any further due to roots in the line.

The Ground floor of the main building I recommend pulling multiple toilets in different locations and running the camera through them to inspect the sewer line under the building itself since we could not get anything to go from the cleanouts in the courtyard under the building.

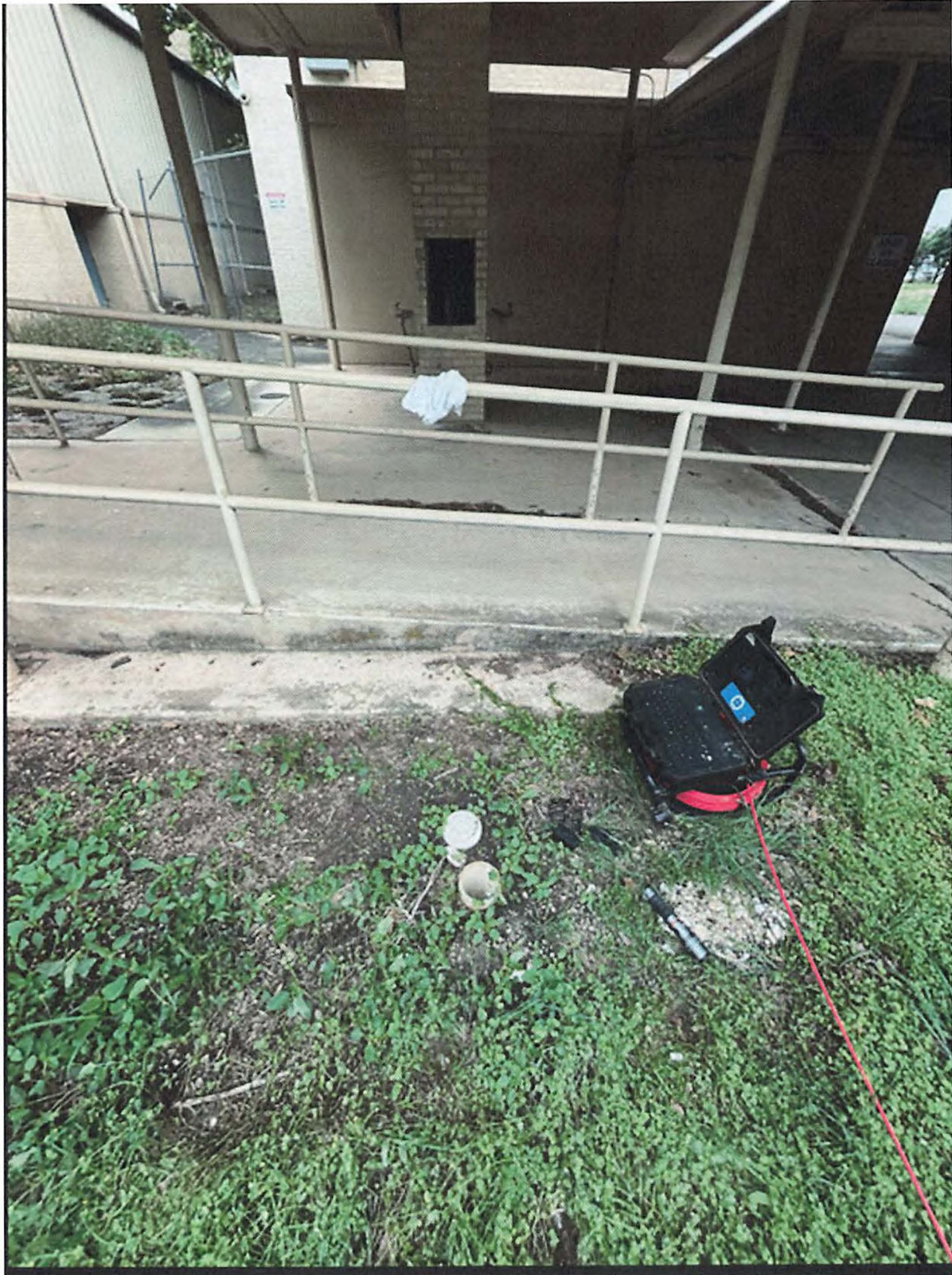
(note)

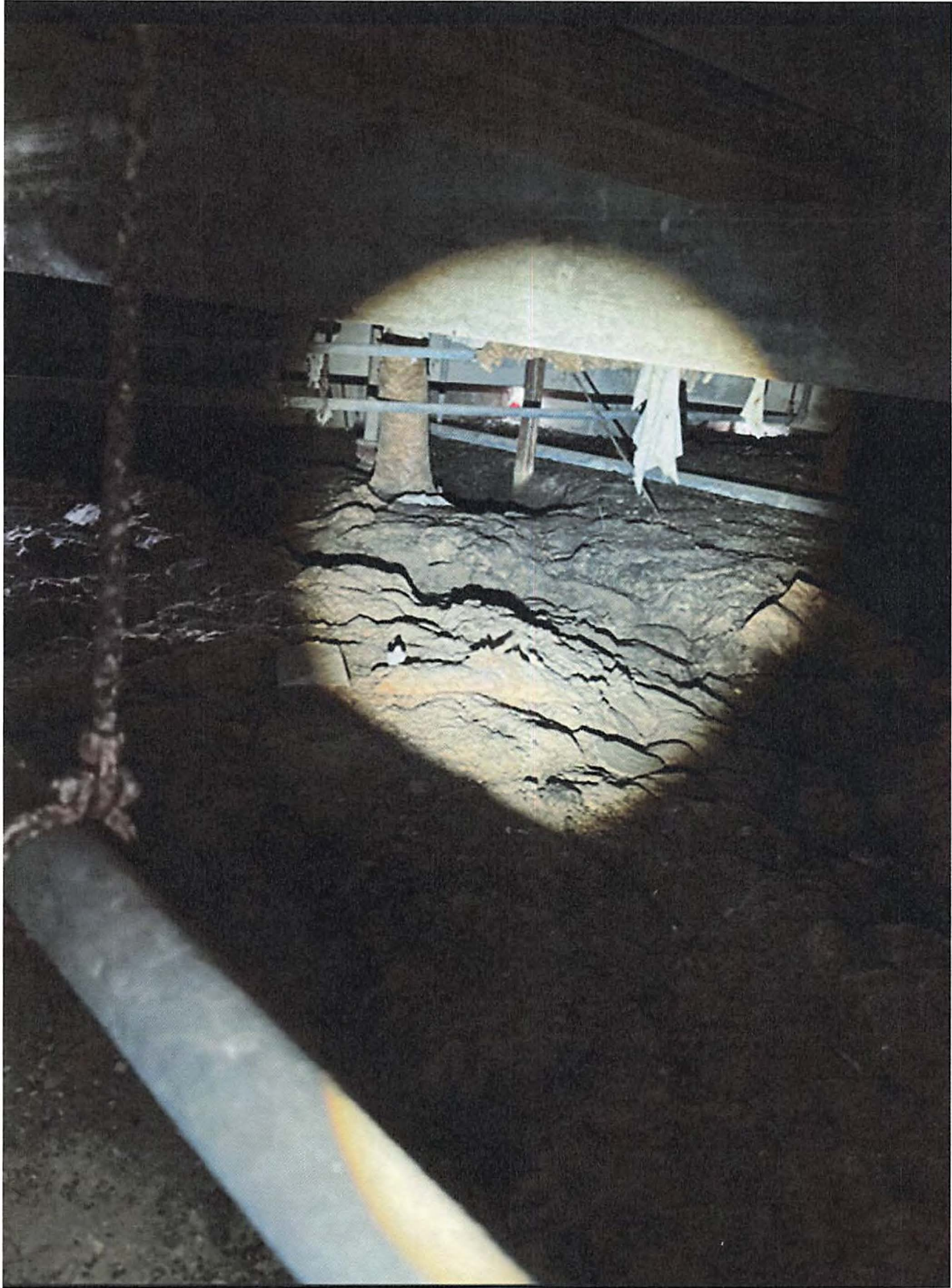
Need to verify where the city tap for the sewer is located.

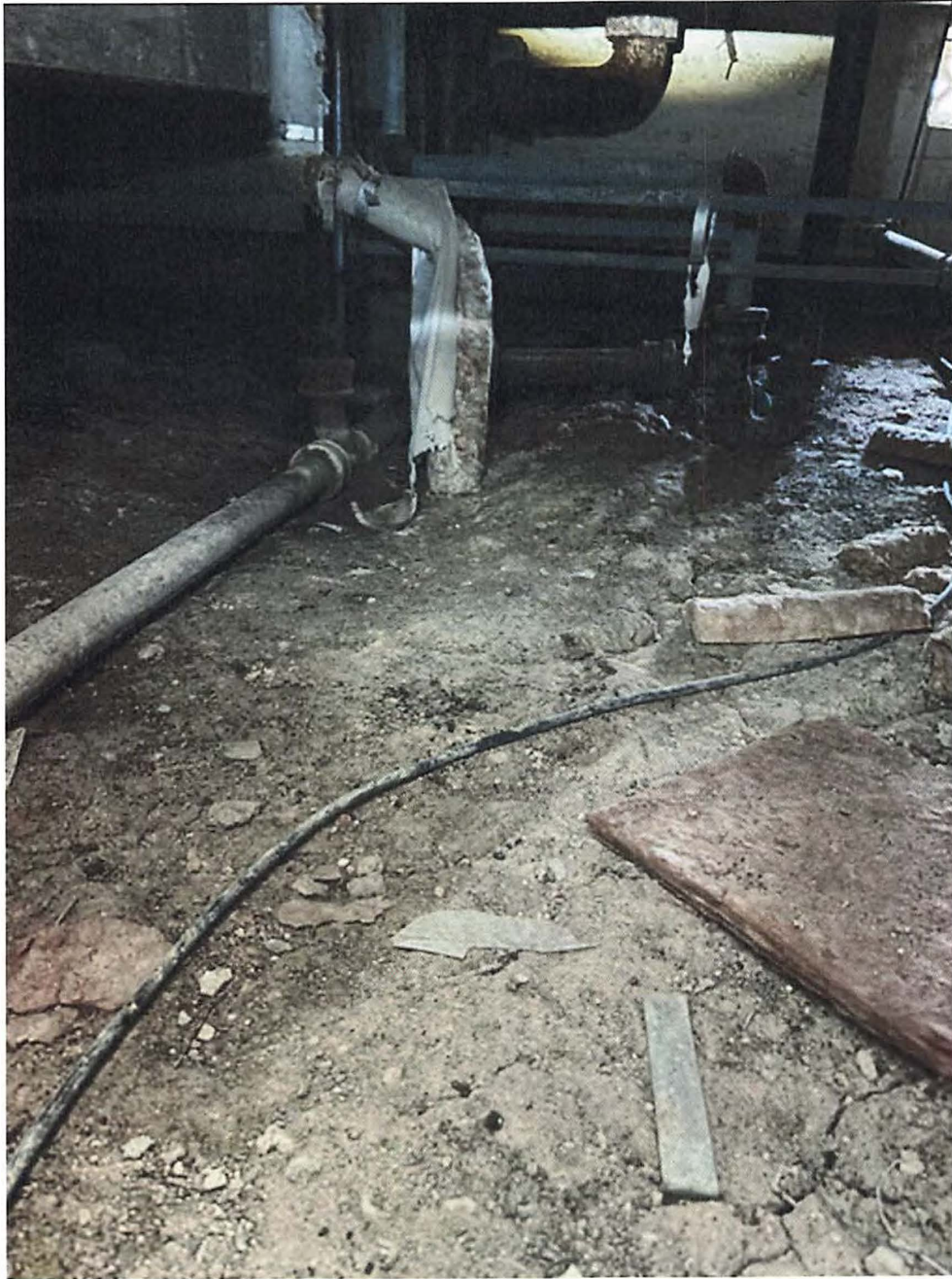




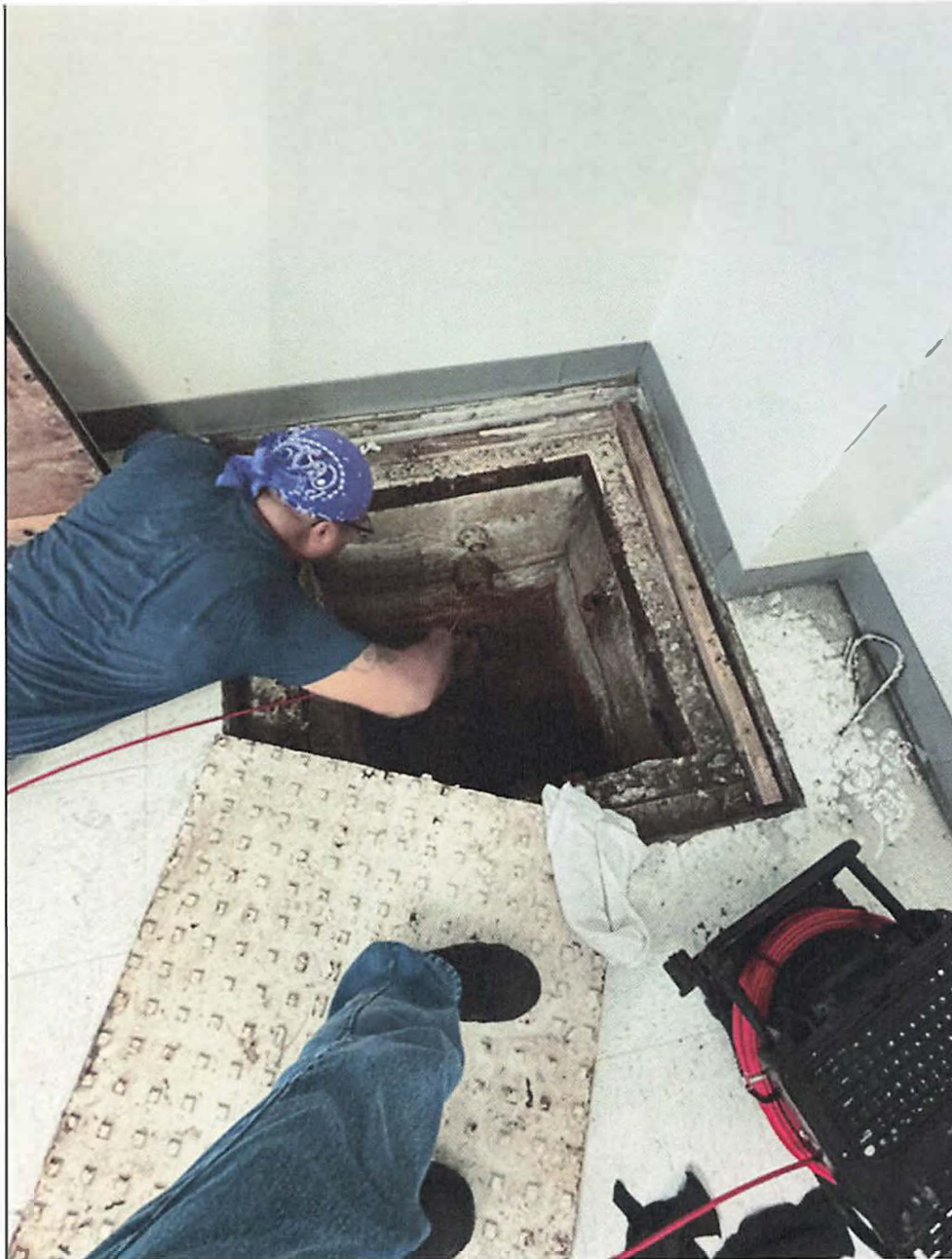


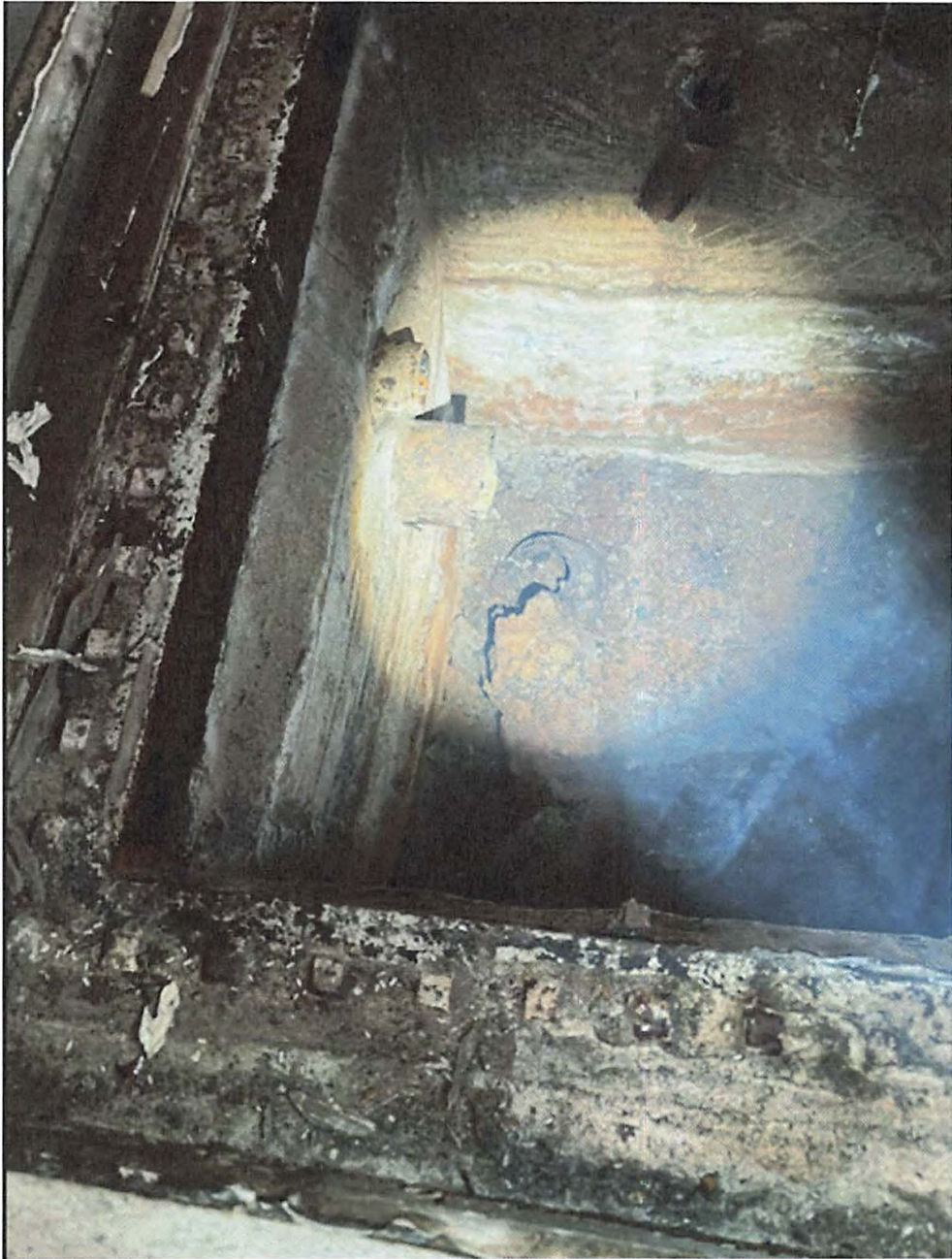














ADDENDUM

Sec. 6.051. OWNERSHIP OR LEASE OF REAL PROPERTY.

(b) The acquisition or conveyance of real property or the construction or renovation of a building or other improvement by an appraisal district must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members. The board of directors by resolution may propose a property transaction or other action for which this subsection requires approval of the taxing units. The chief appraiser shall notify the presiding officer of each governing body entitled to vote on the approval of the proposal by delivering a copy of the board's resolution, together with information showing the costs of other available alternatives to the proposal. On or before the 30th day after the date the presiding officer receives notice of the proposal, the governing body of a taxing unit by resolution may approve or disapprove the proposal. If a governing body fails to act on or before that 30th day or fails to file its resolution with the chief appraiser on or before the 10th day after that 30th day, the proposal is treated as if it were disapproved by the governing body.

Guadalupe Appraisal District Expansion Options Comparisons

December 11, 2024

Opinion of Probable Project Cost

SINGLE STORY 8,000 SF ADDITION

to Existing Facility Including 30 Additional Parking Stalls

Construction Cost	\$3,690,600
Contingencies 15%	\$ 553,590
"Soft" Costs 25%	<u>\$ 992,650</u>
	\$5,166,840

Land purchase cost not included. One to two additional acres are needed.

Inflation to bid date is not included (bid date unknown).

On site storm water detention will likely be required.

Fire lane turn around or second vehicle egress will be required.

Materials and systems assumed to be same as current facility.

TWO STORY 8,960 SF ADDITION

to Existing Facility Including 30 Additional Parking Stalls, 2ND Floor Shell Space

Construction Cost	\$3,580,827
Contingencies 15%	\$ 537,124
"Soft" Costs 25%	<u>\$ 895,207</u>
	\$5,013,158

Square footage increased to account for elevator and 2 stairs.

Second floor not finished out initially. No a/c, no plumbing, limited electrical.

Land purchase cost not included. At least one additional acre is needed.

Inflation to bid date is not included (bid date unknown).

On site storm water detention will likely be required.

Fire lane turn around or second vehicle egress will be required.

Materials and systems assumed to be same as current facility.

RENOVATION OF COLLEGE STREET BUILDING – 3 STORY BUILDING 21,900 SF

HVAC and lighting replacement, restroom upgrades, new service counter, IT and security upgrade, repave basketball court for parking

Construction Cost	\$2,539,712
Contingencies 15%	\$ 380,957
"Soft" Costs 25%	<u>\$ 634,928</u>
	\$3,555,597

Building purchase cost not included.

Inflation to bid date not included (bid date unknown).

Roofing, fire sprinkler, plumbing and electrical systems require no renovations.

Renovation of College Street Annex Building, Old Band Hall, Gymnasium and Cafeteria could be postponed to a later date.

RENOVATION OF COLLEGE STREET BUILDING – CLASSROOM ANNEX AND OLD BAND HALL 5,290 SF

HVAC and lighting replacement, roofing replacement, IT and security, general painting and interior finish upgrades

Construction Cost	\$ 732,346
Contingencies 15%	\$ 109,852
“Soft” Costs 25%	<u>\$ 183,086</u>
	\$1,025,284

RENOVATION OF COLLEGE STREET BUILDING – GYMNASIUM AND CAFETERIA, 8,600 SF

HVAC and lighting replacement, roofing replacement, IT and security, general painting and interior finish upgrades

Construction Cost	\$1,069,152
Contingencies 15%	\$ 160,373
“Soft” Costs 25%	<u>\$ 287,288</u>
	\$1,496,813



DEBRA J. DOCKERY, ARCHITECT, P.C.
118 Broadway, Suite 516
San Antonio, Texas 78205
tel: (210) 225-6130

GUADALUPE APPRAISAL DISTRICT EXPANSION OPTIONS
DECEMBER 3, 2024

OPINION OF PROBABLE CONSTRUCTION COST - 8,000 SF SINGLE STORY ADDITION AND 30 PARKING SPACES

REFERENCE	QUANTITY	UNIT COST	DIVISION COST
DIVISION 1 GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL	12%	\$ 375,600
DIVISION 2 EXISTING CONDITIONS	8,000 SF	\$ 2	\$ 12,000
DIVISION 3 CONCRETE	8,000 SF	\$ 30	\$ 240,000
DIVISION 4 MASONRY	8,000 SF	\$ -	\$ -
DIVISION 5 METALS	8,000 SF	\$ 20	\$ 160,000
DIVISION 6 WOODS, PLASTICS AND COMPOSITES	8,000 SF	\$ 18	\$ 144,000
DIVISION 7 THERMAL AND MOISTURE PROTECTION	8,000 SF	\$ 42	\$ 336,000
DIVISION 8 OPENINGS	8,000 SF	\$ 25	\$ 200,000
DIVISION 9 FINISHES	8,000 SF	\$ 40	\$ 320,000
DIVISION 10 SPECIALTIES	8,000 SF	\$ 4	\$ 32,000
DIVISION 11 EQUIPMENT	8,000 SF	\$ 2	\$ 16,000
DIVISION 12 FURNISHINGS	8,000 SF	\$ 1	\$ 8,000
DIVISION 13 SPECIAL CONSTRUCTION	8,000 SF	\$ 15	\$ 120,000
DIVISION 22 FIRE SPRINKLER SYSTEM	8,000 SF	\$ 6	\$ 48,000
DIVISION 22 PLUMBING	8,000 SF	\$ 28	\$ 224,000
DIVISION 23 HEATING, VENTILATION AND A/C	8,000 SF	\$ 35	\$ 280,000
DIVISION 26 ELECTRICAL	8,000 SF	\$ 60	\$ 480,000
DIVISION 28 FIRE ALARM	8,000 SF	\$ 5	\$ 40,000
DIVISION 31 EARTHWORK	1 LS	\$ 150,000	\$ 150,000
DIVISION 32 EXTERIOR IMPROVEMENTS CIVIL	1 LS	\$ 270,000	\$ 270,000
DIVISION 32 EXTERIOR IMPROVMENTS LANDSCAPE	1 LS	\$ 75,000	\$ 75,000
ADDITIONAL SITE IMPROVEMENTS ROADWAY	1 LS	\$ 110,000	\$ 110,000
DIVISION 33 UTILITIES	1 LS	\$ 50,000	\$ 50,000
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST			\$ 3,690,600
CONTENGENCIES - 15%			\$ 553,590
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%			\$ 922,650
TOTAL OPINION OF PROJECT COST NOT INCLUDING LAND COST OR INFLATION			\$ 5,166,840

NOTES:

LAND PURCHASE COST NOT INCLUDED. ONE TO TWO ADDITIONAL ACRES ARE NEEDED

INFLATION TO BID DATE IS NOT INCLUDED (BID DATE UNKNOWN)

ON SITE STORM WATER DETENTION WILL LIKELY BE REQUIRED

FIRE LANE TURN AROUND OR SECOND VEHICLE EGRESS WILL BE REQUIRED

MATERIALS AND SYSTEMS ASSUMED TO BE SAME AS CURRENT FACILITY - PRE ENGINEERED METAL BUILDING,
EXTERIOR METAL WALL PANEL AND ROOFING, STANDARD OFFICE INTERIOR FINISH-OUT





DEBRA J. DOCKERY, ARCHITECT, P.C.
118 Broadway, Suite 516
San Antonio, Texas 78205
tel: (210) 225-6130

GUADALUPE APPRAISAL DISTRICT EXPANSION OPTIONS

DECEMBER 3, 2024

OPINION OF PROBABLE CONSTRUCTION COST - 8,960 TOTAL SF TWO STORY ADDITION (4,480 SF PER FLOOR) AND 30 PARKING SPACES, FUTURE FINISH OUT OF 2ND STORY

REFERENCE	QUANTITY	UNIT COST	DIVISION COST
DIVISION 1 GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL	12%	\$ 343,267
DIVISION 2 EXISTING CONDITIONS	4,480 SF	\$ 2	\$ 6,720
DIVISION 3 CONCRETE	4,480 SF	\$ 42	\$ 188,160
DIVISION 4 MASONRY	- SF	\$ -	\$ -
DIVISION 5 METALS	8,480 SF	\$ 45	\$ 381,600
DIVISION 6 WOODS, PLASTICS AND COMPOSITES	4,480 SF	\$ 20	\$ 89,600
DIVISION 7 THERMAL AND MOISTURE PROTECTION	8,480 SF	\$ 53	\$ 449,440
DIVISION 8 OPENINGS	4,480 SF	\$ 25	\$ 112,000
DIVISION 9 FINISHES	4,480 SF	\$ 40	\$ 179,200
DIVISION 10 SPECIALTIES	4,480 SF	\$ 6	\$ 26,880
DIVISION 11 EQUIPMENT	4,480 SF	\$ 4	\$ 17,920
DIVISION 12 FURNISHINGS	4,480 SF	\$ 2	\$ 8,960
DIVISION 13 SPECIAL CONSTRUCTION	4,480 SF	\$ 20	\$ 89,600
DIVISION 14 CONVEYING SYSTEMS	8,480 SF	\$ 25	\$ 212,000
DIVISION 22 FIRE SPRINKLER SYSTEM	8,480 SF	\$ 6	\$ 50,880
DIVISION 22 PLUMBING	8,480 SF	\$ 30	\$ 254,400
DIVISION 23 HEATING, VENTILATION AND A/C	4,480 SF	\$ 40	\$ 179,200
DIVISION 26 ELECTRICAL	4,480 SF	\$ 70	\$ 313,600
DIVISION 28 FIRE ALARM	4,480 SF	\$ 5	\$ 22,400
DIVISION 31 EARTHWORK	1 LS	\$ 140,000	\$ 140,000
DIVISION 32 EXTERIOR IMPROVEMENTS CIVIL	1 LS	\$ 300,000	\$ 300,000
DIVISION 32 EXTERIOR IMPROVEMENTS LANDSCAPE	1 LS	\$ 75,000	\$ 75,000
ADDITIONAL SITE IMPROVEMENTS ROADWAY	1 LS	\$ 90,000	\$ 90,000
DIVISION 33 UTILITIES	1 LS	\$ 50,000	\$ 50,000
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST			\$ 3,580,827
CONTINGENCIES - 15%			\$ 537,124
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%			\$ 895,207
TOTAL OPINION OF PROJECT COST NOT INCLUDING LAND COST OR INFLATION			\$ 5,013,158

NOTES:

SQUARE FOOTAGE INCREASED TO ACCOUNT FOR ELEVATOR AND 2 STAIRS

LAND PURCHASE COST NOT INCLUDED - AT LEAST ONE ADDITIONAL ACRE NEEDED

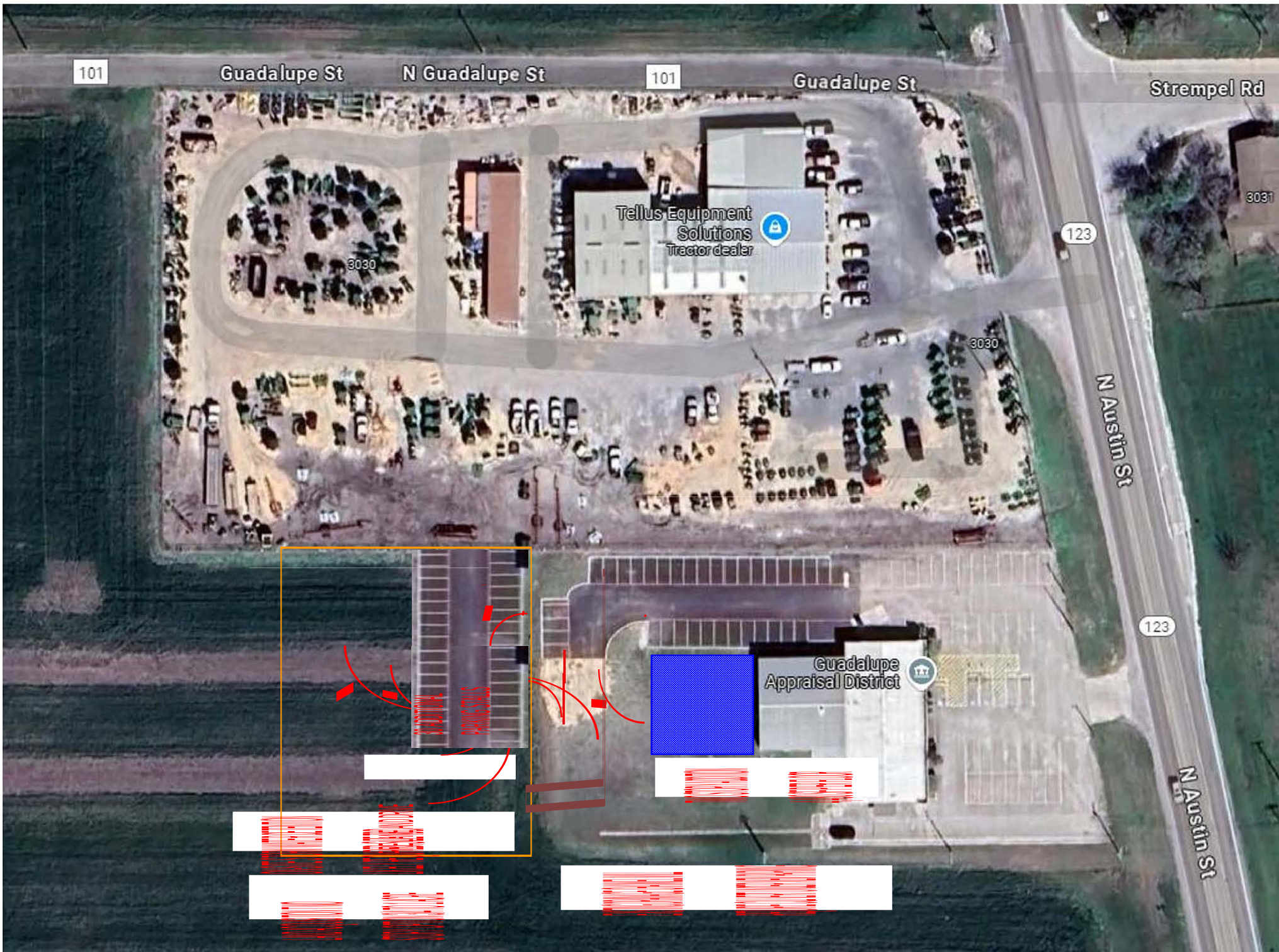
INFLATION TO BID DATE NOT INCLUDED (BID DATE UNKNOWN)

SECOND FLOOR NOT FINISHED OUT AT THIS TIME. NO A/C. LIMITED ELECTRICAL, NO PLUMBING.

ON-SITE STORM WATER DETENTION WILL LIKELY BE REQUIRED

FIRE LANE TURN AROUND OR SECOND VEHICLE EGRESS WILL BE REQUIRED

MATERIALS AND SYSTEMS ASSUMED TO BE SAME AS CURRENT FACILITY - PRE ENGINEERED METAL BUILDING,
EXTERIOR METAL WALL PANEL AND ROOFING, STANDARD OFFICE INTERIOR FINISH-OUT





DEBRA J. DOCKERY, ARCHITECT, P.C.
118 Broadway, Suite 516
San Antonio, Texas 78205
tel: (210) 225-6130

GUADALUPE APPRAISAL DISTRICT EXPANSION OPTIONS
DECEMBER 3, 2024

OPINION OF PROBABLE CONSTRUCTION COST - **RENOVATION OF COLLEGE STREET BUILDING**

REFERENCE	QUANTITY		UNIT COST	DIVISION COST
THREE STORY MAIN BUILDING				
GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL		12%	\$ 272,112
HVAC REPLACEMENT / REUSE SOME DUCTWORK	21,900 SF	\$	24	\$ 525,600
LIGHTING REPLACEMENT	21,900 SF	\$	25	\$ 547,500
CEILING REPLACEMENT	21,900 SF	\$	4	\$ 87,600
ADD RESTROOMS TO SECOND FLOOR	2 EA	\$	75,000	\$ 150,000
RENOVATE RESTROOMS ON FIRST & THIRD FLOORS	4 EA	\$	20,000	\$ 80,000
NEW SERVICE COUNTER / PUBLIC LOBBY	1,500 SF	\$	150	\$ 225,000
TELECOMMUNICATIONS AND SECURITY	21,900 SF	\$	6	\$ 131,400
GENERAL PAINTING AND MODEST RENOVATIONS	21,900 SF	\$	10	\$ 219,000
REPAVE BASKETBALL COURT FOR PARKING	13,500 SF	\$	9	\$ 121,500
ADD PAVING AT BASKETBALL COURT FOR PARKING	9,000 SF	\$	20	\$ 180,000
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST				\$ 2,539,712
CONTINGENCIES = 15%				\$ 380,957
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%				\$ 634,928
TOTAL OPINION OF PROBABLE COST NOT INCLUDING BUILDING PURCHASE OR INFLATION				\$ 3,555,597

NOTES:

BUILDING PURCHASE NOT INCLUDED

INFLATION TO BID DATE NOT INCLUDED (BID DATE UNKNOWN)

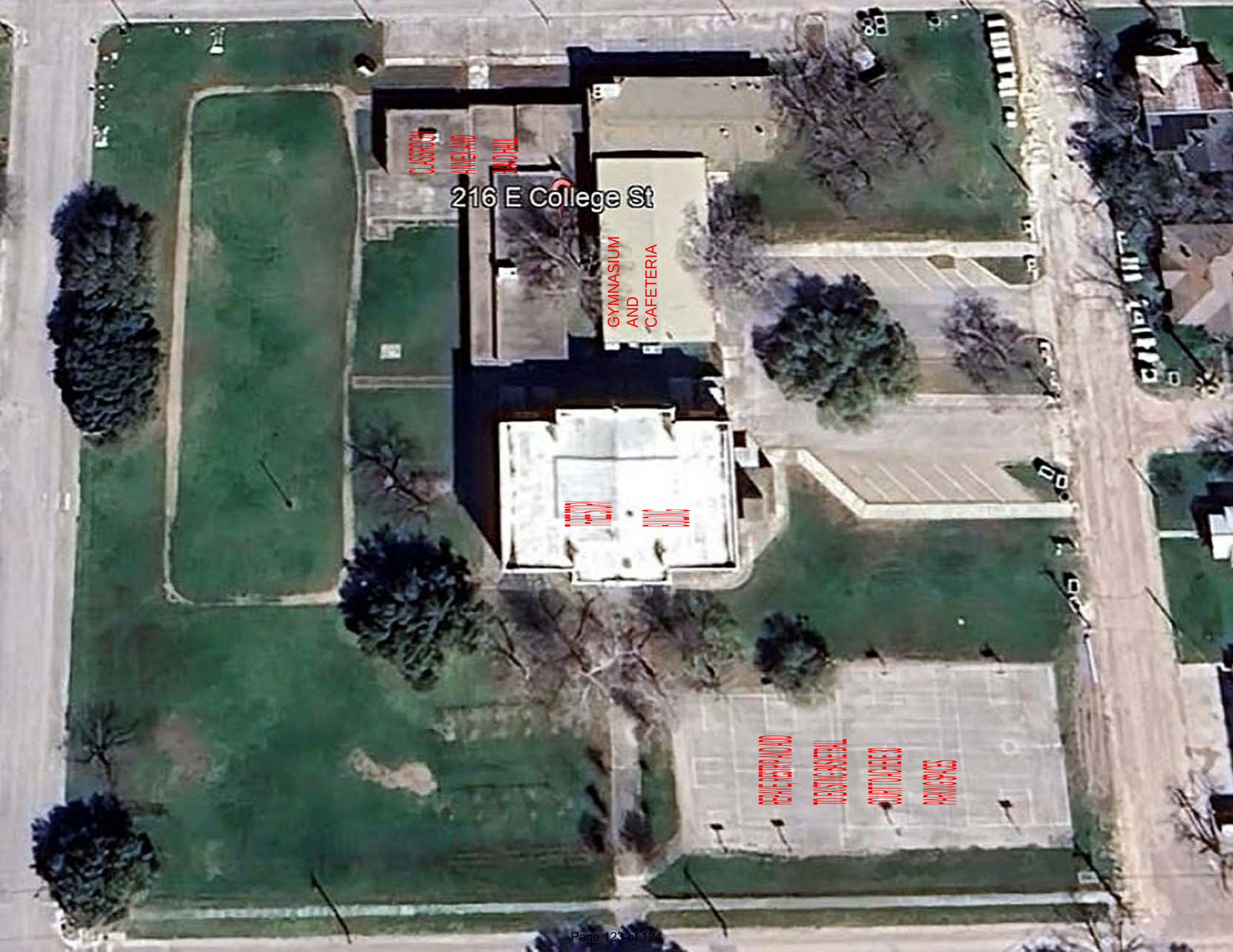
ASSUMPTIONS: ROOFING, FIRE SPRINKLER, PLUMBING SYSTEMS AND ELECTRICAL SERVICES REQUIRE NO RENOVATIONS

REPAVING AND ADDING TO BASKETBALL COURT TO ACHIEVE 30 ADDITIONAL PARKING SPACES

(APPROXIMATE EXISTING PARKING - 24 ON MILAM STREET, 19 ON KREZDORN STREET)

REFERENCE	QUANTITY		UNIT COST	DIVISION COST
SINGLE STORY CLASSROOM ANNEX AND OLD BAND HALL				
GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL		12%	\$ 78,466
HVAC REPLACEMENT	5,290 SF		\$ 28	\$ 148,120
LIGHTING REPLACEMENT	5,290 SF		\$ 30	\$ 158,700
CEILING REPLACEMENT	5,290 SF		\$ 4	\$ 21,160
REPLACE ROOFING	5,290 EA		\$ 32	\$ 169,280
SCREEN OUTDOOR WALKWAY	100 LF		\$ 85	\$ 8,500
GENERAL PAINTING AND MINOR RENOVATIONS	5,290 SF		\$ 20	\$ 105,800
TELECOMMUNICATIONS AND SECURITY	5,290 SF		\$ 8	\$ 42,320
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST				\$ 732,346
CONTENGENCIES = 15%				\$ 109,852
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%				\$ 183,086
TOTAL OPINION OF PROBABLE COST NOT INCLUDING BUILDING PURCHASE OR INFLATION				\$ 1,025,284

REFERENCE	QUANTITY		UNIT COST	DIVISION COST
GYMNASIUM AND CAFETERIA				
GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL		12%	\$ 114,552
HVAC REPLACEMENT / REUSE SOME DUCTWORK	8,600 SF		\$ 28	\$ 240,800
LIGHTING REPLACEMENT	8,600 SF		\$ 30	\$ 258,000
ROOFING REPAIRS - ELASTOMERIC COATING	8,600 EA		\$ 25	\$ 215,000
GENERAL PAINTING AND MINOR RENOVATIONS	8,600 SF		\$ 20	\$ 172,000
TELECOMMUNICATIONS AND SECURITY	8,600 SF		\$ 8	\$ 68,800
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST				\$ 1,069,152
CONTENGENCIES = 15%				\$ 160,373
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%				\$ 267,288
TOTAL OPINION OF PROBABLE COST NOT INCLUDING BUILDING PURCHASE OR INFLATION				\$ 1,496,813
TOTAL ALL CAMPUS				\$ 6,077,693



216 E College St

CLASSROOM

ANNEX AND

BAND HALL

GYMNASIUM
AND
CAFETERIA

PLAYING FIELD

TENNIS COURTS

COURT COURTESY

PARKING LOTS

Comparison of Facility Projects

Provided below is a summary of three options developed by GAD leadership, to address spacing planning needs of organization, for consideration by GAD Board of Directors.

Note: Preliminary discussions have been taken with property owners on acquisition of real property to facilitate project options. Market value of land to be acquired for options 1 & 2 was estimated at \$5.00 psf based on knowledge of market conditions. Until a contract for purchase is executed for an agreed to amount, purchase amounts are preliminary estimates only used for purpose of consideration by BOD members.

Project Option 1: 8,000 sqft single story addition to existing facility with 30 parking spaces.

Project Option 2: 8,960 Total sqft Two Story addition to existing facility (4,480 sqft per floor) with 30 parking spaces; future finish out of 2nd Floor.

Project Option 3: Renovation of College Street Building (Three Story Main Bldg). Secondary renovation costs of auxiliary building provided in itemized projected costs for reference purposes.

Project Cost Summaries

	Project Option 1	Project Option 2	Project Option 3
Total Opinion of Project Cost	\$5,166,840	\$5,013,158	\$3,555,597
(Excl. Land Acquisition) per SF	\$645.86	per SF \$559.50	per SF \$162.36
Est. Land Acquisition Cost/ Price	1.75 - 2.00 acres \$435,600	0.75 - 1.00 acres \$217,800	\$0
Est. Acquisition Cost/ Price Improved Property	\$0	\$0	216 E. College St \$1,495,000
Grand Totals of Project:	\$5,602,440	\$5,230,958	*3 acres \$5,050,597 **4acres \$5,450,597
			Sale Proceeds: (\$1,100,000)
			\$3,950,597
		Net Grand Total of Project Option:	\$4,350,597
Estimated Annual Utility Costs:	\$30,000	\$24,000	\$51,000