

## EXECUTIVE SUMMARY

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Herein, we are pleased to present the findings of our assessment of your facilities. We would like to express our sincerest appreciation to all those who met with us, assisted us, and at times tolerated us throughout this entire process. Special thanks to Tim McClure, NISD Architect & Planner, Sarah Stewart, Executive Director of Construction, and Dr. Ryder Warren for their unwavering dedication to service. This input is invaluable to the success of this process.

In this executive summary we outline facts and figures about the work, facts about the Northwest ISD facilities, and the general findings of the assessment. Findings about specific facilities can be found in the later portions of this document where each facility is discussed in great depth and detail.

The focus of the assessment is on deficiency items discovered by the various building industry professionals at the time they survey each facility. Additionally, there has been a discussion with Sarah Stewart, regarding facilities in the district. The deficiency items are presented in the following categories:

- Site Civil (exterior site amenities, site paving, drainage, and Sports Fields)
- TAS 2012 (Accessibility)
- Architectural exterior and interior
- Mechanical / Electrical / Plumbing
- Roofing
- Structural
- Food Service
- Security (Omitted for the safety and welfare of faculty, students and staff)
- Technology

The site Civil and Landscape of the facilities overall are in good condition, especially at the newer facilities. There are some issues at older facilities that are documented in the specific campus report. The outdoor sport facilities are in need of some field surface improvements at Byron Nelson HS sub-varsity field and also at Northwest ISD Stadium, as documented in each specific report. The track surfaces at the High Schools and the majority of the Middle School campuses are aging and should be considered for replacement. The majority of the natural grass fields are in good condition with some minor corrective actions, as documented in each report.

The accessibility access for the majority of the district facilities is substantially compliant. There are some older facilities that need to be addressed, as documented in each report.

The exterior of the older buildings are showing signs of ageing. All exterior sealants should be replaced in masonry veneers around windows and in control and expansion joints. The exterior door finish on the older campuses have become faded/ oxidized.

The interior of the facilities appear to be functioning and in working condition. There are some areas, of the older facilities, that could be improved by being updated with new flooring, ceiling grid, paint, and casework veneer, hardware and countertops. There are a few that may be nearing the end of the facility lifecycle.

The mechanical and electrical systems are in moderate to good working condition and functional. However, some of the older campuses have aging equipment and have reached the end of their useful lifecycle, as documented in each facility's specific report. It would be beneficial for the district to upgrade to new, more efficient, equipment, LED light fixtures (interior and exterior), fire alarm systems and place all district facilities on a DDC control system. These recommendations could aide in lowering the district's energy and maintenance costs.

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The roofing throughout the district is in adequate to good condition with some minor repairs suggested.

The structural elements for the district facilities show no outward appearance of being significant structural concerns, except for minor issues at the bleachers located at Texan Stadium. The district has been informed of these areas and noted they will attend to the listed items above. Please refer to specific reports for further information.

The kitchen areas appear to be functional with most of the equipment in fair to excellent condition. There is equipment at some of the campuses that is towards the end of the equipment's life cycle as documented in the report.

The security of each campus appears to be functioning adequately with suggested improvements of added site lighting, way finding signage, and district wide access control system.

The Technology throughout the district is functioning, but standardization is highly recommended. There are certain issues as documented in each campus report.

This report should become the data that will provide for decision making and consensus building as to where the district is going and where NISD wants to be within a yet to be determined timeframe. All federal and state accessibility codes and TEA Education Standards will need to be met, if NISD has not yet formed a long term plan to achieve this goal one will need to be generated. The overall assessment, of all the current District facilities, is adequate. The facilities appear to be functioning and in working condition. There are some areas, of the older facilities, that could be improved as outlined in the full report.

While the work of this District-wide Facility assessment is complete from a data gathering perspective, the real work is only beginning. We have identified some facilities, while still functioning as their intended use, would require extensive upgrades to meet current codes and District Standards, replacement should be discussed as a consideration. The next steps are to consider options, prioritization of the needs, and work with the Administration and the Board of Trustees to gain consensus and support for advancing the district forward with a plan that meets the needs of Northwest ISD for decades to come.