



A Professional Project Management Firm



Executive Summary

2024 Facility Condition Assessment for

Ferris ISD

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AG|CM wants to give a big shoutout to Ferris ISD and all the awesome staff who has made us feel like family. We really appreciate the time and effort everyone put into this project. Your help made sure we collected accurate and clear information, and we're thankful for all your input!

A special thanks go to Lance Campbell, with whom we worked closely. And we can't forget Danny Harbour, who was a huge help in guiding our assessors and answering our questions about the buildings and systems.

We hope the insights from this assessment helps FISD in achieving its goals in the future!



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Purpose

AG|CM was commissioned to perform a Facility Condition Assessment (FCA) for Ferris Independent School District (FISD). The FCA intends to provide information about the District properties for planning purposes. The FCA will identify systems and materials that have either reached their estimated useful life, or are damaged in some way, both resulting in required replacements or repairs. The identified replacements and repairs can be prioritized and scheduled while also considering available funds or future funding strategies.

Project Scope

FISD identified the following properties and sites to be assessed following ASTM 2018-15 and to provide Facility Condition Index (FCI) data:

District Administration Campus				# 100	
Admin Building and Site	admin office	1941	37,129		(4) renovation(s)
	301 E 5th Street, Ferris, TX 75125				(0) addition(s)
	use	built in	square feet		
Lee Longino Elementary Campus				# 200	
Main Building and Site	elementary school	1989	50,808		(4) renovation(s)
	601 W FM 664, Ferris, TX 75125				(0) addition(s)
	use	built in	square feet		
Hazel Ingram Elementary Campus				# 300	
Main Building and Site	elementary school	1968	47,906		(5) renovation(s)
Lab Building	elementary school	1968	8,615		(1) addition(s)
Gym Building	elementary school	1968	3,725		
	600 S Central Street, Ferris, TX 75125				
	use	built in	square feet		
Lucy Mae McDonald Elementary Campus				# 400	
Main Building and Site	elementary school	2002	52,712		(4) renovation(s)
Classroom Annex	elementary school	2005	29,510		(0) addition(s)
	500 FM 983, Ferris, TX 75125				
	use	built in	square feet		
Ferris Junior High Campus				# 500	
Main Building "A" and Site	junior high school	1978	70,220		(5) renovation(s)
Building "B" (6th grade)	junior high school	2015	13,873		(2) addition(s)
Building "C" (vocational)	junior high school	1998	4,350		
Building "D" (athletics)	athletics	1996	17,495		
Ticket, Concession, RR Building	stadium	1978	910		
	1002 E 8th Street, Ferris, TX 75125				
	use	built in	square feet		
Ferris High School Campus				# 600	
Main Building and Site	high school	2008	204,685		(4) renovation(s)
Agricultural Science Building	high school	2008	15,612		(0) addition(s)
Agricultural Barn	high school	2019	5,047		
Field House	athletics	2008	15,645		
	1025 E 8th Street, Ferris, TX 75125				
	use	built in	square feet		



Facility Condition Assessment Process

This section summarizes the overall required effort of AG|CM, who was commissioned to perform a Facility Condition Assessment (FCA) for Ferris Independent School District (FISD).

ASTM 2018-15 Guidelines

AG|CM follows the guidelines set by the ASTM E2018-15 - Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

ASTM E2018-15 defines in detail the FCA process as having:

1. a document collection and review process
2. an interview process of those knowledgeable of the property
3. an on-site observation and assessment process
4. a calculation of opinions of probable cost process
5. a report process that documents the above activities

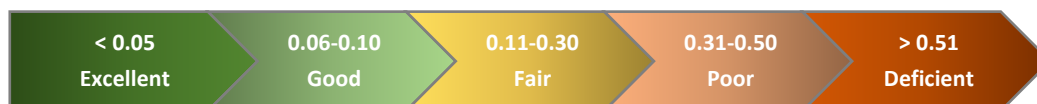
Facility Condition Index (FCI) Data

The Facility Condition Index (FCI) is not part of the ASTM 2018-15 Guidelines. However, it is an industry-standard metric that objectively measures a facility's current condition. This ratio helps property owners make sound decisions about reinvesting in older/damaged assets or replacing them.

To determine an FCI for any given asset, or set of assets, the asset's systems and materials total repair/replacement cost is divided by the current asset replacement value.

$$\text{FCI} = \frac{\text{Maintenance, Repair, and Replacement Deficiencies of the Facility(-ies)}}{\text{Current Replacement Value of the Facility(-ies)}}$$

Generally, the lower the FCI, the better the facility's condition.



Document Collection and Review

This FCA process was initiated with a team kickoff meeting on September 12, 2024, that included key personnel from AG|CM and FISD. The FCA scope was discussed and refined at this meeting, the process was presented, the schedule was solidified, and responsibilities were discussed.

FISD provided initial building/site information about the district's properties, including property addresses, building construction dates, significant renovation scopes and dates, and building square footage. This information was used to develop a detailed game plan and set up our VFA Facility software, which was used to document the FCA.



From September 13 to September 23, FISD collected and delivered available construction documents, a previous FCA, the current environmental report, and recent fire protection test reports. These documents were used to prepare for the client interview and to understand the district facilities throughout the FCA process.

Interview of Appropriate Personnel

On September 26, 2024, AG|CM interviewed the district's key personnel (high-level district personnel, those with intimate knowledge of district operations and maintenance, personnel with institutional history, school principals, and system directors) to further understand each of the properties' usage, history, modifications, and current challenges. The five-hour interview had some focus on the operations and history of systems at each campus. This information was used in developing a site observation game plan as well as included in the FCA report. Attendance for AG|CM was Bob Myers, Laura Torres, Jacobo Morales, Myra Prabo, Mike Cothran, Steve Schliesing, and Amos Byington. FISD key personnel included Lance Campbell, Danny Harbour, Dondi Markgraf, Christi Murphy, Bobbi Cook, Chris Guastella, Kyle Cottre, Brett Browne, and Jeff Miley.

Site Observation and Assessment

FISD allowed AG|CM to access the campuses from October 2 to October 4, 2024. As the facilities were occupied by employees and students, a complex schedule was developed to gain appropriate access without interfering with school operations. Site, envelope, roofs, and systems in mechanical rooms were assessed during the day, while interior spaces were assessed after hours.

Field data was collected by an AG|CM team of qualified assessors comprised of design professionals, Certified Construction Managers, a Professional Mechanical Engineer, licensed architects, a certified Project Management Professional, LEED AP Certified personnel, and a Certified Facilities Manager. The team members were tasked with observation and assessment duties that aligned with their line of expertise, including the following:

- Sub and Super Structure
- Wall and Roof Envelope Systems
- Interior Construction and Finishes
- Electrical and Wired Systems
- Fire Protection Systems
- Mechanical Systems
- Plumbing Systems
- Site Improvements

The assessors evaluated their assigned systems and materials, focusing on issues such as visual appearance, current function, remaining estimated useful life, and life safety. They recorded their findings and photos in the VFA Facility software, where they then assigned priorities (see Priority in the Terminology Appendix).

AG|CM uses VFA Facility, a web-based data management application, as our primary tool.

VFA Facility uses BOMA International's Preventive Maintenance Guidebook, Appendix 7: Building Systems Useful Life data, to evaluate building system and material life cycle conditions.



Opinions of Probable Cost

The assessors reviewed their field data and sorted their assessments into two categories using VFA Facility:

1. systems or materials that are near or have exceeded their estimated useful life, or
2. systems or materials that have experienced accelerated wear or damage.

The above, along with drawings, field notes, interview notes, and photos, were turned over to AG|CM's estimating team. The estimators used VFA Facility to calculate opinions of probable costs.

VFA Facility has integrated the following to aid in the development of accurate costs:

- ASTM Unifomat II Elemental Classification for Cost Analysis and Cost Estimating
- RS Means, which automatically adjusts its data annually for inflation and local market conditions

Final Report

This final report includes the following information:

- Executive Summary (this document)
- Asset Overview Report (under separate cover)
- Asset Photographs Report (under separate cover)

Executive Summary of Data

AG|CM was commissioned to perform a Facility Condition Assessment (FCA) for Ferris Independent School District (FISD). The FCA intends to provide information about the District properties that can be used in multiple ways.

The Asset Overview Report (under separate cover) and the Asset Photographs Report (under separate cover) document the requirements by asset observed in the field. This information was then developed into an estimate of the probable cost for replaced or repaired systems and materials, which was then used to determine asset FCIs.

The District can use this data to plan both time and money. The identified replacements/repairs can be prioritized and scheduled while considering available funds or planning future funding strategies.

Please note that we cannot know when the District plans to address any of the issues in this FCA, and thus, escalation costs are not included in any of the estimates of probable cost.

Additionally, we have not included anything about IT equipment in the VFA database or the estimates of probable costs listed in this report. Typically, technology can change and require upgraded equipment before currently installed equipment can reach the end of its expected useful life. Often, districts have budgeted for these equipment upgrades.



The System Group Priority table identifies systems that require more extensive funds and examines the disbursement of such funds over the next five years.

Systems by Group	Priority			Grand Total
	1 - Complete within 1 Year of Assessment	2 - Complete within 2 Years of Assessment	3 - Complete within 5 Years of Assessment	
Interior Finishes	\$0	\$6.321 m	\$3.455 m	\$9.776 m
Fire Protection	\$3.421 m	\$0	\$1.060 m	\$4.481 m
Electrical	\$0	\$0	\$1.264 m	\$1.264 m
Envelope	\$1.501 m	\$4.562 m	\$0.183 m	\$6.246 m
Mechanical	\$0.799 m	\$9.074 m	\$5.252 m	\$15.124 m
Interior Construction	\$0	\$0.695 m	\$1.783 m	\$2.478 m
Plumbing	\$0.004 m	\$0.567 m	\$0.548 m	\$1.119 m
Low Voltage	\$0	\$1.066 m	\$0	\$1.066 m
Site	\$2.311 m	\$3.177 m	\$1.952 m	\$7.440 m
Structure	\$0	\$0	\$0	\$0.000 m
Grand Total	\$8.035 m	\$25.462 m	\$15.497 m	\$48.994 m

Below is the Asset FCI and FCI costs table. If the FCI is high, the district can budget for the Current Replacement Value. The highest FSD FCI is 0.32, which is at the low end of the POOR range of the index.

Asset Number and Name	Age	Facility Use	Gross Size (SF)	Total Current Replacement Cost / SF	Total Current Replacement Value	Estimated Renewal and Repairs	Facility Condition Index (FCI)
101 - Administration Building	83	Administrative	37,129	\$343	\$12.743 m	\$1.987 m	0.16
201 - Lee Longino Elementary	35	Elementary	50,808	\$420	\$21.339 m	\$6.553 m	0.31
301 - Hazel Ingram Elementary	56	Elementary	47,906	\$421	\$20.145 m	\$4.306 m	0.21
302 - Hazel Ingram Lab Building	56	Elementary	8,615	\$572	\$4.931 m	\$0.699 m	0.14
303 - Hazel Ingram Gym	56	Elementary	3,725	\$649	\$2.418 m	\$0.194 m	0.08
401 - Lucy Mae McDonald Elementary	22	Elementary	52,712	\$420	\$22.139 m	\$6.157 m	0.28
402 - Lucy Mae McDonald Classroom Annex	19	Elementary	29,510	\$382	\$11.261 m	\$2.528 m	0.22
501 - Ferris Junior High	46	Junior High	70,220	\$497	\$34.885 m	\$11.247 m	0.32
502 - Ferris Junior High 6th Grade Building	9	Junior High	13,873	\$318	\$4.412 m	\$0.443 m	0.10
503 - Ferris Junior High Vocational Building	26	Junior High	4,350	\$458	\$1.994 m	\$0.129 m	0.06
504 - Ferris Junior High Athletics Building	28	Athletics	17,495	\$534	\$9.342 m	\$0.479 m	0.05
505 - Ferris Junior High Ticket, Concession, and RR	46	Stadium	910	\$600	\$0.546 m	\$0.031 m	0.06
601 - Ferris High School	16	High School	204,685	\$497	\$101.688 m	\$12.996 m	0.13
602 - Ferris High School Agricultural Science	16	High School	15,612	\$439	\$6.857 m	\$0.484 m	0.07
603 - Ferris High School Agricultural Barn	5	High School	5,047	\$312	\$1.575 m	\$0.072 m	0.05
604 - Ferris High School Field House	16	Athletics	15,645	\$458	\$7.172 m	\$0.741 m	0.10
Total	33	district	578,242	\$456	\$263.446 m	\$49.046 m	0.19



Appendix

Terminology

Asset: A free-standing structure, or portion of a structure, or any part of a facility infrastructure that is distinguishable from its surroundings by date of construction, construction type, and the Systems that comprise it. (VFA Facility application lingo)

System: An assembly, finish, fixture, piece of equipment, or another component that makes up an Asset. (VFA Facility application lingo)

Requirement: A facility need or a deficient condition that should be addressed, including deferred maintenance, code issues, functional requirements, and capital improvements. (VFA Facility application lingo)

Action: A strategy for correcting a Requirement that includes the scope of work to be done and an itemized estimate of its cost (line items). (VFA Facility application lingo)

Priority: A way of defining urgency. There are 3 priorities:

- Priority 1 – complete within 1 year of assessment (renewal or non-renewal - life safety issues, non-functioning systems, issues causing damage, ...)
- Priority 2 - complete within 2 years of assessment (items that can quickly become life safety issues, non-functioning systems, issues causing damage, ...)
- Priority 3 - complete within 5 years of assessment (usually materials or systems nearing the end of their lifecycle)

(reference ASTM-E-2018-15)

Assumptions

- FISD gave many original construction dates to AG|CM, but a few were not available. We made assumptions using the best available resources, such as dates on drawing sets, historical photos on Google Earth, historical imagery, etc.
- Over the years, districts lose institutional knowledge and drawings. Much of the district renovations, upgrade scopes, and dates are collected from the client interview. We are only as accurate as the information provided.
- Some of the testing and construction documents were provided to us during or after the site assessment process.

Qualifications and Disclaimers

- AG|CM created this document as part of an agreement with FISD. AG|CM has no obligations to anyone other than FISD regarding the information in this document. No one can rely on it without written consent from AG|CM and an agreement to follow specified terms and conditions.
- AG|CM's knowledge is based on reasonable inquiry of information from interviews and documents, which was assumed to be accurate and true.



- This facility condition assessment is limited by budget and scope. Because of this, AG|CM conducted a reasonable investigation based on visual observations of reasonably assessable systems and materials. Some observations are of selected areas that are considered representative of systems and materials.
- This assessment highlights significant issues that focus more on systems and materials nearing or exceeding their estimated useful life, or systems and materials experiencing accelerated wear or damage that falls outside typically budgeted maintenance operations.
- No detailed engineering analysis or exploratory testing was performed.
- This assessment did not address environmental issues unless it was part of a system or material replacement or repair.
- FCA's do not identify capital improvements, enhancements, or upgrades to building components, systems, or finishes.
- As a result of the items above, the assessment and estimated opinions of probable costs to address issues are based on the above limitations and may not be all-inclusive.
- It should be noted that some facilities do not comply with the current codes and regulations of the authorities having jurisdiction. Some replacements or repairs can trigger current code compliance requirements, likely incurring additional costs. The assessment does not intend to identify items not complying with current codes and regulations, as the work is likely grandfathered.
- The Client should become familiar with the referenced ASTM 2018-15 PCA Standard to thoroughly understand the limitations inherent in the agreed scope of services.
- Conditions not identified as a result of our assessment may exist and impact our conclusions concerning the Property's condition. Any conditions known or discovered, including reports and other documentation, which we did not identify during the completion of this assessment should be reported to us upon discovery and may impact the conclusions and recommendations of this report.

Exhibits

Asset Overview Report (under separate cover)

Asset Photographs Report (under separate cover)