



BUILDING	CONSTRUCTION	NO. OF FLOORS	GROSS S.F.
① ANDERSON BUILDING	1976	1	10,860
② AGRICULTURE SHOW BARN	1971	1	5,600
③ E.P. RICHARZ BLDG.	1970	1	7,800
④ E.R. GARNER HALL (DORM)	1964	2	19,360
⑤ AUTO/BOOY	1976	1	6,000
⑥ GARNER SCIENCE BLDG.	1962	1	13,125
⑦ GREEN HOUSE 1	1974	1	800
⑧ HUBBARD HALL	1972	2	44,000
⑨ KIRCAD BUILDING	1966	1	9,280
⑩ TATE FINE ARTS	1969	1	18,928
⑪ EXPINOSA BUILDING	1977	1	12,800
⑫ J. RICHARZ ADMIN. BLDG.	1961	2	10,000
⑬ LA FORGE HALL (GYM)	1969	2	23,879
⑭ WILL C. MILLER LIBRARY	1969	2	21,486
⑮ MAINTENANCE SHOP	1971	1	4,800
⑯ CENTRAL/ RECYCLING	1978	1	6,000
⑰ MILLER BUILDING	1969	1	32,324
⑱ MATHEWS STUDENT CTR.	1974	1	35,770
⑲ P.E. MEMORIAL BLDG.	1979	1	9,500
⑳ FLY BUILDING	1966	1	7,200
㉑ WAGNER BUILDING	1972	1	14,672
㉒ WELDING SHOP	1968	1	5,400
㉓ WITT BUILDING (ABE)	1993	1	10,144
㉔ R. FLORES STUDENT SERVICES BLDG.	2006	1	17,349
㉕ BRISCOE BUILDING	2006	1	?
㉖ AIRPORT ANNEX	1994	1	9,715
㉗ PUMP HOUSE	1950	1	600
㉘ EQUIPMENT/ RECORDS STORAGE	1966	1	2,048
㉙ TRANSPORTATION CENTER	1990	1	4,351
㉚ DAY CAR CENTER	1980	1	1,966
㉛ KIRCHNER AND POWERS DAYCARE	1987	1	6,574
㉜ GREEN HOUSE 2	1965	1	?
㉝ ART BUILDING	?	1	?

3191.31' @ 6.64' 57.33' W

01422 @ 17.54' 56.20' W

CAMPUS: Uvalde

NAME OF BUILDING: Joe Richarz Administration

Building Area: 10,000 Sq. Ft. No. of floors: 2
 Original Construction Date 1961
 Additions None

Comments: Building is basically unchanged since construction except for numerous
internal reconfigurations of space at second floor. There is no internal floor to floor connection
and the second floor has only one exit.

1.0 SITE ANALYSIS

G = Good A = Average P = Poor
 CONDITION

1.1 SITE IMPROVEMENTS	G	A	P	COMMENTS	WORK REQ'D	COST
Fences & gates		•				\$
Site utilities		•				\$
Site drainage & structures		•				\$
Paved areas/drives		•				\$
Sidewalks		•				\$
Signage (wayfinding)		•				\$
Signage (building)		•				\$
Area lighting		•		Lighting at parking areas	X	\$

1.2 LANDSCAPING	CONDITION			COMMENTS	WORK REQ'D	COST
	G	A	P			
General appearance		•				\$
Topsoil/grass		•				\$
Auto sprinkler system: Yes	•					\$
Specimens		•				\$

2.1 Building Exterior	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Foundation: Slab on grade	•					\$
Superstructure: Conc cols w/beams at bldg perimeter (both floors)						\$
2nd floor conc pan joists						\$
Roof Structure: Steel w/gyp plank deck	•					\$
Exterior Walls: Brick w/clay tile backup	•			Alum solar screen at bldg entry		\$
Spandrels: Metal (alum)	•					\$
Soffits: Conc (ptd)	•					\$
Roofing: Membrane		•		Could not access roof		\$
Roof drains: Metal gutters/downspouts		•		New		\$
Windows: Aluminum (operable)		•				\$
Ext. Doors/Frames/Transoms:						\$
Alum. Storefront		•		Entries		\$
Stairs	•					\$
Railings	•			Non-conforming		\$
General Appearance of Exterior		•				\$

2.2 Building Interior	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Interior Walls: Stud framed						\$
Gypsum board: ptd		•		Typ 2nd floor		\$
Paneling: std wd		•		1st floor		\$
Vinyl clad gypsum board: ptd		•		Typ. 1st. floor		\$
Hard tile: 1 x 1		•		Restrooms		\$
Base: Std wd		•		1st. floor		\$
Base: Rubber		•		2nd. floor		\$
Floors:						\$
VCT		•		Limited use at both floors		\$
Carpet		•		Typ.		\$
Hard tile: 4 x 4		•		Restrooms, wainscot, ptd. abv.		\$
Other: Hard tile 12 x 12	•			Entries at 1st floor hall		\$
Interior Doors/Frames: std wd/std wd		•		2 panel doors at 1st floor		\$
Interior windows/frames: std wd		•				\$
Ceilings: 2 x 2 tegular w/black grid		•				\$
Stairs: None						\$

2.3 Specialty Items	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Exterior hardware:		•				\$
Interior hardware:		•				\$
Toilet Partitions: Metal (ptd)			•			\$
Toilet Accessories:			•			\$
Cabinets/Millwork: Std wd w/plas lam tops		•				\$
Markerboards:		•				\$
Tackboards:		•				\$
Window Coverings: Mini blinds		•		Typ 1st floor		\$
Large blinds		•		Typ 2nd floor		\$

2.4 Systems	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
HVAC: Dx split systems		•		Screened condenser yard		\$
Plumbing:		•				\$
Electrical service:		•				\$
Technology:			•	Underground		\$
Lighting: 2 x 4 flour		•				\$
P.A.: No						\$
Security: No						\$
Fire Alarm: Yes		•				\$
Building Sprinkler System: No						\$

2.5 Health/Safety	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Safety:		•				
Exits:			•	Non-conforming exits (at 2nd floor)	X	
Fire Extinguishers:		•				

2.6 Accessibility	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Accessible Routes:			•	No access to 1st floor	X	
Parking	•					
Ramps		•				
Ramp Slopes/Handrails			•	Non-compliant		
Access to Primary Functions				No access to 2nd floor/break room	X	
Toilet Rooms			•	Too small	X	
Door Thresholds/Door widths			•	2' - 6" drains to R.R.		
Drinking Fountains			•	Non-conforming		
Signage			•	Non-conforming		

3.0 CONCLUSIONS/RECOMMENDATIONS

General

2nd floor break room, toilets are too small.

1st. floor restrooms are too small.

Access is highly problematical - into bldg. from parking (ramp or sloped sidewalk required);

between 1st and 2nd floor (elevator required).

Recommendations

CAMPUS: Uvalde

NAME OF BUILDING: Leander Wagner Building

Building Area: 14,700 Sq. Ft. No. of floors: 1

Original Construction Date

Area A 1966

Additions

Area B 1976

Area C 1982

COMMENTS: Building is basically three different buildings, the first two (A and C) constructed

at different times and the third (Area B) constructed to connect them. A breezeway separates A and B.

Area C was originally constructed as a vehicle maintenance facility and has been converted; also a small

addition to C was added on the west end.

1.0 SITE ANALYSIS

G = Good A = Average P = Poor

1.1 SITE IMPROVEMENTS	CONDITION			COMMENTS	WORK REQ'D	COST
	G	A	P			
Fences & gates		•				\$
Site utilities		•				\$
Site drainage & structures				Bldg. is subject to flooding, water stands outside Bldg B at s/w entry	X	\$
Paved areas/drives		•				\$
Sidewalks			•			\$
Covered walkways						\$
Signage (Wayfinding)		•				\$
Signage (Building)		•				\$
Area lighting		•				\$

1.2 LANDSCAPING	CONDITION			COMMENTS	WORK REQ'D	COST
	G	A	P			
General appearance		•				\$
Topsoil/grass		•				\$
Auto sprinkler system: No						\$
Specimens		•				\$

2.1.1 Building Exterior - Area A	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Foundation: Slab on grade		•		Evidence of foundation movement at sw corner	X	\$
Superstructure: Loadbearing masonry		•				\$
Roof structure: Steel w/metal deck		•				
Exterior Walls: Brick w/ cmu backup		•		Brick, masonry solar screens at walkway cols		\$
Soffits: Plywood ptd w/wd beams ptd		•				\$
Roofing: Membrane w/ptd metal & unptd copings/flashings			•			\$
Mansard: Metal panels		•		Thru-panel fasteners		\$
Roof Drains:			•	Thru scuppers in mansard; no provisions for overflow		\$
Skylights		•		4 into walkway between A & B		\$
Windows: Aluminum (operable)		•				\$
Ext. Doors/Frames/Transoms:						\$
Aluminum storefront/HM		•		Dept entries		\$
HM/HM		•		Typ		\$
General Appearance of Exterior		•				\$

2.2.1 Building Interior - Area A	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Interior Walls: Stud framing		•				\$
Gypsum board: Ptd		•		Typ		\$
Wood paneling: Ptd		•		Typ		\$
Hard tile: 4 X 4		•		4' wainscot in toilet rooms		\$
Base: Rubber			•	Typ		\$
Floors:						\$
VCT: 12 X 12			•	Typ also in toilet room		\$
Carpet		•		Offices		\$
Interior Doors/Frames: Std wd/std wd		•				\$
Interior windows/frames: Std wd		•				\$
Ceilings: 2 x 4 lay-in		•		Typ		\$

2.3.1 Specialty Items - Area A	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Exterior hardware:		•				\$
Interior hardware:		•				\$
Toilet Partitions:						\$
Toilet Accessories:			•			\$
Cabinets/Millwork: Std wd w/plas lam		•		Limited		\$
Markerboards:		•				\$
Tackboards:						\$
Window Coverings:						\$

2.4.1 Systems - Area A	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
HVAC: Dx split system		•		Roof mounted equip		\$
Plumbing:						\$
Electrical service:						\$
Data:						\$
Interior Lighting: 2 x 4 fluor recessed		•		Typ		\$
Exterior lighting: 2 x 2 fluor recessed		•		Ext walkways		\$
P.A.: No						\$
Security: No						\$
Fire Alarm: Yes		•				\$

2.5.1 Health/Safety - Area A	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Safety:		•	•	Poor access between roof areas	X	\$
Exits:		•	•	Dead end corridor in office area		\$
Sprinkler System: No						\$
Fire Extinguishers:		•				\$

2.6.1 Accessibility - Area A	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Accessible Routes:		•				\$
Parking		•				\$
Access to Primary Functions		•				\$
Toilet Room		•		Non-conforming		\$
Door Thresholds/Door widths		•	•	Poured slopes to ext doors non-conforming (too steep)		\$
Drinking Fountains: None						\$
Signage:		•		Non-conforming		\$

2.1.2 Building Exterior - Area B	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Foundation: Slab on grade		•				\$
Superstructure: Load bearing masonry w/steel internal cols		•				\$
Roof Structure: Steel w/metal deck		•		Brick/masonry solar screens at walkway columns		\$
Exterior Walls: Brick w/cmu back up						\$
Fascia: Ptd wd		•		East, west faces		\$
Soffits: Plywd ptd w/wd beams ptd		•				\$
Roofing: Membrane w/ptd coping/flashings			•	Some blistering		\$
Roof drains: None				Edge drained - no parapets		\$
Windows: aluminum (operable)		•				\$
Ext. Doors/Frames/Transoms:						\$
Wd ptd/Wd ptd		•		Typ. door repairs required	X	\$
General Appearance of Exterior		•				\$

2.2.2 Building Interior - Area B	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Interior Walls: CMU						\$
Gypsum board: Ptd		•				\$
Wd paneling: Ptd & unptd:			•			\$
CMU: Ptd		•				\$
Hard tile: 4 x 4		•		4' wainscot at restrooms		\$
Base: Rubber			•	Typ		\$
Floors:						\$
VCT			•	Typ		\$
Hard tile: 1 x 1				Restrooms		\$
Interior Doors/Frames: Ptd wd/ptd wd						\$
Interior windows/frames: Ptd wd						\$
Ceilings: 2 x 4 lay-in			•			\$
Gyp bd ptd		•		Furr downs		\$

2.3.2 Specialty Items - Area B	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Exterior hardware:		•				\$
Interior hardware:		•				\$
Toilet Partitions: Plas lam			•			\$
Toilet Accessories:			•			\$
Cabinets/Millwork: Std wd w/plas lam		•		Limited		\$
Markerboards:		•				\$
Tackboards:		•				\$
Window Coverings: Mini blinds		•				\$
Signage:			•	Non-conforming		\$

2.4.2 Systems - Area B	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
HVAC: Dx split system		•				\$
Plumbing:		•		Urinal does not flush		\$
Electrical service:		•				\$
Data:		•				\$
Interior lighting: 2 x 4 fluor recessed			•	1 x 4 fluor added at furr downs	X	\$
Exterior lighting: 2 x 2 fluor recessed		•		At ext walkways		\$
P.A.: No						\$
Security: No						\$
Fire Alarm: Yes						\$

2.5.2 Health/Safety - Area B	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Safety:		•				\$
Exits:		•				\$
Sprinkler System: No						\$
Fire Extinguishers: Yes		•				\$

2.6.2 Accessibility - Area B	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Accessible Routes:		•				\$
Parking		•				\$
Access to Primary Functions		•				\$
Toilet Rooms		•	•	Pipe insul needed		\$
Door Thresholds/Door widths		•				\$
Drinking Fountains: None						\$
Signage:			•	Non-conforming		\$

2.1.3 Building Exterior - Area C	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Foundation: Slab on grade		•	•	Movement at sw corner where bldg was added onto	X	\$
Superstructure: Loadbearing masonry		•				\$
Roof Structure: Steel w/metal deck		•		Wd framed at DL classroom		\$
Exterior Walls: Brick w/cmu backup				Brick cols at walkway		\$
Mansard: Metal panels		•		Thru-panel fasteners		\$
Soffits: Plywood w/wd beams ptd		•				\$
Roofing: Membrane w/ptd copings/flashings			•			\$
Roof drained: None				Edge drained - no parapet		\$
Windows: Aluminum (operable)		•		Awning type		\$
Ext. Doors/Frames/Transoms:						\$
Ptd wd/ptd wd		•				\$
General Appearance of Exterior		•				\$

2.2.3 Building Interior - Area C	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Interior Walls: Stud framed/cmu						\$
Gypsum board: Ptd	•	•		Good at renovated IT area		\$
CMU: Ptd		•				\$
Wood paneling: Ptd		•				\$
Base: Rubber		•				\$
Floors:						\$
VCT			•	Typ		\$
Carpet	•			At renovated IT area		\$
Interior Doors/Frames: Ptd wd/ptd wd		•				\$
Interior windows/frames: Ptd wd		•				\$
Ceilings: 2 x 4 lay-in			•	Typ		\$
Stairs: Gyp bd - ptd	•			At renovated IT area		\$

2.3.3 Specialty Items - Area C	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Exterior hardware:		•				\$
Interior hardware:		•				\$
Cabinets/Millwork: Std wd/Plas lam tops						\$
Markerboards:		•				\$
Tackboards:		•				\$
Window Coverings: Mini blinds		•				\$

2.4.3 Systems - Area C	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
HVAC: Dx split systems			•	Roof mounted equip		\$
Plumbing:		•				\$
Electrical service:		•				\$
Data:		•				\$
Interior lighting: 2 x 4 recessed		•		Typ		\$
1 x 4 suf mtd fluor	•			At renovated IT area		\$
Exterior lighting: 2 x 2 fluor recessed		•		At ext walkways		\$
P.A.: No						\$
Security: No						\$
Fire Alarm: Yes		•				\$

2.5.3 Health/Safety - Area C	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Safety:		•				\$
Exits:		•				\$
Sprinkler System: No						\$
Fire Extinguishers: Yes		•				\$

2.6.3 Accessibility - Area C	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Accessible Routes:		•				\$
Parking		•				\$
Access to Primary Functions		•				\$
Door Thresholds/Door widths		•				\$
Drinking Fountains: None						\$
Signage:		•		Non-conforming		\$

3:0 CONCLUSIONS/RECOMMENDATIONS

General

Renovated IT area at south end of Area C looks good; adjacent areas used for Reception, offices and workroom should be brought to same level (flooring, ceiling, finishes & lighting).

Distance Learning Room north end of Area C is a storeroom; it is a wood framed addition that is showing evidence of foundation movement (cracking at masonry and walkway).

Area B - only restrooms serving entire Building (except for Dept. toilet room) - too small and in poor condition.

Area B - classroom floors and lighting are poor.

Roof areas - wood "ladders" used to move between roof areas are dangerous and need to be replaced.

Recommendations

CAMPUS: Uvalde

NAME OF BUILDING: Will C. Miller Memorial Library

Building Area: 21,500 Sq. Ft. No. of floors: 2
 Original Construction Date 1969
 Additions None

COMMENTS: This building is well constructed and except for a metal roof cover that defines the entry,
remains basically unchanged since constructed.

1.0 SITE ANALYSIS

G = Good A = Average P = Poor
 CONDITION

1.1 SITE IMPROVEMENTS	CONDITION			COMMENTS	WORK REQ'D	COST
	G	A	P			
Fences & gates		•				\$
Site utilities		•				\$
Site drainage & structures		•				\$
Paved areas/drives		•				\$
Sidewalks		•				\$
Signage (wayfinding)		•				\$
Signage (building)		•				\$
Area lighting			•	Upgrades needed	X	\$

1.2 LANDSCAPING	CONDITION			COMMENTS	WORK REQ'D	COST
	G	A	P			
General appearance	•					\$
Topsoil/grass	•					\$
Auto sprinkler system: No						\$
Specimens	•					\$

2.1 Building Exterior	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Foundation: Slab on grade		•				\$
Superstructure: Conc. columns, conc 2-way pan joists		•				\$
Roof structure: Steel w/tectum deck		•				\$
Exterior Walls: Brick (dbl wythe w/cmu between)		•		Outer brick on shelf angle		\$
Columns: Exposed conc ptd.		•				\$
Spandrels: Exposed conc ptd.		•				\$
Soffits: Metal		•		At entry		\$
Roofing: Membrane; metal over entry		•				\$
Windows: Aluminum fixed						\$
Ext. Doors/Frames/Transoms: Aluminum storefront		•		Oversized entry doors		\$
Skylights: Yes		•		No problems noted		\$
General Appearance of Exterior		•				\$

2.2 Building Interior	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Interior Walls:						\$
Gypsum board: Ptd	•					\$
Brick:	•			Typ at perimeter walls		\$
Hard tile: 4 x 4		•		Restrooms		\$
Base: Rubber				Typ.		\$
Floors:						\$
VCT		•		Typ 2nd floor		\$
Carpet	•			Typ, including offices		\$
Hard tile: 1 x 1		•		Restrooms		\$
Other						\$
Interior Doors/Frames: Std wd						\$
Interior windows/frames						\$
Ceilings: 12 x 12 suspended				Typ 2nd floor - non-accessible		\$
Ceilings: Exposed pan joists - textured/ptd	•			Typ 1st floor		\$
Stairs: Conc w/terrazzo steps/risers	•					\$
Railings: Yes		•		Non-conforming		\$

2.3 Specialty Items	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Exterior hardware:		•				\$
Interior hardware:		•				\$
Toilet Partitions: Marble	•					\$
Toilet Accessories:		•				\$
Cabinets/Millwork: Std wd w/plas lam tops				Varies (some has been added)		\$
Markerboards:		•				\$
Tackboards:		•				\$
Window Coverings:		•				\$

2.4 Systems	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
HVAC: Dx split systems		•		R.A. thru spaces		\$
Plumbing:		•				\$
Electrical service:		•				\$
Data:		•				\$
Lighting: 12 x 12 incandescent			•	Typ 1st floor in pans - low levels	X	\$
4' x 4' fluor decorative			•	Typ 2nd floor - low levels		\$
P.A.: No						\$
Security: No						\$
Fire Alarm: Yes		•				\$

2.5 Health/Safety	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Safety:		•		Verify safety glazing at windows		\$
Exits:			•	Poorly defined at n/w corner (exits thru a converted space)		\$
Sprinkler System: No						\$
Fire Extinguishers: Yes		•				\$

2.6 Accessibility	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Accessible Routes:		•				\$
Parking		•				\$
Ramps		•				\$
Ramp Slopes/Handrails		•				\$
Access to Primary Functions			•	No elevator to 2nd floor		\$
Toilet Rooms		•		Non-conforming		\$
Door Thresholds/Door widths			•	2' -6" doors into Restrooms		\$
Drinking Fountains						\$
Signage			•	Non-conforming		\$

3.0 CONCLUSIONS/RECOMMENDATIONS

General

Non-accessible 12 x 12 suspended ceiling.

Building is in good shape, but extremely dated in terms of interior appearance. Heavy emphasis on stained wood and low light levels make all areas dark.

No elevator to 2nd floor.

Recommendations

CAMPUS: Uvalde

NAME OF BUILDING: Hubbard Hall Dormitories

Building Area: 30,800 Sq. Ft. No. of floors: 2 (Area A, C)
 Original Construction Date: 1971 1 (Area B)
 Additions: None

Comments: Building consists of three areas A, B and C. A and C being two-story "motel"-styled dormitories (two persons per room; each pair room's shares a restroom), Area B is a center support building that provides office space, lobby, restrooms and serves as the building's visual entry. In reality, the building may be accessed from virtually any direction and securing is difficult. As originally designed, A and C provided only one way down from the second floor, via ???.
The dorms are co-ed and take a great deal of abuse. Although Maintenance has upgraded several restrooms (which now look very good) the basic living quarters (rooms and restrooms) are original and in poor shape generally.

1.0 SITE ANALYSIS

G = Good A = Average P = Poor
 CONDITION

1.1 SITE IMPROVEMENTS	CONDITION			COMMENTS	WORK REQ'D	COST
	G	A	P			
Fences & gates	•			New fencing at courtyard		\$
Site utilities		•				\$
Site drainage & structures		•				\$
Paved areas/drives		•				\$
Sidewalks		•				\$
Covered walkways		•				\$
Signage (wayfinding)		•				\$
Signage (building)		•				\$
Area lighting		•				\$

1.2 LANDSCAPING	CONDITION			COMMENTS	WORK REQ'D	COST
	G	A	P			
General appearance	•					\$
Topsoil/grass		•				\$
Auto sprinkler system: Yes						\$
Specimens		•				\$

2.1.1 Building Exterior - Area A & C	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Foundation: Slab on grade		•				\$
Superstructure: Conc cols, conc flat plate at 2nd floor		•				\$
Roof structure: Conc flat plate		•				\$
Exterior Walls: Brick w/wd backup						\$
Soffits: Conc						\$
Roofing: PVC w/vinyl edging	•			Roof overlay		\$
Roof drains: None				Edge drained		\$
Windows: HM				HM window walls across front of each unit w/transoms		\$
Ext Doors/Frames/Transoms: ptd wd/HM						\$
Stairs: Concrete			•			\$
Railings			•	Non-conforming		\$
General Appearance of Exterior			•			\$

2.2.2 Building Interior - Area A & C	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Interior Walls: Stud framed				Typ		\$
Wood paneling: Ptd			•	Mold in restrooms noted		\$
Hard tile: 4 x 4:			•	Shower surrounds only		\$
Base: Rubber			•	4" ceramic tile at restrooms		\$
Floors:						\$
VCT: 12 x 12			•			\$
Hard tile: 2 x 2, ptd wd				Restrooms only		\$
Interior Doors/Frames: HM		•				\$
Interior windows/frames: None						\$
Ceilings: Conc text ptd		•				\$
Ceilings: 2 x 2 lay-in			•	Restrooms		\$

2.3.2 Specialty Items - Area A & C	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Exterior hardware:		•				\$
Interior hardware:		•				\$
Toilet Accessories:		•				\$
Cabinets/Millwork:			•			\$
Precast shower pans:			•	Stained/leaking		\$
Shower enclosures: Varies:			•	Some have, some don't		\$
Window Coverings:			•	Transom window typ covered		\$

2.4.2 Systems - Area A & C	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
HVAC: Thru wall units				Installed in window wall transom openings		\$
Plumbing:		•		Non-accessible shower faucets		\$
Electrical service:			•	Rooms are under served		\$
Data:			•			\$
Interior Lighting: Wall mtd fluor			•	Above built in desks/lavs		\$
Exterior lighting: Incand wall fixtures			•	Along ext walkways		\$
P.A.: No						\$
Security: No						\$
Fire Alarm: No						\$

Area A & C		CONDITION			COMMENTS	WORK	
2.5.2 Health/Safety		G	A	P		R'QD	COST
Safety:			•				\$
Exits:			•		Added fire stairs are non-conforming		\$
Sprinkler System: No							\$
Fire Extinguishers:			•				\$

Area A & C		CONDITION			COMMENTS	WORK	
2.6.2 Accessibility		G	A	P		R'QD	COST
Accessible Routes:			•				\$
Parking			•				\$
Access to Primary Functions			•		No second floor access		\$
Toilet Rooms				•	Non-conforming		\$
Door Thresholds/Door widths			•		Non-conforming		\$
Signage				•	Non-conforming		\$

2.1.2 Building Exterior - Area B	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Foundation: Slab on grade		•				\$
Superstructure: Conc cols		•				\$
Roof structure: Conc 2-way pan joists		•				\$
Exterior Walls: Brick/ptd plaster w/cmu backup						\$
Fascia: Ptd plaster		•				\$
Soffits: Conc ptd				Plaster furr downs - ptd		\$
Roofing: PVC w/vinyl edging	•			Roof overlay		\$
Roof drains: None				Edge drained - no parapets		\$
HM/HM				Typ		\$
Windows: Alum storefront (operable)				At rear of bldg		\$
Ext. Doors/Frames/Transoms:						\$
Alum storefront		•		Main entry/Typ/Typ		\$
General Appearance of Exterior	•					\$

2.2.2 Building Interior - Area B	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Interior Walls: Stud framed						\$
Gypsum board: Ptd		•				\$
Wood siding: Ptd/std		•				\$
Brick:	•					\$
Hard tile: 4 x 4		•		4' wainscot at restroom, ptd abv		\$
Base: Rubber		•				\$
Floors:						\$
VCT: 12 x 12		•		Typ		\$
Hard tile: 2 x 2		•		Restrooms		\$
Interior Doors/Frames: Wd ptd/HM		•				\$
Interior windows/frames: Aluminum		•		Alum storefront service window		\$
Ceilings: 2 x 4 lay-in		•		Typ		\$
Exposed pan joists/plaster - ptd		•		Offices, restrooms		\$

2.3.2 Specialty Items - Area B	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Exterior hardware:		•				\$
Interior hardware:		•				\$
Toilet Partitions: Metal		•		Painted		\$
Toilet Accessories:		•				\$
Cabinets/Millwork: Std wd w/plas lam tops		•				\$
Markerboards:			•			\$
Tackboards:			•			\$
Window Coverings: None						\$

2.4 Systems - Area B	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
HVAC: Dx split system		•				\$
Plumbing:		•				\$
Electrical service:		•				\$
Data:		•				\$
Interior lighting: 12 x 12 incand		•		Typ in pans		\$
12 x 12 incand		•		Typ in plaster		\$
2 x 4 fluor		•		Offices		\$
Decorative incand		•		Abv service window		\$
P.A.: No						\$
Security: No						\$
Fire Alarm: No						\$

2.5.2 Health/Safety - Area B	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Safety:		•				\$
Exits:		•				\$
Sprinkler System: No						\$
Fire Extinguishers: Yes		•				\$

2.6.2 Accessibility - Area B	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Accessible Routes:		•		Route to parking not well defined		\$
Parking		•				\$
Access to Primary Functions		•				\$
Toilet Rooms		•				\$
Door Thresholds/Door widths		•				\$
Drinking Fountains: Yes				Not paired		\$
Signage		•		Non-conforming		\$

3.0 CONCLUSIONS/RECOMMENDATIONS

General

Dorm units - built-ins are dated, in poor condition and do not reflect living patterns of today's

students. Electrical outlets, data connections likewise.

Restrooms are in poor condition; however several units have been upgraded by Maintenance

and look very good.

Recommendations

Designated accessible living units should be provided on the first floor contiguous with other units.

CAMPUS: Uvalde

NAME OF BUILDING: Imogen Tate Fine Arts Building

Building Area: 16,900 Sq. Ft. No. of floors: 1
 Original Construction Date: 1969
 Additions: None Sq. Ft.

COMMENTS: Floor plan based around an attractive internal courtyard. Auditorium (on north side) recently received new seating, lighting system and general upgrade.

1.0 SITE ANALYSIS

G = Good A = Average P = Poor
 CONDITION

1.1 SITE IMPROVEMENTS	G	A	P	COMMENTS	WORK REQ'D	COST
Fences & gates		•				\$
Site utilities		•				\$
Site drainage & structures		•		Courtyard drainage	X	\$
Retaining walls: Brick		•		Large crack in retaining wall	X	\$
Paved areas/drives		•				\$
Sidewalks			•	Numerous cracks	X	\$
Covered walkways		•				\$
Signage (Wayfinding)			•			\$
Signage (Building)		•				\$
Area lighting		•				\$

1.2 LANDSCAPING	CONDITION			COMMENTS	WORK REQ'D	COST
	G	A	P			
General appearance	•					\$
Topsoil/grass	•					\$
Auto sprinkler system: Yes		•				\$
Specimens	•					\$

2.1.1 Building Exterior	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Foundation: Slab on grade		•				\$
Superstructure: Load bearing masonry		•				\$
Roof Structure: Steel w/metal deck						\$
Exterior Walls: Ptd plaster on cmu		•				\$
Fascia: Metal		•				\$
Spandrels: None						\$
Soffits: Ptd plaster		•		Entries		\$
Ptd plywood		•		Courtyard walkways		\$
Roofing: Membrane		•				\$
Windows: Alum fixed w/operable sections		•		Putty glazed - needs repair	X	\$
Ext. Doors/Frames/Transoms:						\$
Aluminum storefront		•		Entries		\$
Stairs		•		From south (campus) side		\$
Railings		•		From south (campus) side		\$
General Appearance of Exterior		•				\$

2.2.1 Building Interior	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Interior Walls: Stud framed		•		Typ		\$
Gypsum board: Ptd		•		Typ		\$
Hard tile: 4 x 4		•		Wainscot @ RR, ptd abv		\$
Base: Vinyl		•				\$
Floors:						\$
VCT		•		Classrooms		\$
Carpet		•		Offices		\$
Hard tile: 1 x 1		•		Restrooms		\$
Interior Doors/Frames: Std/ptd wd		•				\$
Interior windows/frames: Ptd wd		•				\$
Ceilings: 2 x 2 lay-in		•				\$

2.3.1 Specialty Items	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Exterior hardware:		•				\$
Interior hardware:		•				\$
Toilet Partitions: Marble/stained doors		•				\$
Toilet Accessories:		•				\$
Cabinets/Millwork: Ptd wd			•	Corner storage units in classrooms		\$
Markerboards:		•				\$
Tackboards:		•				\$
Window Coverings: Mini blinds		•				\$

2.4.1 Systems	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
HVAC: Dx split		•		Ducts in ext walkways around courtyard		\$
Plumbing:		•				\$
Electrical service:		•				\$
Data:		•				\$
Interior lighting: 1 x 4 fluor surf mtd			•	Typ-lighting upgrades needed	X	\$
Exterior lighting:						\$
Entries: Fluor surf mtd		•		Added (north entries only)		\$
Walkways: 2 x 2 fluor recessed		•		Courtyard walkways		\$
Accent: Incandescent		•		Downlights at courtyard columns		\$
P.A.: No						\$
Security: No						\$
Fire Alarm: Yes		•				\$

2.5.1 Health/Safety	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Safety:		•			X	\$
Exits:		•				\$
Sprinkler System: No						\$
Fire Extinguishers:		•				\$
Fire Suppression:						\$

2.6.1 Accessibility	CONDITION			COMMENTS	WORK R'QD	COST
	G	A	P			
Accessible Routes:			•	No access from south/main campus	X	\$
Parking		•				\$
Ramps				None		\$
Access to Primary Functions		•			X	\$
Toilet Rooms		•		Non-conforming		\$
Door Thresholds/Door widths		•			X	\$
Drinking Fountains		•		Not paired	X	\$
Signage:		•		Non-conforming	X	\$

2.1.2 Building Exterior - Auditorium	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Foundation: Slab on grade		•				\$
Superstructure: Steel		•				\$
Roof Structure: Steel w/tectum deck		•				\$
Exterior Walls: Brick w/cmu backup		•				\$
Fascia: Metal		•				\$
Soffits: Ptd plaster		•				\$
Roofing: Metal (standing seam)		•				\$
Roof drains: Metal gutters/downspouts		•				\$
Windows: Clearstory		•		Covered w/metal panels outside-plastic/duct tape on inside	X	\$
Ext. Doors/Frames/Transoms:						\$
Aluminum storefront		•				\$
General Appearance of Exterior		•				\$

2.2.2 Building Interior - Auditorium	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Interior Walls: Stud framed						\$
Gypsum Board: ptd		•		Offices, Halls, Auditorium		\$
Lap & gap paneling - std		•		Auditorium		\$
Perf. paneling: ptd:		•		Offices		\$
Base: Vinyl		•				\$
Floors:						\$
VCT		•		Offices, Halls		\$
Carpet	•			Auditorium		\$
Wood: std pine	•			Auditorium stage		\$
Interior Doors/Frames: std wd/ptd wd		•				\$
Interior windows/frames: ptd wd		•				\$
Ceilings: 12 x 12 glue on		•		Offices, Halls		\$
Ceilings: Exposed structure/tectum ptd		•		Auditorium		\$

2.3.2 Specialty Items - Auditorium	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Exterior hardware:		•		No panics		\$
Interior hardware:		•		No panics		\$
Stage equipment/curtains/fixed seating	•					\$
Cabinets/Millwork: ptd wd w/plas lam		•		Typ		\$
Stage Technology:						\$
Stage Lighting:	•					\$
Stage Sound:		•				\$
Stage Audio Visual:	•					\$

2.4.2 Systems - Auditorium	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
HVAC: Dx split system		•				\$
Plumbing:		•				\$
Electrical service:		•				\$
Data:	•					\$
Interior lighting: Surf mtd incand			•	Halls	X	\$
Lighting: Surf mtd fluor		•		Offices, Auditorium		\$
P.A.: No						\$
Security: No						\$
Fire Alarm: Yes		•				\$

2.5.2 Health/Safety Auditorium	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Safety:			•	No panic drives @ Auditorium exits	X	\$
Exits:		•				\$
Sprinkler System: No						\$
Fire Extinguishers: Yes		•				\$

2.6.2 Accessibility Auditorium	CONDITION			COMMENTS	WORK	
	G	A	P		R'QD	COST
Accessible Routes:			•		X	\$
Parking		•				\$
Ramps: None						\$
Access to Primary Functions		•		No stage access (1 step)	X	\$
Toilet Rooms: None						\$
Door Thresholds/Door widths		•		2' - 8" doors to Auditorium	X	\$
Drinking Fountains		•		Not paired	X	\$
Signage:		•		Non-conforming	X	\$

3.0 CONCLUSIONS/RECOMMENDATIONS

General

Practice Rooms in Auditorium have been converted to offices.

Offices are small.

Roof at Auditorium new; clearstory windows closed in with metal panels.

Auditorium has new chairs, carpet in seating area and up risers, new lighting

system and projection screen.

Recommendations