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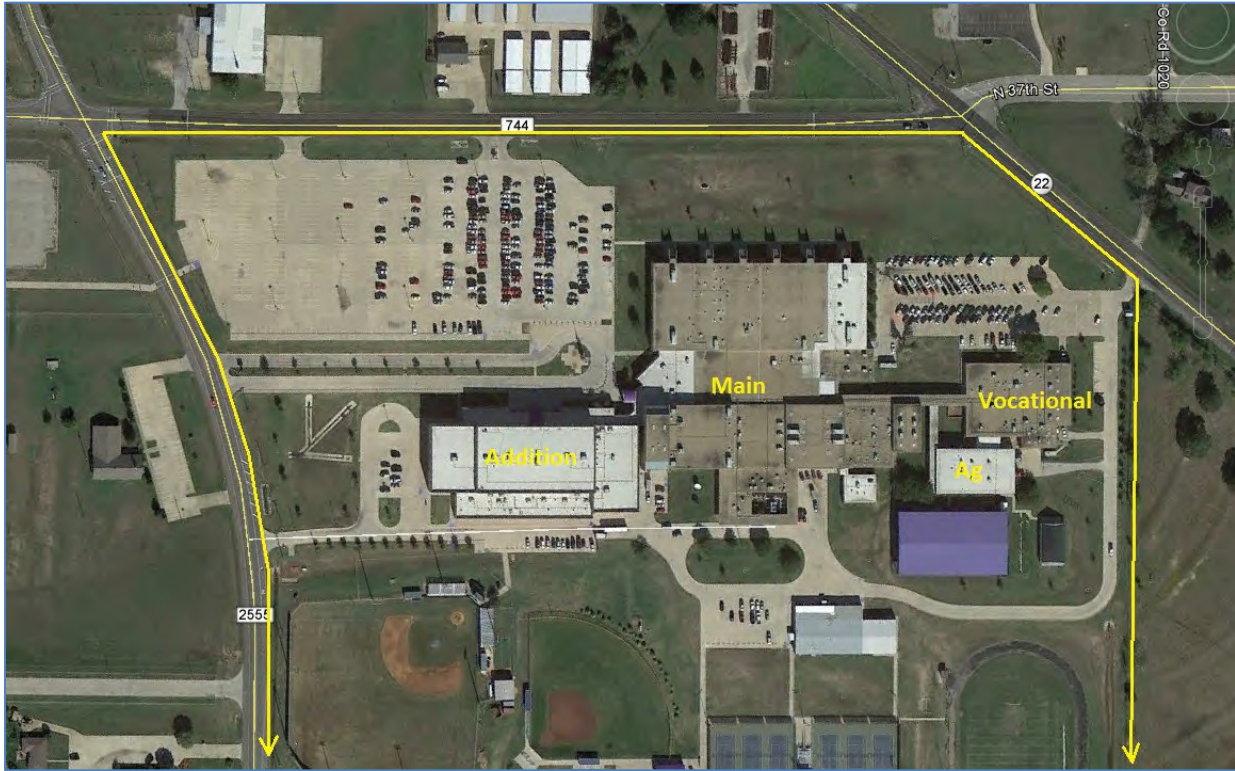
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Corsicana High School



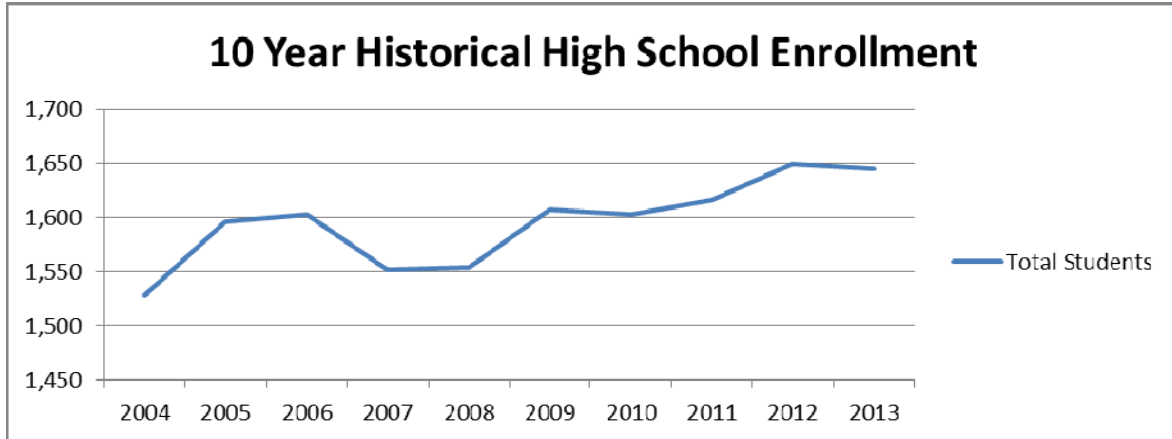
General comments, campus capacity, and student demographics

The Corsicana High School campus was originally constructed in 1970, with additions constructed in 2000 and 2006. The campus is comprised of about 350,000 square feet and rests on 30 acres (excluding athletic fields and facilities). There are currently 1,590 students enrolled, 9th through 12th grades, and 152 staff. The buildings are generally in good condition, but there are pressing maintenance and repair issues that need to be addressed.

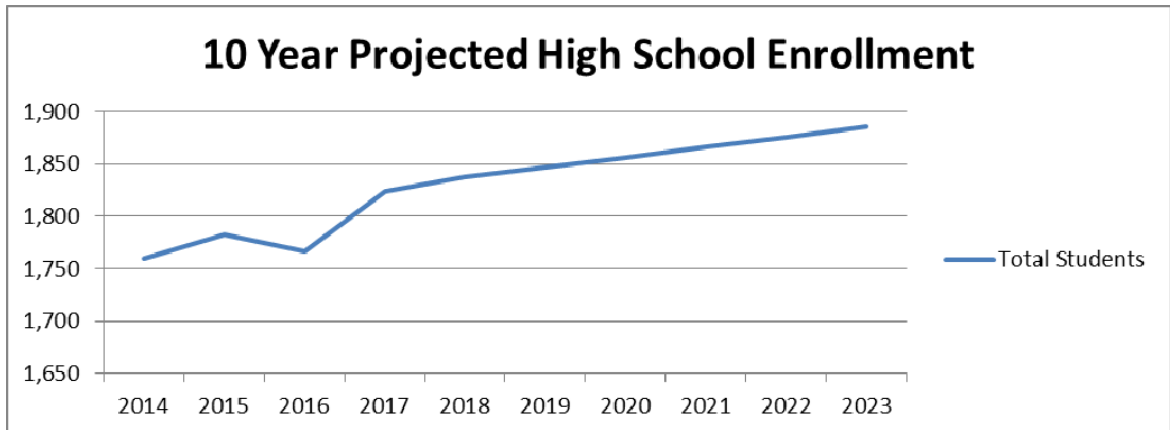
Current Enrollment:	9th	456
	10th	395
	11th	360
	12th	379
	Total:	1,590

# of Permanent Classrooms:	87	<i>(excludes specialized learning areas)</i>
Maximum # of Students per Classroom:	25	
Maximum # of Students - Campus:	2,175	<i>(without utilization factor)</i>
Utilization Factor:	0.75	<i>(to allow enrollment and program fluctuation)</i>
Adjusted Campus Capacity:	1,631	
# of Students Over Capacity:	N/A	
% Capacity:	97%	

10 Year Historical High School Enrollment										
Grade	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
9th	379	346	410	379	396	436	392	400	408	410
10th	492	487	463	484	431	441	471	441	437	465
11th	383	403	377	349	391	372	390	425	403	409
12th	274	360	353	339	336	358	350	350	402	361
Total	1,528	1,596	1,603	1,551	1,554	1,607	1,603	1,616	1,650	1,645
Growth %	N/A - Base Year	4.45%	0.44%	-3.24%	0.19%	3.41%	-0.25%	0.81%	2.10%	-0.30%
Student Growth	N/A - Base Year	68	7	(52)	3	53	(4)	13	34	(5)



10 Year Projected High School Enrollment										
Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
9th	473	429	452	466	487	493	499	505	511	518
10th	408	471	427	450	464	462	460	458	456	454
11th	469	412	475	432	454	458	463	467	472	476
12th	410	471	413	476	433	434	435	436	437	438
Total	1,760	1,783	1,767	1,824	1,837	1,847	1,856	1,866	1,876	1,886
Growth %	7.02%	1.27%	-0.87%	3.20%	0.74%	0.51%	0.51%	0.52%	0.52%	0.53%
Student Growth	115	22	(15)	57	14	9	10	10	10	10



1.0 School Site

Topography and Drainage

- Ground grade slopes to building instead of away.



- Brick weep holes are covered by earth and concrete walk.



- Open drain presents trip hazard.



Parking and Drives

Area	Regular Spaces	ADA	Van Accessible	Surface Type	Surface Condition	Striping Condition	Lighting
West	24	1	1	Concrete	Good	Good	Good
South	20	1	0	Concrete	Good	Fair	Fair
South staff	6	1	1	Concrete	Good	Fair	Fair
South tennis	38	2	2	Concrete	Good	Fair	Poor
Northeast	135	5	5	Concrete	Good	Fair	Good
Northwest	646	14	7	Concrete	Good	Good	Good
Total	869	24	16				
Total recommended/required	232	21	7				
Difference +/-	+ 638	+ 3	+ 9				

Parking based on: 152 Staff
1,590 Students

2.0 Building Systems and Components

ADA Accessibility

- Doors in B, C, D, and E wing classrooms and in the Vocational building have knobs in lieu of lever hardware.
- Sink pipes and drains are not insulated in boys restrooms in E wing 1st floor and B wing 2nd floor.
- Excessive slope on south side of gym locker rooms, approximately 20%.



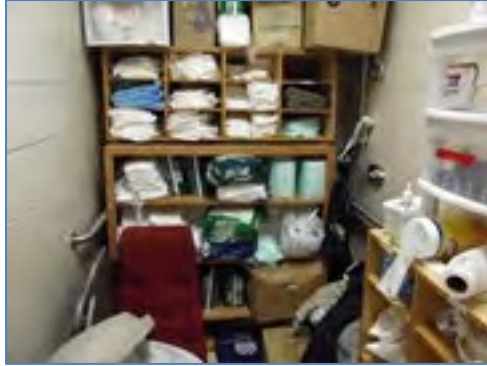
- Sidewalk cross slope is 3.5%, 2% maximum needed.



- Sidewalk to practice fields exceeds 5% slope and does not have handrails.



- ADA shower between G103 & G104 is being used for storage.



Roofs

- All roofs are built-up gravel, with the roof on the 2005 addition in good condition and the roofs on the other buildings in good-to-fair condition. Except for the 2005 addition, most roofs are 15 to 20+ years old; these roofs are approaching or have reached the end of their expected life cycle and replacement should be budgeted for in the next five years.
- Minor ponding and gravel loss on roofs.

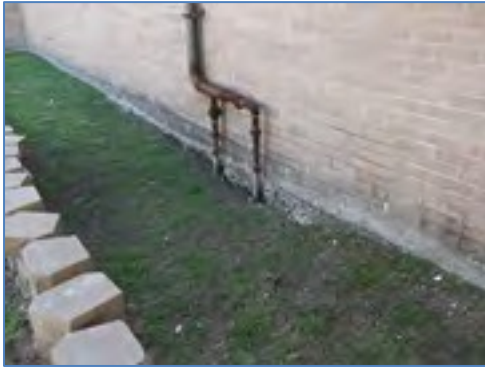


- Cafeteria/auditorium roof seam where leakage may be occurring into ceilings below.

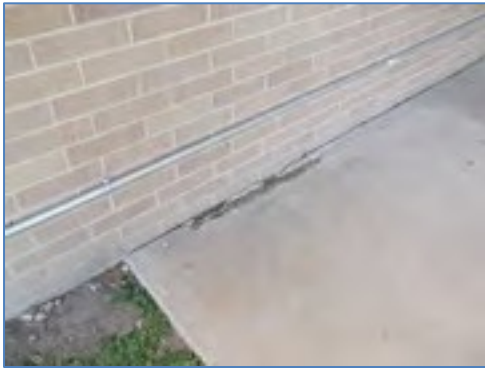


Foundations

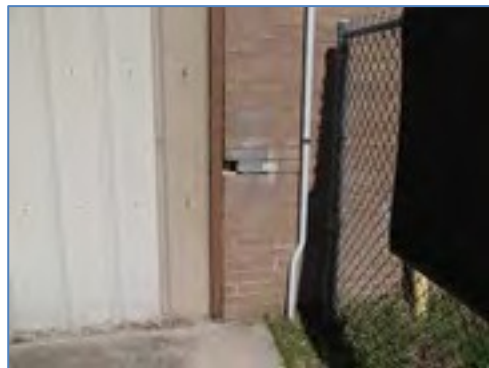
- Recessed area next to Ag building can hold rainwater next to slab.



- Exposed rebar near kitchen.



- Minor brick cracks/damage at Main building and Vocational building.



Building Envelope

- Most windows are inefficient single pane and caulk and glaze is failing or beginning to fail. Building expansion joint caulk is failing or beginning to fail at all buildings.



- Damaged window frame trim at new gym entry.



- Condensation or leak occurring, molding is cracked and missing in sections.



Lighting

- Security lighting is on during the day.



Electrical, Communications, and Data Infrastructure

- In many classrooms extension cords are being used for permanent power connections.
- Conduit is pulled apart and box is missing the cover.



- Missing cover on exterior electrical socket.



Drinking Fountains

- At least half of all fountains in each location should be ADA accessible.

Location	Quantity	ADA
B 1st	4	1
E 1st	4	1
E 2nd	2	1
B 2nd	2	1
Cafeteria	4	1
Old gym	4	2
New gym	8	4
New gym	8	4
Vocational	8	4
Totals	44	19
+ / (-) Recommended *	+ 28	(3)

Restrooms

- Additional water closets and urinals should be provided to serve the student population.

Student

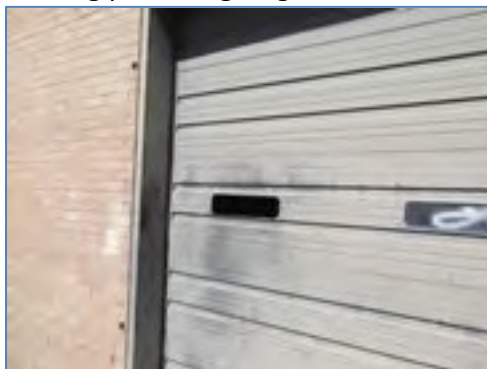
Campus/Location	Boys Commodes	ADA Boys Commodes	Urinals	Sinks	ADA Sinks	Girls Commodes	ADA Girls Commodes	Classroom/Unisex Commodes	ADA Classroom/Unisex Commodes
B wing 1st	3	1	5	6	3	4	1		
E wing 1st	2	1	4	6	2	4	1		
E wing 2nd	2	1	4	6	2	4	1		
B wing 2nd	2	1	5	6	2	4	1		
Trainer				1	1			1	1
New gym	3	1	4	10	10	12	1		
Nurse				1	1			1	1
Cafeteria	1	0	2	4	0	2	0		
Vocational	2	1	3	4	3	5	1		
Totals	15	6	27	44	24	35	6	2	2
+ / (-) Recommended	(24)		(26)	+ 4		(9)			

Staff

Campus/Location	Men's Commodes	ADA Men's Commodes	Urinals	Sinks	ADA Sinks	Women's Commodes	ADA Women's	Unisex Commodes	ADA Unisex Commodes
A wing 1st	1	1	0	2	2	1	1		
Band hall				1	1			1	1
Admin. Offices	1	1	0	2	2	1	1		
Teachers lounge (2 sets)	2	2	0	4	4	2	2		
Vocational				1	1			1	1
Totals	4	4	0	10	10	4	4	2	2

Exterior Windows, Doors, and Walls

- Most exterior painted finishes are in fair-to-poor condition and are in need of repair and repainting.
- Missing panel in garage door.

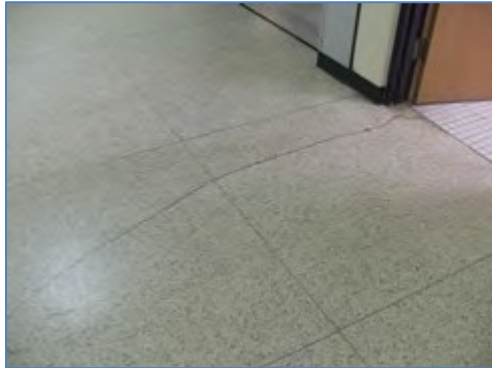


- Rusty doors on south side of gym locker rooms.

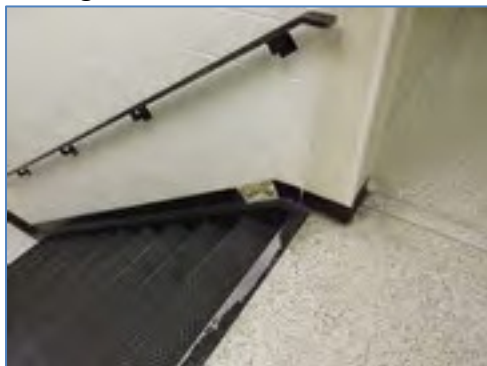


Flooring

- Carpeting in administrative office area is in fair condition; carpet should be replaced within the next 5 years. When the existing carpet is replaced, it should be replaced with carpet tiles to allow small stained or damaged areas to be replaced without replacing entire areas.
- VCT in Vocational building and in hall behind old gym is in fair-to-poor condition and should be budgeted to be replaced in the next 5 years.
- Terrazzo cracks in B wing hall 1st floor; cracks also observed in other areas.



- Damaged stair trim in D hall.



- VCT in fair-to-poor condition in hall behind old gym and in Vocational building.



- VCT stains in numerous areas around new gym perimeter: weight room hall, locker room halls, and locker rooms. Moisture may be coming through floor.



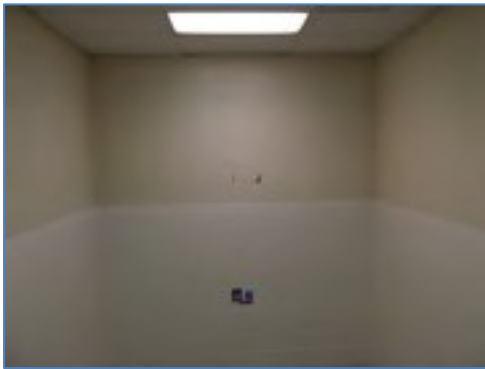
Interior Doors, Cabinets, Ceilings and Walls

- Interior painted surfaces in the classrooms are in fair condition; interior surfaces should be repainted in the next 3 years.

- 2'x4' ceiling tile in all areas except G hall and new gym area is in fair condition and should be replaced within the next 5 years.
- Damaged door finish in library.



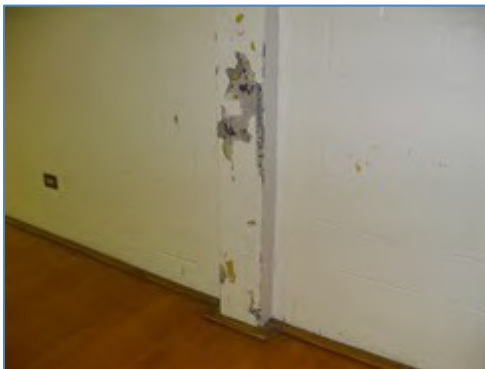
- Poor wall finish in D hall.



- Corner cracks in old gym need caulking.



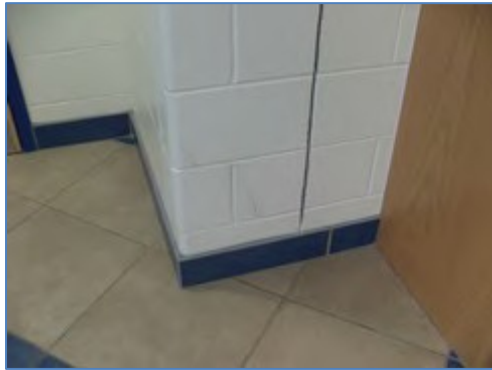
- Surface damage on column in old gym; entire gym needs repainting.



- Wall cracks in hall behind old gym.



- Wall cracks near girls restroom by new gym.



- Hole in wall at 2nd floor C hall near stairwell.



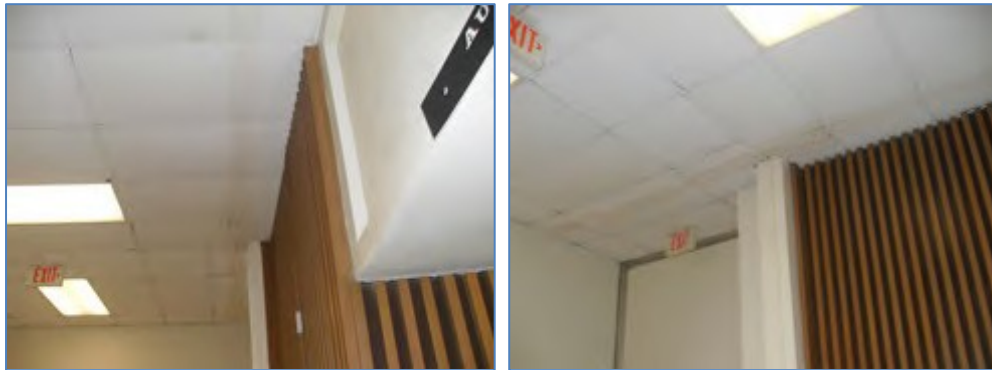
- 2 vents direct to roof through ceiling of old gym (4 locations within gym, 8 vents total).



- Moldy ceiling tile in hall to weight room.



- Long row of stained ceiling tiles in cafeteria outside the auditorium, may be sustained leak from roof seam above.



- Stained ceiling tiles in room B-102, G wing hall 2nd floor, 2nd floor long hall, A wing hall 2nd floor, hall near cafeteria, and hall behind old gym.





3.0 Building Safety and Security

Student Loading Areas



- Canopies should be provided at all student loading areas to provide protection from weather.
- No major problems observed with afternoon parent and bus pick-up.

Pedestrian Services and On-site Walkways

- Cracking concrete landing at entrance to new gym, surrounding concrete is higher than landing.



- Weathered deck near Vocational building, structural support may be deteriorating.



Campus Security Systems

- The campus is in need of security upgrades, including a secure vestibule at the main entrance of the campus, secure fencing and gates around the entire campus, additional security cameras at any blind spots at the interior and exterior, and door locks that lock from the inside with a key in all classrooms.

Life Safety Systems

- The campus does not have adequate emergency lights for safe egress in all areas.

4.0 Educational Adequacy

Specialized Learning Areas

- Some classrooms do not meet current TEA space requirements of 700 square feet minimum for 9th – 12th grade students.
- 10 specialized classrooms (Speech, Reading, Dyslexia, Content Mastery, ESL, and 5 Special Education).

Library/Resource/Media Center

- Library does not meet TEA recommended size.

# of students	1,590
Total sq. ft.	5,310
TEA recommended sq. ft.	6,270
+ / (-) TEA recommended	(960)
Meets TEA recommended	No
Storage sq. ft.	732
Media Center sq. ft.	274
Office sq. ft.	133
Work Room sq. ft.	275
Age appropriate	Yes

- Some wear observed on library shelving and furniture.



Gymnasium, Athletic Facilities, P.E. Areas

- Competition gym has 8,590 square feet of floor space, practice gym has 8,000 square feet of floor space, and old gym has 11,600 square feet of floor space.
- Student and coaches locker rooms are ADA accessible.

Science

- The science classrooms do not meet the current TEA requirement of 1,400 square feet.

TEA # of recommended labs: 11.6913

Room	Classroom sq. ft.		# of stations	Max # of students	Counter linear ft.		Eye Wash / Shower	Storage Square Feet
	Actual	+ / (-) TEA			Actual	+ / (-) TEA		
A201	1,290	(110)	26	22	115	(41)	0 / 0	Adequate
B202	1,130	(270)	24	19	110	(34)	1/1	Adequate
B206	1,130	(270)	24	19	110	(34)	1/1	Adequate
C202	1,180	(220)	26	20	110	(46)	1/1	Adequate
C204	1,175	(225)	26	20	110	(46)	1/1	Adequate
C205	1,165	(235)	26	20	110	(46)	1/1	Adequate
C206	1,085	(315)	28	19	105	(63)	1/1	Adequate
D204	1,160	(240)	31	20	110	(76)	0 / 0	Adequate
D208	1,160	(240)	28	20	110	(58)	1/1	Adequate
D210	1,170	(230)	28	20	120	(48)	1/1	Adequate

Band, Choir and Music Program

- Band hall has 3,670 square feet, three practice rooms, good acoustics, and good storage.
- Choir room has 1,635 square feet, one practice room, and good acoustics.

Art

- Two art rooms (G105 and G107), each 1,000 square feet with three sinks, hard floors, and good storage.

Computer Labs

Room	Square feet	+ / (-) TEA 900 sq. ft. requirement	Max # of PC's *	Current # of PC's	PC's + / (-) TEA requirement
A101	905	+ 5	25	22	(3)
A102	895	(5)	25	29	+ 4
A104	895	(5)	25	29	+ 4
A106	900	+ 0	25	26	+ 1
A202	895	(5)	25	29	+ 4
A204	895	(5)	25	34	+ 9
A206	895	(5)	25	27	+ 2
G201	920	+ 20	26	28	+ 2
G202	905	+ 5	25	23	(2)
G204	895	(5)	25	29	+ 4
G206	895	(5)	25	29	+ 4

Cafeteria and Kitchen

- The kitchen is undersized for current number of meals served.

Cafeteria - Seating Area				Serving Area			
Square Feet - Actual	Square Feet - Recommended *	Square Feet +/- Recommended	Seating Capacity	Square Feet - Actual	Square Feet - Recommended **	Square Feet +/- Recommended	# of Serving Lines
7,315	3,750	+ 3,565	375	425	188	+ 238	+ 3

* 10 square feet per seat

** ½ a square feet per seat

Kitchen					Lunch Periods		
Square Feet - Actual	Square Feet - Recommended ***	Square Feet +/- Recommended	Storage	Average Daily Meals Served	# of Lunch Periods	Begins at:	Ends at:
1,897	3,994	(2,097)	Limited	1,141	4	10:30	1:00

*** 3 ½ square feet per meal served

Nurse's Clinic

- Consideration should be made during future renovation or expansion to provide a nurse's office clinic meeting the minimum size recommendation by CEFPI of 500 square feet.

Square Feet	+ / (-) recommended	# of Sick Beds / Private	# of Restrooms	Sink	Secure Storage	Near front office
345	(155)	2/Yes	1	Yes	Yes	Yes