

# CITY OF WEST UNIVERSITY PLACE FACILITIES CONDITION ASSESSMENT + RECOMMENDATIONS REPORT

MAY 2021

PGAL

MUNICIPAL BUILDING  
CITY OF  
WEST UNIVERSITY





City of West University Place

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# EXECUTIVE SUMMARY

The City requested a condition assessment along with recommendations to the City for certain City facilities to determine their physical condition.

The purpose of the Facility Condition Assessment is to identify any sub-par conditions at the City's current facilities, since they vary in condition from aging to newly replaced and recommend possible solutions for improvement that will contribute to extending the life of these buildings. The assessment is based upon visual inspection of the buildings and sites to determine existing conditions. It includes items such as building foundations, exterior walls, HVAC equipment, roofs, interior buildouts and site improvements.

Recommendations from this report will enable the City of West University Place to continue to provide high quality service to the citizens of West University Place at a level established by the City Council.

This plan covers all City of West University Place departments and addresses the following existing City buildings:

- Municipal Building
- Public Works Administration Building
- Public Works Operations Building on Milton
- Information Technology Outbuilding on Milton
- Public Works Maintenance Facility on Milton
- Community Building/Senior Center
- Library
- Recreation Center
- Colonial Park Pool Facility
- Scout House
- Public Works Wastewater Treatment Plant/Animal Kennel
- Public Works Water Storage Facility at Wakeforest
- Public Works Water Storage Facility at Bellaire

This Report includes the following information:

- Summary of Facility Locations and Uses
- Summary of Existing Facility Condition Assessment and Recommendations
- Conceptual Budget for Recommendations

## SUMMARY OF FACILITY LOCATIONS AND USES

The majority of City facilities are located in the area surrounding the existing Municipal Building, known as City Center. The Municipal Building remains the hub of City business and the ultimate location for primary City services. Portions of the City's water supply system are also located in City Center. The buildings located in City Center are in the area generally bound by Rice Boulevard, University Boulevard, Auden Street and College Street. City buildings and their associated departments, located in City Center, include the following:

### MUNICIPAL BUILDING: 3800 UNIVERSITY

Departments/Services

- City Administration
- City Secretary
- Police
- Fire
- Municipal Court
- Finance/Utility Billing
- Human Resources/Risk Management
- Emergency Operations Center
- Communications (Public Outreach)
- Information Technology

### PUBLIC WORKS ADMINISTRATION BUILDING: 3826 AMHERST

Departments/Services

- Public Works Administration
- Community Development Services
- Planning
- Urban Forester
- Facilities Maintenance
- Capital Projects

### PUBLIC WORKS MAINTENANCE FACILITY: 3826 MILTON

Departments/Services

- General Services
  - Fleet Maintenance
  - Solid Waste and Recycling Offices
  - Traffic Operations

## **PUBLIC WORKS OPERATIONS AND OUTBUILDING: 3825 MILTON**

### Department/Services

- Operations
  - Water
  - Sewer
  - Street Maintenance
  - Drainage
- Water Pump Station, Tanks and Well
- Facilities Maintenance
- Information Technology

## **LIBRARY: 6108 AUDEN**

The West University Branch Library is located at 6108 Auden Street. It is owned by the City of West University Place and is operated by the Harris County Library System

## **COMMUNITY BUILDING/ SENIOR CENTER: 6104 AUDEN**

### Department/Services

- Parks and Recreation Administration
- Senior Services

## **SCOUT HOUSE: 6108 EDLOE**

The Scout House is located at 6108 Edloe Street and is used for various community meetings, area Scout groups, and Tri-Sports. It was built by the City of West University Place on property that is owned by HISD.

## **RECREATION FACILITIES: 4210 BELLAIRE**

The building is located outside of City Center, at 4210 Bellaire Boulevard, but still within the city limits. The building was replaced in 2010 and is in its recommended long-term location.

## **COLONIAL PARK POOL FACILITY: 4130 BYRON**

The Colonial Park Pool Facility is located outside of City Center, at 4130 Byron Street, but is still located within the city limits. This facility was replaced in 2010 and is located at its recommended long-term location.

## **WASTEWATER TREATMENT PLANT/ANIMAL KENNEL: 2801 N. BRAESWOOD**

The City's Public Works Wastewater Treatment Plant and Animal Kennel are located on the same site in the City of Houston at 2801 North Braeswood Boulevard. The Wastewater Plant is in its recommended long-term location.

## **WATER STORAGE FACILITY WAKEFOREST: 2810 WESTPARK**

The City's Public Works water towers are located at 2810 Westpark Drive. In 2021 the City will be completing a

water efficiency study that will identify future needs of the City's water distribution system.

## **WATER STORAGE FACILITY BELLAIRE BLVD.: 3737 BELLAIRE**

The City's Public Works water tower is located at 3737 Bellaire Boulevard. In 2021 the City will be completing a water efficiency study that will identify future needs of the City's water distribution system.

## **SUMMARY OF EXISTING FACILITIES ANALYSIS AND RECOMMENDATIONS**

### **MUNICIPAL BUILDING**

The existing Municipal Building was originally built in 1954 and was renovated/expanded in 1998. It was expanded and renovated again in 2011 to incorporate the Police Department in the building. Minor renovations in 2008 and 2014 included improvements to the Administration suite and IT offices were moved to Public Works. The building contains approximately 33,690 SF and includes City Administration and Secretary, Police, Fire, Finance, Municipal Courts, Human Resources, Communications, Utility Billing, and Emergency Management. The building interior is in good condition and currently fully utilized.

The exterior of the building is in good condition except for the Fire Bay roof and the Thermoplastic Polyolefin (TPO) roofing over the Administration/HR and Council chamber portions. A feasibility study to modify the Fire Bay was done in 2019 where various options were presented. It is recommended that the bay be replaced or at a minimum the roof be replaced in the near future, utilizing one of the options presented in the 2019 assessment. The TPO roof over the Admin/HR/Council chamber area is showing signs of ponding and will need to be repaired soon.

City Hall is currently at its maximum build-out yet has needs for additional workspaces for staff. A reconfiguration to add a reception area, mid-span in the main hall, may be considered in order to capture additional workspace from the hall circulation area. This would require further assessment and is not part of this study.

The Fire Bay has limitations for the needs of fire services. Options were noted in the 2019 assessment.

At its current configuration the Police Department has

very limited ability for future expansion. Additional staff will require additional space or renovation.

### **PUBLIC WORKS ADMINISTRATION BUILDING**

The existing Public Works Administration Building was constructed in 1995 and contains approximately 4,280 square feet. The building houses the Public Works Administration, Community Development Services, Capital Improvement Projects (CIP), Facilities, Urban Forester and Planning departments, and is located on a campus that includes outbuildings housing Facilities, Operations, Water Facilities (Water Pump Station, Tanks and Well), Facilities Maintenance, Solid Waste / Recycling Offices and IT.

The Public Works Administration Building is a wood structure (Type V). It has a metal roof that is of lower commercial standards than other City facilities due to it being built to light commercial construction standards. The building is not comparable to typically municipal buildings when it comes to resiliency to natural hazards. It is currently in good shape with no notable visible deficiencies.

The Public Works Administration Building is currently at its maximum build-out. Any additional workspaces would require further assessment.

### **PUBLIC WORKS OPERATIONS BUILDING AND TECHNOLOGY OUTBUILDING**

The Public Works Operations Building and Technology Outbuilding were constructed in the 1950's and have a more limited life expectancy. The buildings received cosmetic renovations in 2014, which included minor office remodeling, as well as a relocation of the IT department into one of the outbuildings to allow for the expansion of the administrative space at the existing Municipal Building. The site also has a fuel station for the fleet vehicles.

At the Operations Building the exterior of the building is in good condition although the TPO roof is showing signs of ponding and will need to be repaired soon. The interior walls are showing a bit of wear and are in need of repainting. The woman's locker room will need the sink replaced and grab-bars added to the water closet to ensure that the restroom is ADA compliant.

Two of the HVAC units in the Operations Building are at the end of their 15-year life. It is recommended they be

replaced this year (2022).

Both buildings are in good condition other than these few noted items although operational expansion of the existing facilities is very limited.

### **PUBLIC WORKS MAINTENANCE FACILITY**

The existing Public Works Maintenance Facility building was constructed in 1954. It is located on Milton Street and contains approximately 8,160 square feet. The building is L-shaped and contains general services as well as the sign shop, traffic control, fleet maintenance, solid waste offices, and other support spaces.

The building is older, has been renovated several times, and has limited life expectancy remaining before the City may need to invest funding to upgrade the facility to meet changing needs in services and/or technology. The City has limited storage options on-site and is currently using a storage container to house equipment used in the Traffic Control Section.

The exterior is in fair condition with the exception of the roofing, which is showing signs of ponding, a drain needing a new screen to keep debris out of the drain system, and the fascia needing repairs. The interior spaces are in good condition. Additional access to storage above the Fleet Maintenance offices can be achieved by adding a door in the wall of the mezzanine (located at the corner of the L-shape).

### **LIBRARY**

The existing Library was opened in 1963 and contains 5,564 square feet on two floors. The building has never had a major renovation and contained several known deficiencies that were remedied in 2017 when the City completed life/safety and cosmetic improvements to the building.

The exterior of the building is in good condition although the roof is showing signs of ponding that will need to be addressed, and there are minor repairs needed to patch a few holes in the brick.

### **COMMUNITY BUILDING / SENIOR CENTER**

The existing Community Building was constructed in 1941, the Senior Center was added in 1986, the entire building received a cosmetic renovation in 2011 and totals approximately 9,485 square feet of space. The building houses the Seniors programs as well as the

Parks and Recreation administration and is in good condition. No notable deficiencies were found during this assessment, but outside parking and accessibility is very limited. The Community/Senior Center Building is currently at its maximum build-out. Any additional workspaces would require further assessment, but overall, the building layout and configuration limits operational programming.

### **RECREATION CENTER**

The Recreation Center, located outside of City Center, was constructed in 2010, replacing a previous recreation center located at the same site. The building contains approximately 37,080 square feet, is in excellent shape and will satisfy City programming requirements for the foreseeable future. There may be a need for interior reconfiguration in the future to meet the changing needs of the community's recreational programming. No notable deficiencies were found during this assessment.

### **COLONIAL PARK POOL FACILITY**

The Colonial Park Pool Facility, also located outside of City Center, was constructed in 2010, replacing the previous recreation center, outdoor pool and pool house located at the same site. The building contains approximately 4,875 square feet and is in excellent condition and will satisfy City programming requirements for the foreseeable future. No notable deficiencies were found during this assessment.

### **SCOUT HOUSE**

This 1,736 square foot historic building, built in 1992, is used for various community meetings. It is a one-story wood construction building with a small mezzanine. The building is vacant except when used for community meetings, Parks and Recreation Department programs and activities, or rentals. The building has been well kept and is in good condition.

Outside, a chain link fence on the side of the building encloses the air conditioning units. The man gate to this area is skewed and will need correcting to keep the gate in proper working order. The sidewalk to the front porch has shifted and will need to be modified slightly to ensure ADA compliance.

### **WASTEWATER TREATMENT PLANT/ANIMAL KENNEL**

The existing Wastewater Treatment Plant built in 1982 serves the City with various buildings to support the system. The main office building is currently 1,120 square feet in total. The exterior of the buildings are in good condition except for the metal wash station, which is in fair condition. Rust treatment and repainting of the siding and roofing on this structure should be considered in the next two years.

Adjacent to the plant is a separately fenced storage lot and the Animal Kennel. The 492 square foot, 6 kennel, Animal Kennel was built in 1985, renovated in 2018, and is currently in good condition. The surfacing to access the Kennel could use new gravel or new hard surfacing.

In 2021 the City will begin a preliminary engineering report to design improvements to the Wastewater Treatment Plant and address floodwater protection for the facility.

### **WATER STORAGE FACILITY AT WAKEFOREST**

The existing Water Storage Facility was built in 1991-1992 and serves the City with three tanks and two small support buildings that are in good condition. The site is located at the two major thoroughfares of Wakeforest Avenue and Westpark Drive. No notable deficiencies were found during this assessment. In 2021 the City will be completing a water efficiency study that will identify future needs of the City's water distribution system.

### **WATER STORAGE TANK AT BELLAIRE BLVD.**

The existing Water Storage tank built in 1935 is located on Bellaire Boulevard in a gated community. The tower and paving at this site are in good condition. No notable deficiencies were found during this assessment. The tank is slotted to be replaced within the next 5 years as scheduled maintenance. In 2021 the City will be completing a water efficiency study that will identify future needs of the City's water distribution system.

# COST ESTIMATE FOR RECOMMENDATIONS

## City of West University Place Facility Condition Assessment and Recommendations

Conceptual Project Budget  
3-May-21

Notes:

All costs are listed in 2021 Dollars unless otherwise noted  
 These costs should be escalated to mid point of construction once a schedule has been established  
 Assumes no environmental contaminants exist in the buildings  
 The following budget numbers only include repairs listed in this assessment and needed prior to 2025

| Projected Budget   | Square Feet | Cost/SF   | Subtotal                                   |                        |
|--|-------------|-----------|--|------------------------|
| Municipal Building, Fire Bay, New Const. w/2nd fl. Sto.  |             |           | \$ 3,671,000.00                            |                        |
| Municipal Building, Main Hall Renovation                 | 1,300       | \$ 300.00 | \$ 390,000.00                              |                        |
| Municipal Building, Ponding Roof (2022)                  | 5,280       | \$ 30.00  | \$ 158,400.00                              |                        |
| PW Admin, New metal roof (2025)                          | 4,480       | \$ 40.00  | \$ 179,200.00                              |                        |
| PW Op. Bldg., Ponding Roof                               | 5,300       | \$ 30.00  | \$ 159,000.00                              |                        |
| PW Op. Bldg., ADA sink & grab bars                       | 25          | \$ 300.00 | \$ 7,500.00                                |                        |
| PW Op. Bldg., Interior painted walls                     | 200         | \$ 8.00   | \$ 1,600.00                                |                        |
| PW Op. Bldg., HVAC equipment (2022)                      |             |           | \$ 25,000.00                               |                        |
| PW Maint., Ponding Roof & drain screen (2021)            | 6,220       | \$ 30.00  | \$ 186,600.00                              |                        |
| PW Maint., Fascia Board                                  | 15          | \$ 250.00 | \$ 3,750.00                                |                        |
| PW Maint., Storage access                                |             |           | \$ 3,500.00                                |                        |
| PW Maint., HVAC equipment (2021)                         |             |           | \$ 15,000.00                               |                        |
| Library, Ponding Roof & drain screen (2025)              | 5,564       | \$ 30.00  | \$ 166,920.00                              |                        |
| Library, Patch brick holes                               | 15          | \$ 100.00 | \$ 1,500.00                                |                        |
| Comm. Center, Landscape over weeps                       | 20          | \$ 50.00  | \$ 1,000.00                                |                        |
| Scout House, Trim ground cover                           | 100         | \$ 8.00   | \$ 800.00                                  |                        |
| Scout House, Man gate                                    | 5           | \$ 400.00 | \$ 2,000.00                                | repair or replace gate |
| Scout House, Sidewalk                                    | 40          | \$ 50.00  | \$ 2,000.00                                |                        |
|  |             |           | <hr style="border-top: 3px double #000;"/> |                        |
| <b>Subtotal</b>  |             |           | \$ 4,974,770.00                            |                        |
| Design Contingency (15%)                                 |             |           | \$ 746,215.50                              |                        |
| <b>Subtotal</b>  |             |           | <b>\$ 5,720,985.50</b>                     |                        |
| Sanitary Connection Fee                                  |             |           | \$ -                                       |                        |
| Water Connection Fee                                     |             |           | \$ -                                       |                        |
| All Permit Fees  |             |           | \$ -                                       |                        |
| <b>Construction Subtotal</b>                             |             |           | <b>\$ 5,720,985.50</b>                     |                        |
| GC General Conditions (7.5%)                             |             |           | \$ 429,073.91                              |                        |
| GC Fees (5.5%)   |             |           | \$ 338,253.27                              |                        |
| <b>Construction Total</b>                                |             |           | <b>\$ 6,488,312.68</b>                     |                        |
| Soft Cost (10%)  |             |           | \$ 648,831.27                              |                        |
| Contingency (15%)  |             |           | \$ 973,246.90                              |                        |
| Furniture, Fixtures and Equipment Costs (10%)            |             |           | \$ 648,831.27                              |                        |
| <b>2021 Project Budget</b>                               |             |           | <b>\$ 8,759,222.12</b>                     |                        |
| 2022 Escalation (4%)                                     |             |           | \$ 350,368.88                              |                        |
| <b>Total Construction Cost in 2022 (4.0% escalation)</b> |             |           | <b>\$ 9,109,591.00</b>                     |                        |



FIRE LANE NO PARKING

NO PARKING

# FACILITY CONDITION ASSESSMENT AND RECOMMENDATIONS

The City of West University Place has various buildings that are used to house staff as well as perform other functions that support its citizens. Some of the buildings are relatively new and/or renovated, while the others are older. The following buildings have been identified and evaluated in this report:

- Municipal Building (including Police and Fire Departments)
- Public Works Administration Building
- Public Works Operations Building and Technology Outbuilding
- Public Works Maintenance Facility
- Library
- Community Building/Senior Center
- Recreation Center
- Colonial Park Pool Facility
- Scout House
- Wastewater Treatment Plant/Animal Kennel
- Water Storage Facility at Wakeforest
- Water Storage Facility at Bellaire Boulevard

Each of the properties in this Facility Condition Assessment and Recommendations section have been documented as to how they were being used by the City at the time of this printing, the physical condition they are in, their life expectancy and functionality. The accuracy of this evaluation is based upon visual inspection of the buildings and the sites to determine existing conditions and to identify components that need to be replaced or improved, to extend the life of the properties. No deconstructive testing or environmental testing was performed.

The analysis and recommendations cover: building description, site description, building envelope, interior build-out, ADA evaluation overview, and mechanical systems. For each facility, the latest floor plan and pictures are provided with comments, assessments, and recommendations.

## Municipal Building

**Address** ..... 3800 University Boulevard

**Date Constructed**..... 1954

**Date Renovated**..... 1998, 2008 and 2014

**Date Expanded**..... 2011

**Stories**..... 2-story building

**Building Type**..... 1950 Bunker-like construction  
(City Hall & Fire) Type IIB (Non-Combustible structural materials at PD)

**Square Footage**..... 33,690 GSF

**Roofing** ..... Low slope roofing with internal drains

**Parking** ..... 32 public spaces and 26 secure spaces

**Occupants** ..... City Administration, Finance, Municipal Court, Police and Fire

**Occupancy Status** .... Fully utilized at capacity

**Building Condition**.. Very good

### Facility Assessment:

**Site Condition:** The facility is located at the corner of major thoroughfares, University Blvd and Auden Street. Vehicular public access to public parking is provided to the site from University Blvd and Amherst Street. Pavement for parking and sidewalks is in good condition and drains well. The designated parking area for the Police Department fleet vehicles is currently not fenced. Landscaping is in good condition as well as the fencing around the Sally Port and Fire Dept. storage.

**Building Envelope:** The original Municipal Building and subsequent additions/renovations have all kept the same exterior masonry cavity wall construction, that is currently in good condition. There are no visible signs of foundation issues on the new addition (PD). The old Municipal Building had foundation issues that were corrected previously. The Fire Station portion has an old ballasted roof that needs replacement. In 2019 the City commissioned a study to explore options to replace or renovate the Fire bays due to the apparatus bay having an aged roof as well as other operational issues

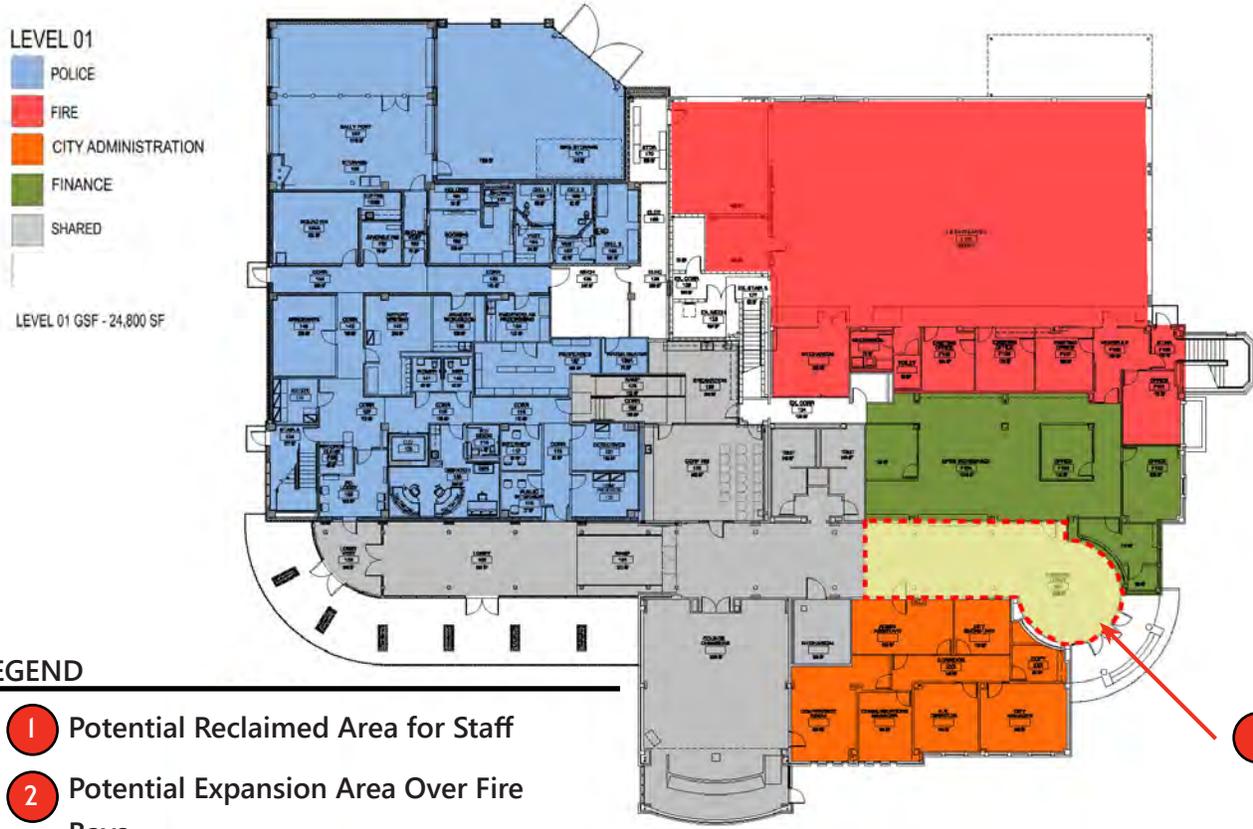
for the department. The interior low ceilings restrict maintenance access to the top of current apparatus while sheltered and limited door heights limit access for the more modern fire apparatuses (modern door openings are 14'x14', current openings are 10'x11.5'). The study yielded options ranging in costs from 1.65 million dollars to renovate (making the doors and ceiling taller and therefore installing a new roof) to 3.7 million dollars for a new structure (including a new second story for storage needs), with a few other options in-between. Another option that would need further study could have Fire relocate their living quarters above the new taller bays, and allow storage and expansion for the PD. The Administration/HR and Council chamber portions of the roof was replaced with TPO as of May 2014, however, it does not have adequate slope to drains as evidence of ponding water from rain when visiting two days after an event. It is recommended that the low areas be addressed to provide positive drainage. The Police portion originally installed a modified bitumen roof in 2010. It is in good shape, and with a 30-year life, expect replacement in 2040.

**Interior Build-Out:** The interior walls are gypsum clad metal framing, brick, and concrete masonry units (CMU), that are finished with various finishes from ceramic tile, to paint. The floors have various finishes; terrazzo, polished concrete, ceramic tile, carpet, rubber, and vinyl tile (VCT). All are in good condition. The walls and ceilings are in good condition also but will need routine maintenance over the life of the building. The City Hall portion of the building is encountering unmet space needs due to these areas being at maximum build-out and lacks space to accommodate new staff.

**ADA Evaluation:** This report does not exhaustively evaluate this building for compliance with Texas Department of Licensing and Regulation (TDLR) requirements, although, recent additions/renovations have been compliant or have provided remedy to known deficiencies.

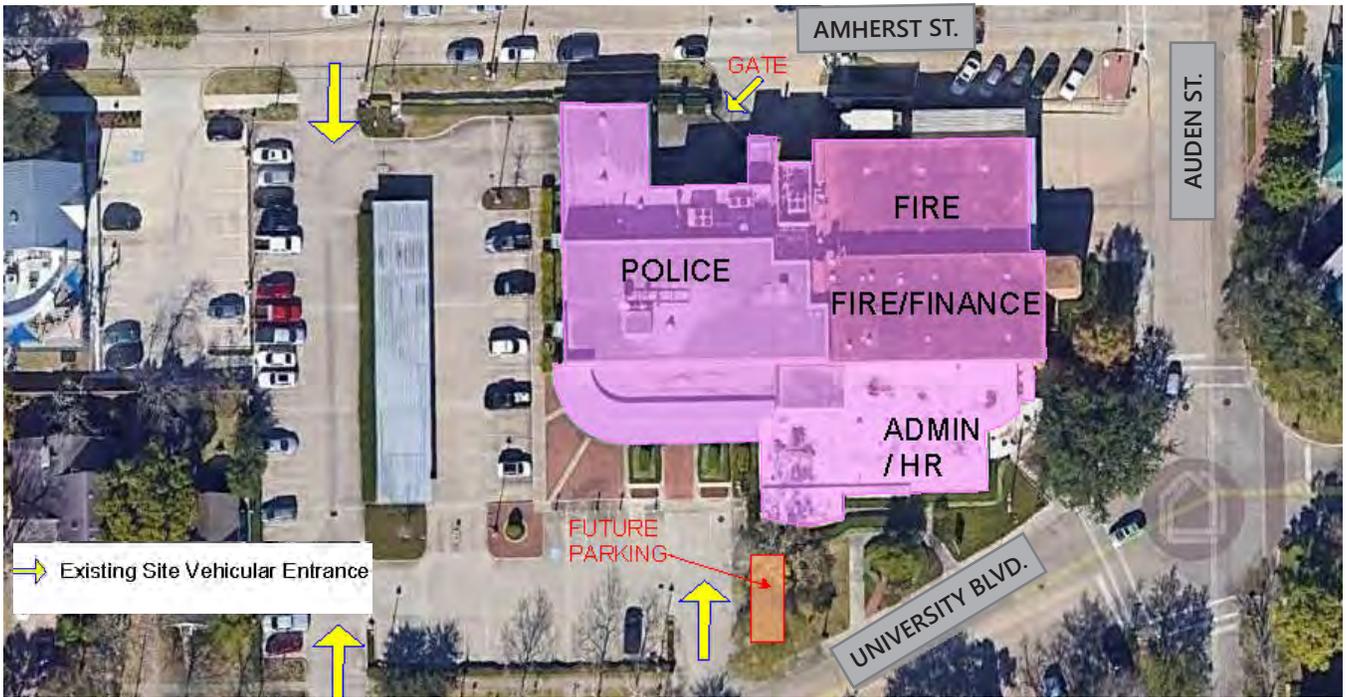
**Mechanical System:** The City Hall and Fire station portions of the building have (3) air handlers that were installed in 1998, with a life expectancy of 25 years, schedule for replacement in 2023. The air handlers outside of the Administration suite would be better suited at a different location. This move will require further assessment. The Chiller was replaced in 2017,

with a life expectancy of 20 years, schedule for replacement in 2037. The Police Department portion was newly constructed in 2010, with a chiller life expectancy of 20 years. Unfortunately, this chiller did not meet its projected life and is scheduled for replacement in 2021. The two PD air handlers have a life expectancy of 25 years, schedule for replacement in 2035. Fire truck exhaust system is in good working order.



**LEGEND**

- 1 Potential Reclaimed Area for Staff
- 2 Potential Expansion Area Over Fire Bays



**LEGEND**

- 1 Roof Ponding
- 2 Fire Bays Roof



# City of West University Place Facility Condition Assessment and Recommendations

## Municipal Building Conceptual Project Budget

3-May-21

Notes:

All costs are listed in 2021 Dollars unless otherwise noted

These costs should be escalated to mid point of construction once a schedule has been established

Assumes no environmental contaminants exist in the building

| Projected Budget   | Square Feet  | Cost/SF   | Subtotal               |
|--|--------------|-----------|------------------------|
| Municipal Building, Fire, New Const. w/2nd fl. Sto.      |              |           | \$ 3,671,000.00        |
| Municipal Building, Main Hall Renovation                 | 1,300        | \$ 300.00 | \$ 390,000.00          |
| Municipal Building, Ponding Roof                         | 5,280        | \$ 30.00  | \$ 158,400.00          |
|  | <u>6,580</u> |           | <u>\$ 4,219,400.00</u> |
| <b>Subtotal</b>  |              |           | <b>\$ 4,219,400.00</b> |
| Design Contingency (15%)                                 |              |           | \$ 632,910.00          |
| <b>Subtotal</b>  |              |           | <b>\$ 4,852,310.00</b> |
| Sanitary Connection Fee                                  |              |           | \$ -                   |
| Water Connection Fee                                     |              |           | \$ -                   |
| All Permit Fees  |              |           | \$ -                   |
| <b>Construction Subtotal</b>                             |              |           | <b>\$ 4,852,310.00</b> |
| GC General Conditions (7.5%)                             |              |           | \$ 363,923.25          |
| GC Fees (5.5%)   |              |           | \$ 286,892.83          |
| <b>Construction Total</b>                                |              |           | <b>\$ 5,503,126.08</b> |
| Soft Cost (10%)  |              |           | \$ 550,312.61          |
| Contingency (15%)  |              |           | \$ 825,468.91          |
| Furniture, Fixtures and Equipment Costs (10%)            |              |           | \$ 550,312.61          |
| <b>2021 Project Budget</b>                               |              |           | <b>\$ 7,429,220.21</b> |
| <b>2022 Escalation (4%)</b>                              |              |           | <b>\$ 297,168.81</b>   |
| <b>Total Construction Cost in 2022 (4.0% escalation)</b> |              |           | <b>\$ 7,726,389.01</b> |

## Public Works Administration Building

**Address** ..... 3826 Amherst

**Date Constructed**..... 1995

**Date Renovated**..... 1998 and 2013

**Stories**..... 1-story building

**Building Type**..... Wood construction to residential standards

**Square Footage**..... 4,280 GSF

**Roofing** ..... Residential grade metal roof

**Parking** ..... 7 public spaces

**Occupants**..... Public Works Administration, Development Services and Planning

**Occupancy Status** .... Fully utilized

**Building Condition**.. Good

### Facility Assessment:

**Site Condition:** The Public Works Administration facility is located along Amherst Street. Street head-in parking and sidewalk are provided at the front of the building for visitors. Paving and surface conditions at

this location are fair. The private parking surface on the inside of the fence, for staff, is in fair condition as well. The landscaping is well maintained and in good condition.

**Building Envelope:** The building was originally built to residential standards in the 1990's. Currently the foundations have no visible signs of foundation issues. The exterior brick masonry cavity walls are in good condition. This building has a metal roof that is 19 years old and in good condition. Life expectancy of metal roofs is 30 years, expected replacement in 2031.

**Interior Build-Out:** The interior walls are gypsum clad wood framing, that are finished with ceramic tile (at wet areas) and paint. The floors have various finishes; ceramic tile, carpet, and vinyl tile (VCT). All are in good condition. The walls and ceilings are in fair condition but will need routine maintenance over the life of the building. The building in its current configuration is built out to capacity.

**ADA Evaluation:** This report does not exhaustively evaluate this building for compliance with Texas Department of Licensing and Regulation (TDLR) requirements, although, renovations have been compliant or have provided remedy to known deficiencies.



**Mechanical System:** One Split system was installed in 2019, with a 15-year life, expect replacement in 2034. The second system was installed in 2020, with a 15-year life, expect replacement in 2035

**LEVEL 01**

- DEVELOPMENT SERVICES
- PUBLIC WORKS
- SUPPORT
- SHARED/PUBLIC
- OPERATIONS
- IT



**LEGEND**

- I Metal Roof (Light Commercial Construction)



# City of West University Place Facility Condition Assessment and Recommendations

## Public Works Administration Building Conceptual Project Budget

3-May-21

Notes:

All costs are listed in 2021 Dollars unless otherwise noted

These costs should be escalated to mid point of construction once a schedule has been established

Assumes no environmental contaminants exist in the building

| Projected Budget   | Square Feet | Cost/SF  | Subtotal             |
|--|-------------|----------|----------------------|
| PW Admin, New metal roof                                 | 4,480       | \$ 40.00 | \$ 179,200.00        |
| <b>Subtotal</b>  | 4,480       |          | \$ 179,200.00        |
| Design Contingency (15%)                                 |             |          | \$ 26,880.00         |
| <b>Subtotal</b>  |             |          | <b>\$ 206,080.00</b> |
| Sanitary Connection Fee                                  |             |          | \$ -                 |
| Water Connection Fee                                     |             |          | \$ -                 |
| All Permit Fees  |             |          | \$ -                 |
| <b>Construction Subtotal</b>                             |             |          | <b>\$ 206,080.00</b> |
| GC General Conditions (7.5%)                             |             |          | \$ 15,456.00         |
| GC Fees (5.5%)   |             |          | \$ 12,184.48         |
| <b>Construction Total</b>                                |             |          | <b>\$ 233,720.48</b> |
| Soft Cost (10%)  |             |          | \$ 23,372.05         |
| Contingency (15%)  |             |          | \$ 35,058.07         |
| Furniture, Fixtures and Equipment Costs (10%)            |             |          | \$ 23,372.05         |
| <b>2021 Project Budget</b>                               |             |          | <b>\$ 315,522.65</b> |
| <b>2022 Escalation (4%)</b>                              |             |          | \$ 12,620.91         |
| <b>Total Construction Cost in 2022 (4.0% escalation)</b> |             |          | <b>\$ 328,143.55</b> |

## Public Works Operations Building

**Address** ..... 3825 Milton  
**Date Constructed**..... 1957  
**Date Renovated** ..... 1992, 2013 and 2014  
**Stories**..... 1-story building  
**Building Type**..... 1950 Bunker-like construction  
**Square Footage**..... 5,270 GSF  
**Roofing** ..... Low slope roofing with internal drains  
**Parking** ..... 6 fleet spaces  
**Occupants**..... Public Works Operations, SCADA, Water System Pump, Controller Fuel Pump and Facility Maintenance  
**Building Condition**.. Fair

### Facility Assessment:

**Site Condition:** These facilities are located off of Milton Street. Public parking can be found along Milton Street while staff and fleet vehicles park inside the fence that encompass the Operations Building, Technology Outbuilding, and the storage tanks. Paving inside the fence is new and well drained.

**Building Envelope:** The buildings are old but are in fair condition. Exterior walls are painted brick and stucco and are also in fair condition with no visible damage. Both building foundations have no visible signs of foundation issues. The roofs are both TPO and were replaced in February 2012. They are in fair shape; however, the slope is not adequate for proper flow toward the drains as evidenced with standing/ponding water, two days after a rain event. It is recommended that the low areas be addressed to provide positive drainage.

### Interior Build-Out:

**PW Operations Building:** The interior walls are finished with painted or ceramic tile and are in good shape. Lockers in the locker rooms are old but in fair condition. Large gathering rooms are in good condition with no visible damage, although the paint finishes are

## Public Works Technology Outbuilding

**Address** ..... 3825 Milton  
**Date Constructed**..... 1957  
**Date Renovated** ..... 1992 and 2009  
**Stories**..... 1-story building  
**Building Type**..... 1950 Bunker-like construction  
**Square Footage**..... 4,988 GSF  
**Roofing** ..... Low slope roofing with internal drains  
**Parking** ..... 9 fleet spaces  
**Occupants**..... Information Technology, Parks Storage, Facility Maintenance Storage and PW Operations Warehouse  
**Building Condition**.. Fair

showing some wear. It is recommended these rooms be painted soon. Offices are in fair condition. The floors have various finishes; concrete, ceramic tile, carpet, and vinyl tile (VCT). All are in good condition. The walls and ceilings are performing reasonably well. The building in its current configuration is built out to capacity.

**PW Technology Outbuilding:** The interiors of the vehicle bays are painted brick/concrete and are in fair condition. Interior Offices spaces have painted gypsum board walls, carpet or VCT floors and lay-in ceilings all in fair condition with some walls needing repairs. It is recommended that they be repaired and repainted. Storage spaces have painted walls, concrete or VCT flooring all in fair condition as well. The building in its current configuration is built out to capacity.

**ADA Evaluation:** This report does not exhaustively evaluate this building for compliance with Texas Department of Licensing and Regulation (TDLR) requirements. During this assessment deficiencies were found in the woman's restroom. The sink is not ADA compliant as there is no knee space allotted under the sink. Replacing the sink/counter area with one that is ADA compliant is recommended as well as adding compliant grab bars around the water closet.

**Mechanical Systems:**

**PW Operations Building:** The following mechanical systems were observed. Replacing System 1 and 4 is recommended due to the age of these systems:

- System 1 PWM (split) installed in 2005, with a 15 year life, expect replacement in 2021 - 2022
- System 2 FAC (split) installed in 2011, with a 15 year life, passed expect replacement date of 2026
- System 3 PR (split) installed in 2016, with a 15 year life, expect replacement in 2031
- System 4 LR (package) installed in 2006, with a 15 year life, expect replacement in 2021

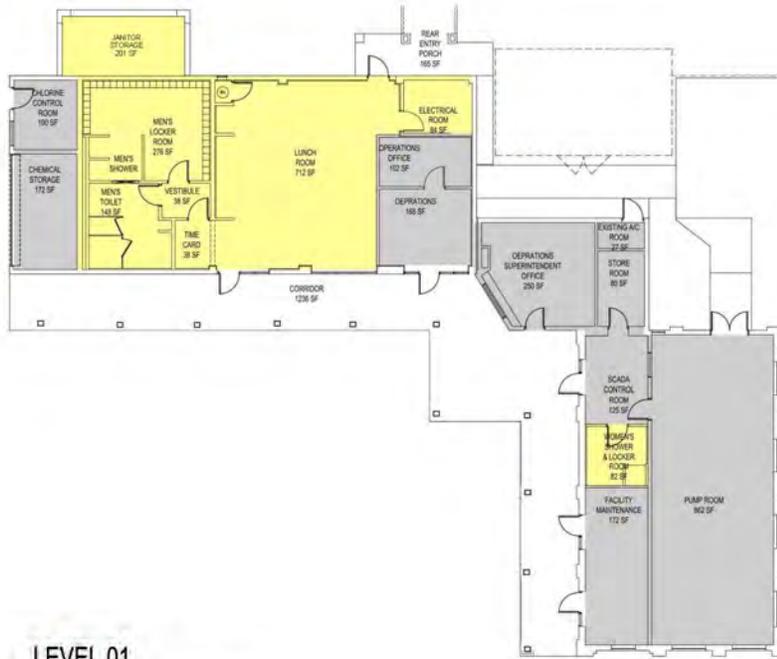
**PW Technology Outbuilding:** The following mechanical systems were observed.

- Split system installed in 2013, with a 15 years life, expect replacement in 2028.



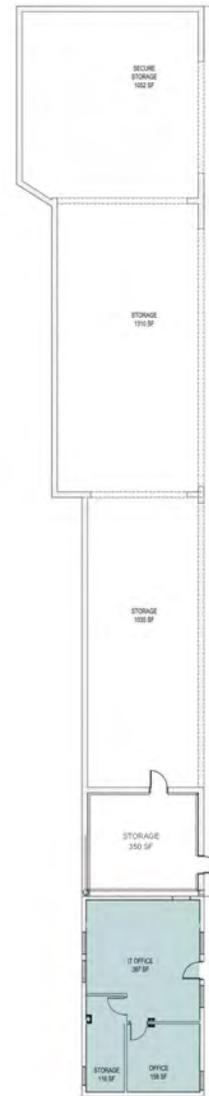
Public Works Operations Building

Public Works Technology Outbuilding



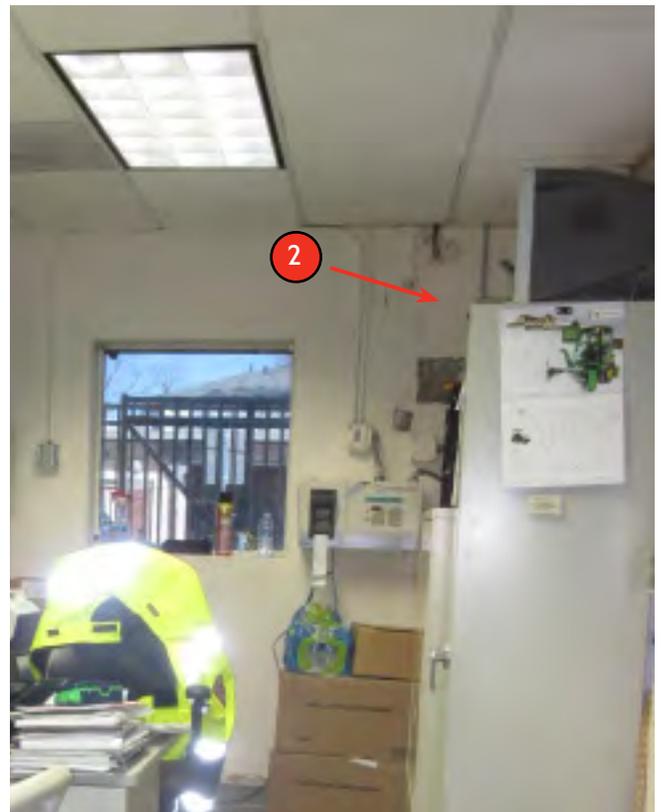
LEVEL 01

- DEVELOPMENT SERVICES
- FACILITY MAINTENANCE
- PUBLIC WORKS
- SUPPORT
- SHARED/PUBLIC
- OPERATIONS
- IT



**LEGEND**

- 1 Roof Ponding
- 2 Scuffs on Walls
- 3 Woman's Sink is not ADA Accessible



# City of West University Place Facility Condition Assessment and Recommendations

## Public Works Operations Building and Technology Outbuilding Conceptual Project Budget

3-May-21

Notes:

All costs are listed in 2021 Dollars unless otherwise noted

These costs should be escalated to mid point of construction once a schedule has been established

Assumes no environmental contaminants exist in the buildings

| Projected Budget   | Square Feet       | Cost/SF   | Subtotal                    |
|--|-------------------|-----------|-----------------------------|
| PW Op. Bldg., Ponding Roof                               | 5,300             | \$ 30.00  | \$ 159,000.00               |
| PW Op. Bldg., ADA sink & grab bars                       | 25                | \$ 300.00 | \$ 7,500.00                 |
| PW Op. Bldg., Interior painted walls                     | 200               | \$ 8.00   | \$ 1,600.00                 |
| PW Op. Bldg., HVAC equipment                             | <u>          </u> |           | <u>\$ 25,000.00</u>         |
| <b>Subtotal</b>  | 225               |           | \$ 193,100.00               |
| Design Contingency (15%)                                 |                   |           | <u>\$ 28,965.00</u>         |
| <b>Subtotal</b>  |                   |           | <b>\$ 222,065.00</b>        |
| Sanitary Connection Fee                                  |                   |           | \$ -                        |
| Water Connection Fee                                     |                   |           | \$ -                        |
| All Permit Fees  |                   |           | <u>\$ -</u>                 |
| <b>Construction Subtotal</b>                             |                   |           | <b>\$ 222,065.00</b>        |
| GC General Conditions (7.5%)                             |                   |           | \$ 16,654.88                |
| GC Fees (5.5%)   |                   |           | <u>\$ 13,129.59</u>         |
| <b>Construction Total</b>                                |                   |           | <b>\$ 251,849.47</b>        |
| Soft Cost (10%)  |                   |           | \$ 25,184.95                |
| Contingency (15%)  |                   |           | \$ 37,777.42                |
| Furniture, Fixtures and Equipment Costs (10%)            |                   |           | <u>\$ 25,184.95</u>         |
| <b>2021 Project Budget</b>                               |                   |           | <b>\$ 339,996.78</b>        |
| <b>2022 Escalation (4%)</b>                              |                   |           | \$ 13,599.87                |
| <b>Total Construction Cost in 2022 (4.0% escalation)</b> |                   |           | <u><u>\$ 353,596.65</u></u> |

## Public Works Maintenance Facility

- Address** ..... 3826 Milton
- Date Constructed**..... 1957
- Date Renovated** ..... 1992 and 2009
- Stories**..... 1-story buildings with mezzanine
- Building Type**..... 1950 Bunker-like construction
- Square Footage**..... 6,220 GSF
- Roofing** ..... Low slope roofing with internal drains
- Parking**..... 9 fleet spaces
- Occupants**..... General Services, Fleet Maintenance, Sign Shop, Traffic and Solid Waste & Recycling Offices
- Occupancy Status** .... Fully utilized
- Building Condition**.. Fair
- Facility Assessment:**
- Site Condition:** The Public Works Maintenance facility is located at the corner of Milton and College Street.

Head-in public parking can be found along College Street while Milton has a few parallel public parking spaces. Staff and fleet vehicles park inside the fence. This interior parking has new paving and is well drained.

**Building Envelope:** This facility's exterior walls consist of a mix of painted CMU, brick, and stucco, that is currently in good condition. The building's foundations have no visible signs of foundation issues. The fascia at the west side of the building has been repaired with insulating foam that is currently exposed. This will need to be repaired properly with materials that match the exterior finishes. The roof is TPO and was replaced in 2011. It is in fair shape; however, the slope is not adequate for proper flow towards the drains as evidenced with standing/ponding water, two days after a rain event. It is recommended that the low areas be addressed to provide positive drainage. One of the roof drains does not have a debris screen and is currently clogged. The lower roof on the west side does not slope toward the gutter with evidence of standing water on the roof. Tree branches are overhanging the roof and will need to be trimmed on a regular basis, so they do not scratch or damage the roof membrane.





**Interior Build-Out:** Interior walls are painted gypsum board or plaster and are in fair condition. The floors have various finishes; concrete, epoxy paint, and vinyl tile (VCT). All in good condition. The walls and ceilings are performing reasonably well but will need routine maintenance over the life of the building. The storage area on top of the offices does not have appropriate means to access the area. If this area continues to serve as storage access can be provided from the mezzanine on the other side of the wall if a door is installed in the shared wall. The building in its current configuration is built out to capacity.

**ADA Evaluation:** This report does not exhaustively evaluate this building for compliance with Texas

Department of Licensing and Regulation (TDLR) requirements, although, renovations have provided remedy to known deficiencies.

**Mechanical System:** The building is served by the following mechanical systems:

- System 1 (heat pump) installed in 2017, with a 15-year life, expect replacement in 2032
- System 2 (package) installed in 1997, with a 15-year life, passed expect replacement date of 2013
- System 3 (split) installed in 2019, with a 15-year life, expect replacement in 2034

**LEGEND**

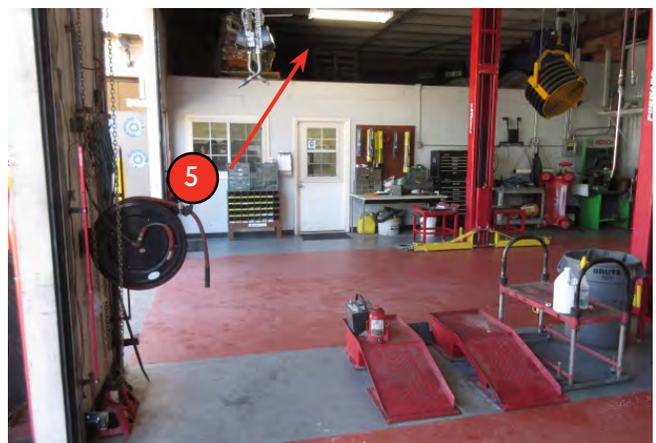
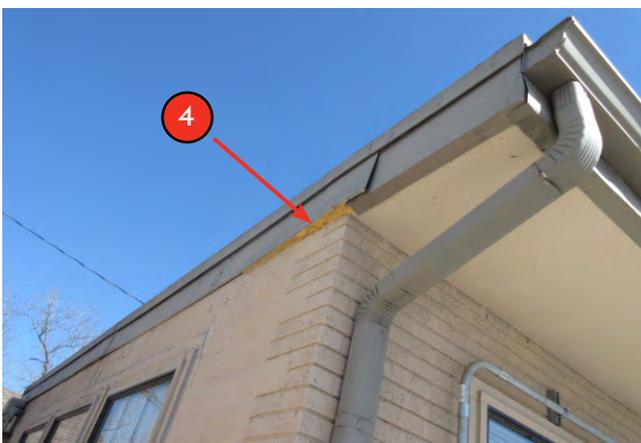
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**I** Roof Ponding



## LEGEND

- 1 Roof Ponding
- 2 Trim Tree Branches
- 3 Clean Drain Out + Add Screen Cap
- 4 Fascia
- 5 Storage Area Needs Access



# City of West University Place Facility Condition Assessment and Recommendations

## Public Works Maintenance Facility Conceptual Project Budget

3-May-21

Notes:

All costs are listed in 2021 Dollars unless otherwise noted

These costs should be escalated to mid point of construction once a schedule has been established

Assumes no environmental contaminants exist in the building

| Projected Budget   | Square Feet | Cost/SF   | Subtotal             |
|--|-------------|-----------|----------------------|
| PW Maint., Ponding Roof & drain screen                   | 6,220       | \$ 30.00  | \$ 186,600.00        |
| PW Maint., Fascia Board                                  | 15          | \$ 250.00 | \$ 3,750.00          |
| PW Maint., HVAC equipment                                |             |           | \$ 15,000.00         |
| PW Maint., Storage access                                |             |           | \$ 3,500.00          |
|  | <hr/>       |           | <hr/>                |
| <b>Subtotal</b>  | 6,235       |           | \$ 208,850.00        |
| Design Contingency (15%)                                 |             |           | \$ 31,327.50         |
| <b>Subtotal</b>  |             |           | <b>\$ 240,177.50</b> |
| Sanitary Connection Fee                                  |             |           | \$ -                 |
| Water Connection Fee                                     |             |           | \$ -                 |
| All Permit Fees  |             |           | \$ -                 |
| <b>Construction Subtotal</b>                             |             |           | <b>\$ 240,177.50</b> |
| GC General Conditions (7.5%)                             |             |           | \$ 18,013.31         |
| GC Fees (5.5%)   |             |           | \$ 14,200.49         |
| <b>Construction Total</b>                                |             |           | <b>\$ 272,391.31</b> |
| Soft Cost (10%)  |             |           | \$ 27,239.13         |
| Contingency (15%)  |             |           | \$ 40,858.70         |
| Furniture, Fixtures and Equipment Costs (10%)            |             |           | \$ 27,239.13         |
|  |             |           | <hr/>                |
| <b>2021 Project Budget</b>                               |             |           | <b>\$ 367,728.26</b> |
| 2022 Escalation (4%)                                     |             |           | \$ 14,709.13         |
| <b>Total Construction Cost in 2022 (4.0% escalation)</b> |             |           | <b>\$ 382,437.40</b> |

## Library

**Address** ..... 6108 Auden  
**Date Constructed**..... 1963  
**Date Renovated** ..... 2017  
**Stories**..... 1-story building with a mezzanine  
**Building Type**..... Wood stud walls with masonry veneer  
**Square Footage**..... 5,564 GSF  
**Roofing** ..... Low slope roofing with internal drains  
**Parking**..... 2 spaces  
**Occupants**..... Library  
**Occupancy Status** .... Fully utilized  
**Building Condition**.. Fair with use limitations

### Facility Assessment:

**Site Condition:** The Library is located at the corner Milton Street and Auden Street next to the Senior Center. Public parking is mostly head-in parking along Milton Street, with a small parking lot in the back of the Library that is shared with the Senior Center. Pavement for parking and sidewalks are in fair condition and the landscaping is well groomed and in good shape.

**Building Envelope:** The subsequent additions/renovations have all kept the same exterior walls of brick masonry cavity construction and glass. Exterior skin seems to be in good condition. The brick wall along Auden Street has holes in it from a previous

attachment in this location. These need to be filled/ repaired. The building's foundations have no visible signs of foundation issues. The roof is a modified bitumen roof in fair condition and was last replaced in March 2009. There is some ponding on the roof due to inadequate slope. It is recommended that the low areas be addressed as well as replace one of the damaged debris caps over a roof drain.

**Interior Build-Out:** The Interior space of this building was recently remodeled and is in good condition. The interior walls are gypsum clad framing and brick that are finished with various finishes from ceramic tile, to paint. Throughout the building the floors have various finishes; ceramic tile, carpet, and vinyl tile (VCT). All are in good condition. The walls and ceilings are performing reasonably well although at the time of this assessment, one lay-in ceiling tile had a noticeable stain. Further investigation is needed to determine the origin of the moisture.

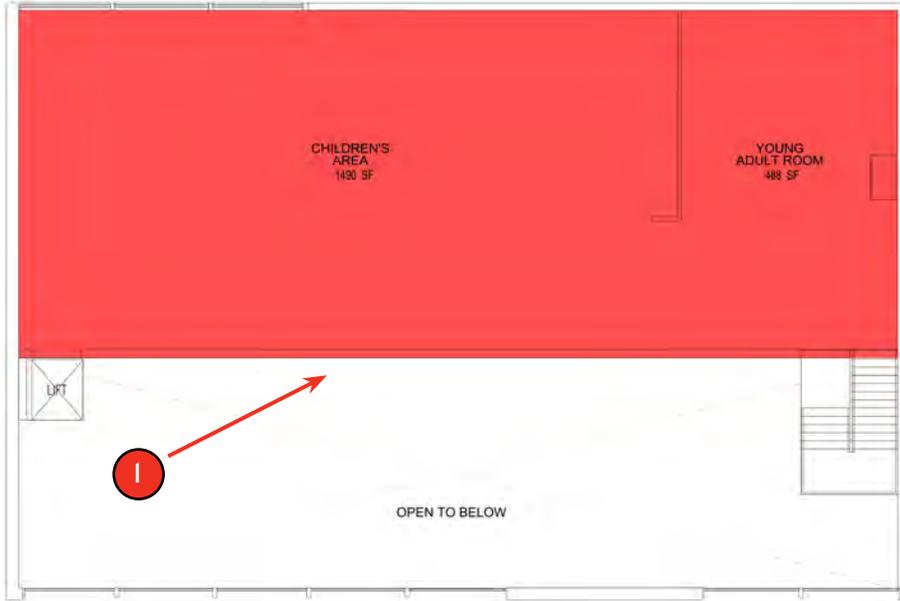
**ADA Evaluation:** This report does not exhaustively evaluate this building for compliance with Texas Department of Licensing and Regulation (TDLR) requirements, although, recent renovations have been compliant or have provided remedy to known deficiencies.

**Mechanical System:** The latest split system was installed in 2017, with a 15-year life, expect replacement in 2030.



**LEGEND**

**I** New Solid Railing at Mezzanine



**LEVEL 02**

- ADULT
- CHILDREN
- STAFF

LEVEL 01 GSF - 1,978 SF



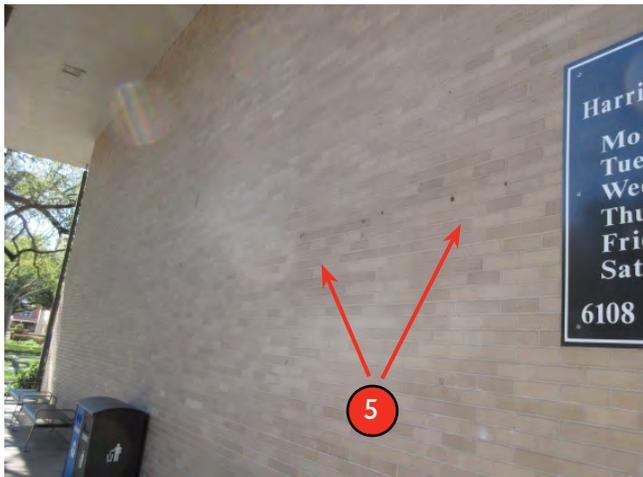
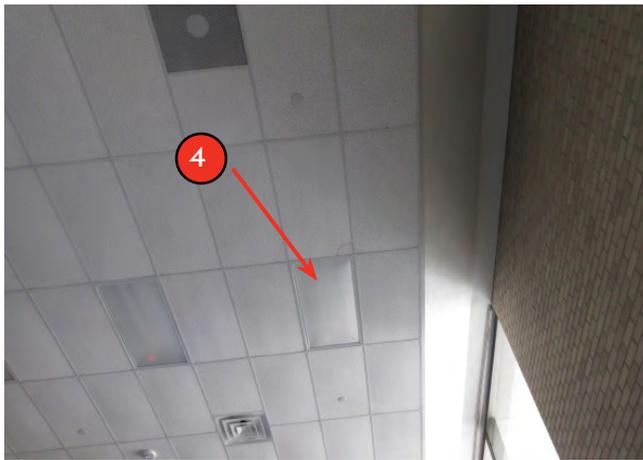
**LEVEL 01**

- ADULT
- CHILDREN
- STAFF

LEVEL 01 GSF - 3,586 SF

**LEGEND**

- 1 Roof Ponding
- 2 Trim Tree Branches
- 3 Drain Cap Broken
- 4 Stained Ceiling Tile
- 5 Holes in Brick from Signage



# City of West University Place Facility Condition Assessment and Recommendations

## Library Conceptual Project Budget

3-May-21

Notes:

All costs are listed in 2021 Dollars unless otherwise noted  
 These costs should be escalated to mid point of construction once a schedule has been established  
 Assumes no environmental contaminants exist in the building

| Projected Budget   | Square Feet | Cost/SF   | Subtotal             |
|--|-------------|-----------|----------------------|
| Library, Ponding Roof & drain screen                     | 5,564       | \$ 30.00  | \$ 166,920.00        |
| Library, Patch brick holes                               | 15          | \$ 100.00 | \$ 1,500.00          |
|  | <hr/>       |           | <hr/> <hr/>          |
| <b>Subtotal</b>  | 5,579       |           | \$ 168,420.00        |
| Design Contingency (15%)                                 |             |           | \$ 25,263.00         |
| <b>Subtotal</b>  |             |           | <b>\$ 193,683.00</b> |
| Sanitary Connection Fee                                  |             |           | \$ -                 |
| Water Connection Fee                                     |             |           | \$ -                 |
| All Permit Fees  |             |           | \$ -                 |
| <b>Construction Subtotal</b>                             |             |           | <b>\$ 193,683.00</b> |
| GC General Conditions (7.5%)                             |             |           | \$ 14,526.23         |
| GC Fees (5.5%)   |             |           | \$ 11,451.51         |
| <b>Construction Total</b>                                |             |           | <b>\$ 219,660.73</b> |
| Soft Cost (10%)  |             |           | \$ 21,966.07         |
| Contingency (15%)  |             |           | \$ 32,949.11         |
| Furniture, Fixtures and Equipment Costs (10%)            |             |           | \$ 21,966.07         |
|  |             |           | <hr/>                |
| <b>2021 Project Budget</b>                               |             |           | <b>\$ 296,541.99</b> |
| 2022 Escalation (4%)                                     |             |           | \$ 11,861.68         |
| <b>Total Construction Cost in 2022 (4.0% escalation)</b> |             |           | <b>\$ 308,403.67</b> |
|  |             |           | <hr/> <hr/>          |

## Community Building / Senior Center

**Address** ..... 6104 Auden  
**Date Constructed**..... 1941/1986  
**Date Renovated** ..... 2011  
**Stories**..... 1-story building  
**Building Type**..... Wood stud walls w/masonry veneer  
**Square Footage**..... 9,485 GSF  
**Roofing** ..... Asphalt shingle composition roof  
**Parking** ..... 29 spaces  
**Occupants**..... Parks and Recreation  
Administration, Seniors and  
Community Building, various user  
for programs and rentals  
**Occupancy Status** .... Fully utilized

**Building Condition**.. Fair

### Facility Assessment:

**Site Condition:** The Senior Center building is adjacent to the Library and is located at the corner of Rice Boulevard and Auden Street. Head-in public parking can be found along Rice Boulevard and a small parking lot in the back that is shared with the Library. The pavement for parking and sidewalks as well as the brick pavers are in fair condition. Landscaping on the north side of the building appears to be higher than the finish floor, this may potentially allow for water infiltration into the building. More investigation is needed at this area to deem if it is a problem that needs to be addressed. Other landscaping is well maintained and in good condition.

**Building Envelope:** The exterior painted brick masonry cavity walls and glazing are in good condition. There are no visible signs of foundation issues. The roof is an asphalt shingle composition roof with gutter system, last replaced in February 2013, with a 20-year life, expect replacement in 2033. It is in good condition currently.

**Interior Build-Out:** The interior walls are gypsum clad framing and are finished with various finishes from ceramic tile, wood panel wainscot, and paint. The floors have various finishes as well; Luxury Vinyl Tile (LVT), ceramic tile, and carpet. All are in good condition as the interiors have recently been remodeled. The walls and ceilings are in good condition but will need routine maintenance over the life of the building. The building in its current configuration is built out to capacity. Any additional workspaces would require further assessment, but overall, the building layout and configuration limits operational programming.

**ADA Evaluation:** This report does not exhaustively evaluate this building for compliance with Texas Department of Licensing and Regulation (TDLR) requirements, although, recent renovations have been compliant or have provided remedy to known deficiencies. The work completed in the 2011 renovations made the facility compliant but further exploration can be assessed in a separate study to make access easier for the handicap and aged population (like a push button for the doors at the main entry).

**Mechanical System:** There are two split systems that were installed in 2014, with a 15-year life, expect replacement in 2029.



**LEVEL 01**

- PARKS & RECREATION ADMINISTRATION
- AUDITORIUM / SENIOR PROGRAMMING SPACE
- SUPPORT / SHARED
- SENIORS PROGRAMMING SPACE
- SENIOR ADMIN / STORAGE SPACE



**LEGEND**

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**I** Landscape Bed too High



**Landscape Bed**

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# City of West University Place Facility Condition Assessment and Recommendations

## Community Building / Senior Center Conceptual Project Budget

3-May-21

Notes:

All costs are listed in 2021 Dollars unless otherwise noted  
 These costs should be escalated to mid point of construction once a schedule has been established  
 Assumes no environmental contaminants exist in the building

| Projected Budget   | Square Feet | Cost/SF  | Subtotal           |
|--|-------------|----------|--------------------|
| Comm. Center, Landscape over weeps                       | 20          | \$ 50.00 | \$ 1,000.00        |
| <b>Subtotal</b>  | <u>20</u>   |          | <u>\$ 1,000.00</u> |
| Design Contingency (15%)                                 |             |          | \$ 150.00          |
| <b>Subtotal</b>  |             |          | <b>\$ 1,150.00</b> |
| Sanitary Connection Fee                                  |             |          | \$ -               |
| Water Connection Fee                                     |             |          | \$ -               |
| All Permit Fees  |             |          | \$ -               |
| <b>Construction Subtotal</b>                             |             |          | <b>\$ 1,150.00</b> |
| GC General Conditions (7.5%)                             |             |          | \$ 86.25           |
| GC Fees (5.5%)   |             |          | \$ 67.99           |
| <b>Construction Total</b>                                |             |          | <b>\$ 1,304.24</b> |
| Soft Cost (10%)  |             |          | \$ 130.42          |
| Contingency (15%)  |             |          | \$ 195.64          |
| Furniture, Fixtures and Equipment Costs (10%)            |             |          | \$ 130.42          |
| <b>2021 Project Budget</b>                               |             |          | <b>\$ 1,760.73</b> |
| <b>2022 Escalation (4%)</b>                              |             |          | <b>\$ 70.43</b>    |
| <b>Total Construction Cost in 2022 (4.0% escalation)</b> |             |          | <b>\$ 1,831.16</b> |

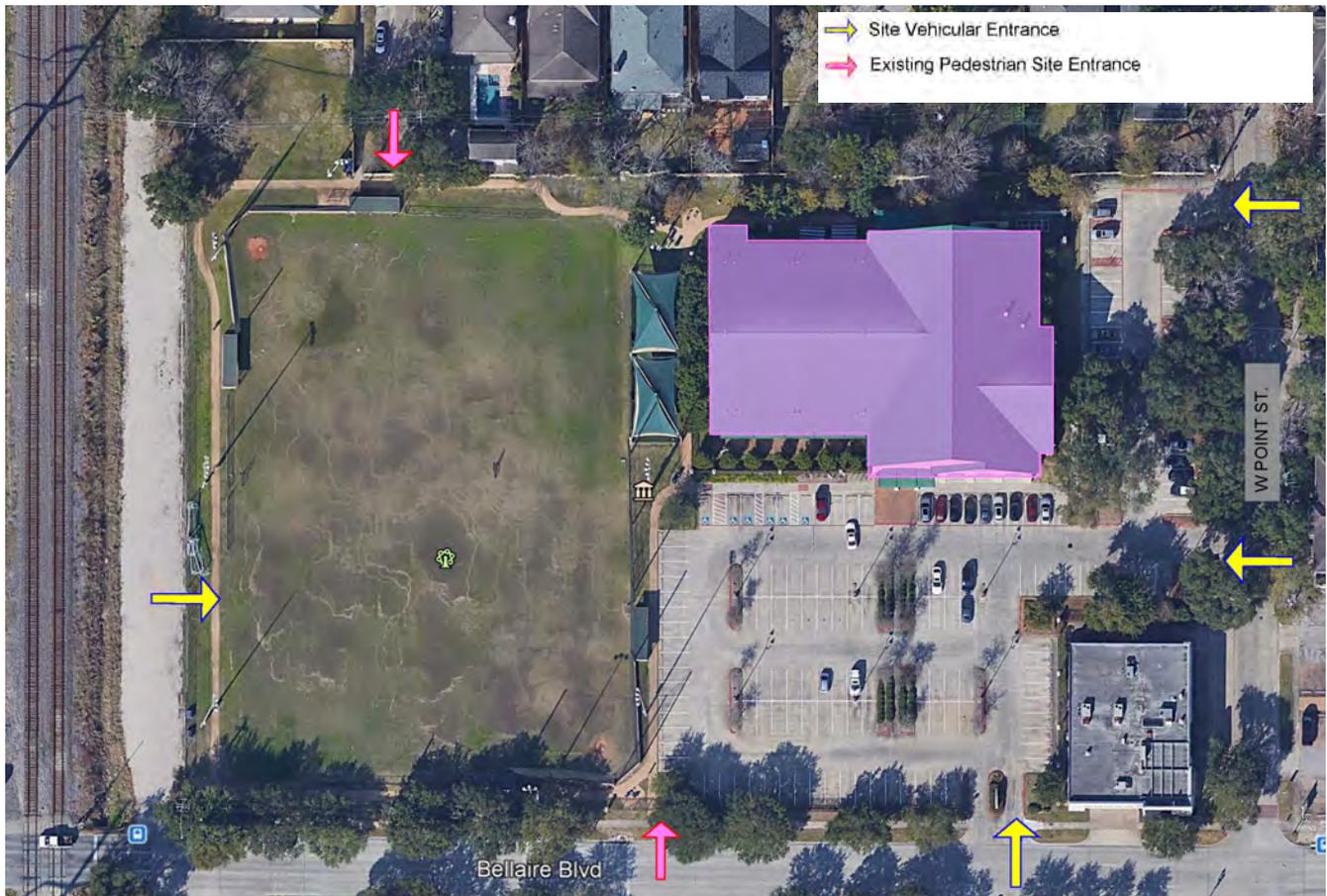
## Recreation Center

**Address** ..... 4210 Bellaire  
**Date Constructed**..... 2010  
**Stories**..... 2-story building  
**Building Type**..... Type IIB  
**Square Footage**..... 37,080 GSF  
**Parking**..... 152 spaces  
**Occupants**..... Recreation Center, Indoor Aquatics, Multi-Purpose Rooms, Cardio/Weight Room and Friends of West U  
**Occupancy Status** .... Fully utilized  
**Building Condition**.. Excellent

## Facility Assessment:

**Site Condition:** The Recreation Center facility is located along Bellaire Boulevard and abuts West Point Drive on the east side of the property. The parking lot services both public and staff parking and is in good condition and well drained. Sidewalks, brick pavers, landscaping and the fencing around the property are all in good condition.

**Building Envelope:** The exterior stone and stucco walls are in good condition as well as the glazing. The building's foundations have no visible signs of foundation issues. The metal roof and gutter system was constructed with the original building in 2009 and is still in good condition. With a 30-year life expectancy expect replacement in 2039.



**Interior Build-Out:** The interior walls are gypsum clad metal framing, that are finished with various finishes from ceramic tile, to paint. The floors have various finishes; stone, ceramic tile, carpet, and pool deck pavers. All are in good condition. The walls and ceilings are performing well but will need routine maintenance over the life of the building. Changing programming needs may necessitate interior renovations.

**ADA Evaluation:** This report does not exhaustively evaluate this building for compliance with Texas Department of Licensing and Regulation (TDLR) requirements, although, since this building is only 11 years old, it was built compliant. No deficiencies were noticed at the time of this assessment.

**Mechanical System:** The following mechanical systems were observed:

- The Chiller system was installed in 2010, with a 20-year life, expect replacement in 2030.
- The three (3) air handler systems were installed in 2010, with a 25-year life, expect replacement in 2035.
- A Split Server system was installed in 2010, with a 15-year life, expect replacement in 2025.

Pool equipment: Reference the "Asset Replacement List" for pool equipment replacement schedules.





**LEVEL 02**

- POOL AREA
- WORK OUT AREA
- PARKLS & RECREATION ADMINISTRATION
- MULTI-PURPOSE
- SHARED

LEVEL 02 GSF - 13,450 SF

## Colonial Park Pool Facility

**Address** ..... 4130 Byron

**Date Constructed**..... 2010

**Stories**..... 1-story building

**Building Type**..... Type IIB

**Square Footage**..... 4,875 GSF

**Roofing** ..... Commercial grade metal roof

**Occupants**..... Aquatics Staff and Multi-Purpose Room, various users for swimming and rentals

**Occupancy Status** .... Fully utilized

**Building Condition**.. Excellent

### Facility Assessment:

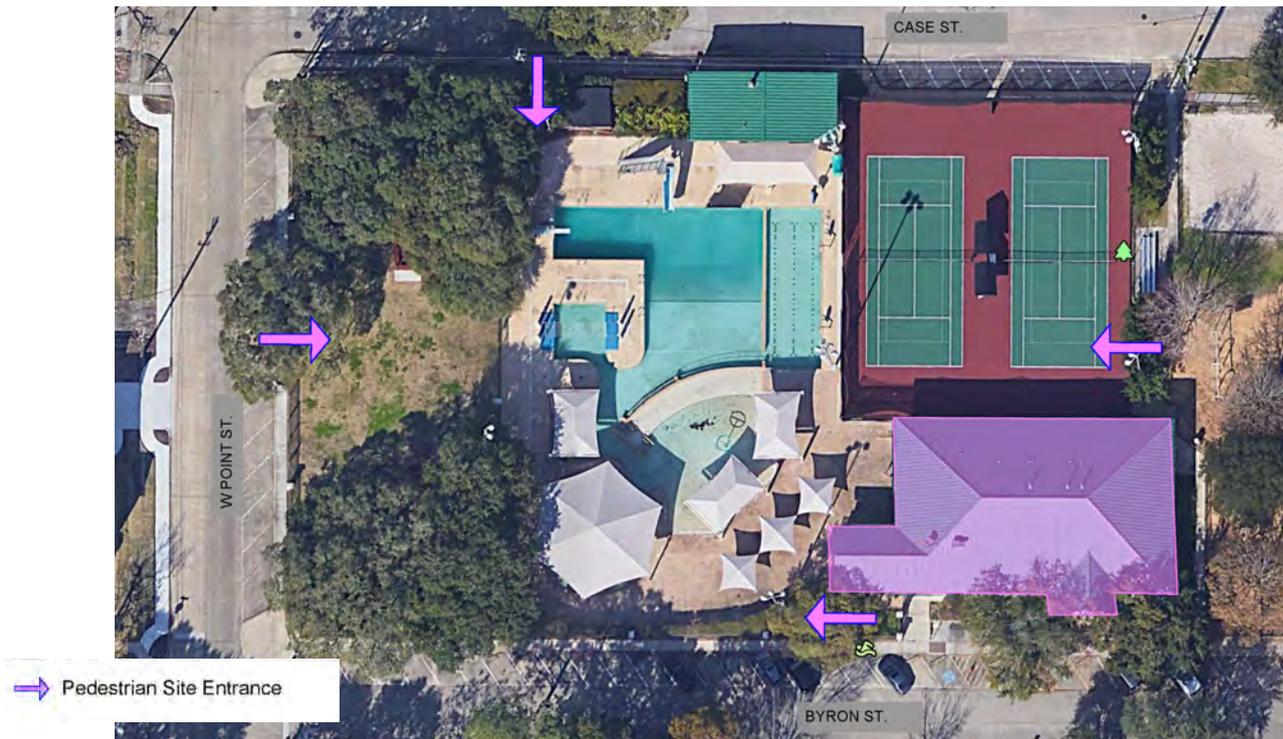
**Site Condition:** Colonial Park Pool facility is located on the full block surrounded by W. Point Street, Byron Street, Case Street and Academy Street. Head-in street parking is located on most streets and is in good condition and well drained. Sidewalks, landscaping and the fencing around the property are all in good condition. The pool deck stamped overlay was replaced with cool deck recently (2021). The pool surface was refinished in 2020. Court surfacing is in fair condition.

**Building Envelope:** The exterior wall is comprised of stone and stucco and is in good condition. The building's foundations have no visible signs of foundation issues. The metal roof and gutter system was constructed with the original building in 2010 and is still in good condition. With a 30-year life expectancy expect replacement in 2040.

**Interior Build-Out:** The interior walls are gypsum clad metal framing and CMU, that are finished with various finishes from ceramic tile, to paint. The floors have various finishes; stained concrete and tile. All are in good condition. The walls and ceilings are in good condition but will need routine maintenance over the life of the building.

**ADA Evaluation:** This report does not exhaustively evaluate this building for compliance with Texas Department of Licensing and Regulation (TDLR) requirements, although, since this building is only 10 years old, it was built compliant. No deficiencies were noticed at the time of this assessment.

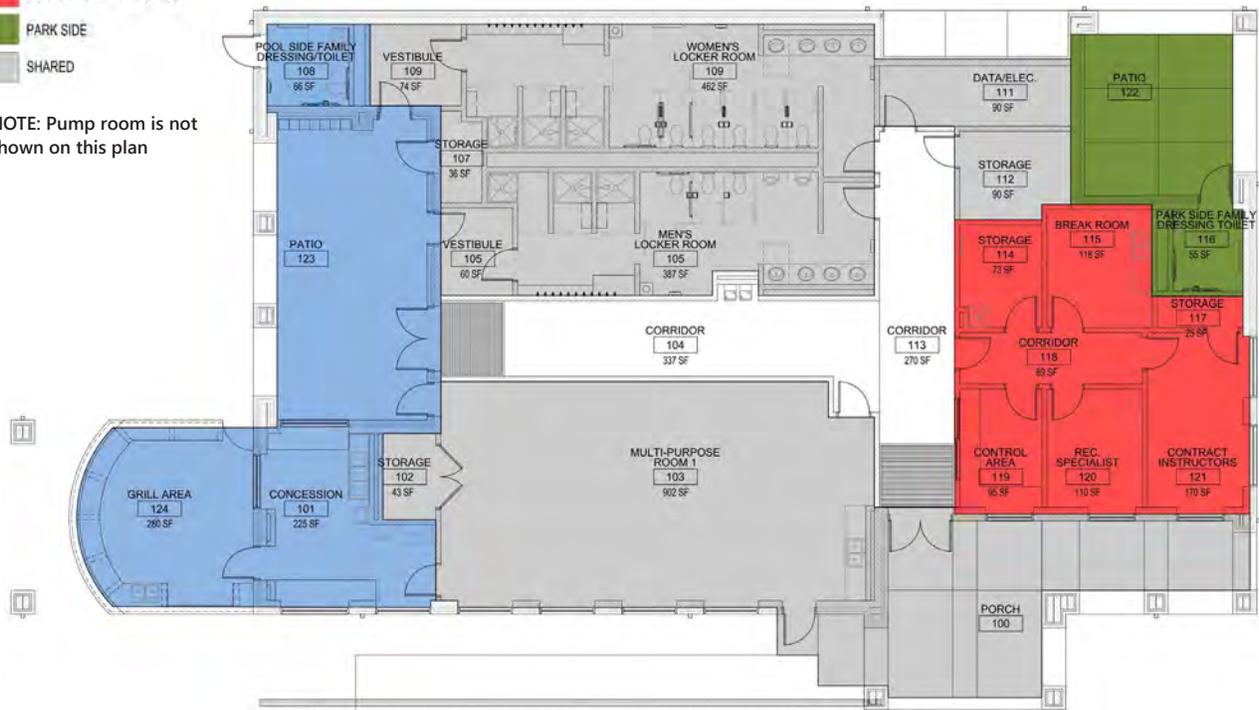
**Mechanical System:** The three (3) split systems were installed in 2010 and have a 15-year life, expect replacement in 2025. Pool equipment: Reference the 'Asset Replacement List' for pool equipment replacement schedules.



**LEVEL 01**

- POOL SIDE
- BUILDING ADMINISTRATION
- PARK SIDE
- SHARED

NOTE: Pump room is not shown on this plan



## Scout House

**Address** ..... 6108 Edloe

**Date Constructed**..... 1992

**Stories:**..... 1-story building and mezzanine

**Building Type**..... Wood stud walls

**Square Footage**..... 1,738 GSF

**Roofing** ..... Asphalt shingle composition roof

**Occupants**..... Various users for programs and rentals

**Occupancy Status** .... Under utilized

**Building Condition**.. Fair

### Facility Assessment:

**Site Condition:** Entrance to the Scout House is off of Edloe Street where you can find head-in parking for staff and visitors. Paving for parking and sidewalks are

in good condition and well drained. The sidewalk to the entry has settled and is not ADA compliant (see section “ADA Evaluation”, below). The ground cover vegetation needs to be trimmed back, away from the exterior walls of the building and from around the HVAC equipment so no deterioration from moisture is created in these areas. Otherwise the landscaping is well manicured and in good shape.

**Building Envelope:** Exterior walls are brick, wood, and stucco and are in good condition. The building’s foundations have no visible signs of foundation issues. The asphalt composite roof was last replaced in February 2013 and is in good condition. With a 20-year life expectancy expect replacement in 2033.

**Interior Build-Out:** The interior walls are painted wood panels clad over wood framing. The floors are all concrete and are in fair condition for the age of the building. The walls and ceilings are in fair condition but will need routine maintenance over the life of the building.



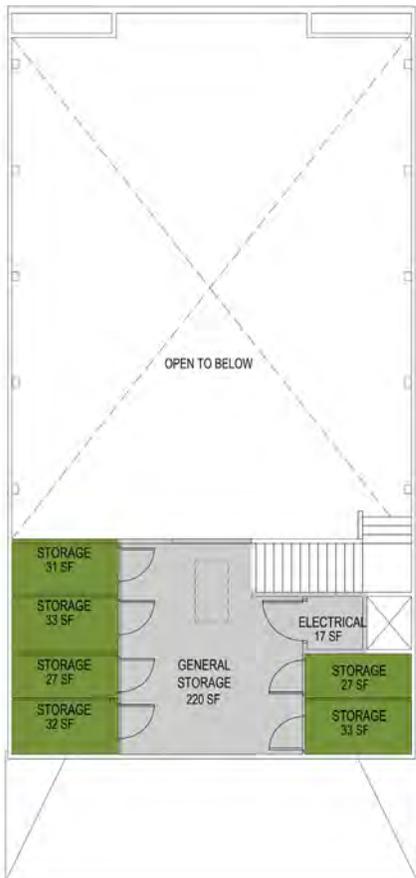
**ADA Evaluation:** This report does not exhaustively evaluate this building for compliance with Texas Department of Licensing and Regulation (TDLR) requirements, although, recent renovations have provided remedy to known deficiencies. The sidewalk adjoining the front porch will need to be repaired or resurfaced so there is a minimum offset of 1/4", as there is currently a larger drop between the sidewalk and porch slab.

**Mechanical System:** The two (2) split systems were installed in 2015 have a 15-year life, expect replacement in 2030.

**LEVEL 02**

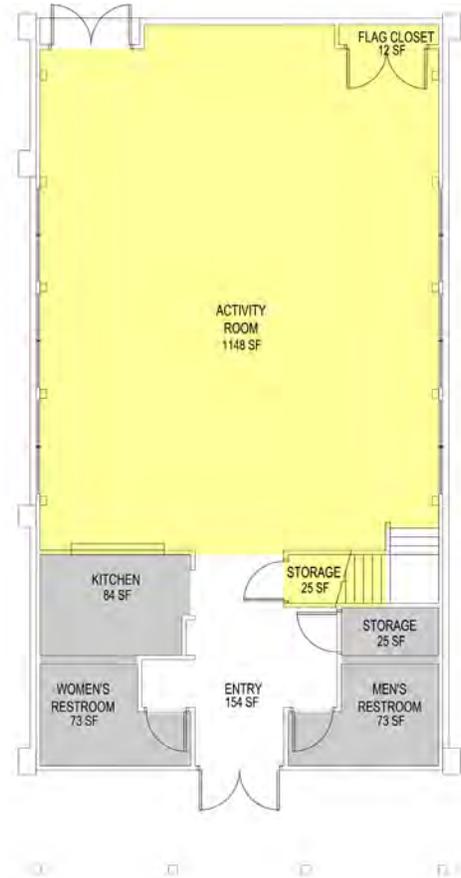
- STORAGE
- SHARED

LEVEL 01 GSF - 516 SF



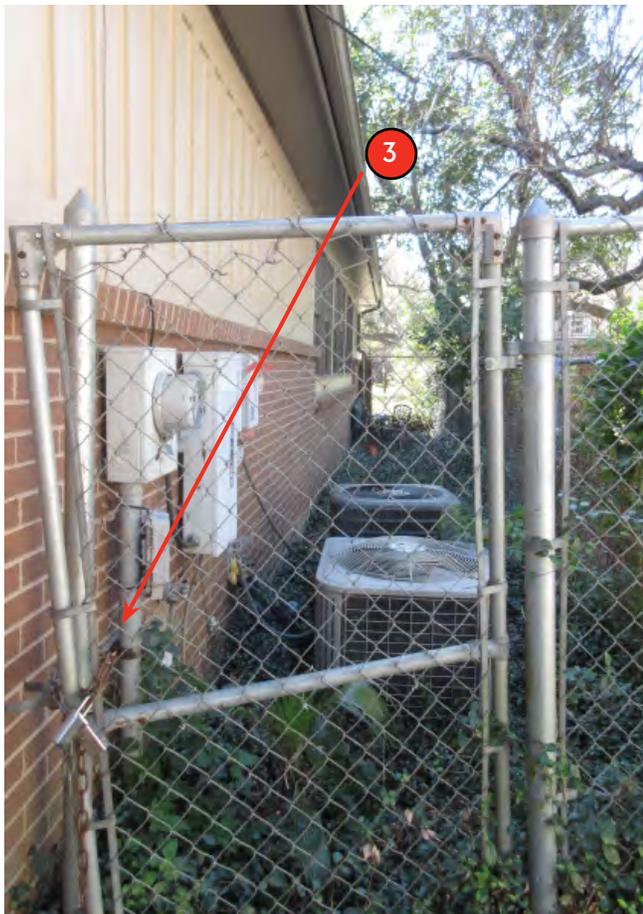
**LEVEL 01**

- COMMUNITY
- SHARED



**LEGEND**

- 1** Offset at Sidewalk
- 2** Remove Vegetation from Walls & Equipment
- 3** Man Gate is Skewed



# City of West University Place Facility Condition Assessment and Recommendations

Scout House Conceptual Project Budget

3-May-21

Notes:

All costs are listed in 2021 Dollars unless otherwise noted

These costs should be escalated to mid point of construction once a schedule has been established

Assumes no environmental contaminants exist in the building

| Projected Budget   | Square Feet | Cost/SF   | Subtotal           |                        |
|--|-------------|-----------|--------------------|------------------------|
| Scout House, Trim ground cover                           | 100         | \$ 8.00   | \$ 800.00          |                        |
| Scout House, Man gate                                    | 5           | \$ 400.00 | \$ 2,000.00        | repair or replace gate |
| Scout House, Sidewalk                                    | 40          | \$ 50.00  | \$ 2,000.00        |                        |
|  | <u>145</u>  |           | <u>\$ 4,800.00</u> |                        |
| <b>Subtotal</b>  |             |           | <b>\$ 4,800.00</b> |                        |
| Design Contingency (15%)                                 |             |           | \$ 720.00          |                        |
| <b>Subtotal</b>  |             |           | <b>\$ 5,520.00</b> |                        |
| Sanitary Connection Fee                                  |             |           | \$ -               |                        |
| Water Connection Fee                                     |             |           | \$ -               |                        |
| All Permit Fees  |             |           | \$ -               |                        |
| <b>Construction Subtotal</b>                             |             |           | <b>\$ 5,520.00</b> |                        |
| GC General Conditions (7.5%)                             |             |           | \$ 414.00          |                        |
| GC Fees (5.5%)   |             |           | \$ 326.37          |                        |
| <b>Construction Total</b>                                |             |           | <b>\$ 6,260.37</b> |                        |
| Soft Cost (10%)  |             |           | \$ 626.04          |                        |
| Contingency (15%)  |             |           | \$ 939.06          |                        |
| Furniture, Fixtures and Equipment Costs (10%)            |             |           | \$ 626.04          |                        |
| <b>2021 Project Budget</b>                               |             |           | <b>\$ 8,451.50</b> |                        |
| <b>2022 Escalation (4%)</b>                              |             |           | \$ 338.06          |                        |
| <b>Total Construction Cost in 2022 (4.0% escalation)</b> |             |           | <b>\$ 8,789.56</b> |                        |

## Wastewater Treatment/Animal Kennel

**Address** ..... 2801 N. Braeswood

**Date Constructed**..... Wastewater Treatment Plant: 1982;  
Animal Kennel: 1985

**Building Type**..... Wood stud walls (Animal Kennel),  
Pre-engineered Metal Building  
and CMU (WW Plant)

**Square Footage**..... Wastewater Treatment Plant  
Office: 1,120 GSF; Animal Kennel:  
492 GFS

**Roofing** ..... Low slope roofing with edge  
drain

**Building Condition**.. Fair

**Facility Assessment:**

**Site/Parking:** This facility has two controlled entrances off of Braeswood Boulevard. A fence encompasses the entire site with separate fences between the plant, the storage yard, and the Animal Control Facility. The parking lot paving for the Wastewater plant is in fair condition. The Animal Kennel site parking area is gravel and is in poor condition. New or refreshed surfacing is recommended for the Animal Kennel.

**Building Envelope:** The Wastewater Plant and Animal Kennel buildings' foundations have no visible signs of foundation issues. The Wastewater Plant has various buildings, the CMU walled building as well as the metal buildings and are in fair condition. The metal wash station is in fair to poor condition and shows signs of aging. The office building has a TPO roof that is in fair condition and was replaced in February of 2013. It is showing signs of ponding due to insufficient slope. The roofs on the metal buildings are in good condition



yet the wash station roof is not. It is in poor condition and will need to be rehabbed soon in order to prolong its life. Rusted or damaged areas in the metal siding and roof need to be treated and the whole building repainted. The Animal Kennel exterior walls are composed of painted wood panels and are in fair condition with no visible rot. The Animal Kennel was deemed insufficient to meet the City's needs and was in consideration for replacement. The location of the building within the Floodway made the replacement financially unfeasible and was delayed. The Animal Kennel was renovated instead.

**Interior Build-Out:** The interior painted CMU walls at the Wastewater Plant (office building and pump building) are in fair condition. The Animal Kennel's interior was recently remodeled and is in good condition. The floors have various finishes; concrete, epoxy coating, and vinyl tile (VCT) all are in good condition. The ceilings are painted and are performing reasonably well.

**Mechanical System:** The Wastewater Plant's split system was replaced in 2018. With a 15-year life, expect to replace this unit in 2031. The window unit in the Animal Kennel was replaced in 2019. With a 5 year life, expect replacement in 2024.

**Upcoming Study:** In 2021 the City will be completing a preliminary engineering study of the Wastewater Treatment Plant to assess upgrades to the treatment systems, equipment, and focus on flood protection for the facility.

## LEGEND

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- 1 Chlorine Storage
- 2 Animal Kennel Site Surfacing



## Water Storage Facility at Wakeforest

**Address** ..... 2810 Westpark

**Date Constructed**..... 1991 - 1992

**Building Type**..... CMU walls

**Roofing** ..... Low slope roofing with edge drain

**Building Condition**.. Fair

### Facility Assessment:

**Site Condition:** The facility is located at the corner of Westpark Drive and Wakeforest Avenue. It has fencing that encompasses the entire site with vehicle gates off each street. Facility personnel requested that the double gate on Wakeforest be replaced with a more substantial sliding gate, similar to the other gate. Fencing is currently in good condition. The paving surface is concrete and is in fair condition.

**Building Envelope:** The CMU exterior walls are in fair condition at both small buildings. There are no visible signs of foundation issues at either location. One building has a modified bitumen roof, replaced April 2009. It is still in good condition. Life expectancy for this roof system is 30 years, expected replacement in 2029. The other building still has the old ballasted roof. No sign of roof leaks in either building.

**Interior Build-Out:** The interior consists of painted CMU and concrete floors, all in good condition.

**Mechanical System:** The window units were last replaced in 2019. With a 5 year life, expect replacement in 2024.

**Upcoming Study:** In 2021 the City will be completing a water efficiency study that will identify future needs of the City's water distribution system.



**Water Storage Tank at Bellaire Blvd.**

**Address** ..... 3737 Bellaire

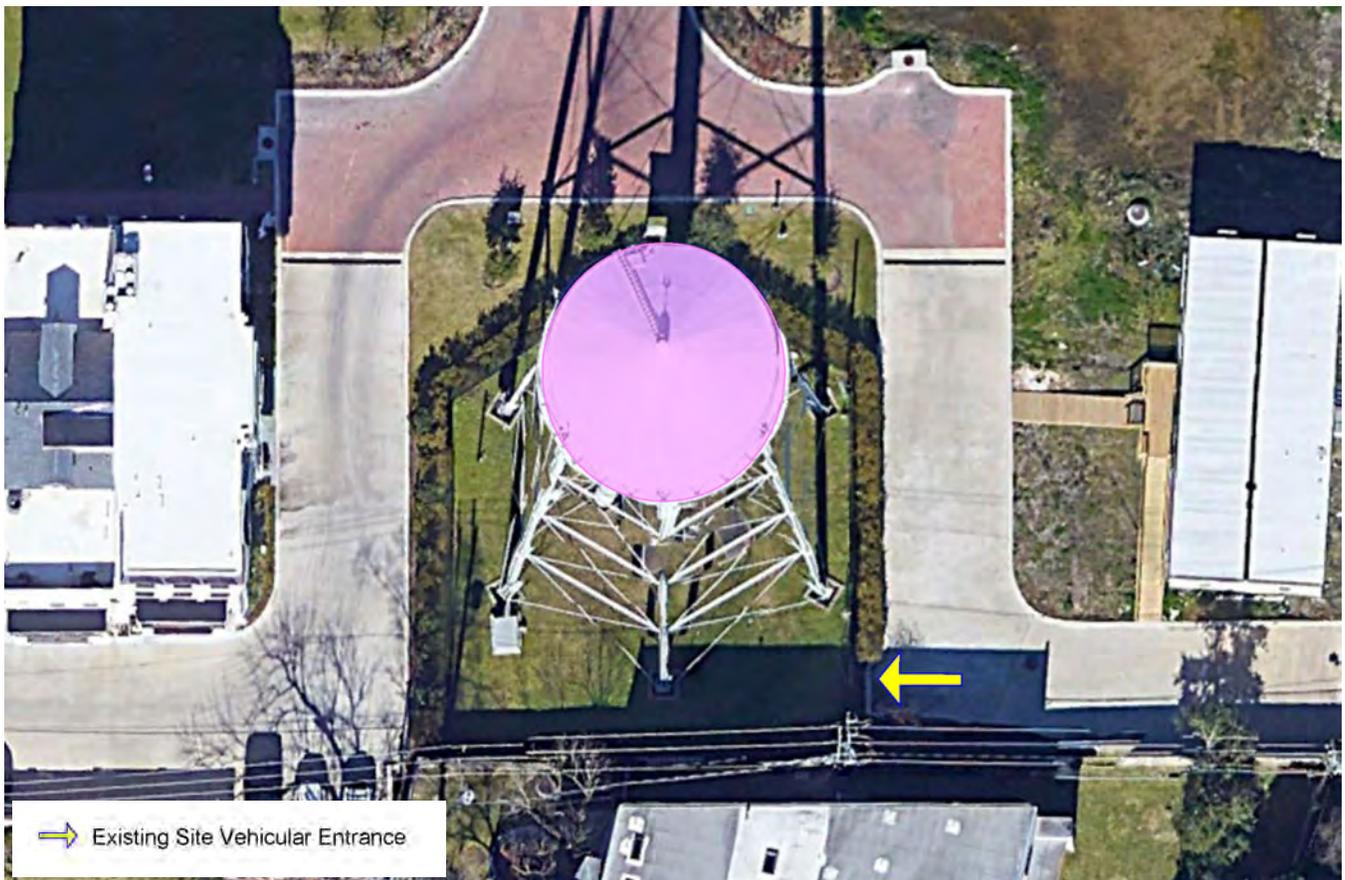
**Date Constructed**..... 1935

**Building Condition**.. Fair (Water tower only)

**Facility Assessment:**

**Site Condition:** The facility is located at the corner of Westpark Drive. It has fencing that encompasses the entire site with a vehicle gate and a man gate. All fencing is currently in good condition. The tank is slated to be replaced within the next 5 years as scheduled maintenance.

**Upcoming Study:** In 2021 the City will be completing a water efficiency study that will identify future needs of the City's water distribution system.





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