

Region 4 ESC Facility Services

Region 4 Facility Services offers four core areas that focus on effective and efficient facility management for your district throughout the State of Texas.

Facilities Performance Review;

Facilities Performance Training;

Facilities Design and Construction Management Partner;

Facilities Maintenance and Operations Management Partner.

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Facility Assessment Components

Develop a facilities condition assessment report focusing on a walk-through inspection of existing school facilities.

Perform a facility condition inspection and assessment based on existing facilities square footage the district selects to review.

Provide building component replacement schedules.

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Facility Assessment Components

To identify and estimate the component renewal, cyclic maintenance (paint & carpet), deferred maintenance (roofs and major mechanical), and safety requirements for the next 10 years.

Focus on the identification of needs that may not typically be identified through the course of normal operation and maintenance efforts.

Visual inspection of all civil, structural, electrical, and mechanical components. (Including all roofs and building envelop components related to moisture protection)

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Facility Assessment Components

Interview maintenance staff to gain knowledge of the past performance of facilities and systems.

Focus on the inspection and evaluation of the actual physical condition of the facilities as they are currently constructed.

Benchmark the overall condition of a building using a facility cost index (FCI) as a relative indicator of the overall condition of each building. This index is developed by comparing the cost of deferred maintenance, and safety requirements backlog requirements of the buildings needed in the next 5 years to the corresponding replacement value of the buildings. This benchmark will assist the district in determining whether a building has reached the end of its useful life.

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Facility Assessment Components

Work with Superintendent and other administrative staff to determine the district's long-range goals and needs in order of priority.

Survey selected campus staff to identify existing facility deficiencies and programmatic needs and deficiencies.

Work with the district's Maintenance & Operations Manager and staff to identify facility component deficiencies and replacement needs district wide. This information is vital to completing the Facilities Long-Range Improvement Plan.

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Facility Assessment Components

Document new construction and renovation projects completed within the last 5 to 15 years. This information is vital in developing replacement schedules.

Provide construction cost estimates for all repair and replacement needs as outlined.

Provide list of municipal ordinances and/or codes that will have an impact on repair and renovated projects.

Attend Board of Trustees meetings as necessary to complete and present all reports.

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Recommended Texas Education Agency Facilities Standards

Subchapter CC. Commissioner's Rules Concerning School Facilities

Identify deficiencies of current TEA Facility Standards and provide documents pertaining to the standards.

§61.1033. School Facilities Standards for Construction before January 1, 2004.

A qualified, independent third party, not employed by the design architect or engineer or contractor, should perform a reasonable number of reviews and inspections during the course of construction of the facility for compliance with the requirements of the adopted building code.

Region 4 ESC Facility Service Team

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