UPDATED: 07/18/2025

FACILITY STUDY

CLAYCOMB
ASSOCIATES, ARCHITECTS

APPROXIMATE LIFESPAN REMAINING

50-30	Phase 1
30-20	Phase 2
20-10	Phase 3
10-1	Phase 4
<1	Phase 5

AGES OF BUILDINGS

DIBOLL PRIMARY SCHOOL

N
NORTH

CLAYCOMB
ASSOCIATES ARCHITECTS

APPROXIMATE LIFESPAN REMAINING

50-30	Phase 1
30-20	Phase 2
20-10	Phase 3
10-1	Phase 4
<1	Phase 5

AGES OF BUILDINGS

HG TEMPLE ELEMENTARY & INTERMEDIATE

N
NORTH

CLAYCOMB
ASSOCIATES, ARCHITECTS

APPROXIMATE LIFESPAN REMAINING

50-30	Phase 1
30-20	Phase 2
20-10	Phase 3
10-1	Phase 4
<1	Phase 5

AGES OF BUILDINGS

DIBOLL JUNIOR HIGH SCHOOL

N
NORTH

CLAYCOMB
ASSOCIATES ARCHITECTS

APPROXIMATE LIFESPAN REMAINING

50-30	Phase 1
30-20	Phase 2
20-10	Phase 3
10-1	Phase 4
<1	Phase 5

AGES OF BUILDINGS

DIBOLL HIGH SCHOOL

N
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APPROXIMATE LIFESPAN REMAINING

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30-20	Phase 2
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AGES OF BUILDINGS

TEMPLE ELEMENTARY SCHOOL

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PHASE 1
0-20 Years

Necessary maintenance and changes to building are minor and costs are normal.

Deferred maintenance creates future negative financial impacts.

PHASE 2
20-30 Years

Buildings require increasing annual maintenance including more frequent replacement of broken equipment.

Costs are increasing. Deferred maintenance items are becoming increasingly more burdensome.

Operational deficiencies emerge and multiple functional deficiencies surface.

PHASE 3
30-40 Years

Need for general maintenance accelerates rapidly.

Replacement of major fixtures and building systems are part of the natural course of this phase.

The original equipment will generally have been completely replaced. Costs increase rapidly.

Deferred maintenance creates additional compounded future costs. Also, efficiencies are hindered, often significantly, and functional deficiencies may interfere with teaching methods.

PHASE 4
40-50 Years

Building has significantly deteriorated by this time, unless well constructed and well maintained.

More importantly, teaching methods and residency patterns of the community may have changed; rendering the building functionally obsolete even if it is not structurally decrepit.

PHASE 5
50+ Years

Building has exceeded its useful life and should be completely renovated or abandoned.

The cost of renovation usually exceeds the cost of abandonment and new construction.

Redirecting the use of the building may be an option.

"As school buildings age, patterns of change and deterioration are common.

> Historically, most well-constructed school buildings are considered to have useful lives ranging between 40 and 55 years.

Some construction, particularly additions, may have a shorter useful life, as they almost always depend on the original construction for many vital functions."

STILL HAS TO BE REVIEWED FROM THE PARTICULAR DISTRICT VIEW:

- USEFULNESS
- COST TO MAINTAIN
- AESTHETICS

Building Systems Useful Life

By BOMA (Building Owners & Managers Assn.)

The following list of system and average useful life years is based on **regular preventive maintenance properly performed at prescribed frequencies.** This listing (excerpts) serves as a guide for scheduling systems updating and for future planning.

Systems	Average Useful Life Years
A. HVAC	
1. *Air Conditioning*	
a. Window Unit, Commercial Thru-the-Wall	10
b. Residential Single or Split Package	15
c. Water-Cooled Package	15
d. Computer room Unit	15
2. *Roof-Top Air Conditioners*	
a. Single Zone, MulitZone, VAV	15
3. *Heat Pumps*	
a. Residential Air-to-Air	12
b. Commercial Air-to-Air	15
c. Commercial Water-to-Air	18
4. *Ductwork*	20
5. *Controls*	
a. Pneumatic	18
b. Electric, Electronic, Self-Contained	20
B. PLUMBING	
1. *Hot Water Heaters*	
a. Electric, Oil Fired, Gas Fired	10
2. *Flush Valves*	12
3. *Fixtures - Commercial*	
a. Faucets	7
b. Water Closets, Urinals, Sinks	30
4. *Domestic Water Piping System*	30
C. ELECTRICAL	
1. *Electric Transformers*	
a. Oil-Filled, Dry Type	30
2. *Circuit Breakers*	30
3. *Light Fixtures*	20
4. *Uninterrupted Power Supply*	
b. Battery	10
c. Rotary	15
5. *Electric Motors*	18
D. INTERIOR FINISHES	
1. *Flooring*	
a. Vinyl	
i. Tile, or Sheet	12
b. Carpet – Common Area	
i. Broad Loom or Carpet Tile	5
ii. Loop Pile	7
c. Epoxy or Wood	15
d. Terrazzo, Concrete	50
2. *Walls*	
a. Vinyl Wall Covering	10
b. Painted	5
c. Wall Paper	4
d. Fabric	5
e. Wood	15
3. *Ceilings*	
a. Plaster/Drywall with skim coat	30
b. Suspended	
i. Spline System	20
ii. Lay-in System	25
iii. Ceiling tiles	10
4. *Door Hardware*	
a. Entry Lock Sets and Closures	5
D. STRUCTURAL	
1. *Steel*	Life of Bldg.
2. *Concrete*	Life of Bldg.
3. *Wood*	Life of Bldg.
4. *Façade*	
a. Brick, Block & Stone	Life of Bldg.
b. Concrete – Poured in Place	Life of Bldg.
c. Metal Curtain Wall	40
d. Glass Curtain Wall or Windows	30
e. Precast Panels or Stone Veneer	35
E. ROOFING	
1. *4-Ply Built-Up*	
a. Asphalt	
i. Flat	18
ii. Sloped (1/4" per foot0	25
b. Cold-Tar	35
c. Hot Applied Rubberized Asphalt (Protected Membrane Assembly)	30
2. *2-Ply Modified Bitumen (Mopped Down)*	
a. Flat	15
b. Sloped (1/4" per foot)	20
3. *Single Ply*	
a. EPDM	
i. Flat	15
ii. Sloped (1/4" per foot0	20
b. Thermoplastic	15
c. Modified Bitumen (Touched On)	
iii. Flat	10
iv. Sloped (1/4" per foot)	15
4. *Metal*	
a. Structural Roof Panels	25
b. Premanufactured Arch. Roof Panels	25
c. Standing Seam Roofing (Copper, Lead Covered Copper, Coated Stainless Steel)	75+
d. Custom Fabricated Flat Seam (Copper, Lead Covered Copper, Coated Stainless Steel)	50+
5. *Asphalt Shingles*	
15 Year/20 Year/25 Year/30 Year	15/20/25/30

Genesis Partnership

September 15, 2010

Keep in mind the status of the large expense items.

FACILITY LOCATIONS

DISTRICT OWNED PARCELS

N
NORTH

CLAYCOMB
ASSOCIATES, ARCHITECTS

EXISTING FACILITIES

DIBOLL PRIMARY SCHOOL

N
NORTH

CLAYCOMB
ASSOCIATES, ARCHITECTS

EXISTING FACILITIES

DIBOLL PRIMARY SCHOOL

N
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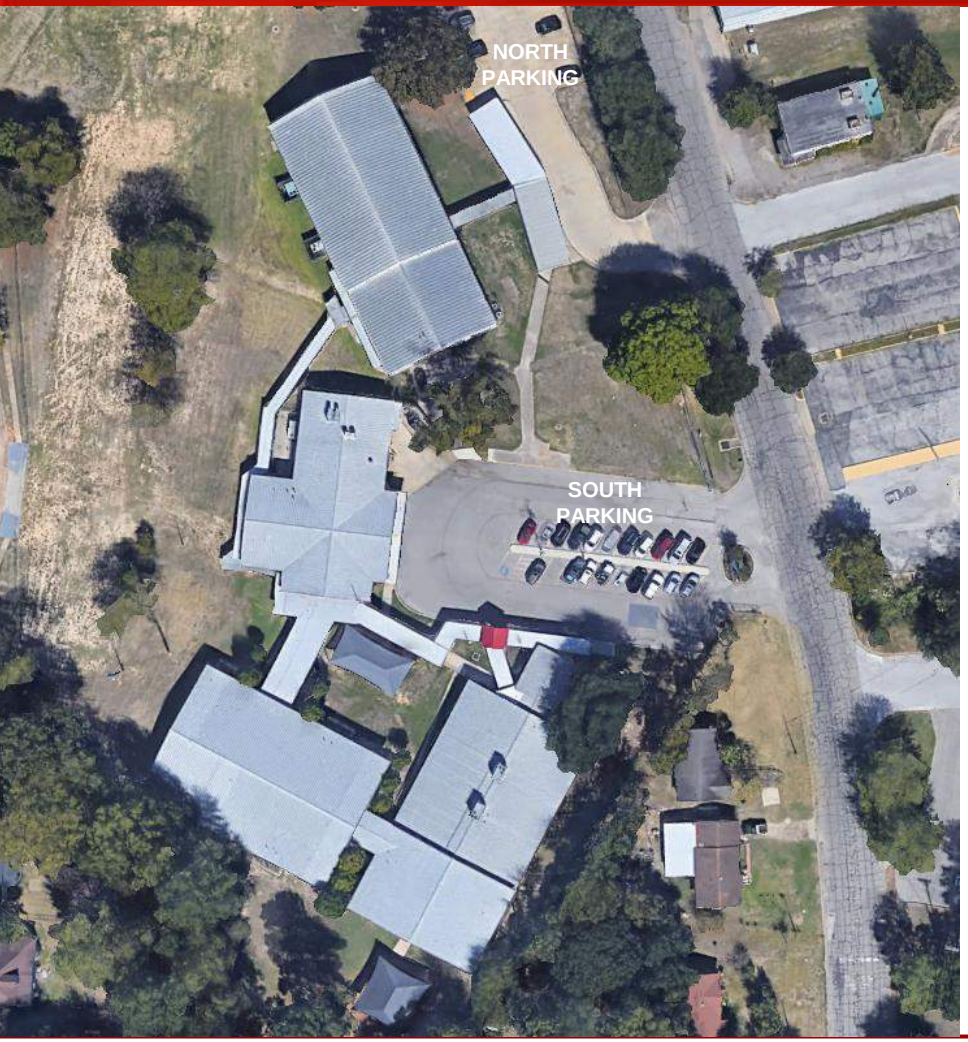

GRADES:

SITE SIZE:

School built on: +/- 5.33 ACRES
Diboll ISD Property: +/- 8.44 ACRES

APPROX. NO. OF PARKING SPACES:

North: +/- 30
South: +/- 22

APPROX. AREA SIZES:

CLASSROOMS:

Avg. Classroom Size: +/- 795 to 961 SQ FT
Total Classroom SQ: +/- 10,360 SQ FT
# of Classrooms: 12

Media Center: +/- 961 SQ FT

Gym: +/- 7,112 SQ FT

Dining: +/- 3,044 SQ FT

AREA CAPACITIES:

CLASSROOMS:

Primary Capacity: +/- 280

Elementary Capacity: +/- 318

Media Center: Less than 1

Gym: Meets min. requirement
(almost the size of a High School gym)

Dining: +/- 202

EXISTING FACILITIES

DIBOLL PRIMARY SCHOOL

N
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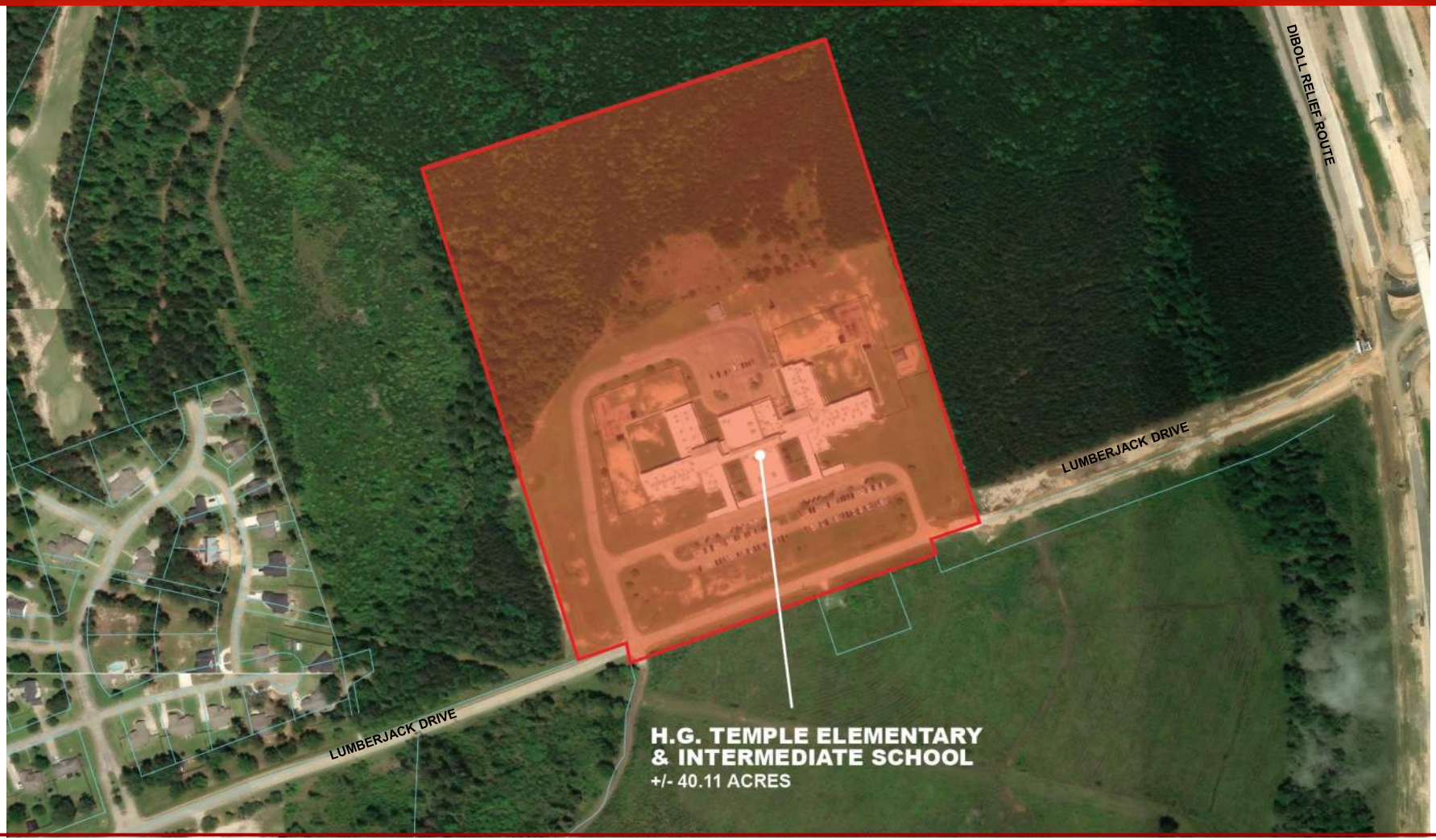

EXISTING FACILITIES

HG TEMPLE ELEMENTARY & INTERMEDIATE

Elementary: PK to 2 Intermediate: 3 to 5

CLAYCOMB ASSOCIATES, ARCHITECTS

EXISTING FACILITIES

HG TEMPLE ELEMENTARY & INTERMEDIATE

(1ST FLOOR)

N
NORTH

CLAYCOMB
ASSOCIATES, ARCHITECTS

EXISTING FACILITIES

HG TEMPLE ELEMENTARY & INTERMEDIATE
(2ND FLOOR)

N
NORTH

CLAYCOMB
ASSOCIATES ARCHITECTS

GRADES:

Elementary School: PK to 2
Intermediate School: 3 to 5

SITE SIZE: +/- 40.11 ACRES

APPROX. NO. OF PARKING SPACES:

North: +/- 97
South: +/- 130

APPROX. AREA SIZES:

CLASSROOMS:

Avg. Classroom Size: +/- 690 to 900 SQ FT

Elementary Classrooms (East wing):

Total: +/- 14,290.37 SQ FT
# of Classrooms: +/- 38

Intermediate Classrooms (West wing):

Total: +/- 14,456.20 SQ FT
# of Classrooms: +/- 30

Media Center: +/- 2,460.62 SQ FT (each, 2 in total)

Gym: +/- 8,197.99 SQ FT

Dining: +/- 5,870.21 SQ FT

AREA CAPACITIES:

CLASSROOMS:

Elementary Classrooms: +/- 783

Intermediate Classrooms: +/- 660

Media Center: +/- 1,140

Gym: Meets min. requirement (size of a High School gym)

Dining: +/- 391

EXISTING FACILITIES

HG TEMPLE ELEMENTARY & INTERMEDIATE

N
NORTH

CLAYCOMB ASSOCIATES, ARCHITECTS

EXISTING FACILITIES

DIBOLL JUNIOR HIGH SCHOOL

Grades: 6 to 8

N
NORTH

CLAYCOMB
ASSOCIATES, ARCHITECTS

EXISTING FACILITIES

DIBOLL JUNIOR HIGH SCHOOL

N
NORTH

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GRADES:

Grades: 6 to 8

SITE SIZE:

School built on:	+/- 12.01 ACRES
Diboll ISD Property:	+/- 21.96 ACRES

APPROX. NO. OF PARKING SPACES:

North:	+/- 52
West:	+/- 37
South:	+/- 40

APPROX. AREA SIZES:

CLASSROOMS:

Avg. Classroom Size:	+/- 550 to 1,200 SQ FT
Total Classroom SQ:	+/- 24,187.57 SQ FT
# of Classrooms:	+/- 32
Media Center:	+/- 1,790.21 SQ FT
Gym:	+/- 9,892.63 SQ FT
Dining:	+/- 3,960.05 SQ FT
Band Hall:	+/- 2,222.04 SQ FT

AREA CAPACITIES:

CLASSROOMS:	+/- 740
Media Center:	+/- 197
Gym:	Meets min. requirement (size of a High School gym)
Dining:	+/- 260

EXISTING FACILITIES

DIBOLL JUNIOR HIGH SCHOOL

N
NORTH

CLAYCOMB
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EXISTING FACILITIES

DIBOLL HIGH SCHOOL

Grades: 9 to 12

N
NORTH

CLAYCOMB
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EXISTING FACILITIES

DIBOLL HIGH SCHOOL

N
NORTH

CLAYCOMB ASSOCIATES, ARCHITECTS

GRADES:

Grades: 9 to 12

SITE SIZE:

School built on: +/- 50.0 ACRES
Diboll ISD Property:+/- 61.59 ACRES

APPROX. NO. OF PARKING SPACES:

North:	+/- 30
Student Parking lot:	+/- 235
Coaches Parking:	+/- 66

APPROX. AREA SIZES:

CLASSROOMS:

Avg. Classroom Size: +/- 545 to 1,500 SQ FT
Total Classroom SQ: +/- 36,536.94 SQ FT
# of Classrooms: +/- 47

Media Center:	+/- 2,379.19 SQ FT
Gym:	+/- 10,743.87 SQ FT
Dining:	+/- 3,390.19 SQ FT
Band Hall:	+/- 2,624.19 SQ FT

AREA CAPACITIES:

CLASSROOMS:	+/- 1,099
Media Center:	+/- 325
Gym:	Meets min. requirement
Dining:	+/- 226

EXISTING FACILITIES

DIBOLL HIGH SCHOOL

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NORTH

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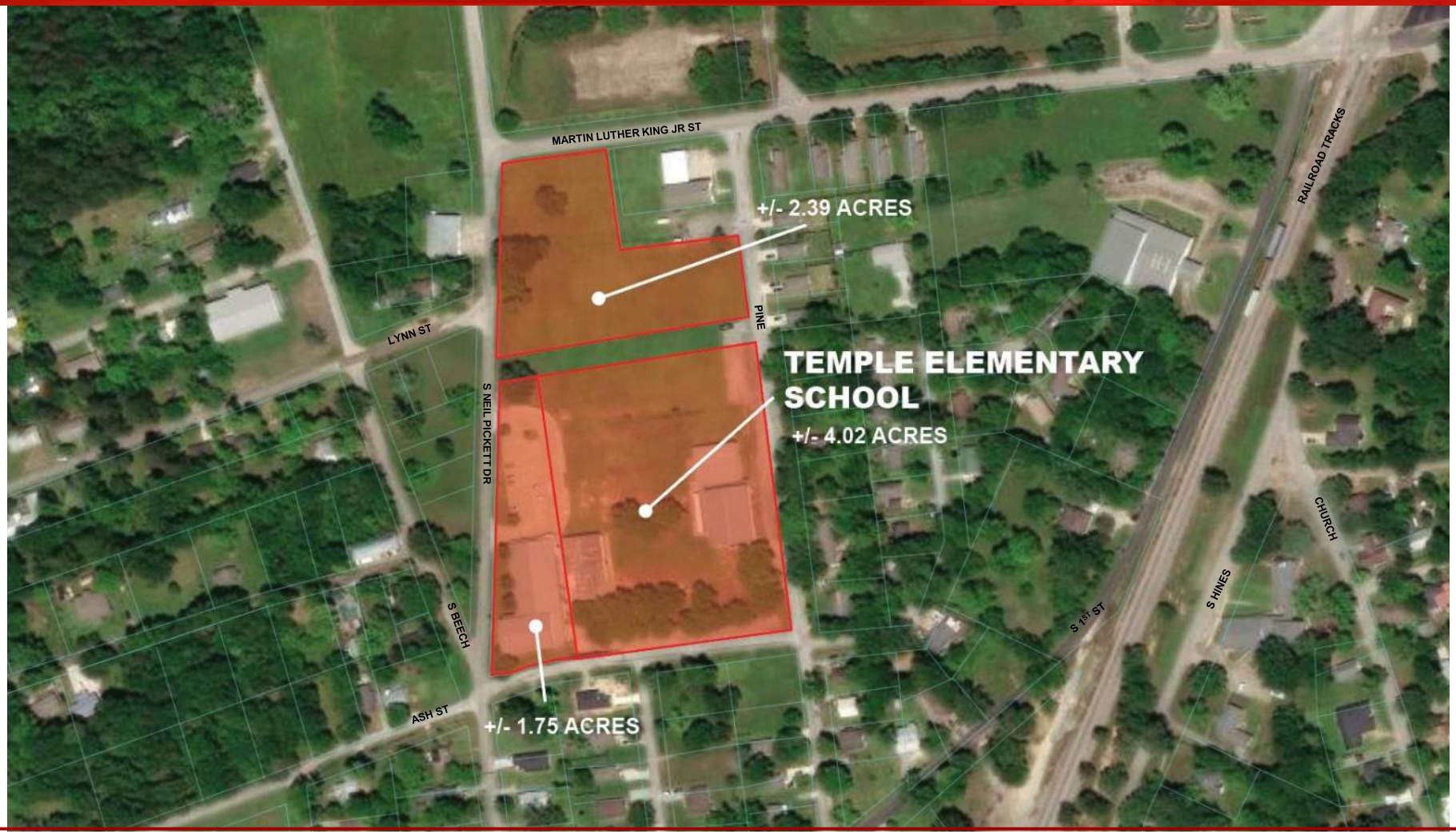

EXISTING FACILITIES

TEMPLE ELEMENTARY SCHOOL

N
NORTH

CLAYCOMB
ASSOCIATES, ARCHITECTS

EXISTING FACILITIES

TEMPLE ELEMENTARY SCHOOL

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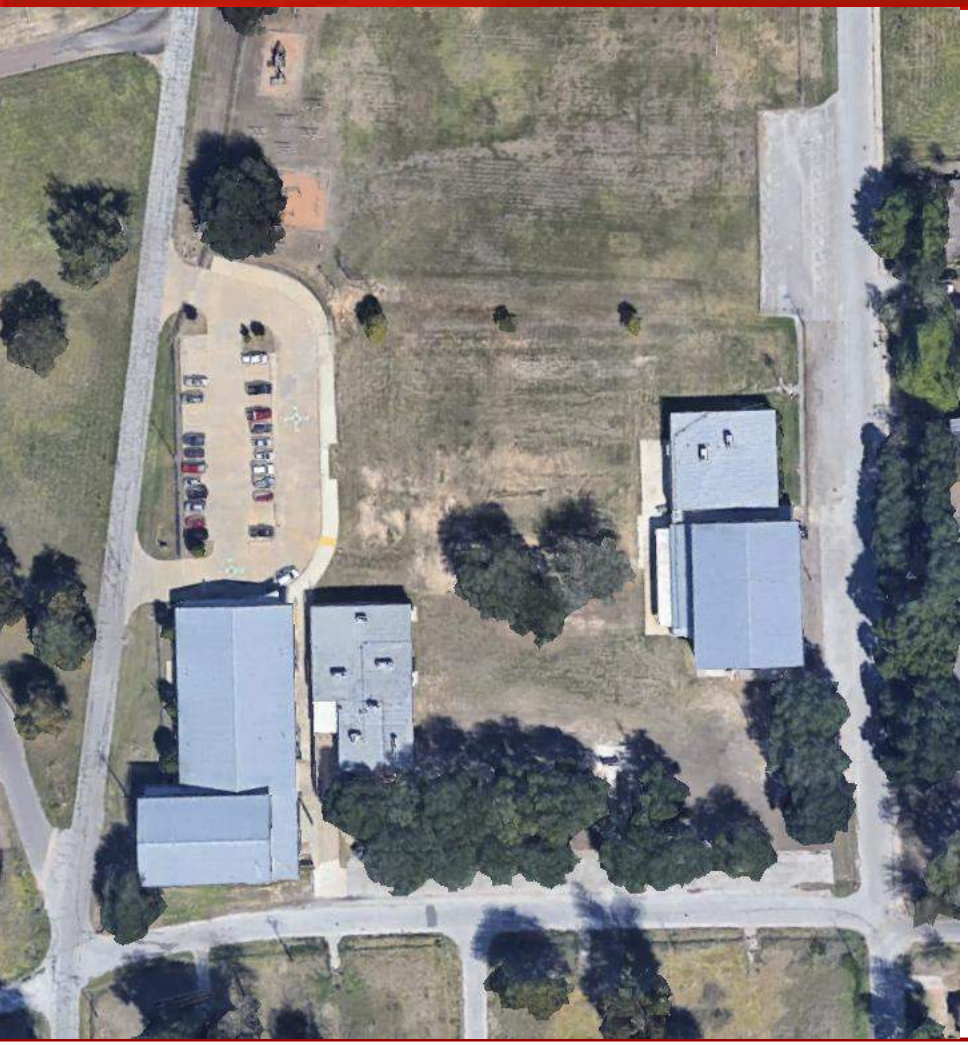

GRADES:

SITE SIZE:

School built on:	+/- 5.77 ACRES
Diboll ISD Property:	+/- 8.16 ACRES

APPROX. NO. OF PARKING SPACES:

West:	+/- 28
East:	+/- 25
South:	+/- 34

APPROX. AREA SIZES:

CLASSROOMS:

Avg. Room Size:	+/- 800-1,200 SQ FT
Total Classroom SQ:	+/- 5,789.47 SQ FT
# of Classrooms:	6

(one is a Special Education classroom, two science laboratories)

Auditorium:	+/- 2,632.07 SQ FT
Media Center:	+/- ? SQ FT
Gym:	+/- ? SQ FT
Dining:	+/- ? SQ FT

AREA CAPACITIES:

CLASSROOMS:

Primary Capacity:	+/- 158
Elementary Capacity:	+/- 177
Media Center:	?
Gym:	?
Dining:	?

EXISTING FACILITIES

TEMPLE ELEMENTARY SCHOOL

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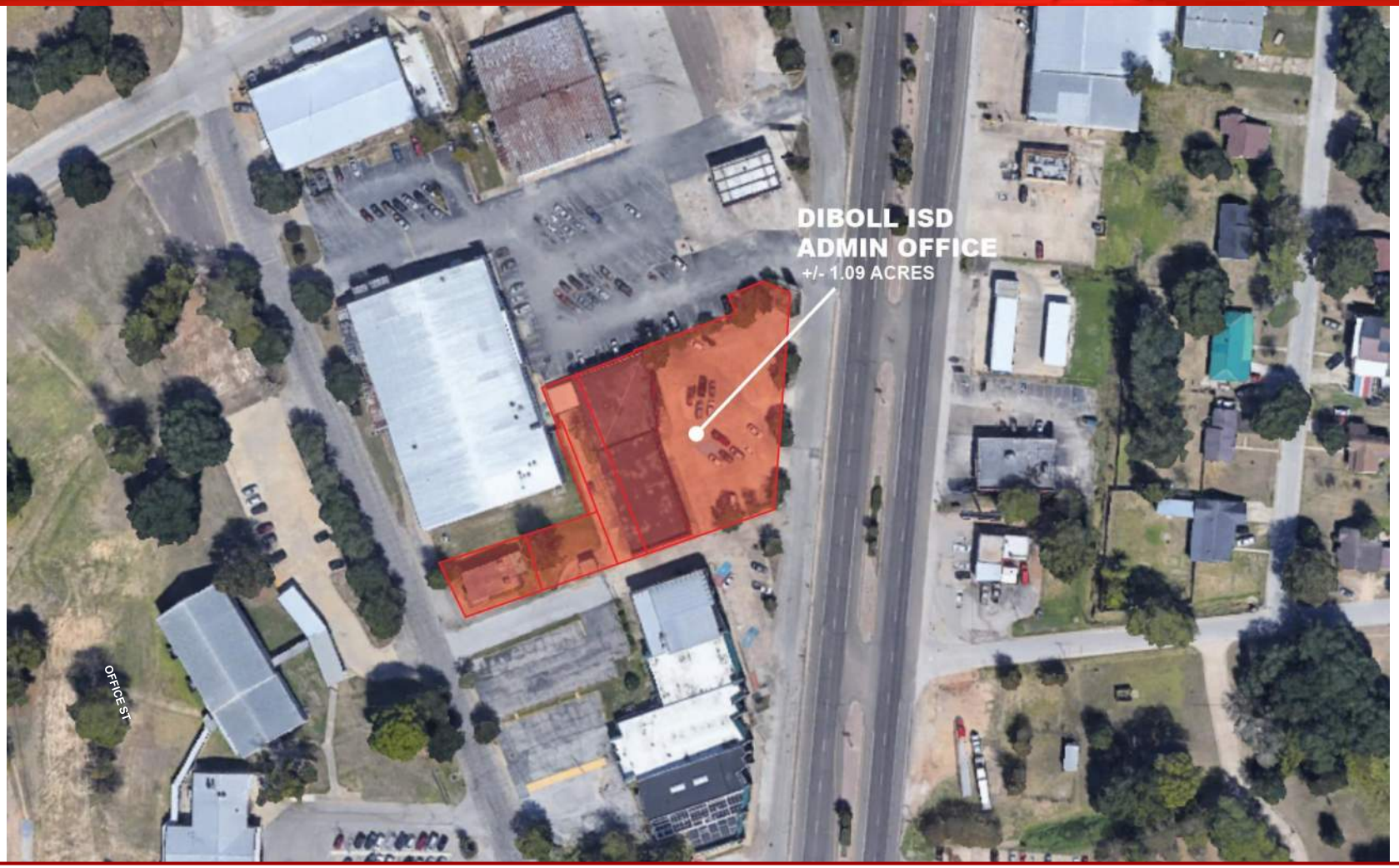

EXISTING FACILITIES

DIBOLL ADMINISTRATION BUILDING

N
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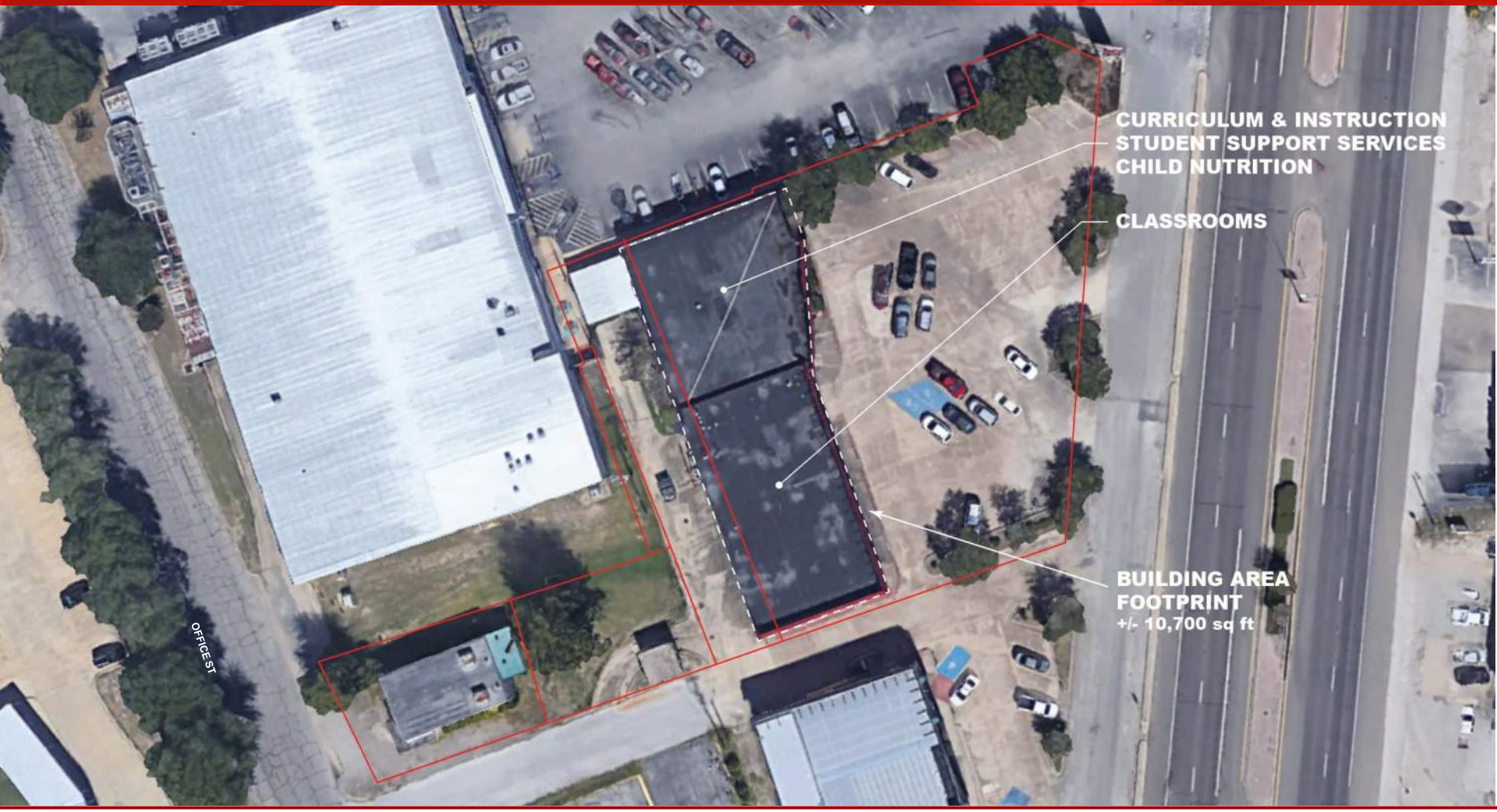

EXISTING FACILITIES

DIBOLL ADMINISTRATION BUILDING

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CLAYCOMB
ASSOCIATES ARCHITECTS

MASTERPLANNING INFORMATION

AGES OF BUILDING COMPONENTS

COMPARED TO INDUSTRY STANDARDS

KNOW THE CODE THRESHOLDS:

A. Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using materials, elements, equipment, or fixtures that serve the same purpose.
(Only new items must comply with all codes)

B. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the configuration or extension of any system, or the installation of any additional equipment.
(Only areas being altered must comply with all codes)

C. Level 3 alterations apply where the *work area* exceeds 50 percent of the aggregate area of the building.
(Entire building must comply with all codes)

All of the above depends on the Authority Having Jurisdiction's interpretation.

KNOW THE CODE THRESHOLDS:

A. Whatever portion of the building that is renovated (modifying doors, windows and walls) must be brought up to current code (including handicap code).

B. If the building occupancy is modified, the entire building may be required to be brought into compliance with the current codes.

C. If the occupancy is increased by more than 5%, the number of plumbing fixtures must be brought into compliance with the current codes.

All of the above depends on the Authority Having Jurisdiction's interpretation.

KNOW THE CODE THRESHOLDS:

A. **Site Sizes:** It is always better to determine the capacity and sports/playground requirements of a school campus and draw it in to determine if the site will function properly.

In General: Elementary campus=10 acres plus 1 acre for every 100 students
JH/MS campus=20 acres plus 1 acre for every 100 students
High School campus=30 acres plus 1 acre for every 100 students.

B. **Classrooms sizes:** 36/sq. ft. per PK & 1st grade student
32/sq. ft. per 2nd grade to 12th grade student
There are also size requirements for:
Media Centers, Science Labs and Gyms.

C. **School buildings** cost more than houses due to code, durability and equipment requirements.

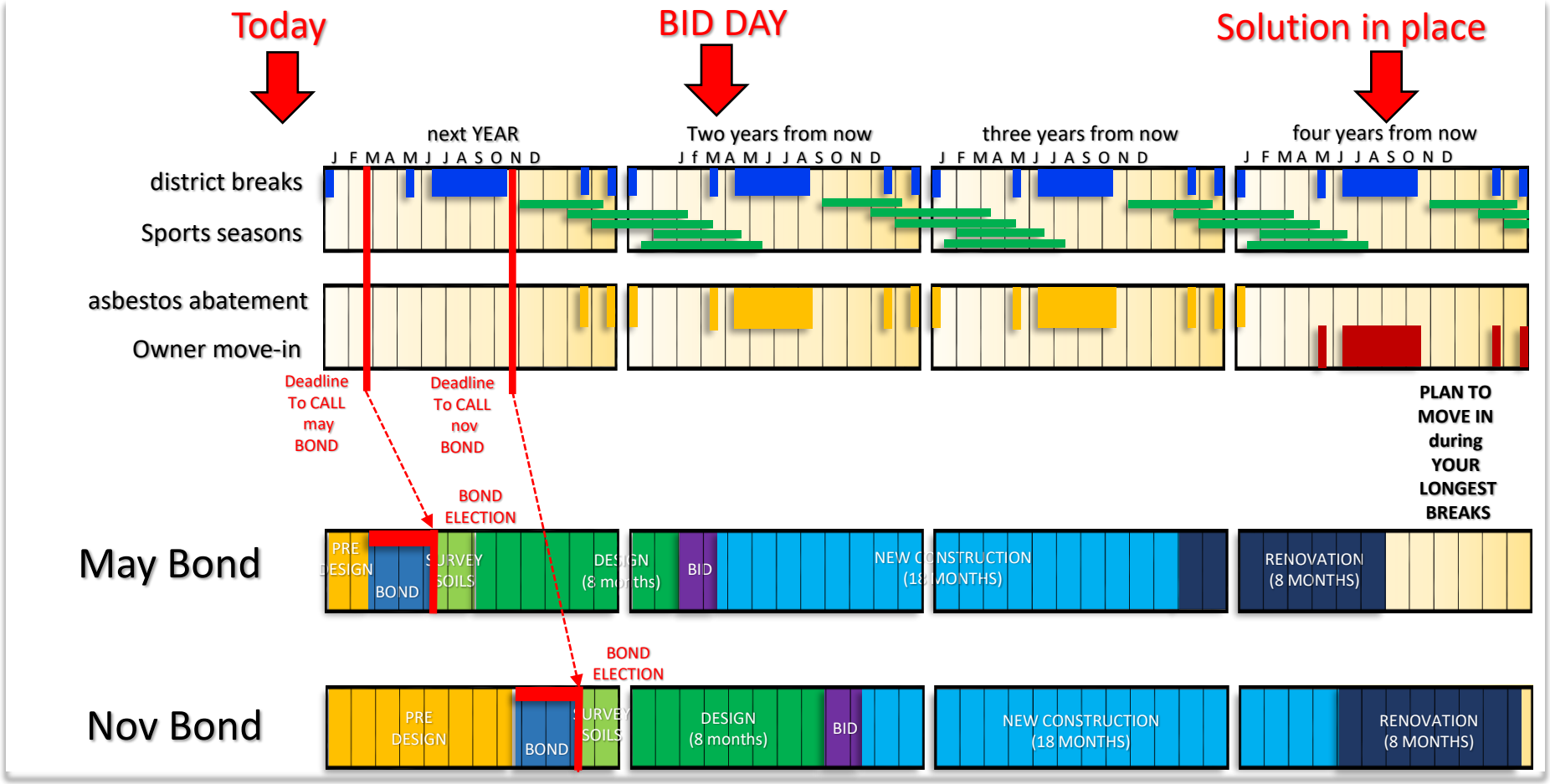
KNOW THE DISTRICT'S FINANCIAL CONSIDERATIONS:

A. Most Districts **cannot afford** to resolve all of their needs.

B. Most Districts have **deteriorated facilities** due to the funding laws.

C. Most District **require a bond issue** to fund large projects.

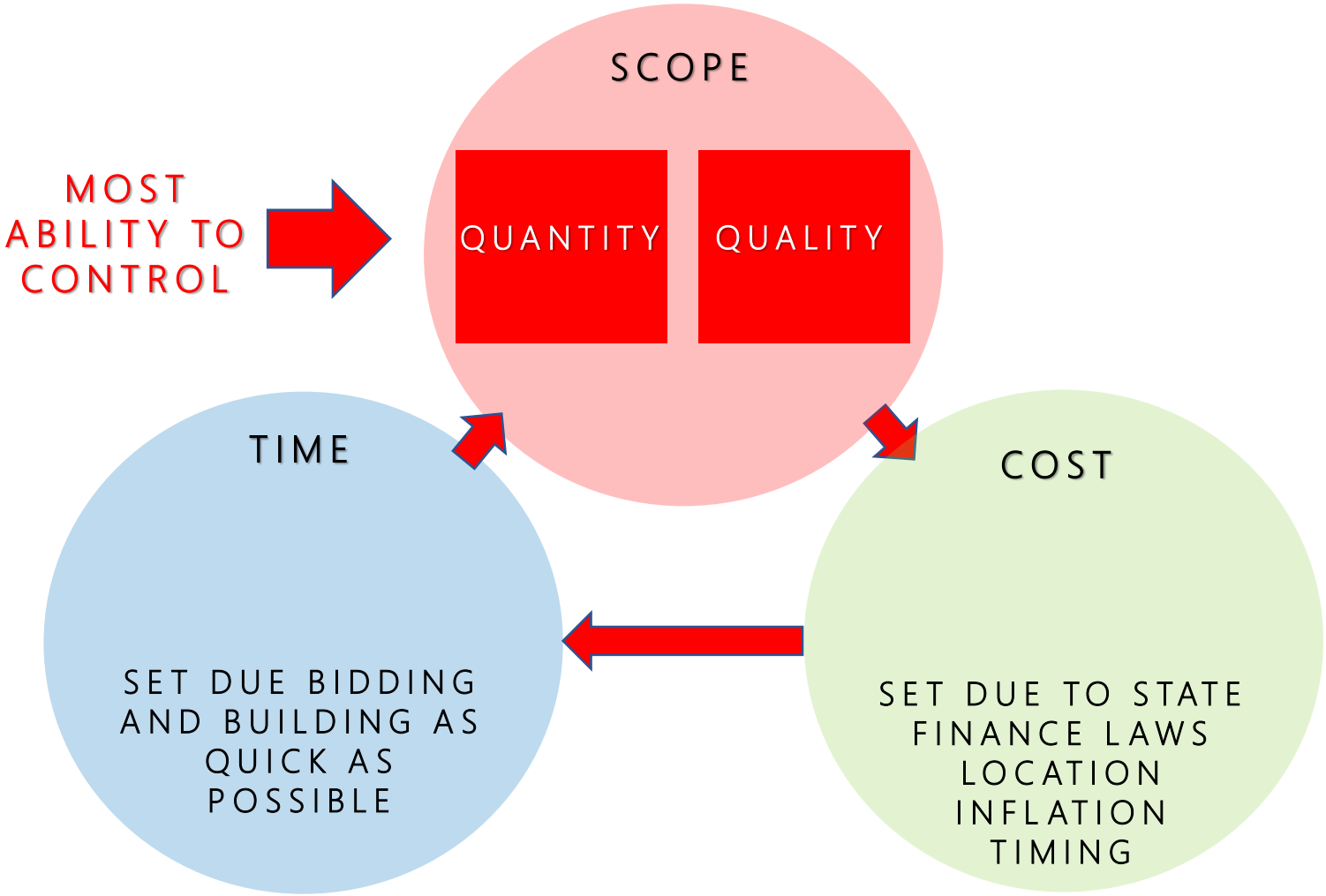
D. Most District **cannot maximize their tax burden** on their community.



MASTERPLANNING

DETERMINE WHEN TO BEGIN

CLAYCOMB ASSOCIATES, ARCHITECTS



MASTERPLANNING

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