



To: Independent School District #622

From: Sal Bagley | SB

Date: June 16, 2026

Comm. No: 9999

Subject: Independent School District #622
FY27 – FY30 LTFM Narrative – North High School

North High School Renovations LTFM Narrative

Per submission requirements for projects over \$2M per site, per year.

Removal and replacement of existing components throughout the building and site.

- **Electrical:** The existing lights need replacement due to being at or beyond their life expectancy and are showing signs of broken components (lenses, housings, etc.) and deterioration (rust). The areas needing replacement are all classrooms, circulation spaces, cafeteria / kitchen, custodial, mechanical spaces and all other spaces that have the original building light fixtures. Additionally, the original building emergency power generator is beyond its serviceable life expectancy and needs to be replaced.
- **Interior Surfaces:** The existing carpet and resilient flooring surfaces that are original to the building need to be replaced due to being at or beyond their life expectancy. These surfaces are showing signs of disrepair and deterioration. The existing acoustical lay in ceiling systems that are original to the building also need to be replaced due to being at or beyond their life expectancy. The areas needing replacement are all classrooms, circulation spaces, cafeteria / kitchen and all other spaces that have the original building acoustical lay in ceiling systems.
- **Mechanical Systems:** The existing boiler plant, chiller plant and distribution piping original to the building are at or beyond their useful life expectancy and need to be replaced. The existing systems are becoming more difficult to repair and service. Additionally, the existing piping throughout the building is leaking and beyond its serviceable life expectancy and needs to be replaced.
- **Professional Services:** The design fees to design, procure, and do construction administration services for this scope of work.
- **Site Projects:** The existing outdoor chiller screen wall, concrete support pad and adjacent concrete sidewalks and curbs are deteriorated, heaving and will need to be replaced in parallel with the chiller plant.
- All of the items above are beyond their life expectancy and have reached a point where repairs are no longer feasible. Utilizing LTFM revenue to replace these eroded items will prevent any further deterioration. It is anticipated that future replacement of these items will not be needed until the end of their respective industry life cycles.
- North High School is a multi-year project.

