



FIRE & LIFE SAFETY STUDY

BUFFALO COURTS • PANHANDLE-PLAINS HISTORICAL MUSEUM
MARY MOODY NORTHERN HALL • SYBIL B. HARRINGTON FINE ARTS COMPLEX
VIRGIL HENSON ACTIVITIES CENTER

February 16, 2017

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1.0

Basis for the Report

1.1 INTRODUCTION

Lavin Architects was contacted, in early 2016, by Southeast Service Corporation to address fire and life safety issues at five campus facilities identified in inspection reports issued by the Texas State Fire Marshal's Office.

Initially, representatives from WTAMU, SSC and Lavin held several meetings, in order for all stakeholders involved, to reach a clearly defined consensus on the purpose, scope and resulting 'outcome' of the work to be performed.

As one could expect for older facilities, they, as well as 'decision makers' involved with them, change over the years. Each of the five buildings have experienced modifications and/or renovations at various times throughout the years, and combined with constantly 'evolving' code requirements, it's very understandable how the buildings may not have remained fully 'compliant'.

With increased attention on life safety concerns, a focused study of older facilities is relevant to identify 'non-compliant' life safety conditions and offer 'viable' options for corrective action to bring them into compliance.

The purpose of this "FIRE AND LIFE SAFETY STUDY" is to present SSC and the University with our findings and conclusions for each of the five assigned facilities. The result of this work and the corrective actions to come will provide the University and the 'day-to-day' users of these facilities with a more protected and safer environment.

1.2 SCOPE OF WORK

The Work associated with this report encompasses five campus buildings which are indicated below. Inspection Report No. RRO 13965A, dated June 18, 2015, issued by The Texas State Fire Marshal's Office, listed these buildings, along with others outside of this work scope, with violations to be corrected.

The facilities assigned to Lavin Architects and a synopsis of the work are as follows:

BUFFALO COURTS
ALUMNI CENTER



MARY MOODY
NORTHERN HALL



PANHANDLE-PLAINS
HISTORICAL MUSEUM



SYBIL B. HARRINGTON
FINE ARTS COMPLEX



VIRGIL HENSON
ACTIVITIES CENTER



SCOPE OF WORK

The Scope of Work consisted of

Four Steps:

STEP ONE:

CONDUCT

Life Safety Analysis
in view of SFMO findings

STEP TWO:

PROPOSE

Design Options

STEP THREE:

DEVELOP

Budgetary Costs and
Project Timelines

STEP FOUR:

ISSUE

Final Comprehensive Report

1.3 METHODOLOGY

The Work associated with the four 'STEPS' listed above was comprised of various 'Tasks' to be performed for each the four facilities. Below is a general outline of the 'Tasks' which were performed during each of the 'STEPS':

STEP ONE CONDUCT 'Life Safety Analysis' in view of SFMO findings

- EVALUATE all Reports from the State Fire Marshal's Office (SFMO) & correspondence from both TAMUS and WTAMU

- A total of Three State Fire Marshall Office Reports:

REPORT #	Date issued
RRO13965A	June 18, 2015
RRO13965B	Sept 15, 2015
RRO13965C	Dec. 18, 2015

(See Section 4.0 Appendix for a copy of each of the reports)

- WTAMU Correspondence:

- Letter, dated Aug., 17, 2015 from Mr. Robert Thompson, Director of Fire & Life Safety to Mr. Carl Turner, Deputy State Fire Marshal. *Subject Matter: An update with scheduled completion dates for correction of 'non-complying' conditions*

- TAMUS Correspondence:

- E-mail, dated Jan., 11, 2016, from Ms. Debra Miller, Fire Protection Manager to Ms. Tadhí Hayes and WTAMU Team. *Subject Matter: An evaluation of the SFMO Report regarding the East Dining Hall facility*

- SURVEY the existing conditions of each of the five buildings

- For each facility:

- Conduct site visits to assess/document actual field conditions
- Produce floor plans of existing conditions

- CONDUCT a Life Safety Analysis for each building

- Establish parameters such as occupancy loads, travel distances & exiting requirements based on NFPA 101, Life Safety Code, 2015 Edition
- Identify and confirm 'non-complying' conditions as noted in the SFMO reports

Refer to
Section 4.0 Appendix
for copies of both the
WTAMU and TAMUS
Correspondence
referenced at right.

Lavin engaged
Pruitt Consulting, Inc.
8553 N. Beach St. #284
Ft. Worth, Tx 76244
to assist with the
'Life Safety Analysis'



STEP TWO Propose Design Options

- PROPOSE 'viable' design options to correct 'non-complying' conditions identified in Step One.
- CONSULT with WTAMU / SSC to gain consensus for 'Best Option' solutions
- DETERMINE 'Best Option' solutions

STEP THREE Develop Budgetary Costs and Project Timelines

- DEVELOP 'Opinion of Probable Cost' for the selected 'Best Option' solutions
- CONSTRUCT project timeline to complete design and construction renovations required to correct 'non-complying' conditions

STEP FOUR Issue Final Comprehensive Report

- COMPILE all information, findings and conclusions into the final comprehensive

1.4 TIMELINE OF EVENTS

The following is an overview of events as they occurred:

June 18, 2015
DATE OF INSPECTION

Inspection Number RRO13965A

To: Mr. Robert Thompson, WTAMU, Director of Fire & Life Safety

From: Mr. Carl Turner, Deputy State Fire Marshal

Subject: *The Report identifies 59 buildings which were inspected with violations. A response, detailing intentions and timeline, was requested within 30 days.*

August 17, 2015
DATE OF LETTER

Response Follow-up Letter

To: Mr. Carl Turner, Deputy State Fire Marshal

From: Mr. Robert Thompson, WTAMU, Director of Fire & Life Safety

Subject: *The Response Letter details WTAMU's intentions on how deficiencies identified in 'RRO13965A' were to be addressed. Items to be corrected were divided into (3) sections as follows:*

Section One: *Items to be corrected by 10/1/2015*

Section Two: *Items requiring parts or more intensive labor with an expected completion date of 3/1/2016*

Section Three: *Items in the planning stage requiring the services of an Architect with an expected completion date of 3/1/2016*

September 15, 2015
DATE OF INSPECTION

Inspection Number RRO13965B

To: Mr. Robert Thompson, WTAMU, Director of Fire & Life Safety

From: Mr. Carl Turner, Deputy State Fire Marshal

Subject: *The Report identifies 36 buildings which were inspected with violations. A response, detailing intentions and timeline, was requested within 30 days. A re-inspection with corrected items deleted from the previous report.*

December 8, 2015
DATE OF INSPECTION

Inspection Number RRO13965C

To: Mr. Robert Thompson, WTAMU, Director of Fire & Life Safety

From: Mr. Carl Turner, Deputy State Fire Marshal

Subject: *The Report identifies 33 buildings which were inspected with violations. A response, detailing intentions and timeline, was requested within 30 days. A re-inspection with corrected items deleted from the previous report.*

February 3, 2016
DATE OF MEETING

Kick-off meeting with Design Teams

Attendees: Arnie Mcbee, Tadhi Hayes, Rob Thompson, Tom Lavin
John Moya, and Kent Parge

Subject: *Initial meeting with Design Teams to clarify work scope and timelines.*

February 22, 2016
DATE OF LETTER

Letter of Response to WTAMU from LAVIN Architects

To: Mr. Robert Thompson, WTAMU, Director of Fire & Life Safety
From: Mr. John Moya, Jr., AIA, LAVIN Architects
Subject: *An initial response to the SFMO findings and a request for additional time per NFPA 101, Chapter 4.6.6 Time Allowed for Compliance*

March 1, 2016
DATE OF LETTER

Letter of Response from WTAMU to SFMO

To: Mr. Carl Turner, Deputy State Fire Marshal
From: Mr. Robert Thompson, WTAMU, Director of Fire & Life Safety
Subject: *A follow-up response letter for Inspection Number RRO13965C outlining a plan of action for the correction of noted violations which will require more extensive renovations.*

November 30, 2016
December 2, 5, 6, & 21, 2016
LAVIN SURVEY OF
EXISTING BUILDINGS

Draft Ver. 1 Review Comments received

To: LAVIN Architects
From: SSC / WTAMU
Subject: *Review comments received and incorporated into the report.*

December 19, 2016
DATE OF MEETING

Meeting to discuss initial design options

Attendees: Randy Rikel, Tadhi Hayes, Rob Thompson, Stan Pena, Tom Lavin
Mark Phillips, and David Nowell
Subject: *Meeting to discuss initial design options.*

January 26, 2017
DRAFT REPORT ISSUED

Draft Report Ver. 1 issued for review

To: SSC / WTAMU
From: LAVIN Architects
Subject: *A draft version of the comprehensive plan is issued for review.*

February ??, 2017
REVIEW COMMENTS
RECEIVED

Draft Ver. 1 Review Comments received

To: LAVIN Architects
From: SSC / WTAMU
Subject: *Review comments received and incorporated into the report.*

February ??, 2017
FINAL REPORT ISSUED

Final Comprehensive Report Issued

To: SSC / WTAMU
From: LAVIN Architects
Subject: *Final Comprehensive Report compiled and issued.*

2.1 BUFFALO COURTS ALUMNI CENTER (WT #0515)



In the early 1930's, WT Coach Al Baggett and Canyon Mayor C.H. Jarrett, pharmacist and president of the Canyon Athletics Clubs, came up with the idea for an athletic dormitory. Funds were raised and student athletes were hired to help build the facility. Construction began in 1934 and Buffalo Courts opened in 1935 as the state's first dormitory for athletes.

The 2-story recreational hall is the only part of the original structure still standing. A major renovation in the 1980s made it a beautiful, historic home for the Alumni Association. The Randall County Historical Commission dedicated an official state historical marker (#13952, Atlas Number 5507013952) at the facility in October 2007.

From PCI: Buffalo Courts is a two story office building and has been described as historical by the state fire marshal.

2.1.1 STATE FIRE MARSHAL'S OFFICE FINDINGS.....(NFPA 101 Chapters)

- 1) "The front stairway is unenclosed and not protected.".....(39.2.2.3.1, 7.2.2.5.1.1, 7.2.2.5.2.1, 7.1.3.2 and 8.2)
- 2) "Both stairways discharge into the interior of the building."(39.2.7 and 7.7.2)
- 3) "The front stairway is unenclosed creating a vertical opening.".....(39.3.1.1 and 8.6)



CORRECTIVE ACTIONS

As noted above, this is a historic building. The Texas Historical Commission (THC) only has legal jurisdiction over the exterior, but any interior modification are still required to be submitted for their review and recommendation.

Alex Toprac (THC architectural reviewer) was contacted and he said that similar situations have occurred at other State Universities. Alex mentioned that the NFPA allows for a historical preservation variance and that sprinkling existing structures has sufficed on other similar projects. This option has been priced below.

Also, a new frame and door in the existing opening in the hall adjacent to the back stair are proposed to provide a direct exit from that stair to the exterior.

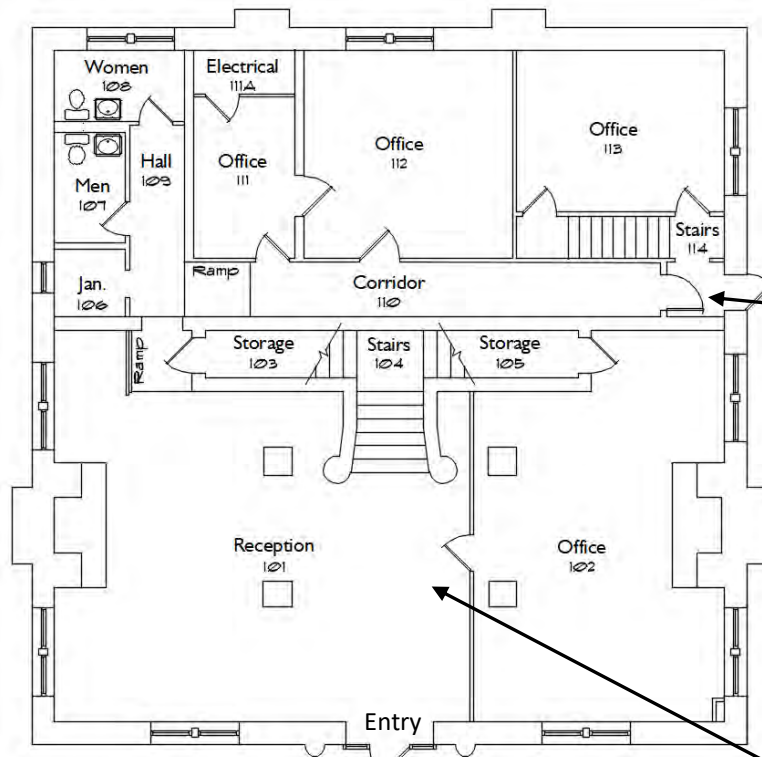
OPINION OF PROBABLE COST (based on 2017 pricing)

TOTAL G.C. OPC (incl. 10% conting.)	\$27868
A/E Fees at 10%	\$2,787
Subtotal	\$30,655
SSC Fees at 2.65%	\$812
Owner Soft Costs (5%)	\$1,533
Owner Contingency (5%)	\$1,533
TOTAL PROJECT OPC	\$34,533

PROJECT TIMELINE

Design / Review	1 month
Construction Documents	1 month
Bidding	1 month
Construction	2 months
Total Project Time Required	5 months

2.1 BUFFALO COURTS ALUMNI CENTER (WT #0515)

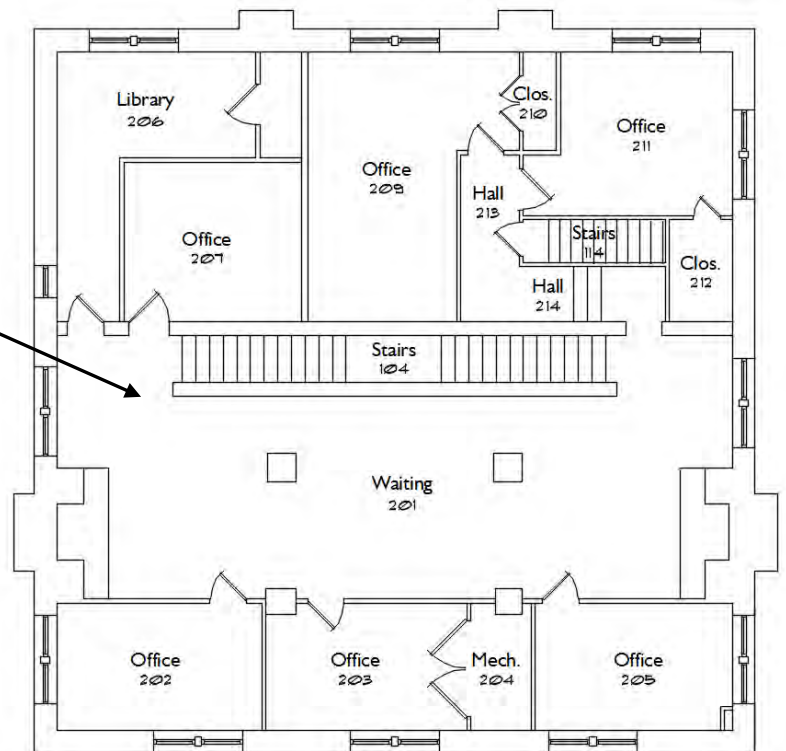


Buffalo Courts 1st Floor Plan

Proposed new frame and door in the hall adjacent to the back stair to provide a direct exit from that stair to the exterior.



Proposed fire sprinkler throughout the existing building with alarm system.



Buffalo Courts 2nd Floor Plan

2.2 MARY MOODY NORTHEN HALL (WT #0651)



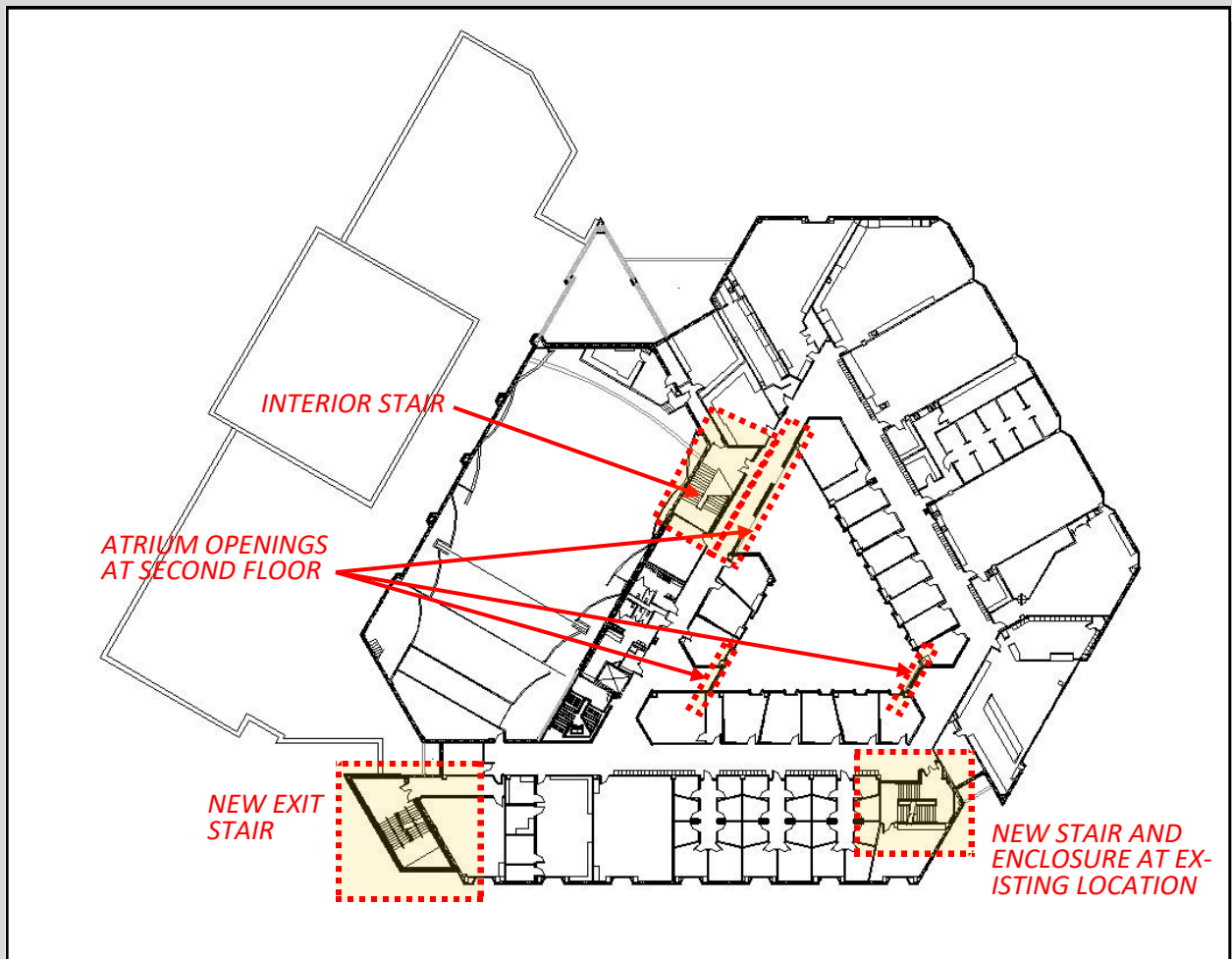
Built in the 1970s to accommodate the University's increasing number of fine arts students, and today the facility boasts even more space with its Northern Hall Addition.

The new addition for the School of Music, completed in 2006, offers fine arts students a new band/orchestra rehearsal hall, percussion studio, music studios, practice rooms, offices and easy access ramps to the Northern Recital Hall stage.

The original building houses music studios, two dance studios, a public art gallery, the 572-seat Northern Recital Hall and more than 50 art and art-related studios, computer labs, classrooms, offices along with an atrium for receptions and special events.

From CPI: Mary Moody is a two story music and fine arts building consisting of classrooms, practice rooms, art labs, offices, and a recital hall. (It has) a mixed occupancy consisting of existing business and existing assembly. Features of fire protection include a partial fire sprinkler system covering the annex, fire alarm and detection system and portable fire extinguishers. Illuminated exit signs and emergency lighting units are provided.

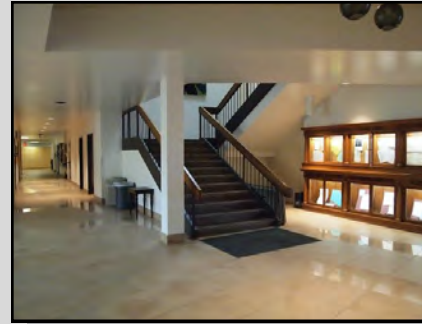
MARY MOODY KEY PLAN



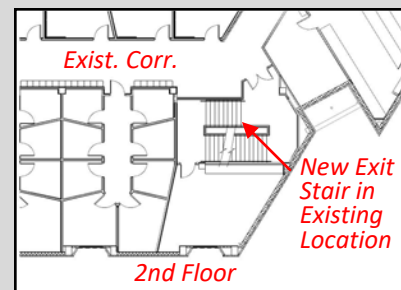
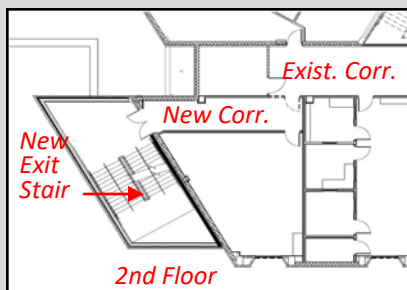
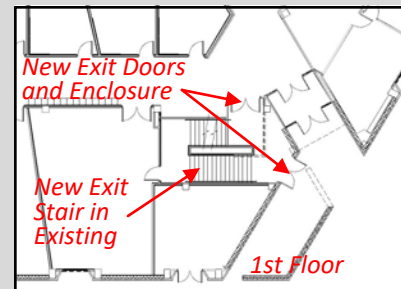
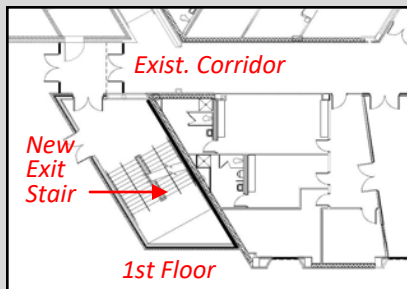
2.2 MARY MOODY NORTHEN HALL (WT #0651)

2.2.1 STATE FIRE MARSHAL'S OFFICE FINDINGS.....(NFPA 101 Chapters)

1) "All 3 stairways are unenclosed and not protected." (39.2.2.3.1, 7.2.2.5.1.1, 7.2.2.5.2.1, 7.1.3.2 and 8.2)



CORRECTIVE ACTION:
Remove the existing southwest stairs between the first and second floors. Provide a new stair tower at the southwest corner and rework the existing southeast stair to exit to the exterior.

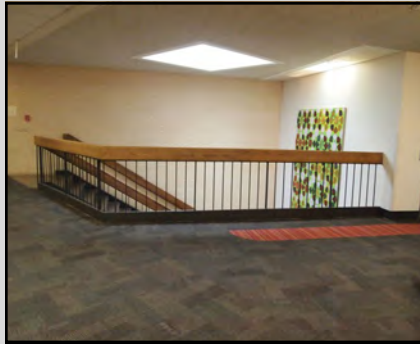


2) "All 3 stairways discharge into the interior of the building." (39.2.7 and 7.7.2)

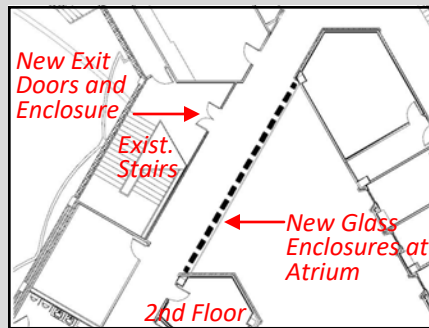
CORRECTIVE ACTION: . After addition of the new stair tower and revising the southeast stair, two of the three stairs will exit to the exterior.

2.2 MARY MOODY NORTHEN HALL (WT #0651)

3) "All 3 three stairways are unenclosed creating vertical openings." (39.3.1.1 and 8.6)



CORRECTIVE ACTION: . . .The upper portion of the remaining interior stair will be separated from the rest of the story with a smoke barrier. The atrium will be separated from the second floor level with full height glass enclosures at the open sides.



PROPOSED IMPROVEMENTS NOT FROM THE SFMO REPORT:

A): Provide a whole-building sprinkler system to protect the area of discharge for the remaining stair and improve all facets of life safety for the building.

OPINION OF PROBABLE COST (based on 2017 pricing)

TOTAL G.C. OPC (incl. 15% conting.)	\$2,740,768
A/E Fees at 10%	\$274,077
Subtotal	\$3,014,845
SSC Fees at 2.65%	\$79,893
Owner Contingency (5%)	\$150,742
Owner Soft Costs (5%)	\$150,742
TOTAL PROJECT OPC	\$3,396,223

PROJECT TIMELINE

Design / Review	2 month
Construction Documents	5 month
Bidding	1 month
Construction	9 months
Total Project Time Required	17 months

2.3 PANHANDLE-PLAINS HISTORICAL MUSEUM (WT #0529)



The PPHM is a very complex building with an equally complex history. The drawings for the original 12,000 sq. ft. museum building were sealed in 1932. After numerous additions and renovations (summarized below), the total gross building area is now approximately 231,000 sq. ft.

Visitors are amazed at all the things that can be seen under one roof at the Panhandle-Plains Historical Museum. This is the largest history museum in Texas with a collection of more than three million artifacts. Twenty-two different galleries take visitors back in time through art, history, archeology, paleontology, petroleum, transportation and textiles. The museum's collection of Texas art is considered one of the best in the state.

From CPI: Panhandle Plains Museum is three story museum with a basement used for storage and prop construction.

SUMMARY OF BUILDING ADDITIONS & RENOVATIONS

Main Museum Building:

- 1) 1932 Original building (South)
- 2) 1936 Addition (North)
- 3) 1941 Addition
- 4) 1966 Addition (North)
- 5) 1976 Renovation
- 6) 1981 Addition - Petroleum Wing
- 7) 1982 Addition - Conservation Wing
- 8) 1991 Renovation - Furniture & fashion gallery

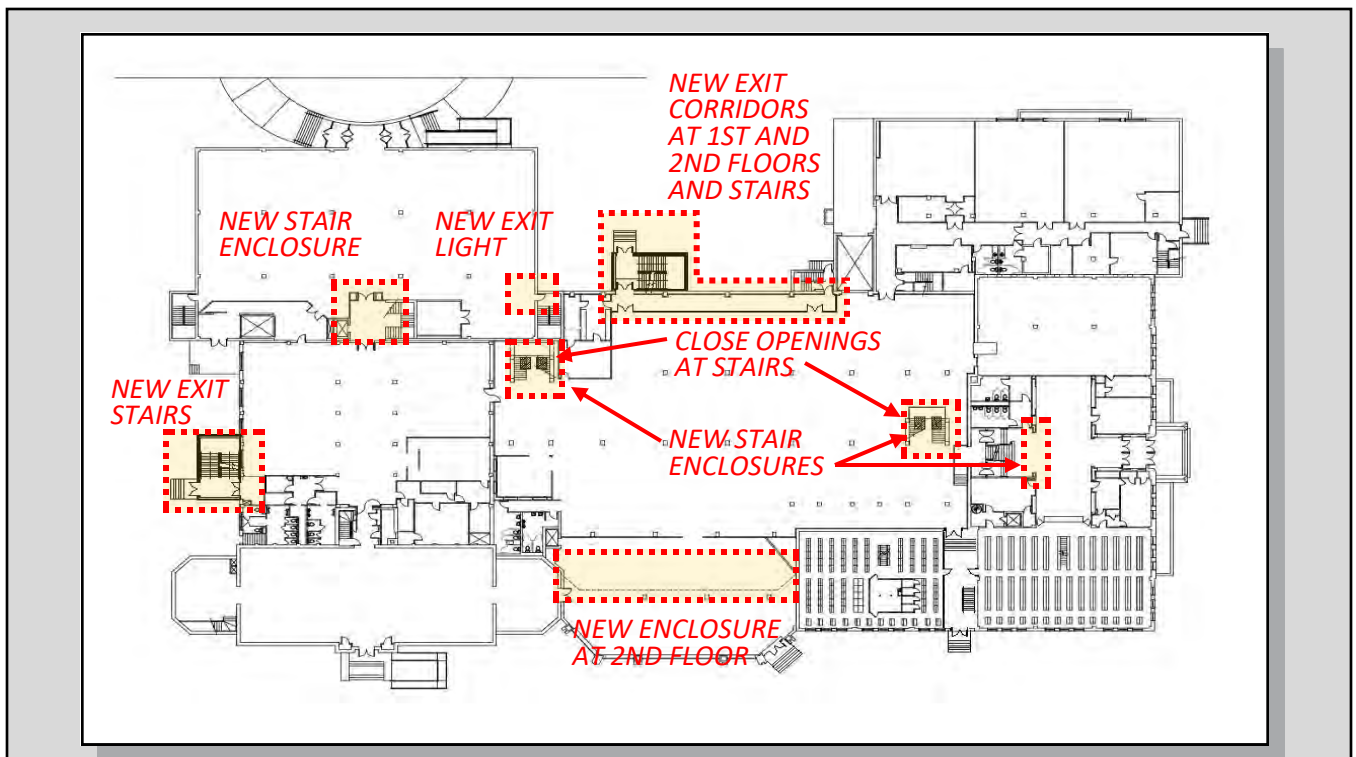
9) 1999 Renovation

10) 2000 Renovation

Library (Museum Annex):

- 1) 1950 Original
- 2) 1965 Addition
- 3) 1974 Renovation
- 4) 1980 Renovation
- 5) 1984 Renovation

PANHANDLE PLAINS HISTORICAL MUSEUM KEY PLAN



2.3 PANHANDLE-PLAINS HISTORICAL MUSEUM (WT #0529)

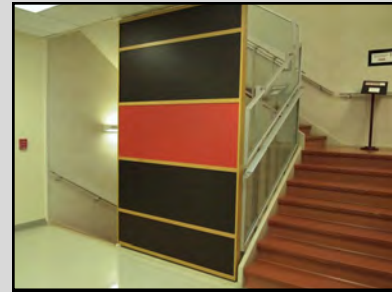
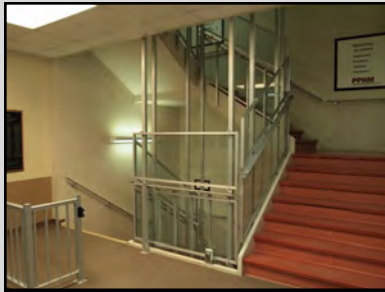
2.3.1 STATE FIRE MARSHAL'S OFFICE FINDINGS.....(NFPA 101 Chapters)

- 1) "The door providing separation between the assembly and storage areas on the 2nd floor lacks the required 1½ hour fire-rating and the 2 doors providing separation between the industrial occupancy woodshop and storage area in the basement lacks the required 3/4 hour fire-rating."(13.1.3.1, 40.1.3, 42.1.3, 6.1.14.4 and 8.3.4.2)

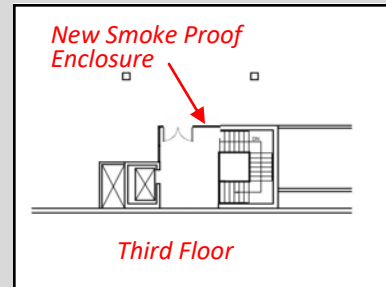
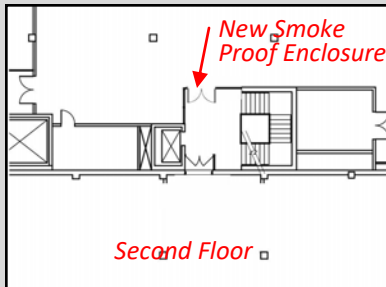


CORRECTIVE ACTION: Provide new doors with the required fire rating in both locations.

- 2) "The center stair is unenclosed and not protected on the 2nd and 3rd floors."
..... (13.2.2.3.1, 7.2.2.5.1.1, 7.2.2.5.1.2, 7.1.3.2 and 8.2)



CORRECTIVE ACTION: Provide enclosures for the stair at the second and third floors.



- 3) "There is a lack of exit signs throughout the 1st floor." (13.2.10 and 7.10)

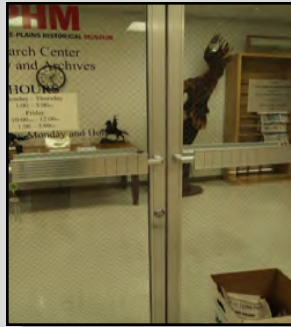
CORRECTIVE ACTION: Provide additional exit signs throughout the first floor.

2.3 PANHANDLE-PLAINS HISTORICAL MUSEUM (WT #0529)

4) "The exit sign adjacent to east stair on the 3rd floor is inoperable." (4.6.12.1)

CORRECTIVE ACTION: Replace exit sign.

5) "There is an unapproved key operated locking device on the center stair door on the 3rd floor.
..... (13.2.2.2.1, 7.2.1.5.1 and 7.2.1.5.3)



CORRECTIVE ACTION: Replace existing locking device with compliant hardware.

6) "The display area of the building exceeds 15,000 square feet and the building lacks a fire sprinkler system." (13.3.5.2 and 9.7)

CORRECTIVE ACTION: Provide a fire sprinkler system throughout the building.

7) "The center stair is unenclosed on the 2nd and 3rd floors creating a vertical opening." (13.3.1 and 8.6)

CORRECTIVE ACTION: See Corrective Action for Finding 2 above.

8) "There is a vertical penetration through the ceiling extending in to the first floor adjacent to room W010A."
..... (8.4.4.1 and 8.5.6.2)



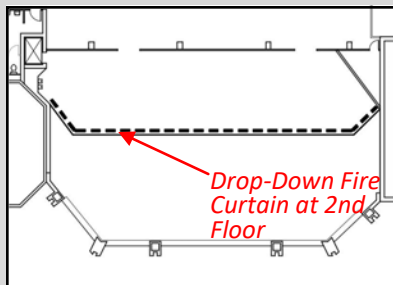
CORRECTIVE ACTION: Close vertical penetration with fire dampers.

2.3 PANHANDLE-PLAINS HISTORICAL MUSEUM (WT #0529)

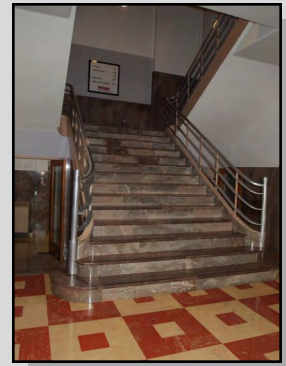
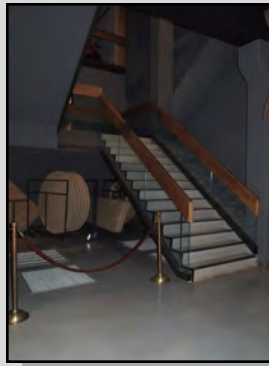
- 9) "There is no separation of the remainder of the building from the communicating space by a 1 hour fire barrier." (13.3.1 and 8.6.6(4))



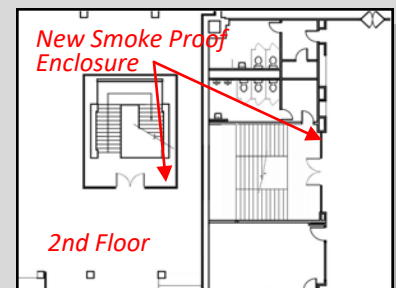
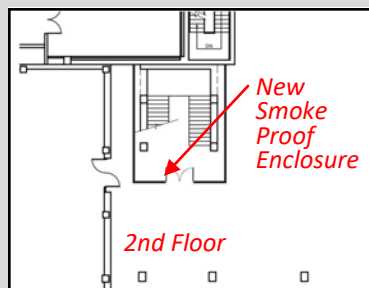
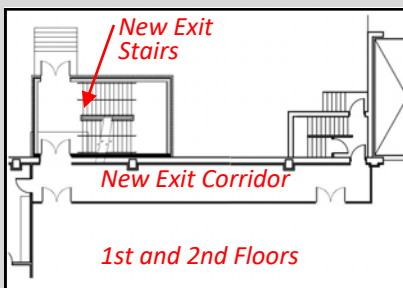
CORRECTIVE ACTION: Provide a drop-down fire curtain at the second floor level.



- 10) "The 4 convenience stairs are not separated from the corridors and the building is not protected throughout by a fire sprinkler system." (13.3.1, 8.6.9.1(3), 8.6.9.2(2) and 9.7)



CORRECTIVE ACTION: Provide a fire sprinkler system. Provide new exit corridors on the first and second floors. Provide smoke proof enclosures at convenience stairs at the second floor.



2.3 PANHANDLE-PLAINS HISTORICAL MUSEUM (WT #0529)

11) "There is an unsecured compressed gas bottle on display in the main foyer."..... (4.6.12.1)
CORRECTIVE ACTION: This has been corrected by WTAMU.

12) "The fume hood in basement Archeology Lab lacks a current inspection. (4.6.12.1)
CORRECTIVE ACTION: This has been corrected by WTAMU.

13) "There are extension cords used as fixed wiring throughout the basement." (13.5.1, 9.1.2; and NFPA 70, NEC)
CORRECTIVE ACTION: Replace extension cords with hard-wired outlets.

OPINION OF PROBABLE COST (based on 2017 pricing)

TOTAL G.C. OPC (incl. 15% conting.)	\$5,313,635
A/E Fees at 10%	\$531,364
Subtotal	\$5,844,999
SSC Fees at 2.65%	\$154,892
Owner Contingency (5%)	\$292,250
Owner Soft Costs (5%)	\$292,250
TOTAL PROJECT OPC	\$6,584,391

PROJECT TIMELINE

Design / Review	3 month
Construction Documents	6 month
Bidding	1 month
Construction	18 months
Total Project Time Required	28 months

2.4 SYBIL B. HARRINGTON FINE ARTS COMPLEX (WT #0682)



Opened in August 2006 as WTAMU's first new academic building in 30 years. The building features smart classroom technology to actively engage students in the learning process. Other special features include state-of-the-art radio and television studios, a 304-seat Branding Iron Theatre, the Happy State Bank Studio black box theatre, an acting studio, recital hall, music studios and choir rehearsal rooms. The Sybil B. Harrington Fine Arts Complex is home to the Department of Music, the Department of Art, Theatre and Dance and the Department of Communication.

From CPI: Fine Arts Complex is a two-story structure with a basement and has a mixed occupancy consisting of existing business, existing assembly and industrial.

2.4.1 STATE FIRE MARSHAL'S OFFICE FINDINGS.....(NFPA 101 Chapters)

- 1) "There is no separation of the remainder of the building from the communicating space by a smoke barrier." (39.3.1.1, 8.6.6(4) (A) and 8.5, and 4.6.12.1)

CORRECTIVE ACTION: Install full height butt-jointed glass and adjust adjacent sprinkler heads.

- 2) "The standpipe connection on the stage in the BIT Theater is corroded." (4.6.12.1)

- 3) "The fire sprinkler system is yellow tagged." (4.6.12.1)

CORRECTIVE ACTIONS: Findings 2 & 3 have been corrected by WTAMU.

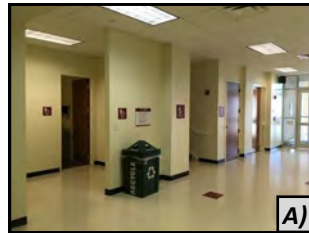
- 4) "The interior wall finish in the Intimate Theater does not appear to meet interior finish requirements." (13.3.3.3 and 10.2)

CORRECTIVE ACTION: Paint the existing finish with No-Burn Plus or similar material.

PROPOSED IMPROVEMENTS NOT FROM THE SFMO REPORT:

A): Install Won-Door at the East end of the central stair/elevator core at the 1st and 2nd floors.

B): Seal the opening between the central stair landing and the adjacent South wall.



OPINION OF PROBABLE COST (based on 2017 pricing)

TOTAL G.C. OPC (incl. 10% conting.)	\$362,428
A/E Fees at 10%	\$36,243
Subtotal	\$398,671
SSC Fees at 2.65%	\$10,565
Owner Soft Costs (5%)	\$19,934
Owner Contingency (5%)	\$19,934
TOTAL PROJECT OPC	\$449,103

PROJECT TIMELINE

Design / Review	1 month
Construction Documents	1 month
Bidding	1 month
Construction	4 months
Total Project Time Required	7 months

2.4 SYBIL B. HARRINGTON FINE ARTS COMPLEX (WT #o682)

2.5 VIRGIL HENSON ACTIVITIES CENTER (WT#0619)



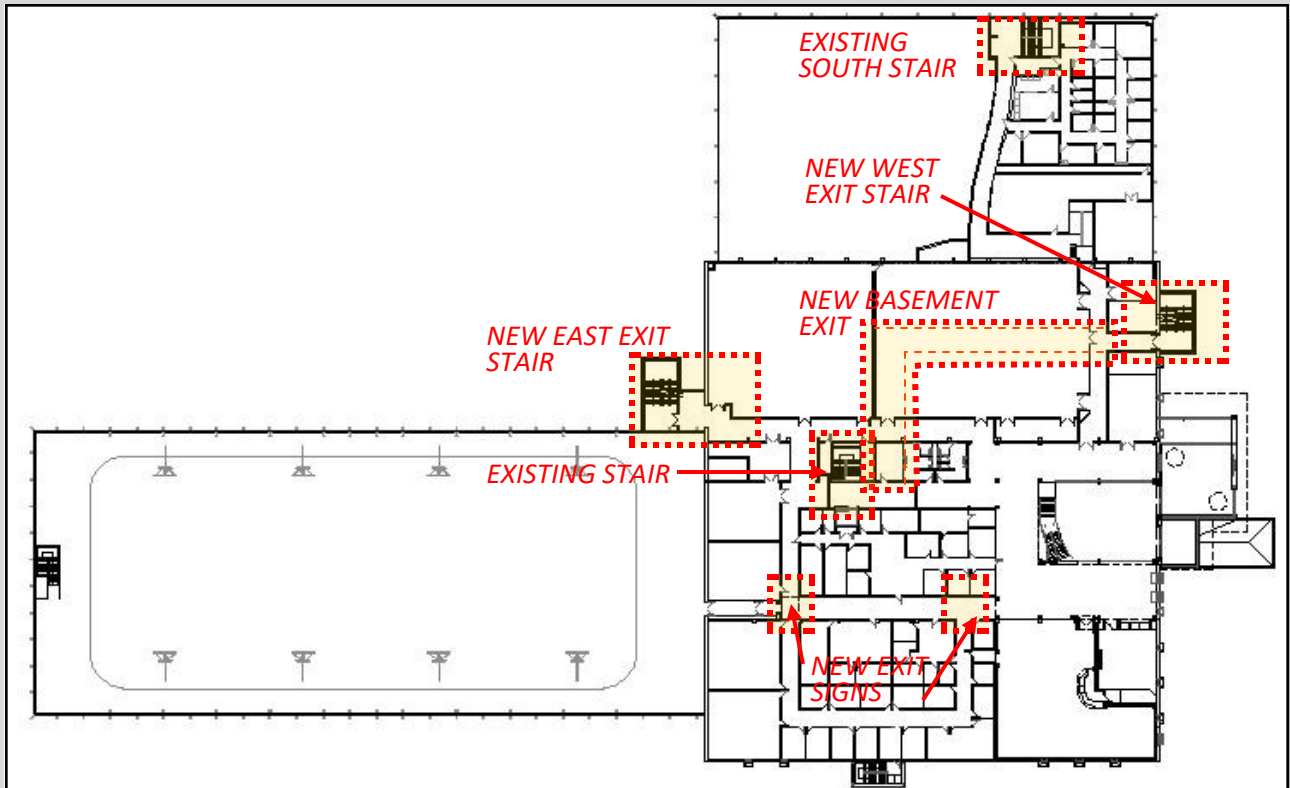
Although the Department of Sports and Exercise Science and a number of student service operations (medical and wellness services) are housed in the Activities Center, the facility is, for the most part, a recreational haven. Originally built in 1970, the Activities Center accommodates an indoor swimming pool, an eight-lane bowling alley, weight room, racquetball/handball courts, game room, TV lounges and a couple of all-purpose rooms, including one large enough to attract eight pick-up teams to its four regulation-size basketball courts. The Activities Center is also home to Kids Kollege, the University's child-care center, and the main office of WT Athletics.

The VHAC was renovated in 2011 with an exciting overhaul of the main west entrance, including first-floor office renovations as well as new aesthetics to the center's lobby and main staircase. Additionally a nearly 40-foot tall rock-climbing wall now greets visitors coming in to the VHAC.

From CPI: VHAC is a two story facility with a basement used for exercise type activities. The second floor contains a large multipurpose room and a dance floor.

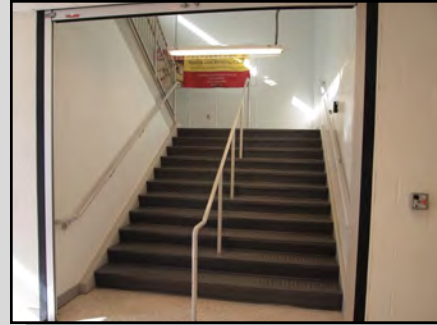
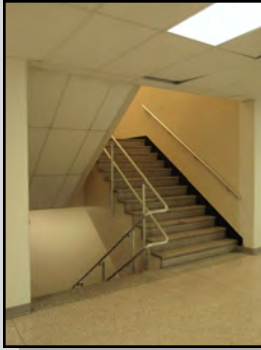
2.5.1 STATE FIRE MARSHAL'S OFFICE FINDINGS.....(NFPA 101 Chapters)

VIRGIL HENSON ACTIVITIES CENTER KEY PLAN

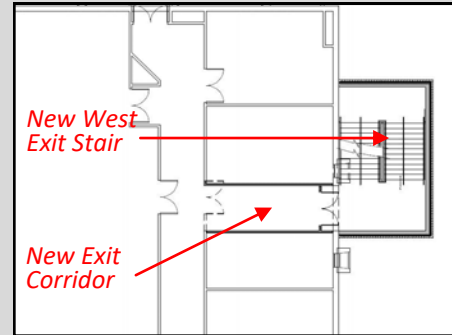
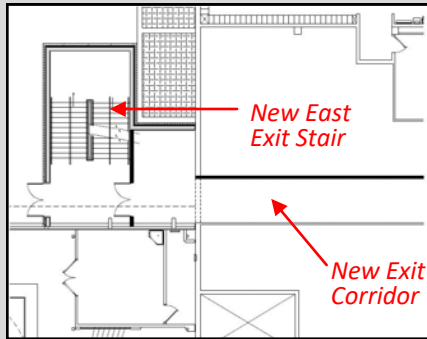


2.5 VIRGIL HENSON ACTIVITIES CENTER (WT#0619)

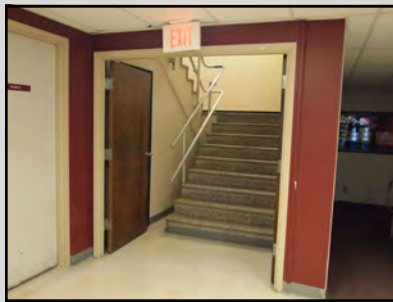
- 1) "Only 1 stair out of 5 discharges directly to the exterior of the building." (13.2.7.1 and 7.7.2)



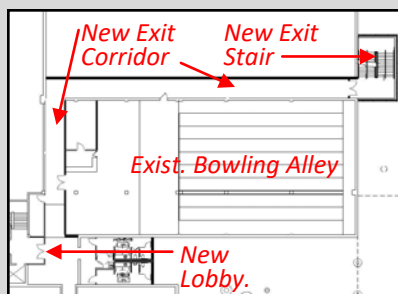
CORRECTIVE ACTION: Provide two new stair towers on the east and west sides of the building, and rework the existing south stair to exit to the exterior. This will provide four out of five stairs to discharge directly to the exterior.



- 2) "The 2 basement stair doors adjacent to the bowling alley lack a 1 hour fire-rating resulting in a lack of stair enclosure." (13.2.2.3.1, 7.2.2.5.1.1, 7.1.3.2.1(1), 8.2.2.2 and 8.3.4.2)



CORRECTIVE ACTION: Provide a new rated stair and elevator lobby in the basement and provide a new exit corridor in the basement leading to the new west exit stair.



2.5 VIRGIL HENSON ACTIVITIES CENTER (WT#0619)

3) "There is a lack of exit signs adjacent to rooms 207, 219 and exit from swimming pool." (13.2.10 and 7.10)



CORRECTIVE ACTION: Provide additional exit signage at locations indicated in the Fire Marshall's report.

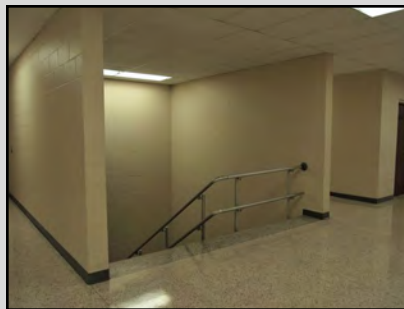
4) "The north exit door from the swimming pool and the main entry/exit door from the all-purpose room does not swing in the direction of egress travel." (13.2.2.2.1 and 7.2.1.4.2)

CORRECTIVE ACTION: This has been corrected by WTAMU.

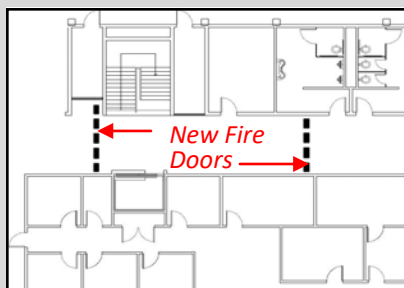
5) "There are unapproved key operated locking devices on the north interior exit door from the swimming pool and interior security doors from the bowling alley." (13.2.2.2.1, 7.2.1.5.1 and 7.2.1.5.3)

CORRECTIVE ACTION: Provide compliant door hardware and locking devices.

6) "The 2 center convenience stairs are not separated from the corridors and the building is not protected throughout by a fire sprinkler system." (13.3.1, 8.6.9.1(3), 8.6.9.2(2) and 9.7)



CORRECTIVE ACTION: A) Provide full sprinkler system. B) Install fire separation doors on the second floor to separate the existing stairs and elevator from the first floor.



2.5 VIRGIL HENSON ACTIVITIES CENTER (WT#0619)

7) "There is no separation of the remainder of the building from the communicating space by a 1 hour fire barrier." (13.3.1 and 8.6.6(4))

CORRECTIVE ACTION: Provide full sprinkler system to eliminate the need for a fire rated barrier.

8) "The fire sprinkler system is yellow tagged." (4.6.12.1)

CORRECTIVE ACTION: This has been corrected by WTAMU.

9) "There are unused open spaces in electrical panel HH in the basement and AA in the bowling alley." (13.5.1, 9.1.2; and NFPA 70, National Electrical Code)

CORRECTIVE ACTION: This has been corrected by WTAMU.

OPINION OF PROBABLE COST (based on 2017 pricing)

TOTAL G.C. OPC (incl. 15% conting.)	\$4,630,419
A/E Fees at 10%	\$463,042
Subtotal	\$5,093,461
SSC Fees at 2.65%	\$134,977
Owner Contingency (5%)	\$254,673
Owner Soft Costs (5%)	\$254,673
TOTAL PROJECT OPC	\$5,737,784

PROJECT TIMELINE

Design / Review	3 month
Construction Documents	6 month
Bidding	1 month
Construction	9 months
Total Project Time Required	19 months

3.0 CONCLUSIONS *(based on 2017 pricing)*

It is the intent of WTAMU to address the issues identified in the Fire Marshal's report in a manner that will enhance the health, safety, and welfare of the students, faculty, and visitors to the buildings on campus. The university will approach these upgrades in a deliberate and methodical manner and in a way that will ensure the necessary funding and time is committed to ensure the maximum safety for everyone involved.

Following are brief synopses of the work anticipated at each facility identified.

2.1 BUFFALO COURTS ALUMNI CENTER\$34,533 (5 MONTHS TOTAL PROJECT TIME)

As noted in the report, this is a historic building. The Texas Historical Commission (THC) only has legal jurisdiction over the exterior, but any interior modification are still required to be submitted for their review and recommendation.

Alex Toprac with THC has indicated that similar situations have occurred at other State Universities. He noted that the NFPA allows for a historical preservation variance and that sprinkling existing structures has sufficed on other similar projects. A new interior wall and door in the hall adjacent to the back stair are proposed to provide a direct exit from that stair to the exterior.

2.2 MARY MOODY NORTHEN HALL \$3,396,223 (17 MONTHS TOTAL PROJECT TIME)

The issues with Mary Moody Northen Hall all relate to the location of the existing stairs and their discharge into the interior of the building. The proposed solutions to these issues are to provide new exits directly to the exterior in two locations and to provide separation between the first and second floors around the atrium space and stairs at the second floor. A fire sprinkler system will also be provided.

2.3 PANHANDLE-PLAINS HISTORICAL MUSEUM \$6,584,391 (28 MONTHS TOTAL PROJECT TIME)

The Panhandle Plains Historical Museum is a large facility built up over many years by numerous additions and incorporation of existing buildings. A comprehensive plan for life safety was not implemented in a comprehensive manner, resulting in numerous issues. The intent in working with the University is to provide solutions to the pressing issues brought up in the Fire Marshals report, as well as provide the University with a long term plan to best utilize the spaces and functions housed in the building. This will include additional items beyond the scope of the fire marshals findings including additional exits as well as moving some of the existing functions to new locations (i.e. relocating the existing offices and stored items out of the existing "stack" area and into the unused conservation wing) to make exiting in an emergency easier and more understandable.

3.0 CONCLUSIONS *(based on 2017 pricing)*

2.4 SYBIL B. HARRINGTON FINE ARTS COMPLEX.....\$449,103
(7 MONTHS TOTAL PROJECT TIME)

The Sybil B. Harrington Fine Arts Building is one of the newest buildings on campus and has many up-to-date safety features. Several of the items in the Fire Marshals report have already been corrected. The openings between the first and second floor will be enclosed with glass and the existing plywood walls in the Intimate Theater will be treated to reduce their flammability.

2.5 VIRGIL HENSON ACTIVITIES CENTER.....\$5,737,784
(19 MONTHS TOTAL PROJECT TIME)

The Virgil Henson Activities Center is deficient in exits that open directly to the exterior. By providing two additional stair towers and reconfiguring several access corridors, as well as providing a direct exit to the south out of the existing stair at that location, exiting will be greatly enhanced. In the basement, there will be a new exit corridor leading to one of the new exit stairs to allow easier exiting for the bowling alley and the racquetball courts.

GRAND TOTAL **\$16,202,032**

2.6 PROPOSED IMPROVEMENTS NOT COVERED IN THE FIRE MARSHAL'S REPORT.

In addition to Fire Marshal's report, WTAMU contracted with Pruitt Consulting to perform a life safety analysis of the buildings in question. This resulted in additional items being identified as issues of concern. These items will be addressed concurrently with the items listed in the Fire Marshal's report.

OPINION OF PROBABLE COSTS



WT Mary Moody
Canyon, TX

Life Safety Projects
02/13/2017

APPROXIMATE AREA
106,622 sf

Total OPC
\$2,740,768

Div	Description	Comment	PERCENT of TOTAL	AMOUNT PER S.F.	ESTIMATED COST
1	GENERAL REQUIREMENTS		6.67%	1.58	168,756
2	SITE CONSTRUCTION		1.41%	0.33	35,655
3	CONCRETE		1.58%	0.38	40,020
4	MASONRY		3.68%	0.87	93,052
5	METALS		3.88%	0.92	98,242
6	WOOD/PLASTICS		0.02%	0.00	392
7	THERMAL/MOISTURE		4.76%	1.13	120,445
8	DOORS AND WINDOWS		3.83%	0.91	97,041
9	FINISHES		16.42%	3.90	415,858
10	SPECIALTIES		0.00%	0.00	0
11	EQUIPMENT		0.00%	0.00	0
12	FURNISHINGS		0.00%	0.00	0
13	SPECIAL CONSTRUCTION	Fire Sprinkler	13.46%	3.20	340,801
14	CONVEYING SYSTEMS		0.00%	0.00	0
15	MECHANICAL		0.71%	0.17	17,925
16	ELECTRICAL		17.46%	4.15	441,959
	OVERHEAD AND FEE		10.00%	2.37	253,218
	CONTINGENCY		15.00%	3.56	379,785
	SUBTOTAL		98.86%	23.48	2,503,148
	BOND		1.14%	0.27	28,739
	TOTALS		100%	\$24 sf	\$2,531,887
	TEXAS REMODELING TAX		8.25%	1.96	208,881
	TOTAL OPINION OF COST			\$26 sf	\$2,740,768

OPINION OF PROBABLE COSTS



WT PPHM
Canyon, TX

Approximate Area
222,155 sf

Life Safety Projects
02/13/2017

Total OPC
\$4,908,670

Div	Description	Comment	PERCENT of TOTAL	AMOUNT PER S.F.	ESTIMATED COST
1	GENERAL REQUIREMENTS		9.52%	2.10	467,368
2	SITE CONSTRUCTION		3.25%	0.72	159,725
3	CONCRETE		2.64%	0.58	129,361
4	MASONRY		2.59%	0.57	126,991
5	METALS		4.92%	1.09	241,460
6	WOOD/PLASTICS		0.08%	0.02	4,077
7	THERMAL/MOISTURE		0.42%	0.09	20,556
8	DOORS AND WINDOWS		6.46%	1.43	317,268
9	FINISHES		16.96%	3.75	832,486
10	SPECIALTIES		0.20%	0.04	9,596
11	EQUIPMENT		0.00%	0.00	0
12	FURNISHINGS		0.00%	0.00	0
13	SPECIAL CONSTRUCTION	Fire Sprinkler	14.21%	3.14	697,454
14	CONVEYING SYSTEMS		0.00%	0.00	0
15	MECHANICAL		1.40%	0.31	68,611
16	ELECTRICAL		11.41%	2.52	560,115
	OVERHEAD AND FEE		10.00%	2.21	490,734
	CONTINGENCY		15.00%	3.31	736,303
	SUBTOTAL		99.05%	21.89	4,862,105
	BOND		0.95%	0.21	46,565
	TOTALS		100%	\$22 sf	\$4,908,670
	TEXAS REMODELING TAX		8.25%	1.82	404,965
	TOTAL OPINION OF COST			24 sf	5,313,635

OPINION OF PROBABLE COSTS



WT SBH Fine Arts Center
Canyon, TX

Life Safety Projects
02/13/2017

APPROXIMATE AREA
5,000 SF

Total OPC
\$362,428

Div	Description	Comment	PERCENT of TOTAL	AMOUNT PER S.F.	ESTIMATED COST
1	GENERAL REQUIREMENTS		27.42%	18.36	91,790
2	SITE CONSTRUCTION		0.00%	0.00	0
3	CONCRETE		0.00%	0.00	0
4	MASONRY		0.00%	0.00	0
5	METALS		2.73%	1.83	9,144
6	WOOD/PLASTICS		0.13%	0.09	446
7	THERMAL/MOISTURE		1.83%	1.23	6,126
8	DOORS AND WINDOWS		38.76%	25.96	129,780
9	FINISHES		4.19%	2.81	14,039
10	SPECIALTIES		0.13%	0.09	441
11	EQUIPMENT		0.00%	0.00	0
12	FURNISHINGS		0.00%	0.00	0
13	SPECIAL CONSTRUCTION	Fire Sprinkler	1.09%	0.73	3,652
14	CONVEYING SYSTEMS		0.00%	0.00	0
15	MECHANICAL		0.00%	0.00	0
16	ELECTRICAL		1.91%	1.28	6,390
	OVERHEAD AND FEE		10.00%	6.70	33,485
	CONTINGENCY		10.00%	6.70	33,491
	SUBTOTAL		98.20%	65.76	328,785
	BOND		1.80%	1.20	6,022
	TOTAL OPINION OF COST		100%	\$67 sf	\$334,807
	TEXAS REMODELING TAX		8.25%	5.52	27,622
	TOTALS			\$72 sf	\$362,428

OPINION OF PROBABLE COSTS



WT Virgil Henson
Canyon, TX

Life Safety Projects

02/14/2017

Approximate Area
234,153 sf

Total OPC
\$4,630,419

Div	Description	Comment	PERCENT of TOTAL	AMOUNT PER S.F.	ESTIMATED COST
1	GENERAL REQUIREMENTS		6.12%	1.12	261,778
2	SITE CONSTRUCTION		1.43%	0.26	61,030
3	CONCRETE		2.29%	0.42	98,106
4	MASONRY		2.54%	0.46	108,561
5	METALS		3.43%	0.63	146,665
6	WOOD/PLASTICS		0.02%	0.00	919
7	THERMAL/MOISTURE		1.22%	0.22	52,344
8	DOORS AND WINDOWS		1.95%	0.36	83,336
9	FINISHES		14.99%	2.74	641,176
10	SPECIALTIES		0.35%	0.06	14,994
11	EQUIPMENT		0.32%	0.06	13,573
12	FURNISHINGS		0.00%	0.00	0
13	SPECIAL CONSTRUCTION	Fire Sprinkler	17.03%	3.11	728,479
14	CONVEYING SYSTEMS		0.00%	0.00	0
15	MECHANICAL		1.50%	0.27	64,267
16	ELECTRICAL		20.83%	3.80	890,876
	OVERHEAD AND FEE		10.00%	1.83	427,836
	CONTINGENCY		15.00%	2.74	641,753
	SUBTOTAL		99.02%	18.09	4,235,692
	BOND		0.98%	0.18	41,831
	TOTAL OPINION OF COST		100%	\$18 sf	\$4,277,523
	TEXAS REMODELING 1		8.25%	1.51	352,896
	TOTALS		108%	\$19.78 sf	\$4,630,419



TEXAS STATE FIRE MARSHAL'S OFFICE

FIRE SAFETY INSPECTION REPORT

FACILITY
INSPECTION NUMBER
DATE OF INSPECTION
INSPECTOR

West Texas A&M University Academics
RRO13965C
December 8, 2015
Carl Turner

West Texas A&M University Academics
Rob Thompson
WTAMU Box 60835
Canyon, Texas 79016-0001

806-651-2134
Randall County

Physical address: 2501 4th Avenue, Canyon, Texas 79016
Email address: rtompson@wtamu.edu

Thirty-three buildings were inspected with the following violations noted. Please respond to this office within 30 days of receipt of this report, detailing your intentions to correct the violations and a timeline for their completion.

Mary Moody Northern Hall

Mary Moody Northern Hall is a two-story structure with a mixed occupancy consisting of existing business and existing assembly. Features of fire protection include a partial fire sprinkler system covering the annex, fire alarm and detection system and portable fire extinguishers. Illuminated exit signs and emergency lighting units are provided.

Means of Egress Violations

FINDING 1

All 3 stairways are unenclosed and not protected.

NFPA 101, Life Safety Code, Chapters 39.2.2.3.1, 7.2.2.5.1.1, 7.2.2.5.2.1, 7.1.3.2 and 8.2

FINDING 2

All 3 stairways discharge into the interior of the building.

NFPA 101, Life Safety Code, Chapters 39.2.7 and 7.7.2

Protection Violation

FINDING 3

All 3 three stairways are unenclosed creating vertical openings.



FIRE SAFETY INSPECTION REPORT

NFPA 101, Life Safety Code, Chapters 39.3.1.1 and 8.6

Classroom Center

Classroom Center is a two-story structure with a mixed occupancy consisting of existing business, existing assembly and existing class B mercantile. Features of fire protection include a partial fire sprinkler system covering all but the mercantile occupancy, fire alarm and detection system and portable fire extinguishers. Illuminated exit signs, emergency lighting units and emergency generator are provided.

Protection Violations

FINDING 1

The fire sprinkler heads are greater than 12 inches from the ceiling in the bookstore basement adjacent to the emergency stairs.

NFPA 101, Life Safety Code, Chapter 4.5.7 and NFPA 13, Standard for the Installation of Sprinkler Systems

FINDING 2

The fire sprinkler system is yellow tagged.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

JBK Student Center

JBK Student Center is a single-story structure with a basement and has a mixed occupancy consisting of existing business, existing assembly and existing class C mercantile. Features of fire protection include a fire sprinkler system, fire alarm and detection system and portable fire extinguishers. Illuminated exit signs and an emergency lighting are provided.

Means of Egress Violations

FINDING 1

The basement is a meeting room and all 4 stairways are unenclosed and not protected.

NFPA 101, Life Safety Code, Chapters 39.2.2.3.1, 7.2.2.5.1.1, 7.2.2.5.2.1, 7.1.3.2 and 8.2

FINDING 2

The basement is a meeting room and all 4 stairways discharge into the interior of the building.

NFPA 101, Life Safety Code, Chapters 39.2.7 and 7.7.2

Protection Violation



FIRE SAFETY INSPECTION REPORT

FINDING 3

All 4 basement stairways are unenclosed creating vertical openings.

NFPA 101, Life Safety Code, Chapters 39.3.1.1 and 8.6

Fine Arts Complex

Fine Arts Complex is a two-story structure with a basement and has a mixed occupancy consisting of existing business, existing assembly and industrial. Features of fire protection include a fire sprinkler system, fire alarm and detection system and portable fire extinguishers. Illuminated exit signs and an emergency generator are provided.

Protection Violations

FINDING 1

There is no separation of the remainder of the building from the communicating space by a smoke barrier.

NFPA 101, Life Safety Code, Chapters 39.3.1.1, 8.6.6(4) (A) and 8.5

NFPA 101, Life Safety Code, Chapter 4.6.12.1

FINDING 2

The standpipe connection on the stage in the BIT Theater is corroded.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

FINDING 3

The fire sprinkler system is yellow tagged.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

FINDING 4

The interior wall finish in the Intimate Theater does not appear to meet interior finish requirements.

NFPA 101, Life Safety Code, Chapters 13.3.3.3 and 10.2

Boiler Plant

Boiler Plant is a single-story structure with a mezzanine and has an occupancy classification of industrial. Features of fire protection are limited to portable fire extinguishers.

Building Services Violation



FIRE SAFETY INSPECTION REPORT

FINDING 1

There are unused open spaces in the break room electrical panel.

NFPA 101, Life Safety Code, Chapters 40.5.1, 9.1.2; and NFPA 70, National Electrical Code

Dining Hall

Dining Hall is a two-story structure with a basement with an occupancy classification of existing assembly. Features of fire protection are limited to portable fire extinguishers. Illuminated exit signs and emergency lighting are provided.

Note: A fire watch must be provided dedicated to the upstairs dining room whenever it is occupied until violations concerning that area are corrected.

Means of Egress Violations

FINDING 1

All 3 stairways from the upstairs dining room are unenclosed and not protected.

NFPA 101, Life Safety Code, Chapters 13.2.2.3.1, 7.2.2.5.1.1, 7.2.2.5.2.1, 7.1.3.2 and 8.2

FINDING 2

All 3 stairways from the upstairs dining room discharge into the interior of the building.

NFPA 101, Life Safety Code, Chapters 13.2.7 and 7.7.2

FINDING 3

There is a lack of 2 exit signs in the main dining room, 1 leading to the third exit stair in the upstairs dining room and throughout the west corridor.

NFPA 101, Life Safety Code, Chapters 13.2.10 and 7.10

Protection Violation

FINDING 4

The UL300 system in the main kitchen does not protect all areas on the cooking equipment.

NFPA 101, Life Safety Code, Chapters 13.3.2.2, 9.2.3; and NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations

Buffalo Courts



FIRE SAFETY INSPECTION REPORT

Buffalo Courts is a two-story historical structure built in 1933 with an occupancy classification of existing business. Features of fire protection are limited to portable fire extinguishers. Illuminated exit signs are provided.

Means of Egress Violations

FINDING 1

The front stairway is unenclosed and not protected.

NFPA 101, Life Safety Code, Chapters 39.2.2.3.1, 7.2.2.5.1.1, 7.2.2.5.2.1, 7.1.3.2 and 8.2

FINDING 2

Both stairways discharge into the interior of the building.

NFPA 101, Life Safety Code, Chapters 39.2.7 and 7.7.2

Protection Violation

FINDING 3

The front stairway is unenclosed creating a vertical opening.

NFPA 101, Life Safety Code, Chapters 39.3.1.1 and 8.6

Kilgore Research Center

Kilgore Research Center is a single-story structure with a basement and has an occupancy classification of existing business. Features of fire protection include a fire alarm and detection system and portable fire extinguishers. Illuminated exit signs and emergency lighting are provided.

Protection Violation

FINDING 1

There are vertical penetrations present in the basement.

NFPA 101, Life Safety Code, Chapters 8.4.4.1 and 8.5.6.2

Library/HELC

Library/HELC is a two-story structure with a basement and has a mixed occupancy consisting of existing assembly and existing business. Features of fire protection include a fire alarm and detection system and portable fire extinguishers. Illuminated exit signs and emergency lighting are provided.

Means of Egress Violations



FIRE SAFETY INSPECTION REPORT

FINDING 1

All 3 stairways are unenclosed and not protected.

NFPA 101, Life Safety Code, Chapters 13.2.2.3.1, 7.2.2.5.1.1, 7.2.2.5.2.1, 7.1.3.2 and 8.2

FINDING 2

All 3 stairways discharge into the interior of the building.

NFPA 101, Life Safety Code, Chapters 13.2.7 and 7.7.2

Protection Violation

FINDING 3

All 3 stairways are unenclosed creating vertical openings.

NFPA 101, Life Safety Code, Chapters 13.3.1 and 8.6

Virgil Henson Activity Center

Virgil Henson Activity Center is a two-story structure with a basement and has an occupancy classification of existing assembly. Features of fire protection include a partial fire sprinkler system covering the basement, fire alarm and detection system and portable fire extinguishers. Illuminated exit signs and an emergency generator are provided.

Means of Egress Violations

FINDING 1

Only 1 stair out of 5 discharges directly to the exterior of the building.

NFPA 101, Life Safety Code, Chapters 13.2.7.1 and 7.7.2

FINDING 2

The 2 basement stair doors adjacent to the bowling alley lack a 1 hour fire-rating resulting in a lack of stair enclosure.

NFPA 101, Life Safety Code, Chapters 13.2.2.3.1, 7.2.2.5.1.1, 7.1.3.2.1(1), 8.2.2.2 and 8.3.4.2

FINDING 3

There is a lack of exit signs adjacent to rooms 207, 219 and exit from swimming pool.

NFPA 101, Life Safety Code, Chapters 13.2.10 and 7.10



FIRE SAFETY INSPECTION REPORT

FINDING 4

The north exit door from the swimming pool and the main entry/exit door from the all-purpose room does not swing in the direction of egress travel.

NFPA 101, Life Safety Code, Chapters 13.2.2.2.1 and 7.2.1.4.2

FINDING 5

There are unapproved key operated locking devices on the north interior exit door from the swimming pool and interior security doors from the bowling alley.

NFPA 101, Life Safety Code, Chapters 13.2.2.2.1, 7.2.1.5.1 and 7.2.1.5.3

Protection Violations

FINDING 6

The 2 center convenience stairs are not separated from the corridors and the building is not protected throughout by a fire sprinkler system.

NFPA 101, Life Safety Code, Chapters 13.3.1, 8.6.9.1(3), 8.6.9.2(2) and 9.7

FINDING 7

There is no separation of the remainder of the building from the communicating space by a 1 hour fire barrier.

NFPA 101, Life Safety Code, Chapters 13.3.1 and 8.6.6(4)

FINDING 8

The fire sprinkler system is yellow tagged.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

Building Services Violation

FINDING 9

There are unused open spaces in electrical panel HH in the basement and AA in the bowling alley.

NFPA 101, Life Safety Code, Chapters 13.5.1, 9.1.2; and NFPA 70, National Electrical Code

Ag Science

Ag Science is a three-story structure with a mixed occupancy consisting of existing business and existing assembly. Features of fire protection include a fire sprinkler system, fire alarm



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and detection system and portable fire extinguishers. Illuminated exit signs and emergency lighting are provided.

Protection Violation

FINDING 1

The smoke-rated door is not properly shutting and latching adjacent to room 205.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

Building Services Violation

FINDING 2

There is a lack of an emergency shutoff for the gas in lab 308.

NFPA 101, Life Safety Code, Chapters 39.5.1, 9.1.1, 8.7.4.1; NFPA 54, National Fuel Gas Code; and NFPA 45, Standard on Fire Protection for Laboratories Using Chemicals

Engineering/Computer Science

Engineering/Computer Science is a two-story structure with a mixed occupancy consisting of existing business and existing assembly. Features of fire protection include a fire sprinkler system, fire alarm and detection system and portable fire extinguishers. Illuminated exit signs and emergency lighting are provided.

Protection Violation

FINDING 1

The fire sprinkler system is yellow tagged.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

Old Main

Old Main is a four-story structure built in 1910 with a mixed occupancy consisting of existing business and existing assembly. Features of fire protection include a standpipe, fire alarm and detection system and portable fire extinguishers. Illuminated exit signs and emergency lighting are provided.

Means of Egress Violation

FINDING 1

The east and west stair doors on all floors and the north center stair door on the 1st floor lack a 1 hour fire-rating resulting in a lack of stair enclosure.



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NFPA 101, Life Safety Code, Chapters 39.2.2.3.1, 7.2.2.5.1.1, 7.1.3.2(3) (A), 8.2.2.2 and 8.3.4.2

Protection Violation

FINDING 2

The convenience stairs connecting the 2nd and 3rd floors are not separated from the corridors and the building is not protected throughout by a fire sprinkler system.

NFPA 101, Life Safety Code, Chapters 39.3.1.1, 8.6.9.1(3), 8.6.9.2(2) and 9.7

Panhandle Plains Museum

Panhandle Plains Museum is a three-story structure with a two level basement and has a mixed occupancy consisting of existing assembly, existing business and storage. Features of fire protection include a fire alarm and detection system and portable fire extinguishers. Illuminated exit signs and emergency lighting are provided.

Note: The third floor is used for storage and the basement has storage business and industrial occupancies.

General Requirement Violation

FINDING 1

The door providing separation between the assembly and storage areas on the 2nd floor lacks the required 1½ hour fire-rating and the 2 doors providing separation between the industrial occupancy woodshop and storage area in the basement lacks the required 3/4 hour fire-rating.

NFPA 101, Life Safety Code, Chapters 13.1.3.1, 40.1.3, 42.1.3, 6.1.14.4 and 8.3.4.2

Means of Egress Violations

FINDING 2

The center stair is unenclosed and not protected on the 2nd and 3rd floors.

NFPA 101, Life Safety Code, Chapters 13.2.2.3.1, 7.2.2.5.1.1, 7.2.2.5.1.2, 7.1.3.2 and 8.2

FINDING 3

There is a lack of exit signs throughout the 1st floor.

NFPA 101, Life Safety Code, Chapters 13.2.10 and 7.10

FINDING 4



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The exit sign adjacent to east stair on the 3rd floor is inoperable.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

FINDING 5

There is an unapproved key operated locking device on the center stair door on the 3rd floor.

NFPA 101, Life Safety Code, Chapters 13.2.2.2.1, 7.2.1.5.1 and 7.2.1.5.3

Protection Violations

FINDING 6

The display area of the building exceeds 15,000 square feet and the building lacks a fire sprinkler system.

NFPA 101, Life Safety Code, Chapters 13.3.5.2 and 9.7

FINDING 7

The center stair is unenclosed on the 2nd and 3rd floors creating a vertical opening.

NFPA 101, Life Safety Code, Chapters 13.3.1 and 8.6

FINDING 8

There is a vertical penetration through the ceiling extending in to the first floor adjacent to room W010A.

NFPA 101, Life Safety Code, Chapters 8.4.4.1 and 8.5.6.2

FINDING 9

There is no separation of the remainder of the building from the communicating space by a 1 hour fire barrier.

NFPA 101, Life Safety Code, Chapters 13.3.1 and 8.6.6(4)

FINDING 10

The 4 convenience stairs are not separated from the corridors and the building is not protected throughout by a fire sprinkler system.

NFPA 101, Life Safety Code, Chapters 13.3.1, 8.6.9.1(3), 8.6.9.2(2) and 9.7

FINDING 11

There is an unsecured compressed gas bottle on display in the main foyer.



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NFPA 101, Life Safety Code, Chapter 4.6.12.1

FINDING 12

The fume hood in basement Archeology Lab lacks a current inspection.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

Building Services Violation

FINDING 13

There are extension cords used as fixed wiring throughout the basement.

NFPA 101, Life Safety Code, Chapters 13.5.1, 9.1.2; and NFPA 70, National Electrical Code

Old Education

Old Education is a three-story structure with an occupancy classification of storage. There are no features of fire protection.

Note: The campus police use the structure for training purposes. Due to the lack of features of fire protection and serious violations noted this building should not be occupied for any purpose.

Means of Egress Violations

FINDING 1

All 3 stairways are unenclosed and not protected.

NFPA 101, Life Safety Code, Chapters 42.2.2.3.1, 7.2.2.5.1.1, 7.2.2.5.2.1, 7.1.3.2 and 8.2

FINDING 2

All 3 stairways discharge into the interior of the building.

NFPA 101, Life Safety Code, Chapters 42.2.7 and 7.7.2

FINDING 3

There is a lack of exit signs throughout the structure.

NFPA 101, Life Safety Code, Chapters 42.2.10 and 7.10

FINDING 4

There is a lack of emergency lighting throughout the structure.



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NFPA 101, Life Safety Code, Chapters 42.2.9 and 7.9

Protection Violation

FINDING 5

All 3 stairways are unenclosed creating vertical openings.

NFPA 101, Life Safety Code, Chapters 42.3.1 and 8.6

Ranch Manager's House

Ranch Manager's House is a single-story structure with an occupancy classification of one- and two-family dwelling. Features of fire protection are limited to portable fire extinguishers.

Means of Egress Violation

FINDING 1

The bedroom windows are inoperable.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

Feed Storage

Feed Storage is a single-story structure with an occupancy classification of storage. Features of fire protection are limited to portable fire extinguishers.

Building Services Violation

FINDING 1

There are exposed wires that lack conduit protection throughout the structure.

NFPA 101, Life Safety Code, Chapters 42.5.1, 9.1.2; and NFPA 70, National Electrical Code

Horse Center Big House

Horse Center Big House is a single-story structure with an occupancy classification of one- and two-family dwelling. Features of fire protection are limited to battery operated smoke alarms.

Building Services Violation

FINDING 1

There are exposed wires that lack conduit protection in the kitchen.



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NFPA 101, Life Safety Code, Chapter 4.5.7 and NFPA 70, National Electrical Code

Old Sub

Old Sub is a single-story structure with a mixed occupancy consisting of existing assembly and existing business. Features of fire protection are limited to portable fire extinguishers. Illuminated exit signs and emergency lighting in the assembly occupancy and leased space are provided.

Means of Egress Violation

FINDING 1

The illuminated exit sign is inoperable in room ESLI.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

Off Campus Buildings

Small Business Development Center

Small Business Development Center is a five-story structure with an occupancy classification of existing business. Features of fire protection include a fire sprinkler system protecting the basement, floor and on all floors protecting the atrium, fire alarm and detection system and portable fire extinguishers. Illuminated exit signs are provided.

Note: The Small Business Development Center is leased space located in the basement level of a bank building facing a 6 level atrium with an address of 701 S Taylor, suite 118, Amarillo, Texas.

Protection Violation

FINDING 1

The fire sprinkler system is yellow tagged.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

Amarillo Center

Amarillo Center is a thirty-one-story high-rise structure with an occupancy classification of existing business. Features of fire protection include a fire alarm and detection system and portable fire extinguishers. Illuminated exit signs and emergency lighting are provided.

Note: The Amarillo Center is leased space located on the 1st, 7th, 10th and 11th floors with an address of 600 S Taylor, Amarillo, Texas.

Means of Egress Violations



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FINDING 1

There are unapproved key operated locking devices on room 1004 and 7th floor door to the elevator lobby.

NFPA 101, Life Safety Code, Chapters 39.2.2.2.1, 7.2.1.5.1 and 7.2.1.5.3

FINDING 2

There is a lack of illuminated exit signs throughout the 7th floor.

NFPA 101, Life Safety Code, Chapters 39.2.10 and 7.10

Protection Violations

FINDING 3

The fire-rated doors in the north stair on the 10th, 15th and 31st floors are not properly closing and latching.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

FINDING 4

The fire alarm panel is indicating a trouble light.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

Special Provision Violation

FINDING 5

The building is a high-rise and lacks fire sprinkler protection throughout the building.

NFPA 101, Life Safety Code, Chapters 39.4.2.1(1), 9.7.1.1(1); and NFPA 13, Standard for the Installation of Sprinkler Systems

Building Services Violations

FINDING 6

The electrical receptacle adjacent to the 7th floor break room sink lacks GFCI protection.

NFPA 101, Life Safety Code, Chapters 39.5.1, 9.1.2; and NFPA 70, National Electrical Code

FINDING 7

There is an extension cord used as fixed wiring in the 1st floor space.



TEXAS STATE FIRE MARSHAL'S OFFICE

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NFPA 101, Life Safety Code, Chapters 39.5.1, 9.1.2; and NFPA 70, National Electrical Code

Enterprise Network

Enterprise Network is single-story structure with a mixed occupancy consisting of existing business and industrial. Features of fire protection include a fire alarm and detection system and portable fire extinguishers. Illuminated exit signs and emergency lighting are provided.

Note: The Enterprise Network has an address of 2300 North Western, Amarillo, Texas.

Protection Violation

FINDING 1

The fire sprinkler system is yellow tagged.

NFPA 101, Life Safety Code, Chapter 4.6.12.1

A handwritten signature in cursive script that reads "Carl Turner".

Carl Turner, CFI-II
Deputy State Fire Marshal
State Fire Marshal's Office
512-627-5923
carl.turner@tdi.texas.gov

Cc: Debra Miller