

ADMINISTRATION BUILDING

EXECUTIVE SUMMARY



Capacity Assessment								
Design Capacity:	N/A	Percent Occupied: N/A 85% Capacity is assumed full						
Functional Capacity:	N/A							
Current Enrollment	N/A							
Building Constructed : 1971								
Building Current Square Footage : 24,925								
Assessment Grading		1-Pass		5- Fail				
		Scale:	1	2	3	4	5	Note: Score over 3 recommend replacement
Site	Parking and Drives							Concrete drives ; good condition
	Sidewalks							Some cracking; overall fair condition
	Landscape/Irrigation							No irrigation; hedges @ bldg & mature trees; no tree overhang on bldg
	Play Grounds							N/A
	ADA Accessibility							Poor accessible routes throughout site
	Utilities& Drainage							Fair overall
	Site Lighting							Minimal lighting in parking lots; No pole lighting
	Security							No security
Exterior	Exterior Walls							Fair condition, some stained/cracked brick
	Structure/Foundation							Fair condition
	Windows							Fair condition
	Doors/Entrances							Fair condition
	Roofing							Roof system is new. Replaced 2013
	Weather/Waterproofing							Fair condition
	Canopies							Rusting & needs repainting.
Interior	TEA Compliance							N/A
	Educational Adequacy							N/A
	Finishes							Fair condition, finishes need upgrading
	Restrooms							Fair/poor; finishes need updating
	Food Service							N/A
	Doors/Hardware							Fair condition; various door sizes (undersized)
	Accessibility							Mostly non compliant throughout
	ACM materials							ACM Present
	Code requirements							Unknown at this time
MEP	Mechanical							
	Units							Equipment is aging, replacement needed relatively soon
	Ductwork							Clean ducts or replace.
	Exhaust							Not all exhaust running during review
	Electrical							
	Building service							Good condition
	Panels							Equipment aging, fair condition
	Distribution							N/A
	Plumbing							
	Infrastructure							Condition of water supply good, copper
	Fixtures							Non compliant
	Life Safety Systems							
	Fire Sprinkler							Not sprinkled
	Fire Alarm							Not addressable
	Emergency Lighting							Bug lights on a few of the exit lights. Recommend more
Exit Signage							Minimum amount provided	
Technology								
Data							Adequate number of data drops	
Wi Fi							Available	

Total Score - 3.08

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OVERALL SUMMARY & RECOMMENDATION

Brazosport ISD Administration Building is outdated in many systems including mechanical and Life safety. There are some ADA compliance issues with access routes, plumbing fixtures, & restrooms. Interior finishes need upgrading.

RECOMMENDATION: For this facility it is recommended to address the accessibility deficiencies and upgrade systems and finishes due to normal wear and age. It is also recommended that life safety systems be brought up to current code.