EXECUTIVE SUMMARY



Capacity	Assessment												
Design C	apacity:	531		Percent Occupied: 121									
Function	ial Capacity:	451		recount occupied.									
	Enrollment	548		85% Capacity is assumed full									
	Constructed : 1958	3.10		objectly is assumed full									
•	Current Square Footage : 5	1 314											
	ent Grading	1-Pass	5- Fail										
	Scale			r 3 recommend replacement									
Site	Parking and Drives			areas, all concrete with parking/fire lane striping. At least 3 handicappe									
	Sidewalks			condition, some replaced due to tree roots, roof drainage onto sidewall									
	Landscape/Irrigation			vay from bldg. not ideal for security, Maintenance needed at back									
	Play Grounds			o safe-fall material, previous ground material very decomposed.									
	ADA Accessibility			ADA accessible, handicapped parking available									
	Utilities& Drainage			hrough swaling. Significant water ponding.									
	Site Lighting			ting, minimal parking light poles, athletic field lighting.									
	Security			ile, card access at front door, security cameras not installed yet, remote									
Exterior	Exterior Walls	+ + +		ter peeling. Cracks at brick. Mildew growth at exterior									
LACCITO	Structure/Foundation			structure in fair condition									
	Windows			s popping out, windows painted in remote bldg									
	Doors/Entrances			ploration. Inaccessible entries									
	Roofing			on roof fascias & at gutter connection to roof, leaks in kitchen									
	Weather/Waterproofing		- J	roofing has been redone multiple times, indicative of leaks									
	Canopies			Canopies have lighting and internal gutters.									
Interior	TEA Compliance	+ + + + + + + + + + + + + + + + + + + +		of spaces are not compliant.									
interior	Educational Adequacy			No specialized classrooms.									
	Finishes		Poor to failing in	•									
	Restrooms			R. Rusted hardware/partitions, ceramic tiles-good. Base -poor									
	Food Service			ant. Kitchen-tile floor good, painted CMU-peeling, ACT ceiling-water lea									
	Doors/Hardware			ors, non-accessible hardware/some thresholds									
	Accessibility			e of interior spaces not ADA compliant, some updates have been made									
	ACM materials		ACM present	s of interior spaces not ADA compliant, some appeares have been made									
	Code requirements			known at this time.									
MEP	Mechanical		Officiowif at tills	unie.									
IVILI	Units		Recommend Rer	placement of 15 roof fans & 4 roof-mtd HVAC units									
	Ductwork			rk which is the oldest area of the building.									
	Exhaust		· ·	vere running during school operation as needed.									
	Electrical		Not all exhaust v	vere running during school operation as needed.									
	Building service		Primary power:	MSR new									
	Panels		- ' '	d to be upgraded/replaced; new SqD panels are good.									
	Distribution		N/A	to be approaced, replaced, new sqb pariets are good.									
	Plumbing		IN/A										
	Infrastructure		Replace nine du	e to age (a lot of galvanized pipe for water supply)									
	Fixtures		ADA Compliant	. to age to lot of Barrainzed pipe for water supply)									
	Life Safety Systems		ADA Compilant										
	Fire Sprinkler		Not sprinklered.										
	Fire Alarm			d condition, recommend upgrade for code compliance									
	Emergency Lighting			ry pack wall mounted two lamp fixtures.									
	Lincigency Lighting												
			Docommond ron	lacement apply 1/2 not working									
	Exit Signage		Recommend rep	lacement, appx. 1/2 not working									
			Recommend rep	lacement, appx. 1/2 not working									

A.P. BEUTEL ELEMENTARY EXECUTIVE SUMMARY



OVERALL SUMMARY & RECOMMENDATION

The Beutel Elementary School campus is over 50 years old, and several of its sytems are failing. Student restrooms, millwork, door hardware, and plumbing fixtures do not meet current accessibility code. HVAC systems need replacement. Fire sprinklers and exit signage do not meet current life safety code. More than half of classrooms are not compliant with TEA standards. Food service areas are outdated.

Beutel Elementary, due to numerous infrastructure, security, and systems upgrade and replacement needs, should be removed from district use and replaced with a new facility.

EDUCATION ADEQUACY ASSESSMENT

1= Excellent 3= Fair 5= Failure 2= Good 4= Poor

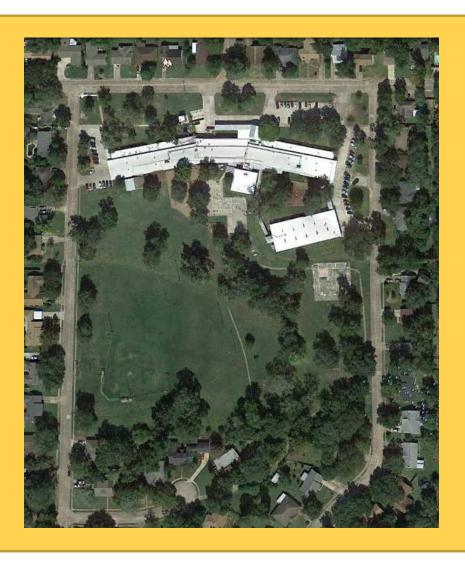
	Maintenance Cycle Schedule		Condit				Special Notes or
	Years	1 2	Quali 3		F	N/A	Observations
EDUCATION ADEQUACY		 	1	+	5	IN/A	Poor to failing. No specialized classrooms.
Classroom Educational Adequacy							
Power							
Technology							
Classroom size							
Marker board/ tack board							
Special Education Classroom							Special Ed Classroom is regular room, not specific to function.
Rooms		 -					Destroyer and lebter but not accessible
Restrooms			_		_		Restrooms available, but not accessible.
Accessibility			_		_		Millwork, etc, not accessible
Showers			_				No showers
Science Room		\vdash		1			No science rooms present.
Air Exchanges		\vdash		<u> </u>	0	H	
Demo tables		\vdash		<u> </u>	0	H	
Sink		\vdash		<u> </u>	0	H	
Eye wash		\vdash		<u> </u>		H	
Fire Blanket			_		_		
Showers			_		_		
Utility shut off			_		_		
Fume hood			_		_		
Prep rooms			_	<u> </u>			19
Media Center			_	0			Library
Technology Reading area			-				1 table of computers. Smart board and projector.
				-			
Power Athletic Facilities		-		ч			-
Outdoor courts		-	-				-
Outdoor fields		-	-	-			-
Playgrounds		-	-	-			-
Gymnasium		-	+-	۳	_		Cafeteria is used as gym for PE.
Locker rooms		-		1	u	0	Caleteria is used as gyrir for i E.
Computer Facilities		-	+-			Н	Classroom converted to computer lab. Exposed data/electrical cords
Technology				1		H	Classics in convented to computer lab. Exposed data/electrical cords
Room size		++	ᆛ	<u> </u>	0	H	Only 1 room, not adequate for size of school.
			_	<u> </u>	п		Only 1 100m, not adequate for size of school.
Electrical & Data	_	$\vdash \vdash$					-
Art Facilities							
Kiln/ kiln vent							
Demo table							
Vocational Rooms							
Demo tables							
Sink							
Eye wash							
Power							
Technology							
Average grade:							4

Building Capacity Analysis

Rm No.	Room Name	Function		Area	Meets TEA	Docian Canacity	Functional Capacity (85% D.C.)
KM NO.	Room Name	Function		Area	Weets TEA	Design Capacity	D.C.)
1	Boucher	Classroom	3rd Grade	729	Υ	22	
2	Wailes	Classroom	3rd Grade	729	Υ	22	
3	Gary	Classroom	3rd Grade	729	Υ	22	
4	Fuller	Classroom	3rd Grade	729	Υ	22	
5	Ponzi	Classroom	4th Grade	729	Υ	22	
6	Gasiorowski	Classroom	3rd Grade	729	Υ	22	
7	Cruise	Classroom	4th Grade	729	Υ	22	
8	Beard	Classroom	4th Grade	729	Υ	22	
9	Hatfield	Classroom	4th Grade	729	Υ	22	
10	Martinez	Classroom	4th Grade	729	Υ	22	
11	PPCD	Classroom	Special Education	675	Υ	NA	
12	Kibodeaux / Life Skills	Classroom	Special Education	1035	Υ	NA	
13	Garapetian	Classroom	1st Grade	675	N	18	
14	Skeete	Classroom	1st Grade	600	N	16	
15	Metric	Classroom	1st Grade	675	N	18	
16	Chamblee	Classroom	1st Grade	675	N	18	
17	Speech	Classroom	Speech Pathologist	335	N	NA	
18	Stuart	Classroom	1st Grade	600	N	16	
19	Assistant Principal	Office	Admin Office	302	NA	NA	
20	Silvertooth / Resource Counselor	Classroom	Special Education	700	Υ	NA	
21	Vanderheid / Music	Classroom	Music	975	Y	NA	
23	Teacher Work Room	Break Room	Admin Office	1540	NA	NA	
31	Kotzur	Classroom	2nd Grade	640	N	20	
32	Power / Interventionist	Classroom	Intervention	682	Υ	NA NA	
33	Jansky	Classroom	2nd Grade	640	N	20	
34	Jamison	Classroom	2nd Grade	682	N	21	
35	Scott	Classroom	2nd Grade	640	N	20	
36	Crisp	Classroom	2nd Grade	682	N	21	
37	Williams	Classroom	Kindergarten	640	N N	17	
38	Computer Lab	Classroom	Computer Lab	682	N	18	
39	Aldrich	Classroom	Kindergarten	640	N N	17	
40	Huitt	Classroom	Kindergarten	682	N	18	
41	Cordoba	Classroom	Kindergarten	640	N	17	
42	Bollom	Classroom	Kindergarten	682	N	18	
44	Binnion	Classroom	Kindergarten	682	N	18	
46	Buell	Classroom	ESL	172	N	NA NA	
47	Special Education	Classroom	Special Education	152	N	NA NA	
Cafeteria	Cafeteria / Gym	Café / Gym	Gym ES	2912	N	NA NA	
Library	Library	Library	Library 1	2689	N	NA NA	
Office	Front Office	Office	Admin Office	430	NA	NA NA	
Office	Front Office	Office	Admin Office	282	NA NA	NA NA	
Nurse	Nurse Office	Office	Admin Office	115	NA NA	NA NA	
Workroom	Tally Workroom	Break Room	Admin Office	315	NA NA	NA NA	
VVOINIOUIII	Total Capacity	DIEBN NOOTH	Autiliii Office	313	IVA	531	451
	Total capacity					331	491
50	Temporary Bldg Office	PE office	Admin Office	2912	NA	NA	
51	Temporary Bldg Classroom	SEARCH	Ace	2689	Y	NA NA	
31	Total Temporary Bldg Capacity	SEARCH	Ace	2009	1	0 0	0

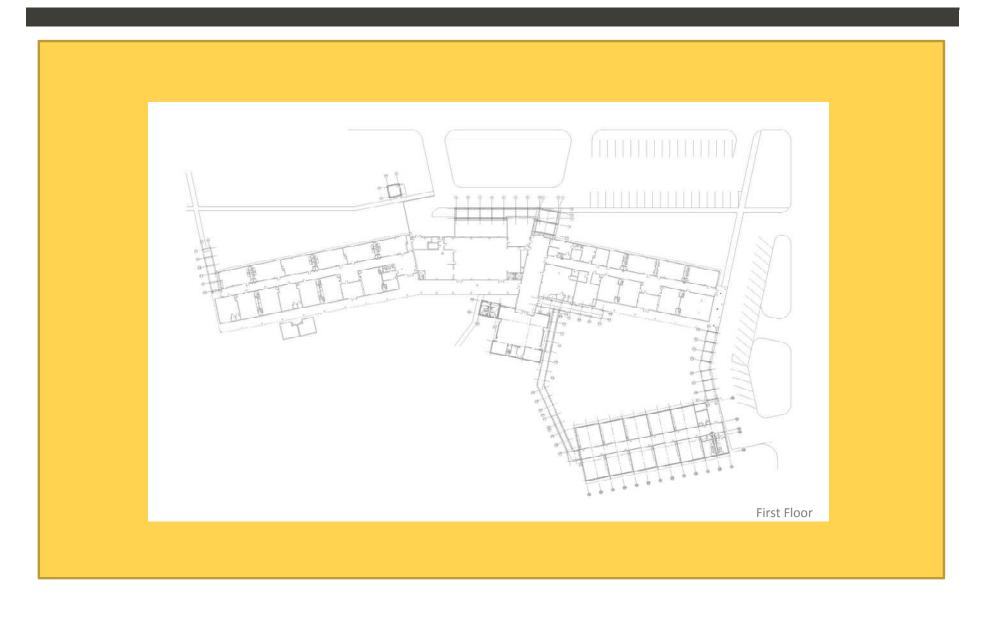
Site Plan





Floor Plans







300 Ligistrum Lake Jackson, Texas 77566

			ION

Current # of Parking Spaces: 86 total, 3 handicapped

Parent drop-off/pick-up Parking & drop-off/pick-up

inadequate

Bus drop-off/pick-up Drop-off & pick-up inadequate.

Dismissal of students occurs in 3

different areas.

BRAZOSPORT ISD





	General Notes:							
Site Conditions								
Parking & Drives	Multiple parking areas, all concrete with parking/fire lane							
	striping. At least 3 handicapped accessible.							
Sidewalks	Sidewalks good condition, some replaced due to tree roots, roof							
0.0000000	drainage onto sidewalks.							
ADA Accessibility	Some sidewalks ADA accessible, handicapped parking available							
Site Signage	Marquee clear and good condition, no handicapped signage in							
Site Signage	parking							
Playground Areas	Not ADA compliant, decomposed ground material							
Condition	Fair condition, no safe-fall material, previous ground material							
Condition	very decomposed.							
Accessibility	Playground not accessible, needs ramp							
Athletic Areas	Concrete & asphalt surfaces have water ponding and cracking.							
Attiliette Atteus	Fields overgrown.							
Landscaping/Irrigation	Shrubs pulled away from bldg. not ideal for security,							
	Maintenance needed at back							
Utilities & Drainage	Drainage done through swaling. Significant water ponding.							
Dumpster Service Area	Shares main entry drive. Difficult for trucks to maneuver.							
Site Lighting	Minimal site lighting, minimal parking light poles, athletic field							
Site Lighting	lighting.							
Security	No entry vestibule, card access at front door, security cameras							
Jeeu,	not installed yet, remote bldgs - no security.							
Chain Link Fencing	No chain link fencing around site. Doors must be open to access							
	remote buildings							
Ornamental Fencing	No ornamental fencing around site.							
	3							

EXISTING SITE ASSESSMENT FORM

The information contained in this document comes from a range of sources in a limited time frame and may not be completely reliable. The intent of this survey is to obtain a general sense of the overall condition of the subject property and to identify particular areas or systems that may require more in-depth and verifiable study.

	Maintenance Cycle	Condition		1	Special Notes			
	Schedule		or			or		
	Years			uality				Observations
Site work		1		3 4	1 5	N/	Ά	
On-Site Utilities & Drainage								Drainage done through swaling. Significant water ponding.
Site Drainage / Erosion Control							1	Some area drains. Significant water ponding
Storm Sewer Line						T	1	Poor locations, bldg/sidewalk drains have no access to storm drain
Sanitary Sewer Line			mt		\top	0		1956 Construction date, unknown current condition
Water Supply Line / Sprinkler Supply Line				+	+			1956 Construction date, unknown current condition
Gas Line			H	_	+			1956 Construction date, unknown current condition
Electric Service Line / Phone Line					+	6		1956 Construction date, unknown current condition
Site Lighting- Building and Parking Lots			\vdash	+	0	_	4	Existing lighting, minimal
			\vdash		6	_	_	Most in fair condition with cracking
Exterior Concrete Pads & Pavement- Around building , mechanical yards			H	٠,	_	+	_	WOSE III Tali Condition with Cracking
Fire Hydrants / Utility Vaults / Misc.				0	4	-		
			ш			_		
Landscape & Irrigation					-		-	Shrubs pulled away from bldg. not ideal for security, Maintenance needed at back
Topsoil and finished grading condition			ш		0	_		
Grass and Sod condition			ш			_		Grass dying out adjacent to building foundation @ outer classrm wing
Trees / Plants / Shrubs / Ground Cover / Vines						_		Trees overhanging onto canopies/roofs, tree roots causing sidewalks to uplift
Landscape Maintenance						_		Grasses growing in gutters. Tree limbs have fallen on canopies/roof.
Site Irrigation System							l	
Site Parking & Drives								Overall fair condition.
Roads / Drives / Parking Areas					۱			
Fire Lanes				0	ī			Concrete fire lane with striping on both sides
Parking lot and fire lane stripping	-							Inadequate parking. 36 Visitor, 22 staff, 3 accessible. Vis/staff park on street/grass
Traffic - Parking Control / Misc. Site Equipment								Drop-off/dismissal is from 3 different areas.
Curbs						T		Concrete curb/drive
						T		-
Sidewalks								Overall maintained/fair condition. Some cracking at sidewalks
Sidewalks / Steps / Ramps				0	П		1	Some accessible sidewalks. Curb ramp accessible & in good condition.
Court Yards / Patios / Misc. Paving	-							Lots of water ponding
						T		
Outdoor Athletic Areas								Concrete & asphalt surfaces have water ponding and cracking. Fields overgrown.
Play Fields						Т		Grass overgrown, well lit, no seating/bleachers. Asphalt walking path.
Tennis Courts				-	╁	0	1	
Hard court play areas			H		0	_	-	Cracking asphalt, accessible.
Backstops					6	_		Damaged/rusted, only has 2 of the 3 sides
240,010					푸	+		Damagoanacioa, emprias 2 en ano e enace
Playgrounds			_					Fair condition, no safe-fall material, previous ground material very decomposed.
Play areas					П	Т		Playground raised 6" above grade, not accessible
Playground access for handicapped			H		-	_	-	Not accessible
Playground equipment			H	_		+	-	Overall fair condition
Playground base material				屵	-	+		Decomposed mulch, weeds/grasses growing
Playground base material					뿌	+		Decomposed maich, weeds/grasses growing
Minard Control of City Harman			H		+	+	_	
Miscellaneous Exterior Site Items					_	-		Minimal lighting under conceins and in parting areas
Site Lighting						_		Minimal lighting under canopies and in parking areas
Site Security				_	-		-	Poor security. No fencing around site. Cameras in process of being installed.
Cameras					_	-		
Chain Link Fencing / Gates						_		No chain link fencing around site. Doors must be open to access remote buildings
Ornamental Fencing / Gates						_	_	No ornamental fencing around site.
Misc. Structures					1=			saves well at dispensions mismatched materials, painted CMIT 9 brisk
Site Walls -Retaining / Screen			-	_		_	4	screen wall at dumpsters.mismatched materialspainted CMU & brick
Dumpster Service Area			-	_		_	4	Shares main entry drive. Difficult for trucks to maneuver. Dumpster visible from drive
Site Signage- Directional / Handicapped							_	Poor signage, minimal
Site Furniture / Specialties								Outdoor seating in good condition, but no accessible route to seating
Misc. Site work / Recreational / Site Structures			Ш			1	_	Adequate bicycle storage, some in grass w/ no sidewalk access.
			Ш		1		_	
ADA Compliance/Accessibility			Ш					Overall fair conditions, can be improved
Compliant Sidewalks/Curbs			Ш	0		L		Mostly compliant
Compliant Ramps & Handrails			Ш	0		L		Curb ramp compliant, no handrails
HC & Van Accessible Parking Spaces			Ш	0	_			At least 3 spaces on site-all compliant
Accessible routes from HC parking, Bus drop off & mass transit to front door			Ш		Щ			Not directly to main entry, but direct access to side entry
		\Box				L		
Average Site Grade:					-		4	



300 Ligistrum Lake Jackson, Texas 77566

EXTERIOR BUILDING INFORMATION

Exterior Building Cladding

Materials:

Brick with Concrete masonry unit infill.

Roof Type: Low slope, multiple penetrations

Exterior Window Materials: Single pane, aluminum frame windows

BRAZOSPORT ISD

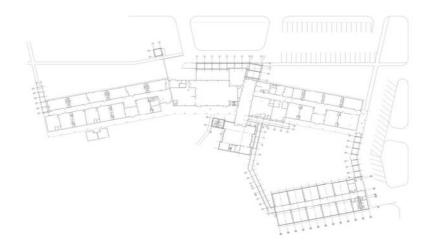


	General Notes:						
Exterior Building Condition							
Exterior Envelope							
	Poor. Paint/plaster peeling. Cracks at brick. Mildew growth						
Wall Condition	at exterior						
Window Condition	Kitchen windows popping out, windows painted in remote						
Willdow Colldition	bldg						
Doors/Entrances	Poor. Paint discoloration. Inaccessible entries						
Secure Entrance	Only card access at front entry, no entry vestibule						
Foundation/Structure	Foundation and structure in fair condition						
Roofing Areas	Mildew growth on roof fascias & at gutter connection to						
Rooming Areas	roof, leaks in kitchen						
Existing Warranty	Unknown at this time						
Area for repair	Replacement for areas nearing end of life cycle.						
Area for Replacement	Replacement for areas nearing end of life cycle.						
Exterior Building Lighting	Minimal building lighting, most under canopies, exposed						
Exterior building Lighting	conduit						
Kitchen dock/loading	No dock present, just driveway shared with dumpster access						
entry							
	Canopies have lighting and internal gutters.						
Canopies							
Additional information	None.						

EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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	Maintenance Cycle Schedule	Condition			Special Notes or		
	Years		Qual				Observations
Building Structure/Foundation	10010	1 2	2 3		5	N/A	Foundation and structure in fair condition
Foundation							
Piers / Caissons / Piles / Footings							
Grade Beams	· · · · · · · · · · · · · · · · · · ·						
Foundation Walls							
Special Foundation / Misc.	· · · · · · · · · · · · · · · · · · ·						
Substructure - Slab - on - Grade							
Basement / Below Grade Exterior Walls							
Interior Slab on Grade	3 			t			VCT finishes pulling apart, indicating movement of slab-on-grade
Entry Steps / Ramp / Porch Slabs	3 			t			Slab cracking
Sub-base - For All Bldg. Slabs	. ———			1		\equiv	
Special Substructure / Misc.	•	H	+	t		0	
Superstructure	I	H	+	t		=	
Suspended Floor / Mezzanine / Roof / Column Systems			+	+			
Interior Structural / Shear Walls	· 		+	+		_	
Fireproofing	s (H	+	+		-	
Structural Steel	: 	H	+	0		=	
Misc. Steel	. ———	\vdash	+	۳			
Concrete frame under super structure		H	+			_	Exposed rebar at roof building corner
	· 	H	-	۳		_	Exposed repair at 1001 building corner
Pre-Engineered Metal building	ı ———	┢		-			
Stairs & Miscellaneous structures	l	$\vdash \vdash$	-	1	Н	닑	
Stairs & Ramp Structures	s (<u> </u>	L	4	4			
Platform & Catwalk Structures		Ш		4			
Misc. Attached Structures -Canopy / Porch / Rooftop							
Misc. Steel -Structural Framing / Bracing							
Misc. Wood -Blocking / Framing / Rough Carpentry -Exterior							
Expansion Joints	3.6						
-	3 			+			
Building Exterior Shell		\vdash	+	╁		H	
Roofing			_				Mildew growth on roof fascias & at gutter connection to roof, leaks in kitchen
Roof Covering				Т			50-mil PVC mechanically fastened to concrete deck
Traffic / Pavement Toppings		H	┰	+			
		\vdash	-	₩		_	Minimal in the last of in the standing and the standing a
Roof Insulation & Fill							Minimal insulation located in areas where overly roofing has occurred.
Roofing Sheet Metal							
Skylights	3.6						None.
Roof Openings / Misc.							
Misc. Wall & Roof Trim	s (H	+	+	_	=	Mildew growth on fascia, aluminum roof trim uplifting @ library
	:	H	-	+		_	Unknown at this time
Warranty	s (<u> </u>	L	4	4			OTINIOWIT AL LITIS LITTE
			ㅗ	_	Ш		Description of the Milder was the standard
Exterior Walls							Poor. Paint/plaster peeling. Cracks at brick. Mildew growth at exterior
Exterior Wall Face & Back-Up Construction- Brick							Cracking at brick walls, some weep holes are plugged up
Exterior Wall Face & Back-Up Construction- Plaster							Mildewy, peeling plaster due to inadequate water drainage at remote bldg
Exterior Load Bearing Walls							
Exterior Balcony Walls / Railings	· · · · · · · · · · · · · · · · · · ·	H	+	t		_	
Exterior Louvers / Sunscreens	:	H	+	+		-	Excessive mildew growth due to downspout/gutter leakage
		⊢ +	+	+-		_	
Exterior Painting				<u> </u>			Peeling paint & plaster, mildew growth on remote bldg
Windows/Glazed Walls							Kitchen windows popping out, windows painted in remote bldg
Windows							Single pane, kitchen window(s) have fallen out of frame. Easy to pry open
Curtain Walls							
Exterior Doors							Poor. Paint discoloration. Inaccessible entries
Exterior Storefront / Entry Walls							Rusted hollow metal w/peeling paint
	-	$\vdash \vdash$	+	+	0	Н	Accessible
Exterior Storefront / Entry Doors		Ш		4			
Exterior Doors							Accessible
Exterior Overhead / Rolling Doors		П					
Exterior Hardware							Most hardware in worn condition
Exterior Door Panic Hardware	3 			t			
Weather/Waterproofing			_	_			Appears waterproofing has been redone multiple times, indicative of leaks
Waterproofing							Excessive flashing due to multiple repairs. Grasses growing in gutters.
<u></u>	· 	H	+	+	_		Excessive wear and replacement evident
Caulking / Sealants		$\vdash \vdash$	_	1		Ш	
Exterior Soffits							Mildew growth on various soffits.
Finishes To Misc. Exterior Structures				1			Mildew growth where canopies meet building, leaks causing ponding
		\Box		T		П	
Miscellaneous Exterior Building Items	l	H	\top	t	Н	H	
Canopies							Canopies have lighting and internal gutters.
Freestanding Canopies							
Canopies attached to building		\vdash	+	Ť	Н		
Exterior Building Lighting		+	+	+	0	H	Minimal building lighting, most under canopies, exposed conduit
Secure Front Entry		++	+	+	0	Н	Only card access at front entry, no entry vestibule
Secure Front Entry Kitchen Dock/Loading Zones		\vdash	+	-	븬	\dashv	No dock present, just driveway shared with dumpster access
Takenon Book Loading Zones	l	$\vdash \vdash$	-	۳	H	\dashv	The door present, just universal shared with dumpster access
Average Exterior Grade:		\vdash	+	+			5



300 Ligistrum Lake Jackson, Texas 77566

INITEDI	\mathbf{O}	ыш	DIMO	ARFAS
IIVIFRI	UK	БІШ	риист	ARFAS

Circulation: Ample circulation.

Interior signage: Room number signage.

Layout: Spread out, circulation into east wing is

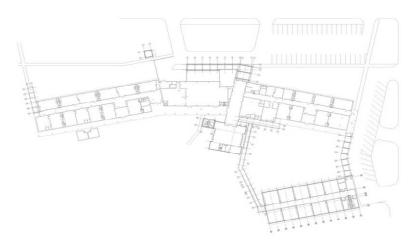
outdoors as is circulation to remote bldg. Security is a major concern.

BRAZOSPORT ISD

Brazosport Independent School District

C O R G

	General Notes:							
Interior Building Areas								
Classrooms	Classroom wings are separate from each other. Multiple							
Classiculiis	points of entry.							
SPED Classrooms	These programs take place in regular classroms. No							
SPED Classicullis	specialized rooms for Special Ed.							
Science Labs	No science labs.							
Computer Labs	Only 1 computer lab. Not enough electrical/data							
Art/Music	Acoustical ceiling tile(ACT), electrical conduits down walls,							
Ai ty iviusic	mostly CMU/brick, 12X12 ACT glued to wall.							
	Accessible storefront entry, extinguishers behind shelving,							
Library	exterior fire door not accessible. Lack of storage.							
	Cofeterio in also consider any Climana (la constantina de la constantina del constantina de la constantina del constantina de la constanti							
Cafeteria	Cafeteria is also used as gym. Slippery floors on humid							
	days. Kitchen is small with one serving line							
Kitchen/Serving	Roof leaks, paint peeling, not accessible, retrofitted							
	freezer, no vent in RR							
Gymnasium	VCT Floor has wear/chipping, doubled as Cafeteria, ceiling							
	good condition.							
Auditorium	Is gym/cafeteria. Does not fit visitors during							
	performances.							
Administration	Inadequate number of offices. No conference rm.							
Chaff Mark Arass	Teacher's work room & lunch room are the same space.							
Staff Work Areas	Parents work in teacher's work room as well when							
Clinia	volunteering. Cramped. Inadequate storage							
Clinic								



300 Ligistrum Lake Jackson, Texas 77566

INTERIOR FINISH INFORMATION

Flooring Types: VCT, linoleum, and carpet

Walls: Concrete masonry unit and brick

Ceilings: Acoustic ceiling tile(ACT)



General Notes:								
Interior Building Cond	ition							
Ceilings	Visible leakage & ceiling replacement/patching							
Floors	Vinyl composite tile(VCT)-cracking/pitting.Carpet-spots indicative of moisture/leaks.							
Interior Wall Finishes	peeling paint @ CMU. ACT tiles glued to wall-mold growth. Wood veneer-good condition. Brick-some cracking in various areas.							
Millwork	Termite damage @ some millwork. Laminate surfacessome chipping in various areas.							
Restrooms	non-accessible RR. Rusted hardware/partitions, ceramic tiles-good. Base -poor							
Food Service Areas	Not ADA compliant. Kitchen-tile floor good, painted CMU-peeling, ACT ceiling-water leakage/replacements done.							
Doors and	Some rusting doors, non-accessible hardware/some							
Hardware	thresholds							
ADA Compliance	Large percentage of interior spaces not ADA compliant, some updates have been made.							

EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent 3= Fair

2= Good

4= Poor

5= Failure

	Maintenance Cycle	Condition				Special Notes
	Schedule	or			or	
	Years		Quality			Observations
erior Building Conditions		1	2 3	4 !	5 N/A	<u> </u>
Interior Building Finishes						Poor to failing interior finishes.
Ceilings]	Visible leakage & ceiling replacement/patching
Acoustical Ceilings]	Some areas need replacing as leaks/wear have occurred.
Ceiling Grid Condition]	
2 x4 or 2 x 2 tiles - condition and type]	2x4 ceiling tiles. Warped tiles in Cafeteria/corridors/some classrooms
Vinyl Coated or Other type installed in grid system						
Plaster Ceilings						
Drywall Ceiling]	
Metal Ceilings						
Exposed / Painted Ceilings	-					
Soffit / Bulkhead Walls)	Plywood being used under soffit maybe due to leakage, Mold growth under soffit in entry
Special Ceilings / Soundproofing / Misc.						Acoustic tiles glued to wall of music room, mold growth.
Floors	-					Vinyl composite tile(VCT)-cracking/pitting.Carpet-spots indicative of moisture/leaks.
Carpeting]	stains/wear needs attention. Water spots from roof leaks. Some carpet bubbling.
Resilient Flooring - VCT)	Areas of pitting/cracking/displacement in dense spaces. Some tiles pulling apart.
Pavers / Slate / Marble	-					
Quarry Tile						
Ceramic Tile]	
Wood Flooring	- ']	At Cafeteria stage
Terrazzo Floor / Special Composition						Remote building-good condition throughout.
Finish Concrete - (sealed)						
Stair Finishes						
Special Flooring / Misc Raised Access Flooring						
						peeling paint @ CMU. ACT tiles glued to wall-mold growth. Wood veneer-good condition. Brick-
Interior Wall Finishes					.	some cracking in various areas.
Interior Partition Construction	· ·					Mostly CMU/wood construction
Wall Studs at interior columns						
Glazed block & CMU corridor	· ·					Painted with some peeling
Gypsum board at interior column furrings						
Tape, Bed, Texture, & Paint interior column furrings						
Studs insulation at interior face of exterior wall]	1
Gypsum board at interior face of exterior wall	-	H		ĦĦ		1
Tape, Bed, Texture, & Paint interior face of exterior wall						1
			- 1	1 1	- 1	

EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent 3= Fair 2= Good 4= Poor

5= Failure

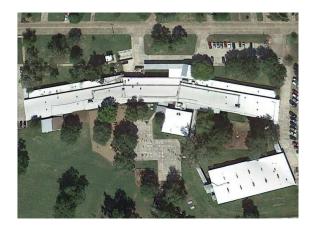
Maintenance Cycle Schedule Years Interior Balcony Railings Wall Surface Finishes & Veneers Maintenance Cycle Schedule Years Condition or Quality Description Observations Painted CMU-peeling, Wood panels-fair condition, vinyl siding-fair condition, Brick- cracking	
Years Quality Observations Interior Balcony Railings Interior Balcony Railings Wall Surface Finishes & Veneers Image: Comparison of the part of t	
Interior Balcony Railings Wall Surface Finishes & Veneers Painted CMU-peeling, Wood panels-fair condition, vinyl siding-fair condition, Brick- cracking	
Wall Surface Finishes & Veneers Painted CMU-peeling, Wood panels-fair condition, vinyl siding-fair condition, Brick- cracking	
Demountable / Folding / Office Partitions	
Interior Louvers / Soundproofing / Misc.	
Interior Wall Base & Trim Rubber base trim replaced several times	
Misc. Finishes	
Millwork Cabinets Termite damage @ some millwork. Laminate surfaces-some chipping in various control of the co	us areas.
Display Cases	
Marker Boards Not present in all classrooms	
Building Directory Not present.	
Corner Guards D Not present.	
Lockers Dockers	
Mail Boxes	
Interior Signage / Graphics -ADA Graphics Mostly not present, only in updated areas	
Base Building Graphics & Signage	
Interior Finish Graphics & Signage	
A/V Equipment Not present in all classrooms	
A/V Projection Screens Some whiteboards used as screens, all screens hung from ACT	
Interior Window Blinds Not present in most classrooms	
Loading Dock Equipment	
Digital clocks Not present - Analog clocks throughout building	
Wireless access	
Conveying Systems	
Freight Elevators	
Cab Finishes	
Passenger Elevators	
Cab Finishes	
Dumbwaiters / Lifts	
Overall Restroom Condition & Finishes non-accessible RR. Rusted hardware/partitions, ceramic tiles-good. Base -pc	or
Restroom Walls Overall good conditions throughout	
Restroom Ceilings Mostly good condition	
Restroom Fixtures Some mirror delamination and rusting	
Toilet Partitions frames are rusting	
Toilet Accessories not ADA compliant	
ADA accessibility No restroom is ADA compliant except for remote bldg & RR addition	
Not ADA compliant. Kitchen-tile floor good, painted CMU-peeling, ACT ceiling-water leakage/ru	placements done.
Food Service Areas Equipment Outdated	
Serving lines Components are outdated, and no water service is provided	
Dish return area Functional but aged and showing wear	
Dry storage pantry Undersized Acad and showing wear	
Food freezer and refrigerator Aged and showing wear. Not code compliant	
Exhaust Hood Not code compliant Coramic tile floor/base agod and showing wear	
Flooring material and base Ceramic tile floor/base aged and showing wear Acquiring spling tiles aged and showing wear	
Ceiling material Wall Material and finish Acoustic ceiling tiles aged and showing wear Damaged at various plumbing penetrations.CMU painted walls, paint is chipp	na/neelina
vvaii materiai anu iinisii Daniageu at vanous piuribing penetrations. Civio painteu walis, paint is chipp	ig/peeiiiig

EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent 2= Good 3= Fair 4= Poor

5= Failure

	Maintenance Cycle	Condition			Special Notes	
	Schedule Years	or Quality			or Observations	
Staff restroom	Tears		Qualit	<u>y</u>		Not ADA Compliant. No vent.
Separate Locker room						Provided but area is very small
Food Service Office						Inadequately small. Located inside kitchen work area
· 			1 1			
Interior Doors & Hardware		•				Some rusting doors, non-accessible hardware/some thresholds
Interior Storefront / Glazed Walls / Borrow Lites						
Interior Storefront / Entry Doors						not ADA compliant
Interior Doors (including frames)						Mostly wood in worn condition, some thresholds not ADA, some doors have no threshold
Interior Overhead / Rolling Doors & Grilles						
Special Doors						
Interior Hardware						Not accessible
Interior Door Panic Hardware						
Interior Wall Base & Trim / Cabinets / Misc. Finishes						Base trim replaced in several areas, cabinets have termite damage, laminate finish chipping.
						Large percentage of interior spaces not ADA compliant, some updates have been made.
nterior ADA Compliance & Accessibility						
Restrooms - Fixtures & Accessories						Not ADA compliant except remote bldg addition
Drinking Fountains						Not ADA compliant
Interior Ramps						
Interior Signage						Not present
Interior Doors and Hardware						Most classrooms not ADA compliant, larger spaces compliant
Millwork/Fixed Workspaces						Not ADA compliant
Other?						
ACM Materials						ACM present
Presence of ACM Materials suspected?						Yes
Building Code Requirements						Unknown at this time.
Building code requirements met?						Unknown at this time.
Energy code requirements met?						Unknown at this time.
Fire code requirements met?						No sprinklers.
Average Interior Grade:					5	



300 Ligistrum Lake Jackson, Texas 77566

PROJECT INFORMATION

HVAC Unit Brand/Models: Unknown at this time.

Current Design Capacity: Unknown at this time.
Current Load: Unknown at this time.



	General Notes:				
Mechanical Systems					
Warranty	Unknown at this time				
	Expand Central Plant area/room; replace all equip				
Central Plant	except chiller.				
	Recommend Replacement of 15 roof fans & 4 roof-mtd				
Roof Top Units	HVAC units				
	Replace ductwork which is the oldest area of the				
Ductwork	building.				
	Recommend completing upgrade when installing ne				
EMS	HVAC eqpmt.				
Electrical Systems					
Classroom Lighting	Condition: unknown at this time				
Corridor Lighting	Condition: unknown at this time				
Primary Power	Primary power: MSB new.				
	Original panel bd to be upgraded/replaced; new SqD				
Panels	panels are good.				
	Bogan system in good condition. Recommend an				
Clock/Bell/ PA	upgrade due to age.				
Plumbing Systems					
	Replace pipe due to age (a lot of galvanized pipe for				
Main Water Supply	water supply)				
Drinking fountains	Functional, not ADA compliant.				
Toilet Fixtures	ADA Compliant				
Lavatory Fixtures	ADA Compliant.				
Life Safety Systems					
Fire Sprinkler	Not sprinklered.				
Fire Extinguishers	Condition: Unknown at this time.				
Fire Alarm	FA Present. Good condition, recommend upgrade for				
Technology					
Power/data	Inadequate.				
Wireless	Yes.				

MEP SYSTEMS ASSESSMENT FORM

1= Excellent 2= Good 3= Fair 4= Poor 5= Failure

	Maintenance Cycle Condition			Special Notes		
	Schedule	or			or	
ADECED O	Years		Qualit	ality N/A		Observations
MPE&FP Systems HVAC		1 2	3	4	5 N/A	Al
Central Plant (including chillers, pumps, piping, valves, controls, & risers)				Π		Expand Central Plant area/room; replace all equip except chiller.
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)	 ,					Recommend Replacement of 15 roof fans & 4 roof-mtd HVAC units
Main vertical trunk ducts through roof & floors (including rated chases)						Replace ductwork which is the oldest area of the building.
Main horizontal trunk duct						Replace ductwork which is the oldest area of the building.
Perimeter zone low pressure ductwork & diffusers (T-bar slots)		\Box				
Interior zone Variable Air Volume Boxes						Unknown at this time
Interior zone low pressure ductwork & diffusers						Unknown at this time
Ceiling mounted return air grilles						In oldest area of building needs to be replaced.
Return air silencers at main return air intake						In oldest area of building needs to be replaced.
All necessary fire dampers and smoke detectors as required by code						Unknown at this time.
All restroom exhaust fans, ductwork, and electrical connections						Not all exhaust were running during school operation as needed.
Electrical connections to all roof mounted equipment						Propery support conduits & provide protection; repair/replace broken
Electrical connections to all Central Plant equipment						
DDC Control points for all roof mounted equipment						Complete installation of DDC; remove old leaking Pneum. Sys (hybrid)
DDC Control points for all internal base building mounted equipment						
DDC Control points for all internal tenant building mounted equipment						Unknown at this time.
DDC control points for all VAV's						Unknown at this time.
Structure trim and curbing for roof mounted equipment						
Energy Management System						Recommend completing upgrade when installing new HVAC eqpmt.
HVAC system must meet NC-35 for noise criteria in occupied spaces						Unknown at this time
Wall mounted thermostats						Unknown at this time
Warranties still in effect						Unknown at this time
Plumbing						
Main domestic water supply		oxdot				Replace pipe due to age (a lot of galvanized pipe for water supply)
Water heater systems (including piping & install)		oxdot				Age & condition of water heater systems to be determined
Sanitary waste water lines						Piping observed thru cleanout appears in good condition
All condensate piping and drainage		oxdot				Condensate pipes on roof damaged, disconnected, shortens roof life
Building roof drainage piping		oxdot				Gutter system has failed in many areas & is full of debris through out
Toilet Fixtures - Condition and Type		oxdot				ADA Compliant
Flush Valves - Condition and type		oxdot				
Lavatories - Condition and Type		$\vdash \vdash$				ADA Compliant.
Faucets - Condition and Type		$\vdash \vdash$				
Electrical Water coolers - Condition and Type/ ADA		$\vdash \vdash$				Functional, not ADA compliant.

MEP SYSTEMS ASSESSMENT FORM

1= Excellent 2= Good 3= Fair 4= Poor 5= Failure

Maintenance Cycle Condition Special Notes Schedule or or Quality Observations Years Electrical Primary power: MSB new. Primary Service & Equipment Power company transformer Main building switchgear including breakers same as above. Distribution Feeders Original panel bd to be upgraded/replaced; new SqD panels are good. Panels (HVAC, Lighting, & power) Condition: unknown at this time Classroom lighting and type Condition: unknown at this time Corridor lighting and type Unknown at this time Light fixture Feeders Wall Switches Receptacles Unknown at this time **Equipment Connections** Unknown at this time Electric Heating Bogan system in good condition. Recommend an upgrade due to age. Clocks/Bells/PA Systems Unknown at this time Telephone/Data Outlets Unknown at this time **UPS Systems** Life Safety Systems Not sprinklered. Sprinkler Main Riser Unknown at this time General Building Wet Pipe System (per code) Sprinkler Heads - Condition and type FA Present. Good condition, recommend upgrade for code compliance Base Building Fire Alarm System (fully addressable) Unknown at this time All Data Points & associated wiring None Fire Alarm Annunciation Panel Horn Strobes & wiring Recommend upgrade for current code compliance Recommend upgrade for current code ompliance Fire Alarm Pulls Adequate: Battery pack wall mounted two lamp fixtures. **Emergency Lighting** Recommend replacement, appx. 1/2 not working Exit Signage Unknown at this time. Fire Extinguisher cabinets per code Condition: Unknown at this time. Fire Extinguishers

		3=	Excel Fair		2= Good 4= Poor
	Maintenance Cycle Schedule Years	Co	Failur ondition or Qualit	on	Special Notes or Observations
echnology Systems and Equipment					
Teacher computer drops	<u>.</u>				Inadequate.
Student computer drops					
Wi FI					Yes.
Computer laboratories					
Smart board	·				
Projectors					
i rojectors					
MDF rooms					











































































































