

BESS BRANNEN ELEMENTARY

EXECUTIVE SUMMARY



Capacity Assessment							
Design Capacity:	491	Percent Occupied: 109% 85% Capacity is assumed full					
Functional Capacity:	417						
Current Enrollment	456						
Building Constructed : 1968 Building Current Square Footage : 52,863							
Assessment Grading							
		1-Pass		5- Fail			
		Scale: 1 2 3 4 5					Note: Score over 3.7 recommend replacement
Site	Parking and Drives						Overall fair condition
	Sidewalks						Overall maintained/fair condition, some cracking at sidewalks.
	Landscape/Irrigation						Fair condition, some maintenance needed at foot walls.
	Play Grounds						Good/fair condition.
	ADA Accessibility						Overall fair conditions, can be improved
	Utilities& Drainage						Drainage is in fair condition.
	Site Lighting						Minimal lighting under canopies and in parking areas.
	Security						Fair condition, can use updating.
Exterior	Exterior Walls						Fair condition.
	Structure/Foundation						Foundation & structure in fair condition
	Windows						Aluminum frame windows in poor condition.
	Doors/Entrances						Good/fair condition.
	Roofing						Roof is in fair condition, repairs needed.
	Weather/Waterproofing						Poor/fair. Evidence of sealant/caulking replacement over building life.
	Canopies						Canopies have lighting and internal gutters.
Interior	TEA Compliance						
	Educational Adequacy						Fair to poor. No specialized classrooms
	Finishes						Finishes mostly in fair conditions. Carpet stained and worn throughout
	Restrooms						Poor to fair conditions overall.
	Food Service						Outdated and undersized, non ADA compliant
	Doors/Hardware						Many areas of wear, outdated, updates needed
	Accessibility						Poor condition, updating needed to become compliant through out.
	ACM materials						ACM is present
Code requirements						Unknown at this time.	
MEP	Mechanical						
	Units						Recommend replacement, O/A upgrading recommended.
	Ductwork						Good condition, recommend having ductwork cleaned internally.
	Exhaust						Roof mounted fans nearing life cycle, not all running during review.
	Electrical						
	Building service						Fair.
	Panels						Original equipment - consider for upgrade.
	Distribution						Power distribution not reviewed, condition unknown at this time.
	Plumbing						
	Infrastructure						Service is galvanized, recommend replacing w/copper through out.
	Fixtures						Review ADA access if major work occurs in the building.
	Life Safety Systems						
	Fire Sprinkler						Building has no sprinkler system.
	Fire Alarm						Present, fair condition.
	Emergency Lighting						Random battery pack bug lights, recommend emergency light system.
	Exit Signage						Adequate, maintenance required, efficiency upgrade recommended.
	Technology						
Data						Inadequate	
Wi Fi						Present	

Total Score - 3.76

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OVERALL SUMMARY & RECOMMENDATION

Bess Brannen Elementary has various site, building and circulation problems. Though the campus is being maintained in fair condition, accessibility and security are consistently lacking throughout. The visitor parking near the main entry is inadequate and has no handicap parking. There are numerous ADA compliance issues, including restroom areas. There are also many areas of the mechanical system that require updates and/or attention such as an emergency system. Additionally, several areas on the roof need updating and many windows in the building are in poor condition. Currently there are no specialized classroom spaces on campus.

RECOMMENDATION: Brannen Elementary requires several infrastructure replacements including the Central Plant, ACM material removal, parking and access for visitors and drop off areas, secured entries, kitchen expansion and renovation, restroom upgrades throughout the campus, and classroom upgrades for educational improvement. For emergency purposes it is recommended that generators, sprinklers, and emergency lighting systems be added. Due to numerous infrastructure upgrades and the size of the facility, continuous use during renovations would be prohibitive. It is recommended this facility be removed from district use temporarily to allow for all upgrades to be made.

EDUCATION ADEQUACY ASSESSMENT

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality					N/A	Special Notes or Observations
		1	2	3	4	5		
EDUCATION ADEQUACY					<input type="checkbox"/>			Fair to poor. No specialized classrooms
Classroom Educational Adequacy					<input type="checkbox"/>			
Power					<input type="checkbox"/>			
Technology					<input type="checkbox"/>			
Classroom size					<input type="checkbox"/>			
Marker board/ tack board			<input type="checkbox"/>					
Special Education Classroom					<input type="checkbox"/>			
Rooms					<input type="checkbox"/>			
Restrooms					<input type="checkbox"/>		Restroom are not accessible.	
Accessibility					<input type="checkbox"/>			
Showers					<input type="checkbox"/>			
Science Room					<input type="checkbox"/>			
Air Exchanges					<input type="checkbox"/>			
Demo tables					<input type="checkbox"/>			
Sink					<input type="checkbox"/>			
Eye wash					<input type="checkbox"/>			
Fire Blanket					<input type="checkbox"/>			
Showers					<input type="checkbox"/>			
Utility shut off					<input type="checkbox"/>			
Fume hood					<input type="checkbox"/>			
Prep rooms					<input type="checkbox"/>			
Media Center				<input type="checkbox"/>				
Technology				<input type="checkbox"/>				
Reading area				<input type="checkbox"/>				
Power				<input type="checkbox"/>				
Athletic Facilities				<input type="checkbox"/>				
Outdoor courts			<input type="checkbox"/>					
Outdoor fields			<input type="checkbox"/>					
Playgrounds			<input type="checkbox"/>					
Gymnasium					<input type="checkbox"/>			
Locker rooms					<input type="checkbox"/>			
Computer Facilities				<input type="checkbox"/>				
Technology				<input type="checkbox"/>				
Room size				<input type="checkbox"/>				
Electrical & Data				<input type="checkbox"/>				

BESS BRANNEN ELEMENTARY

Building Capacity Analysis

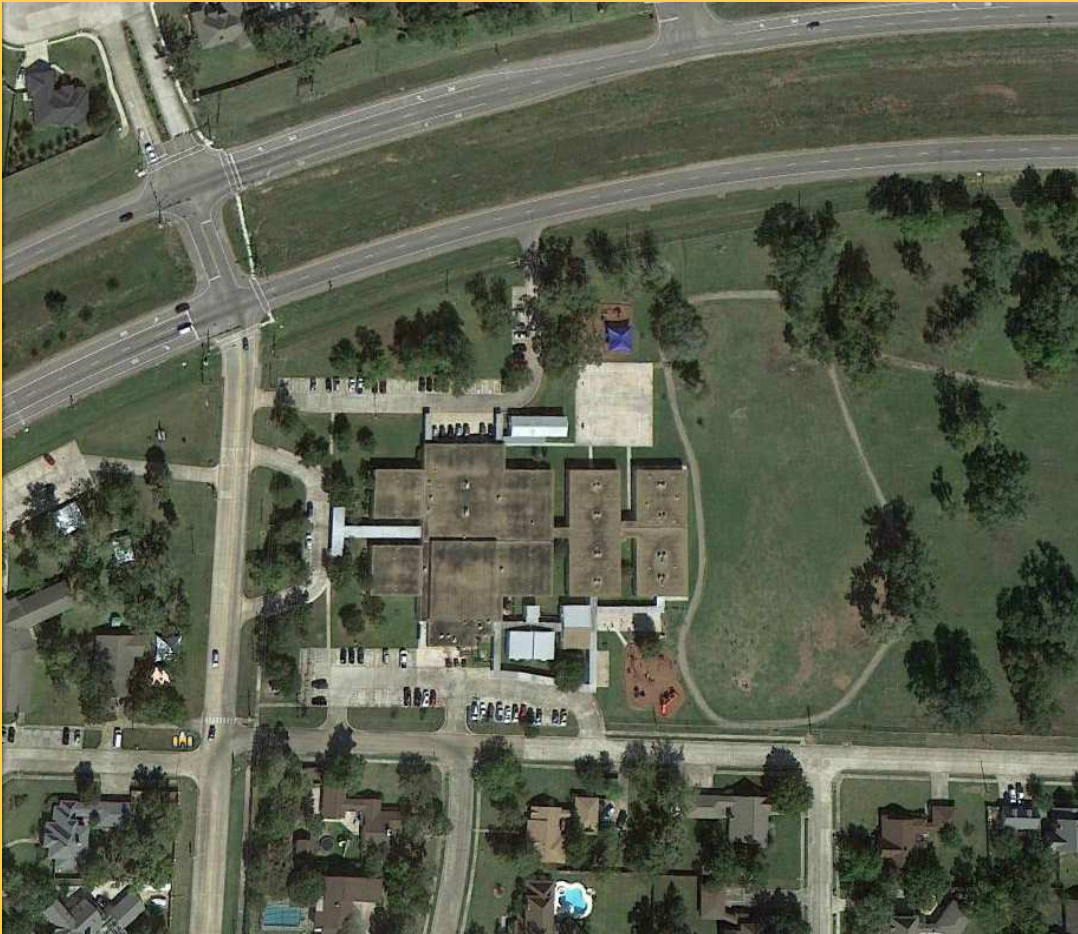
Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
101	ESL	Classroom	ESL	653	Y	NA	
102	Classroom	Classroom	Kindergarten	686	N	19	
103	Classroom	Classroom	1st Grade	686	N	19	
104	Counselor	Office	Admin Office	646	NA	NA	
105	Classroom	Classroom	Kindergarten	672	N	18	
106	Classroom	Classroom	Kindergarten	672	N	18	
107	Classroom	Classroom	Kindergarten	648	N	18	
108	Classroom	Classroom	Kindergarten	852	Y	22	
109	Classroom	Classroom	Kindergarten	852	Y	22	
111	Deaf Ed	Classroom	Special Education	690	Y	NA	
112	Deaf Ed	Classroom	Special Education	690	Y	NA	
113	SEARCH / Computer Lab	Classroom	Computer Lab	665	N	18	
114	Speech	Classroom	Speech Pathologist	664	Y	NA	
115	Classroom	Classroom	1st Grade	689	N	19	
116	Classroom	Classroom	1st Grade	689	N	19	
117	Computer Lab	Classroom	Computer Lab	664	N	18	
118	Classroom	Classroom	2nd Grade	710	Y	22	
119	Classroom	Classroom	2nd Grade	708	Y	22	
120	Classroom	Classroom	3rd Grade	708	Y	22	
121	Classroom	Classroom	3rd Grade	710	Y	22	
122	Classroom	Classroom	3rd Grade	708	Y	22	
123	Classroom	Classroom	3rd Grade	708	Y	22	
124	Classroom	Classroom	2nd Grade	708	Y	22	
125	Classroom	Classroom	2nd Grade	696	N	21	
126	Tutoring	Tutoring	Intervention	526	Y		
127	Intervention Lab	Classroom	Intervention	890	Y	NA	
128	Classroom	Classroom	4th Grade	712	Y	22	
129	Special Education	Classroom	Special Education	600	Y	NA	
130	Classroom	Classroom	3rd Grade	600	N	18	
131	Classroom	Classroom	4th Grade	708	Y	22	
132	Classroom	Classroom	4th Grade	708	Y	22	
133	Classroom	Classroom	4th Grade	710	Y	22	
160	Classroom	Classroom	Music	0	N	NA	
161	Classroom	Classroom	Music	0	N	NA	
	Library	Library	Library 1	2520	N	NA	
	Gym/Café	Gym/Café	Gym ES	4544	Y	NA	
	Total Capacity					491	417
160	Temporary Building Classroom	Classroom	Music	0	N	NA	
161	Temporary Building classroom	Classroom	Music	0	N	NA	
	Temporary Building Total Capacity					0	0

BESS BRANNEN ELEMENTARY

Site Plan



C O R G A N

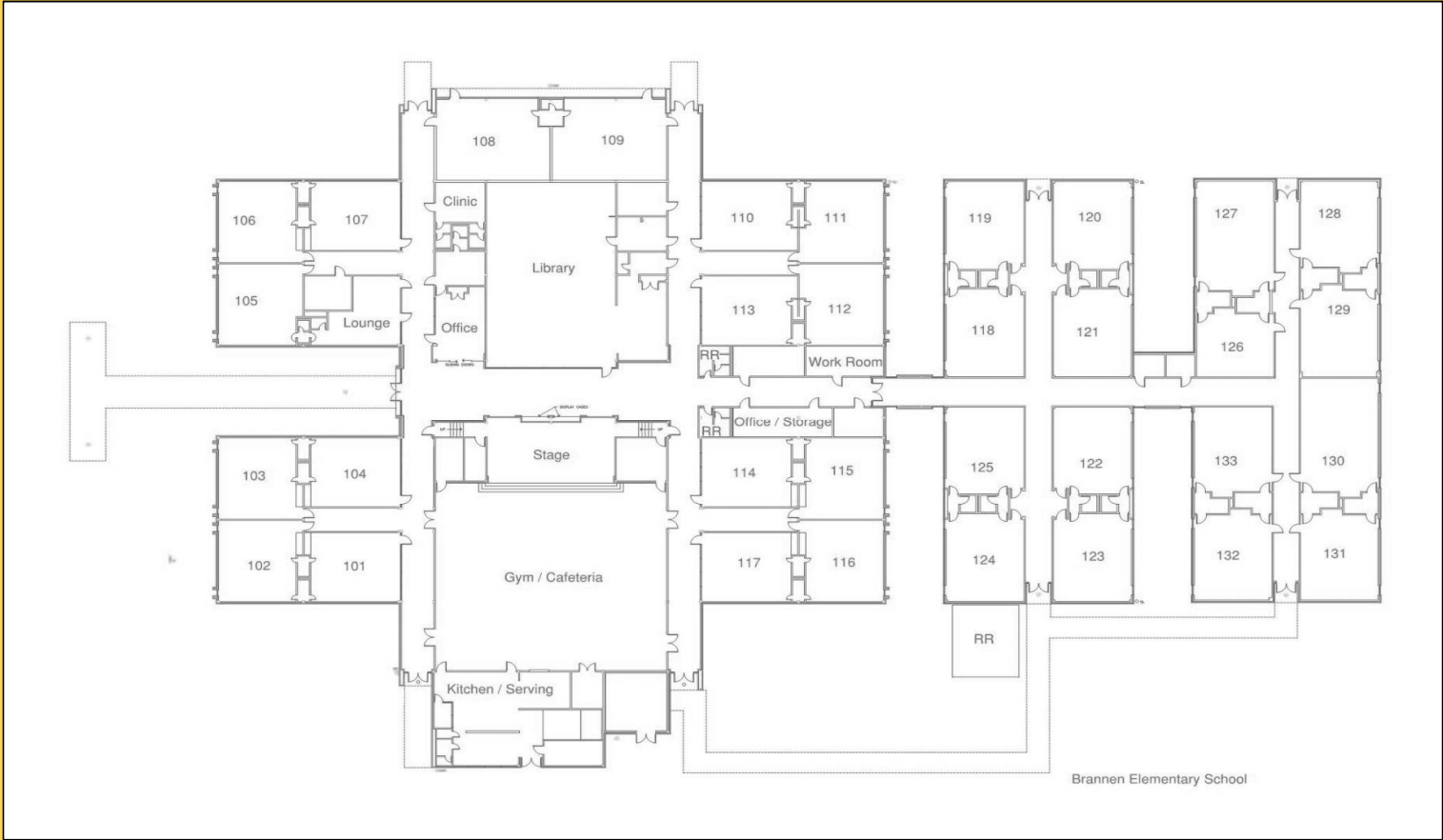


BESS BRANNEN ELEMENTARY

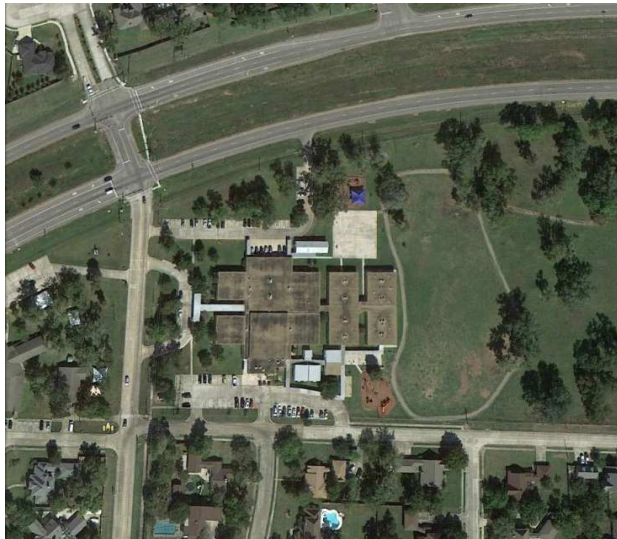
Floor Plans



C O R G A N



Brannen Elementary School



BESS BRANNEN ELEMENTARY

802 That Way

Lake Jackson, Texas 77566

SITE INFORMATION

Current # of Parking Spaces:	North Parking 44, 2 Handicap; Entry drive 4 Pkg; South Parking 37, 1
Parent drop-off/pick-up	Not adequate. Lack of parking interferes with drop-off/pick-up
Bus drop-off/pick-up	Bus stacking drives interfere with day-care stacking & staff parking

BRAZOSPORT ISD



C O R G A N

General Notes:

Site Conditions

Parking & Drives

Overall fair condition

Sidewalks

Overall maintained/fair condition, some cracking at sidewalks.

ADA Accessibility

Overall fair conditions, can be improved

Site Signage

Poor signage, minimal.

Playground Areas

Condition

Good/fair condition.

Accessibility

Accessible, good condition.

Athletic Areas

Fair condition, some repair/maintenance issues.

Landscaping/Irrigation

Fair condition, some maintenance needed at foot walls.

Utilities & Drainage

Drainage is in fair condition.

Dumpster Service Area

Dumpsters visible from parking lot w/no screen wall.

Site Lighting

Minimal lighting under canopies and in parking areas.

Security

Fair condition, can use updating.

Chain Link Fencing

Fencing around most of the site, minimal repairs needed.

Ornamental Fencing

No ornamental fencing around site.

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.

Site work	Maintenance Cycle Schedule Years	Condition or Quality					N/A
		1	2	3	4	5	
On-Site Utilities & Drainage							
Site Drainage / Erosion Control				<input type="checkbox"/>			
Storm Sewer Line			<input type="checkbox"/>				
Sanitary Sewer Line			<input type="checkbox"/>				
Water Supply Line / Sprinkler Supply Line			<input type="checkbox"/>				
Gas Line			<input type="checkbox"/>				
Electric Service Line / Phone Line			<input type="checkbox"/>				
Site Lighting- Building and Parking Lots			<input type="checkbox"/>				
Exterior Concrete Pads & Pavement- Around building , mechanical yards			<input type="checkbox"/>				
Fire Hydrants / Utility Vaults / Misc.			<input type="checkbox"/>				
Landscape & Irrigation							
Topsoil and finished grading condition			<input type="checkbox"/>				
Grass and Sod condition			<input type="checkbox"/>				
Trees / Plants / Shrubs / Ground Cover / Vines			<input type="checkbox"/>				
Landscape Maintenance			<input type="checkbox"/>				
Site Irrigation System							
Site Parking & Drives							
Roads / Drives / Parking Areas			<input type="checkbox"/>				
Fire Lanes			<input type="checkbox"/>				
Parking lot and fire lane stripping			<input type="checkbox"/>				
Traffic - Parking Control / Misc. Site Equipment					<input type="checkbox"/>		
Curbs				<input type="checkbox"/>			
Sidewalks							
Sidewalks / Steps / Ramps			<input type="checkbox"/>				
Court Yards / Patios / Misc. Paving				<input type="checkbox"/>			
Outdoor Athletic Areas							
Play Fields		<input type="checkbox"/>					
Tennis Courts						<input type="checkbox"/>	
Hard court play areas			<input type="checkbox"/>				
Backstops					<input type="checkbox"/>		
Playgrounds							
Play areas		<input type="checkbox"/>					
Playground access for handicapped			<input type="checkbox"/>				
Playground equipment			<input type="checkbox"/>				
Playground base material				<input type="checkbox"/>			

Special Notes or Observations
Drainage is in fair condition.
Low areas surrounding sidewalks.
Existing lighting, minimal.
Fair condition, minimal cracking.
Fair condition, some maintenance needed at foot walls.
Overall fair condition
Striping throughout needs repainting.
Access to campus inadequate due to lane and parking lot conflict.
Overall maintained/fair condition, some cracking at sidewalks.
Reconsider rock ground cover near front door, potential security issue.
Fair condition, some repair/maintenance issues.
Well maintained.
Concrete play surface has minor cracking.
Backboards/goals need replacment.
Good/fair condition.
Accessible, good condition.
Good condition.
Mulch fall surface, consider replacing.

EXISTING SITE ASSESSMENT FORM

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	Maintenance Cycle Schedule Years	Condition or Quality				Special Notes or Observations
Miscellaneous Exterior Site Items						
Site Lighting				<input type="checkbox"/>		Minimal lighting under canopies and in parking areas.
Site Security						Fair condition, can use updating.
Cameras			<input type="checkbox"/>			
Chain Link Fencing / Gates			<input type="checkbox"/>			Fencing around most of the site, minimal repairs needed.
Ornamental Fencing / Gates				<input type="checkbox"/>		No ornamental fencing around site.
Misc. Structures						
Site Walls -Retaining / Screen				<input type="checkbox"/>		No screen wall around site.
Dumpster Service Area				<input type="checkbox"/>		Dumpsters visible from parking lot w/no screen wall.
Site Signage- Directional / Handicapped				<input type="checkbox"/>		Poor signage, minimal.
Site Furniture / Specialties				<input type="checkbox"/>		Outdoor seating in good condition, but no accessible route to seating
Misc. Site work / Recreational / Site Structures			<input type="checkbox"/>			Adequate bicycle storage/rusting, asphalt walking track good cond.
ADA Compliance/Accessibility			<input type="checkbox"/>			Overall fair conditions, can be improved
Compliant Sidewalks/Curbs			<input type="checkbox"/>			
Compliant Ramps & Handrails			<input type="checkbox"/>			
HC & Van Accessible Parking Spaces				<input type="checkbox"/>		No HC parking at entry drive.
Accessible routes from HC parking, Bus drop off & mass transit to front door			<input type="checkbox"/>			Routes provided and functional.
Average Site Grade:						4



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802 That Way

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EXTERIOR BUILDING INFORMATION

Exterior Building Cladding Materials: Brick

Roof Type: Gravel Built Up

Exterior Window Materials: Single pane, alum frame window

BRAZOSPORT ISD



General Notes:

Exterior Building Condition

Exterior Envelope

Wall Condition

Fair condition.

Window Condition

Aluminum frame windows in poor condition.

Doors/Entrances

Good/fair condition.

Secure Entrance

Only card access at front entry, no entry vestibule.

Foundation/Structure

Foundation & structure in fair condition

Roofing Areas

Roof is in fair condition, repairs needed.

Existing Warranty

Estimated 9 years remaining on warranty.

Area for repair

All penetration and some perimeter repairs needed

Area for Replacement

Refer to photographs

Exterior Building

Lighting

Minimal building lighting, wall packs & lightpoles.

Kitchen dock/loading entry

No dock present, just kitchen service entry doors.

Canopies

Canopies have lighting and internal gutters.

Additional information

Visitor parking inadequate.

EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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	Maintenance Cycle Schedule Years	Condition or Quality					N/A
		1	2	3	4	5	
Building Structure/Foundation							
Foundation							
Piers / Caissons / Piles / Footings			<input type="checkbox"/>				
Grade Beams			<input type="checkbox"/>				
Foundation Walls					<input type="checkbox"/>		
Special Foundation / Misc.					<input type="checkbox"/>		
Substructure - Slab - on - Grade							
Basement / Below Grade Exterior Walls			<input type="checkbox"/>				
Interior Slab on Grade			<input type="checkbox"/>				
Entry Steps / Ramp / Porch Slabs			<input type="checkbox"/>				
Sub-base - For All Bldg. Slabs			<input type="checkbox"/>				
Special Substructure / Misc.					<input type="checkbox"/>		
Superstructure							
Suspended Floor / Mezzanine / Roof / Column Systems			<input type="checkbox"/>				
Interior Structural / Shear Walls					<input type="checkbox"/>		
Fireproofing					<input type="checkbox"/>		
Structural Steel			<input type="checkbox"/>				
Misc. Steel					<input type="checkbox"/>		
Concrete frame under super structure			<input type="checkbox"/>				
Pre-Engineered Metal building					<input type="checkbox"/>		
Stairs & Miscellaneous structures							
Stairs & Ramp Structures			<input type="checkbox"/>				
Platform & Catwalk Structures					<input type="checkbox"/>		
Misc. Attached Structures -Canopy / Porch / Rooftop			<input type="checkbox"/>				
Misc. Steel -Structural Framing / Bracing					<input type="checkbox"/>		
Misc. Wood -Blocking / Framing / Rough Carpentry -Exterior					<input type="checkbox"/>		
Expansion Joints					<input type="checkbox"/>		
Building Exterior Shell							
Roofing							
Roof Covering			<input type="checkbox"/>				
Traffic / Pavement Toppings					<input type="checkbox"/>		
Roof Insulation & Fill				<input type="checkbox"/>			
Roofing Sheet Metal			<input type="checkbox"/>				
Skylights					<input type="checkbox"/>		
Roof Openings / Misc.					<input type="checkbox"/>		
Misc. Wall & Roof Trim					<input type="checkbox"/>		
Warranty					<input type="checkbox"/>		

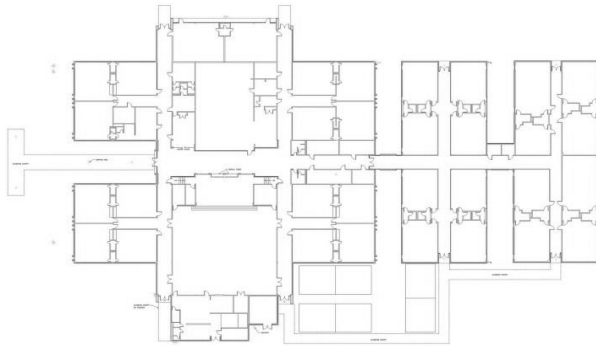
Special Notes or Observations
Foundation & structure in fair condition
Cracking interior Terazzo due to possible slab-on-grade movement.
Wood ramp to temporary bldgs. in good condition, not ADA.
Avadek canopies with minimal lighting.
Roof is in fair condition, repairs needed. Gravel built up roof system.
No insulation noted in the core.
Poor condition.
Estimated 9 years remaining on warranty.

EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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	Maintenance Cycle Schedule Years	Condition or Quality			
Exterior Walls					
Exterior Wall Face & Back-Up Construction- Brick				<input checked="" type="checkbox"/>	
Exterior Wall Face & Back-Up Construction- Plaster					<input type="checkbox"/>
Exterior Load Bearing Walls					<input type="checkbox"/>
Exterior Balcony Walls / Railings					<input type="checkbox"/>
Exterior Louvers / Sunscreens					<input type="checkbox"/>
Exterior Painting				<input checked="" type="checkbox"/>	
Windows/Glazed Walls					
Windows					<input checked="" type="checkbox"/>
Curtain Walls					<input type="checkbox"/>
Exterior Doors					
Exterior Storefront / Entry Walls			<input checked="" type="checkbox"/>		
Exterior Storefront / Entry Doors			<input checked="" type="checkbox"/>		
Exterior Doors				<input checked="" type="checkbox"/>	
Exterior Overhead / Rolling Doors					<input type="checkbox"/>
Exterior Hardware				<input checked="" type="checkbox"/>	
Exterior Door Panic Hardware				<input checked="" type="checkbox"/>	
Weather/Waterproofing					
Waterproofing				<input checked="" type="checkbox"/>	
Caulking / Sealants				<input checked="" type="checkbox"/>	
Exterior Soffits				<input checked="" type="checkbox"/>	
Finishes To Misc. Exterior Structures				<input checked="" type="checkbox"/>	
Miscellaneous Exterior Building Items					
Canopies					
Freestanding Canopies					<input checked="" type="checkbox"/>
Canopies attached to building			<input checked="" type="checkbox"/>		
Exterior Building Lighting					
Secure Front Entry					<input checked="" type="checkbox"/>
Kitchen Dock/Loading Zones				<input checked="" type="checkbox"/>	
Average Exterior Grade:					
					4

Special Notes or Observations
Fair condition.
Brick good condition/plywood header needs new plaster (warp/peeling)
Some paint required at window plaster window header.
Aluminum frame windows in poor condition.
Windows leak and not energy efficient, single pane.
Good/fair condition.
Kitchen entry doors have no compliant hardware.
Poor/fair. Evidence of sealant/caulking replacement over building life.
Sealant @ windows replaced multiple times
Canopies have lighting and internal gutters.
Older galvanized steel canopy w/ metal deck, no lighting.
Avadek front canopy w/lighting.
Minimal building lighting, wall packs & lightpoles.
Only card access at front entry, no entry vestibule.
No dock present, just kitchen service entry doors.



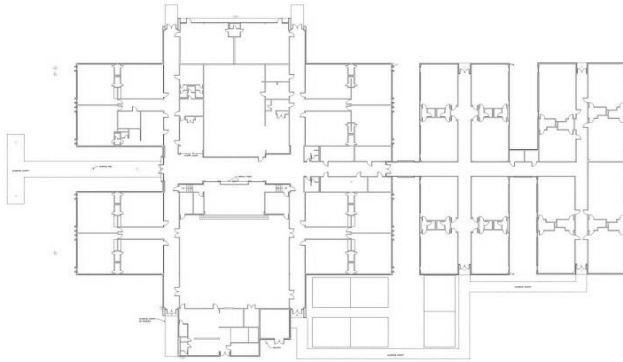
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INTERIOR BUILDING AREAS	
Circulation:	No security vestibule at entry.
Interior signage:	Signage not adequate and non compliant
Layout:	Library and Cafeteria located at bulding entrance with double loaded corridors at the back of the school school

General Notes:	
Interior Building Areas	
Classrooms	Pre-K & Kindergarten wings separate from 1st-4th grades. Non compliant sink areas and RR.
SPED Classrooms	These programs take place in regular classroms. No specialized rooms for Special Ed.
Science Labs	No science labs present
Computer Labs	Two computer labs. Temperature very warm. Inadequate amount of power outlets.
Art/Music	Temporary buildings w/ ADA ramps to door. Wood panel walls and carpet in fair condition.
Library	Non accessible door hardware. Inadequate space for library function.
Cafeteria	Cafeteria used as gym. Inadequate space for multipurpose room functions.
Kitchen/Serving	Strong natural gas odor
Gymnasium	Cafeteria used as gym. Minor scratches on VCT floor.
Auditorium	Stage in cafeteria with limited space for visitors
Administration	Inadequate # of offices. NonADA activity window
Staff Work Areas	Needs additional space to accommodate equipment and additional staff members.
Clinic	Inadequate space. More medicinal storage reqd.



BRAZOSPORT ISD



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Lake Jackson, Texas 77566

INTERIOR FINISH INFORMATION	
Flooring Types:	Terrazzo, Carpet & VCT
Walls:	Gyp w/ vinyl covering, painted CMU
Ceilings:	Acoustic ceiling tiles/ painted GYP

General Notes:	
Interior Building Condition	
Ceilings	Staining due to water leaks, consider updating/replacing.
Floors	VCT / Terrazzo-cracking/pitting. Stained carpet in CR & floor tile in RR
Interior Wall Finishes	Overall fair condition
Millwork	Fair condition, normal wear, non ADA compliant.
Restrooms	Poor to fair conditions overall.
Food Service Areas	Outdated and undersized, non ADA compliant
Doors and Hardware	Many areas of wear, outdated, updates needed
ADA Compliance	Poor condition, updating needed to become compliant through out.

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

Maintenance Cycle Schedule Years	Condition or Quality				
	1	2	3	4	5 N/A

Special Notes or Observations

Interior Building Conditions

Interior Building Finishes

	1	2	3	4	5 N/A
Ceilings			<input type="checkbox"/>		
Acoustical Ceilings			<input type="checkbox"/>		
Ceiling Grid Condition			<input type="checkbox"/>		
2 x4 or 2 x 2 tiles - condition and type			<input type="checkbox"/>		
Vinyl Coated or Other type installed in grid system					<input type="checkbox"/>
Plaster Ceilings					<input type="checkbox"/>
Drywall Ceiling			<input type="checkbox"/>		
Metal Ceilings					<input type="checkbox"/>
Exposed / Painted Ceilings					<input type="checkbox"/>
Soffit / Bulkhead Walls			<input type="checkbox"/>		
Special Ceilings / Soundproofing / Misc.					<input type="checkbox"/>
Floors			<input type="checkbox"/>		
Carpeting				<input type="checkbox"/>	
Resilient Flooring - VCT				<input type="checkbox"/>	
Pavers / Slate / Marble					<input type="checkbox"/>
Quarry Tile				<input type="checkbox"/>	
Ceramic Tile				<input type="checkbox"/>	
Wood Flooring					<input type="checkbox"/>
Terrazzo Floor / Special Composition				<input type="checkbox"/>	
Finish Concrete - (sealed)				<input type="checkbox"/>	
Stair Finishes				<input type="checkbox"/>	
Special Flooring / Misc. - Raised Access Flooring					<input type="checkbox"/>
Interior Wall Finishes			<input type="checkbox"/>		
Interior Partition Construction			<input type="checkbox"/>		
Wall Studs at interior columns			<input type="checkbox"/>		
Glazed block & CMU corridor			<input type="checkbox"/>		
Gypsum board at interior column furrings			<input type="checkbox"/>		
Tape, Bed, Texture, & Paint interior column furrings			<input type="checkbox"/>		
Studs insulation at interior face of exterior wall					<input type="checkbox"/>
Gypsum board at interior face of exterior wall					<input type="checkbox"/>
Tape, Bed, Texture, & Paint interior face of exterior wall					<input type="checkbox"/>

Finishes mostly in fair conditions. Carpet stained and worn throughout
 Staining due to water leaks, consider updating/replacing.
 Minimal areas showing leaks/wear.

VCT / Terrazzo-cracking/pitting. Stained carpet in CR & floor tile in RR
 Some aged and worn carpet

Stained mortar/broken tiles in classroom restrooms

Overall fair condition
 Painted CMU & Gyp.

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

	Maintenance Cycle Schedule Years	Condition or Quality				
		1	2	3	4	5
Interior Balcony Railings						<input type="checkbox"/>
Wall Surface Finishes & Veneers			<input type="checkbox"/>			
Demountable / Folding / Office Partitions						<input type="checkbox"/>
Interior Louvers / Soundproofing / Misc.						<input type="checkbox"/>
Interior Wall Base & Trim			<input type="checkbox"/>			
Misc. Finishes						<input type="checkbox"/>
Millwork Cabinets				<input type="checkbox"/>		
Display Cases				<input type="checkbox"/>		
Marker Boards			<input type="checkbox"/>			
Building Directory						<input type="checkbox"/>
Corner Guards						<input type="checkbox"/>
Lockers						<input type="checkbox"/>
Mail Boxes			<input type="checkbox"/>			
Interior Signage / Graphics -ADA Graphics						<input type="checkbox"/>
Base Building Graphics & Signage						<input type="checkbox"/>
Interior Finish Graphics & Signage						<input type="checkbox"/>
A/V Equipment				<input type="checkbox"/>		
A/V Projection Screens				<input type="checkbox"/>		
Interior Window Blinds			<input type="checkbox"/>			
Loading Dock Equipment						<input type="checkbox"/>
Digital clocks						<input type="checkbox"/>
Wireless access			<input type="checkbox"/>			
Conveying Systems						<input type="checkbox"/>
Freight Elevators						<input type="checkbox"/>
Cab Finishes						<input type="checkbox"/>
Passenger Elevators						<input type="checkbox"/>
Cab Finishes						<input type="checkbox"/>
Dumbwaiters / Lifts						<input type="checkbox"/>
Overall Restroom Condition & Finishes						
Restroom Walls				<input type="checkbox"/>		
Restroom Ceilings					<input type="checkbox"/>	
Restroom Fixtures						<input type="checkbox"/>
Toilet Partitions				<input type="checkbox"/>		
Toilet Accessories				<input type="checkbox"/>		

Special Notes or Observations
Vinyl wall covering peeling off wall in several areas.
Fair condition, normal wear, non ADA compliant.
Poor, non compliant, needs updating.
Age showing wear.
Updating needed in several areas.
Poor to fair conditions overall.
Cracked wall tiles, lots of wear
Several areas of water damage, needs repair
Outdated
Lots of wear, outdated, rusting frames

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

	Maintenance Cycle Schedule Years	Condition or Quality				
ADA accessibility						☐
Food Service Areas						

Special Notes or Observations
Not all restrooms are ADA compliant.
Outdated and undersized, non ADA compliant

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

	Maintenance Cycle Schedule Years	Condition or Quality				
		1	2	3	4	5
Equipment					<input type="checkbox"/>	
Serving lines					<input type="checkbox"/>	
Dish return area					<input type="checkbox"/>	
Dry storage pantry						<input type="checkbox"/>
Food freezer and refrigerator				<input type="checkbox"/>		
Exhaust Hood						<input type="checkbox"/>
Flooring material and base					<input type="checkbox"/>	
Ceiling material					<input type="checkbox"/>	
Wall Material and finish					<input type="checkbox"/>	
Staff restroom						<input type="checkbox"/>
Separate Locker room				<input type="checkbox"/>		
Food Service Office					<input type="checkbox"/>	
Interior Doors & Hardware						
Interior Storefront / Glazed Walls / Borrow Lites				<input type="checkbox"/>		
Interior Storefront / Entry Doors				<input type="checkbox"/>		
Interior Doors (including frames)						<input type="checkbox"/>
Interior Overhead / Rolling Doors & Grilles						<input type="checkbox"/>
Special Doors						<input type="checkbox"/>
Interior Hardware						<input type="checkbox"/>
Interior Door Panic Hardware				<input type="checkbox"/>		
Interior Wall Base & Trim / Cabinets / Misc. Finishes					<input type="checkbox"/>	
Interior ADA Compliance & Accessibility						
Restrooms - Fixtures & Accessories						<input type="checkbox"/>
Drinking Fountains					<input type="checkbox"/>	
Interior Ramps						<input type="checkbox"/>
Interior Signage						<input type="checkbox"/>
Interior Doors and Hardware						<input type="checkbox"/>
Millwork/Fixed Workspaces						<input type="checkbox"/>
Other?						<input type="checkbox"/>
ACM Materials						
Presence of ACM Materials suspected?						<input type="checkbox"/>
Building Code Requirements						
				<input type="checkbox"/>		

Special Notes or Observations
Outdated
Components are outdated and no water service is provided
Functional but aged and showing wear
Undersized
Aged and showing wear
Not code compliant
Aged and showing wear
Aged and showing wear
Damaged at various plumbing penetrations
Not ADA code compliant
Provided, but area is very small
Inadequately small
Many areas of wear, outdated, updates needed
Rusting frames, not ADA compliant
Not Compliant
Base is not attached to wall in some areas, repairs needed.
Poor condition, updating needed to become compliant through out.
Not all Restrooms are compliant.
Fountains are not compliant.
Not compliant, needs updating.
Not compliant, needs updating.
Not compliant, needs updating.
ACM is present
Yes
Unknown at this time.

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

	Maintenance Cycle Schedule Years	Condition or Quality				Special Notes or Observations
Building code requirements met?			<input type="checkbox"/>			Unknown at this time
Energy code requirements met?			<input type="checkbox"/>			Unknown at this time
Fire code requirements met?				<input type="checkbox"/>		No sprinklers
Average Interior Grade:						4



BESS BRANNEN ELEMENTARY

802 That Way

Lake Jackson, Texas 77566

PROJECT INFORMATION	
HVAC Unit Brand/Models:	Trane, York, Rudd, GE
Current Design Capacity:	Fill in on this page, if applicable.
Current Load:	Fill in on this page, if applicable.

BRAZOSPORT ISD



General Notes:	
Mechanical Systems	
Warranty	Unknown at this time
Central Plant	Equipment & cooling tower needs replacing, except Chiller and boiler.
Roof Top Units	Recommend replacement, O/A upgrading
Ductwork	Good condition, recommend having ductwork cleaned
EMS	Very limited, recommend upgrading/integrating w/HVAC & lighting.
Electrical Systems	
Classroom Lighting	2x4 fluorescent
Corridor Lighting	2x4 fluorescent
Primary Power Panels	Fair. Original equipment - consider for upgrade.
Clock/Bell/ PA	Fair condition
Plumbing Systems	
Main Water Supply	Service is galvanized, recommend replacing w/copper through out.
Drinking fountains	ADA access should be reviewed.
Toilet Fixtures	Review ADA access if major work occurs in the building.
Lavatory Fixtures	Review ADA access if major work occurs
Life Safety Systems	
Fire Sprinkler	Building has no sprinkler system.
Fire Extinguishers	Present. Condition unknown.
Fire Alarm	Present, fair condition.
Technology	
Power/data	Inadequate
Wireless	Present

MEP SYSTEMS ASSESSMENT FORM

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

Maintenance Cycle Schedule Years	Condition or Quality				
	1	2	3	4	5

Special Notes or Observations

MPE&FP Systems

HVAC

Central Plant (including chillers, pumps, piping, valves, controls, & risers)				<input type="checkbox"/>			Equipment & cooling tower needs replacing, except Chiller and boiler.
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)				<input type="checkbox"/>			Recommend replacement, O/A upgrading recommended.
Main vertical trunk ducts through roof & floors (including rated chases)				<input type="checkbox"/>			Good condition, recommend having ductwork cleaned internally.
Main horizontal trunk duct			<input type="checkbox"/>				AHU's and control valves are in poor condition.
Perimeter zone low pressure ductwork & diffusers (T-bar slots)						<input type="checkbox"/>	
Interior zone Variable Air Volume Boxes						<input type="checkbox"/>	
Interior zone low pressure ductwork & diffusers						<input type="checkbox"/>	
Ceiling mounted return air grilles			<input type="checkbox"/>				
Return air silencers at main return air intake				<input type="checkbox"/>			Dirty, recommend cleaning or replacing.
All necessary fire dampers and smoke detectors as required by code						<input type="checkbox"/>	
All restroom exhaust fans, ductwork, and electrical connections				<input type="checkbox"/>			Roof mounted fans nearing life cycle, not all running during review.
Electrical connections to all roof mounted equipment			<input type="checkbox"/>				Controls from local switch, recommend interlocking w/HVAC equipment.
Electrical connections to all Central Plant equipment			<input type="checkbox"/>				
DDC Control points for all roof mounted equipment				<input type="checkbox"/>			Not visible, appears to be local t-stat controls.
DDC Control points for all internal base building mounted equipment						<input type="checkbox"/>	
DDC Control points for all internal tenant building mounted equipment						<input type="checkbox"/>	
DDC control points for all VAV's		<input type="checkbox"/>					Simple DDC volume damper controls are aged but functioning.
Structure trim and curbing for roof mounted equipment			<input type="checkbox"/>				
Energy Management System				<input type="checkbox"/>			Very limited, recommend upgrading/integrating w/HVAC & lighting.
HVAC system must meet NC-35 for noise criteria in occupied spaces						<input type="checkbox"/>	Not measured during this review.
Wall mounted thermostats			<input type="checkbox"/>				
Warranties still in effect							Unknown at this time

Plumbing

Main domestic water supply				<input type="checkbox"/>			Service is galvanized, recommend replacing w/copper through out.
Water heater systems (including piping & install)				<input type="checkbox"/>			Good condition, recommend replacing galvanized piping through out.
Sanitary waste water lines			<input type="checkbox"/>				Where visible-good condition. Recommend to video record underground.
All condensate piping and drainage						<input type="checkbox"/>	Majority of the piping is damaged or missing where needed.
Building roof drainage piping						<input type="checkbox"/>	Poor/no roof drainage, recommend adding roof drainage through out.
Toilet Fixtures - Condition and Type			<input type="checkbox"/>				Review ADA access if major work occurs in the building.
Flush Valves - Condition and type			<input type="checkbox"/>				
Lavatories - Condition and Type			<input type="checkbox"/>				Review ADA access if major work occurs
Faucets - Condition and Type			<input type="checkbox"/>				
Electrical Water coolers - Condition and Type/ ADA			<input type="checkbox"/>				ADA access should be reviewed.

MEP SYSTEMS ASSESSMENT FORM

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality				Special Notes or Observations
Electrical						
Primary Service & Equipment			<input type="checkbox"/>			Fair.
Power company transformer			<input type="checkbox"/>			Pole mounted transformers provided.
Main building switchgear including breakers				<input type="checkbox"/>		Original equipment should be considered for upgrade, due to costs/age.
Distribution Feeders						Power distribution not reviewed, condition unknown at this time.
Panels (HVAC, Lighting, & power)				<input type="checkbox"/>		Original equipment - consider for upgrade.
Classroom lighting and type			<input type="checkbox"/>			2x4 fluorescent
Corridor lighting and type			<input type="checkbox"/>			2x4 fluorescent
Light fixture Feeders					<input type="checkbox"/>	
Wall Switches				<input type="checkbox"/>		
Receptacles				<input type="checkbox"/>		
Equipment Connections					<input type="checkbox"/>	
Electric Heating					<input type="checkbox"/>	
Clocks/Bells/PA Systems				<input type="checkbox"/>		Fair condition
Telephone/Data Outlets				<input type="checkbox"/>		
UPS Systems					<input type="checkbox"/>	No emergency generator, recommend installing generator.
Life Safety Systems						
Sprinkler Main Riser					<input type="checkbox"/>	Building has no sprinkler system.
General Building Wet Pipe System (per code)					<input type="checkbox"/>	
Sprinkler Heads - Condition and type					<input type="checkbox"/>	
Base Building Fire Alarm System (fully addressable)			<input type="checkbox"/>			Present, fair condition.
All Data Points & associated wiring					<input type="checkbox"/>	
Fire Alarm Annunciation Panel					<input type="checkbox"/>	
Horn Strobes & wiring			<input type="checkbox"/>			
Fire Alarm Pulls			<input type="checkbox"/>			
Emergency Lighting					<input type="checkbox"/>	Random battery pack bug lights, recommend emergency light system.
Exit Signage			<input type="checkbox"/>			Adequate, maintenance required, efficiency upgrade recommended.
Fire Extinguisher cabinets per code					<input type="checkbox"/>	
Fire Extinguishers			<input type="checkbox"/>			Present. Condition unknown.

MEP SYSTEMS ASSESSMENT FORM

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

Maintenance Cycle Schedule Years	Condition or Quality				
	1	2	3	4	5

Special Notes or Observations

Technology Systems and Equipment

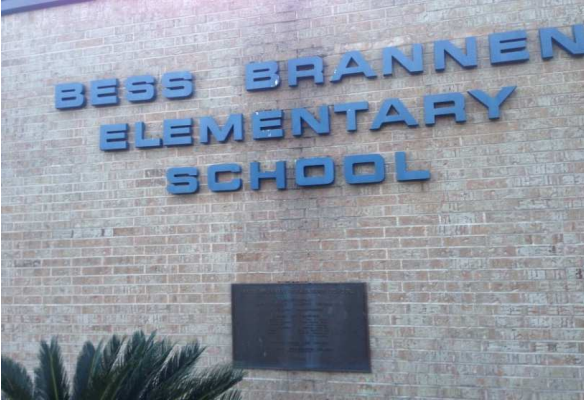
Teacher computer drops					<input type="checkbox"/>		Inadequate
Student computer drops					<input type="checkbox"/>		Inadequate
Wi FI			<input type="checkbox"/>				Present
Computer laboratories				<input type="checkbox"/>			
Smart board						<input type="checkbox"/>	
Projectors			<input type="checkbox"/>				
MDF rooms			<input type="checkbox"/>				
IDF Rooms			<input type="checkbox"/>				

Average MEP Grade:

3

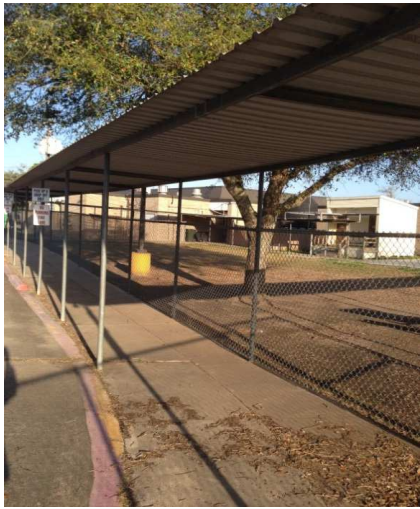
BESS BRANNEN ELEMENTARY

Existing photos



BESS BRANNEN ELEMENTARY

Existing photos



BESS BRANNEN ELEMENTARY

Existing photos



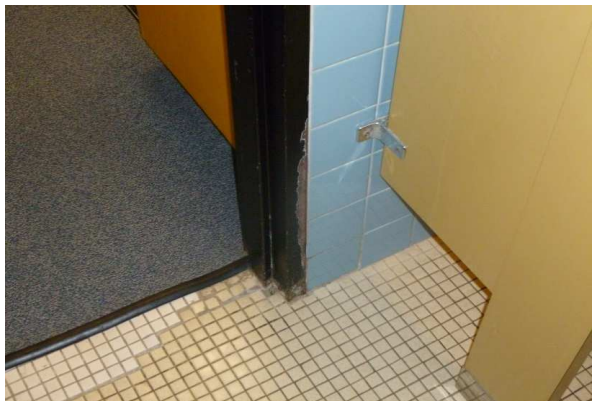
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Existing photos



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Existing photos



Bess Brannen Elementary

Existing photos



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Existing photos

