O.A. Fleming Elementary EXECUTIVE SUMMARY



	y Assessment													
Design C	Capacity:	493				Percent Occupied: 8								
Eurotion	nal Capacity:	419												
	Enrollment	340				85% Capacity is assumed full								
	Constructed : 1991 Existing		dition			65% Capacity is assumed full								
-	Current Square Footage : 1		JUILION											
-	ent Grading	1-Pass		5-	ail									
Assessii		1-Pass 2:1		_	 Note: Score over 3 recommend replac 	amont								
Site	Parking and Drives		2 D	4	Concrete parking	ement								
Site	Sidewalks													
	Landscape/Irrigation				Good/fair condition	at a star								
	1, 0			-	Minimum landscaping; majority at from	ntentry								
	Play Grounds				Good condition and ADA compliant	1 - 14 -								
	ADA Accessibility				Accessible routes provided throughout	t site								
	Utilities& Drainage				Overall fair condition	6 · ·								
	Site Lighting				Adequate lighting around perimeter of	fsite								
	Security	+ +			Poor site security overall									
xterior	Exterior Walls				Fair condition, normal wear for buildin	ng age								
	Structure/Foundation				Fair condition									
	Windows				Fair conditions									
	Doors/Entrances				Fair condition, some water leakage									
	Roofing				Fair condition									
	Weather/Waterproofing				Fair conditions									
	Canopies				Lighting at all canopies									
nterior	TEA Compliance													
	Educational Adequacy				Overall fair conditions.									
	Finishes				Fair condition interior finishes									
	Restrooms				Fair condition, floor and wall finishes n	need updating								
	Food Service				Poor/Fair Condition									
	Doors/Hardware				Fair condition, hollow metal frame									
	Accessibility				Generally ADA compliant									
	ACM materials				ACM Present									
	Code requirements				Unknown at this time									
MEP	Mechanical													
	Units				RTUs should be replaced. Poor condition	on.								
	Ductwork				Maintain/replace half of AHU's.									
	Exhaust				Confirm AHU interlock. Not all roof m	ounted fans are running								
	Electrical	·			·									
	Building service				Good condition									
	Panels				Good condition									
	Distribution				Unknown									
	Plumbing				·									
	Infrastructure				Replace galvanized pipe with copper.									
	Fixtures				ADA review required.									
	Life Safety Systems				· · · · · · · · · · · · · · · · · · ·									
	Fire Sprinkler				Not sprinklered									
	Fire Alarm				Fire alarm present. Fair condition. Nee	eds upgrade.								
					No EM lights with battery packs. Instal									
	Emergency Lighting													
	Emergency Lighting Exit Signage				No generator FM with hattery packs	nstall an emergency light sys								
	Exit Signage				No generator EM with battery packs. I	nstall an emergency light sys								
					No generator EM with battery packs. In Fair number of teacher/student drops									

Total Score - 3.29

O.A. Fleming Elementary EXECUTIVE SUMMARY



OVERALL SUMMARY & RECOMMENDATION

Flemming Elementary School has some functionality issues to address. Many of the building finishes have exceeded their useful life span and should be replaced. The security of the external Cafeteria building provide uncontrolled points of entry that compromise the security at the facility. The Gymnasium should be upgraded to meet the school standards. Many of the building finishes have exceeded their useful life span and should be replaced.

RECOMMENDATION: This facility should be renovated to meet current TEA guidelines. It is recommendded that a secure vestibule and minor ADA upgrades to door hardware be implemented. The external cafeteria should be removed and replaced due to arrangment and function with the exisiting elementary school. Upgrades to finishes due to normal wear and age are recommended.

EDUCATION ADEQUACY ASSESSMENT

1= Excellent 3= Fair

2= Good 4= Poor

5= Failure

Condition			Special Notes			
	or			or		
	Quality			Observations		
	2	3	4	5	N/A	
						Overall fair conditions.
	_		-			
		_				ADA compliant
						No showers
						Classroom not design for this specific function
_						
				-		L'hann sinn ann ll fan an saitis fan stier
						Library size small for specific function
					\vdash	
		_	Ц			
			_			
_						Gymaniusm outdated
						No locker rooms
		_				
			Ц			

Maintenance Cycle Schedule Years 1 EDUCATION ADEQUACY Classroom Educational Adequacy Power Technology Classroom size Marker board/ tack board Special Education Classroom Rooms Restrooms Accessibility Showers Science Room Air Exchanges Demo tables Sink Eye wash Fire Blanket Showers Utility shut off Fume hood Prep rooms Media Center Technology Reading area Power Athletic Facilities Outdoor courts Outdoor fields Playgrounds Gymnasium Locker rooms **Computer Facilities** Technology Room size Electrical & Data

EDUCATION ADEQUACY ASSESSMENT

1= Excellent 3= Fair

ailure

2= Good

4= Poor

5= Failure

	Maintenance Cycle	Cycle Condition				Special Notes
	Schedule		or			or
	Years	(Quality			Observations
Art Facilities						
Kiln/ kiln vent						
Demo table						
Vocational Rooms			C	1		
Demo tables						
Sink			C	1		
Eye wash						
Power			C	1		
Technology			C	1		
Average grade:					4	

O.A. Fleming Elementary Building Capacity Analysis

Der Nie		F an all an					Functional Capacity (85%
Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	D.C.)
PK01	Classroom	Classroom	Pre-Kindergarten	940	Y	22	
PK02	Classroom	Classroom	Pre-Kindergarten	940	Y	22	
K01	Classroom	Classroom	Kindergarten	850	Y	22	
K02	Classroom	Classroom	Kindergarten	865	Y	22	
K03	Classroom	Classroom	Kindergarten	865	Y	22	
K04	Classroom	Classroom	Kindergarten	850	Y	22	
101	Classroom	Classroom	1st Grade	726	N	20	
102	Classroom	Classroom	1st Grade	680	N	18	
103	Classroom	Classroom	1st Grade	680	N	18	
104	Classroom	Classroom	1st Grade	700	N	19	
201	Classroom	Classroom	2nd Grade	726	Y	22	
202	Classroom	Classroom	2nd Grade	680	N	21	
203	Classroom	Classroom	2nd Grade	680	N	21	
204	Classroom	Classroom	2nd Grade	726	Y	22	
301	Classroom	Classroom	3rd Grade	760	Y	22	
302	Classroom	Classroom	3rd Grade	775	Y	22	
303	Classroom	Classroom	3rd Grade	775	Y	22	
304	Classroom	Classroom	3rd Grade	760	Y	22	
401	Classroom	Classroom	4th Grade	726	Y	22	
402	Classroom	Classroom	4th Grade	760	Y	22	
403	Classroom	Classroom	4th Grade	760	Y	22	
404	Classroom	Classroom	4th Grade	775	Y	22	
DLC01	Special Education	Classroom	Special Education	648	Y	NA	
DLC02	Special Education	Classroom	Special Education	648	Y	NA	
Title 1	Special Education	Classroom	Special Education	805	Y	NA	
Library	Library	Library	Library 1	2754	N	NA	
CEI	Classroom	Classroom	Special Education	460	Y	NA	
Lounge	Teacher Lounge	Lounge	Admin Office	576	NA	NA	
Computer	Computer Lab	Classroom	Computer Lab	868	Ν	24	
Music	Music Classroom	Classroom	Music	970	Y	NA	
Gym	Gym	Gym	Gym ES	3745	Y	NA	
	Total Capacity					493	419

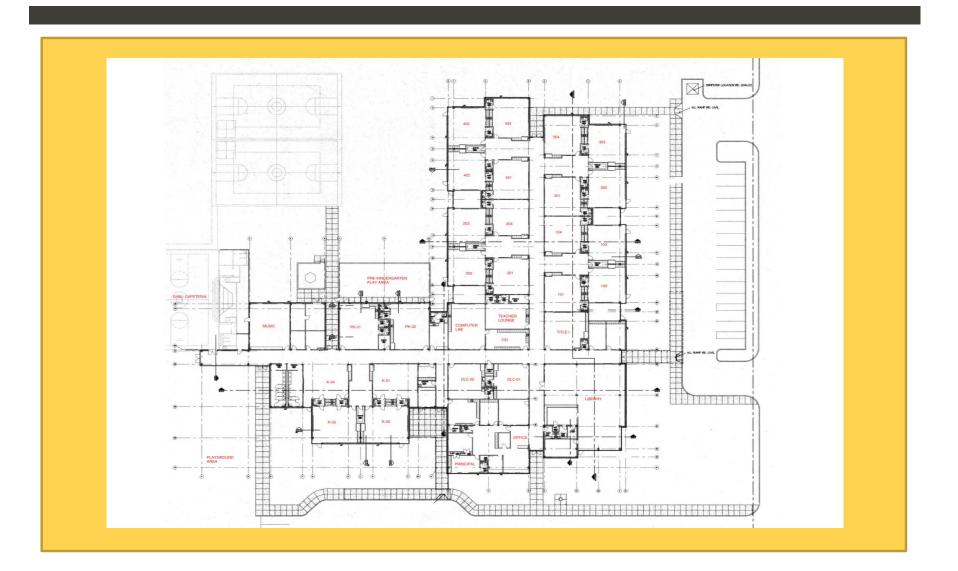
Site Plan





Floor Plans







O.A. Fleming Elementary 431 WEST 4TH STREET FREEPORT, TX 77541

	TREEFORT, TA 77541						
SITE INFORMATION							
Current # of Parking Spaces:	Front lot 72 parking, 2 HC	Side					
	lot 15 parking, 1 HC						
Parent drop-off/pick-up	Front of school parent drop off						
	not adequate						
Bus drop-off/pick-up	Bus drop off located side of the school						
	with staff praking						



	General Notes:
Site Conditions	
Parking & Drives	Concrete parking
Sidewalks	Good/fair condition
ADA Accessibility	Accessible routes provided throughout site
Site Signage	Fair, directional road signage for parent drop off
Playground Areas	
Condition	Good condition and ADA compliant
Accessibility	Ramp entry
Athletic Areas	Fair overall condition
Landscaping/Irrigation	Minimum landscaping; majority at front entry
Utilities & Drainage	Overall fair condition
Dumpster Service Area	close proximity to kicthen delivery
Site Lighting	Adequate lighting around perimeter of site
Security	Poor site security overall
Chain Link Fencing	Chain Link Fencing around mechanical yard only
Ornamental Fencing	No Ornamental Fencing

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	Maintenance Cycle Condition			Special Notes	
	Schedule		or			or
	Years	1 2	Qualit			Observations
work On-Site Utilities & Drainage		1 2	3	4	5 N/A	Overall fair condition
Site Drainage / Erosion Control						Sheet drained, some perimeter drainage issues
Storm Sever Line				_		
Sanitary Sewer Line						
· · · · · ·						
Water Supply Line / Sprinkler Supply Line Gas Line						
Electric Service Line / Phone Line						Pole mounted transformers
Site Lighting- Building and Parking Lots						wall pack perimeter lighting, light pole lighting at parking lots
Exterior Concrete Pads & Pavement- Around building , mechanical yards						rust stains, overall fair shape
Fire Hydrants / Utility Vaults / Misc.						
Landscape & Irrigation						Minimum landscaping; majority at front entry
Topsoil and finished grading condition				_	_	
Grass and Sod condition						
Trees / Plants / Shrubs / Ground Cover / Vines						
Landscape Maintenance						good condition
Site Irrigation System				0		
Site Parking & Drives						Concrete parking
Roads / Drives / Parking Areas						
Fire Lanes						
Parking lot and fire lane stripping						
Traffic - Parking Control / Misc. Site Equipment						
Curbs						
Sidewalks						Good/fair condition
Sidewalks / Steps / Ramps						
Court Yards / Patios / Misc. Paving						
Outdoor Athletic Areas						Fair overall condition
Play Fields						
Tennis Courts				-		· · · · · · · · · · · · · · · · · · ·
Hard court play areas						concrete hardscape good condition
Backstops						backboards/goals need replacement
Playgrounds						Good condition and ADA compliant
Play areas						
Playground access for handicapped						Ramp entry
Playground equipment						Good condition
Playground base material						mulch surface, needs replacement

_ _

E -

-

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	С	Condition				Special Notes
	Schedule		or				or
	Years	Quality			Observations		
						_	
Miscellaneous Exterior Site Items			_				
Site Lighting							Adequate lighting around perimeter of site
Site Security							Poor site security overall
Cameras							Currently installing security camera infrastructure
Chain Link Fencing / Gates							Chain Link Fencing around mechanical yard only
Ornamental Fencing / Gates							No Ornamental Fencing
Misc. Structures			_				
Site Walls -Retaining / Screen							
Dumpster Service Area							close proximity to kicthen delivery
Site Signage- Directional / Handicapped							Fair, directional road signage for parent drop off
Site Furniture / Specialties							good/fair condition
Misc. Site work / Recreational / Site Structures							
ADA Compliance/Accessibility							Accessible routes provided throughout site
Compliant Sidewalks/Curbs							
Compliant Ramps & Handrails							
HC & Van Accessible Parking Spaces							
Accessible routes from HC parking, Bus drop off & mass transit to front door							
Average Site Grade:						3	



O.A. Fleming Elementary 431 WEST 4TH STREET FREEPORT TX 77541

431 WEST 4TH STREET	FREEPORT, TX 77541	Area for repair
EXTERIOR BUILDING INFORMA	ATION	Area for Replacement
Exterior Building Cladding Materials:	Concrete tilt-up w brick & CMU	Exterior Building Lighting
Roof Type:	Low slope	Kitchen dock/loading entry
Exterior Window Materials:	Double pane, alum. Frame storefront	Canopies
		Additional information



	General Notes:
Exterior Building Condition	
Exterior Envelope	
Wall Condition	Fair condition, normal wear for building age
Window Condition	Fair conditions
Doors/Entrances	Fair condition, some water leakage
Secure Entrance	Only card access at front entry, no entry vestibule
Foundation/Structure	Fair condition
Roofing Areas	Fair condition
Existing Warranty	Approx 7 years remaining
Area for repair	Maintenance should be performed as req'd
Area for Replacement	None
Exterior Building	Adequate lighting at canopies, parking and perimeter of
Lighting	building
Kitchen dock/loading	Fair condition
entry	
Canopies	Lighting at all canopies
Additional information	Requires a more clearly defined front entrace

EXISTING EXTERIOR BUILDING ASSESSMENT FORM

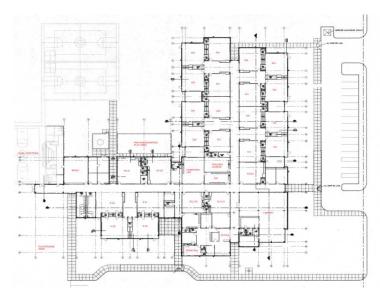
The information contained in this document comes from a range of sources in a limited time frame and may not be completely reliable. The intent of this survey is to obtain a general sense of the overall condition of the subject property and to identify particular areas or systems that may require more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

	Maintenance Cycle	C	Condit	ion		Special Notes
	Schedule	or			or	
	Years		Quali			Observations
ng Structure/Foundation		1 2	3	4	5 N//	A Fair condition
undation						
Piers / Caissons / Piles / Footings	,					
Grade Beams						
Foundation Walls						
Special Foundation / Misc.						
bstructure - Slab - on - Grade						
Basement / Below Grade Exterior Walls						
Interior Slab on Grade						Cracking terrazzo indicating slab movement
Entry Steps / Ramp / Porch Slabs						
Sub-base - For All Bldg. Slabs						
Special Substructure / Misc.						
perstructure						
Suspended Floor / Mezzanine / Roof / Column Systems						
Interior Structural / Shear Walls						
Fireproofing						
Structural Steel						
Misc. Steel						
Concrete frame under super structure						
Pre-Engineered Metal building						
airs & Miscellaneous structures						
Stairs & Ramp Structures						
Platform & Catwalk Structures						
Misc. Attached Structures -Canopy / Porch / Rooftop						Avadek canopy at bus and parent dropoff; lighted
Misc. Steel -Structural Framing / Bracing						
Misc. Wood -Blocking / Framing / Rough Carpentry -Exterior						
Expansion Joints						-
	·					
ng Exterior Shell						
ofing			-		-	Fair condition
Roof Covering						Singly ply roof system in fair condition, ongoing maintenance req'd
Traffic / Pavement Toppings			1			
Roof Insulation & Fill						Insulation assumed not to meet current codes
Roofing Sheet Metal						Sheet metal should be maintained to meet life cycle
Skylights						
Roof Openings / Misc.						Roof penetrations should be maintained to ensure watertightness
Misc. Wall & Roof Trim						
Warranty		1 1	1			Approx 7 years remaining

EXISTING EXTERIOR BUILDING 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.

				Condition			Special Notes
	Schedule	or			or		
-	Years	Quality			Observations		
Exterior Walls							Fair condition, normal wear for building age
Exterior Wall Face & Back-Up Construction- Brick							Brick and CMU; fair condition
Exterior Wall Face & Back-Up Construction- Plaster							Gym older constuction, concrete tilt-up
Exterior Load Bearing Walls							
Exterior Balcony Walls / Railings							
Exterior Louvers / Sunscreens							
Exterior Painting							Touch ups recommended, normal wear
Windows/Glazed Walls							Fair conditions
Windows							Water leaks in hallways and classrooms
Curtain Walls							
Exterior Doors							Fair condition, some water leakage
Exterior Storefront / Entry Walls							
Exterior Storefront / Entry Doors							
Exterior Doors							
Exterior Overhead / Rolling Doors							
Exterior Hardware							
Exterior Door Panic Hardware							
Weather/Waterproofing							Fair conditions
Waterproofing							Need to update weather protection at front entry doors
Caulking / Sealants							
Exterior Soffits							
Finishes To Misc. Exterior Structures							
Miscellaneous Exterior Building Items							
Canopies					-		Lighting at all canopies
Freestanding Canopies							
Canopies attached to building							
Exterior Building Lighting		C					Adequate lighting at canopies, parking and perimeter of building
Secure Front Entry							Only card access at front entry, no entry vestibule
Kitchen Dock/Loading Zones							Fair condition
				ЦŢ			
Average Exterior Grade:							3



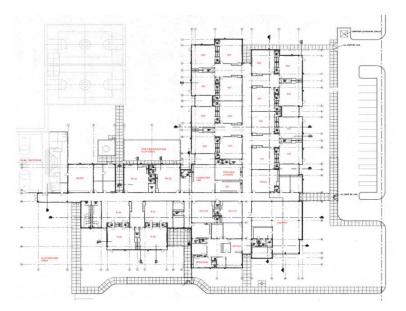
431 WEST 4TH STREET

FREEPORT, TX 77541

INTERIOR BUILDING AREAS	
Circulation:	Circu. Ample ; no security vestibule
Interior signage:	Signage at classrooms and restrooms. ADA complaint
Layout:	Double loaded corridors. Cafeteria is not secure - students must leave building to get to cafeteria



	General Notes:
Interior Building Areas	
Classrooms	Classroom layout similar. Arranged in POD by Grade
Classi ooms	level. Classroom finishes need udpating.
SPED Classrooms	Three classrooms designated as SPED. Accessible.
Science Labs	Typical classroom used for this function.
Computer Labs	One computer lab w/ built-in desks
Art/Music	Acoustical ceiling tile(ACT), Carpet, ADA sink and
Aityiviusic	restroom
Library	Good condition, carpet, glazed brick wall, ADA counter
Cafeteria	Older construction, located seperately from newer
Curcteria	school, needs updating
Kitchen/Serving	Fill in on this page, if applicable
Gymnasium	Older construction, non ADA compliant, recommend updating finishes.
Auditorium	Shared w/gym. Curtain & finishes need updating
Administration	Need security vestible.
Staff Work Areas	Good condition with adequate space for staff.
Clinic	Located off main corridor, ADA compliant



431 WEST 4TH STREETFREEPORT, TX 77541INTERIOR FINISH INFORMATIONFlooring Types:Terrazzo, Carpet, VCT, Vinyl SheetWalls:Glazed CMU, Painted gyp, vinyl coveringCeilings:Acoustic tiles(ACT), painted gyp



	General Notes:
Interior Building Cond	lition
Ceilings	Fair condition overall
Floors	Fair condition
Interior Wall Finishes	Fair condition overall
Millwork	Overall fair condition, worn and oudated due to age
Restrooms	Fair condition, floor and wall finishes need updating
Food Service Areas	Poor/Fair Condition
Doors and Hardware	Fair condition, hollow metal frame
ADA Compliance	Generally ADA compliant

1= Excellent 3= Fair

5= Failure

	Maintenance Cycle	Condi				Special Notes
	Schedule				10 Observations	
Building Conditions	Years	1 2 3		5 N	/A	Observations
rior Building Finishes				0 11		Fair condition interior finishes
Ceilings						Fair condition overall
Acoustical Ceilings						
Ceiling Grid Condition						
2 x4 or 2 x 2 tiles - condition and type						
Vinyl Coated or Other type installed in grid system				C]	
Plaster Ceilings					ו	
Drywall Ceiling						Popcorn ceiling dated, consider new finish type
Metal Ceilings]	
Exposed / Painted Ceilings						Exposed structural joists need repainting
Soffit / Bulkhead Walls						
Special Ceilings / Soundproofing / Misc.]	
Floors						Fair condition
Carpeting						Expected wear due to age
Resilient Flooring - VCT						Fair condition
Pavers / Slate / Marble				C	1	
Quarry Tile				C	J	
Ceramic Tile						CT at public toilet rooms, fair condition
Wood Flooring						Wood flooring at Cafeteria stage need updating
Terrazzo Floor / Special Composition						Cracking at several locations
Finish Concrete - (sealed)						Needs repainting in public toilets
Stair Finishes						VCT needs replacing at Gym stage
Special Flooring / Misc Raised Access Flooring				C	1	
Interior Wall Finishes						Fair condition overall
Interior Partition Construction						Painted CMU & Gyp walls with vinyl covering
Wall Studs at interior columns						
Glazed block & CMU corridor			1	11		Good condition, glazed CMU in Library
Gypsum board at interior column furrings				$\uparrow \uparrow$	1	
Tape, Bed, Texture, & Paint interior column furrings				\dagger		
Studs insulation at interior face of exterior wall				\uparrow		
Gypsum board at interior face of exterior wall					1	
Tape, Bed, Texture, & Paint interior face of exterior wall			+		1	

2= Good

1= Excellent 3= Fair

5= Failure

4= Poor

2= Good

Interior Bildory Rallings Image: Constraints & Veners Image: Constraints & Veners Demoundable Folding: Office Partitions Image: Constraints & Veners Image: Constraints & Veners Interior Wall Base & Tim Image: Constraints & Veners Image: Constraints & Veners Mile: Folding: Office Partitions Image: Constraints & Veners Image: Constraints & Veners Mile: Folding: Office Partitions Image: Constraints & Veners Image: Constraints & Veners Mile: Folding: Office Partitions Image: Constraints & Veners Image: Constraints & Veners Mile: Folding: Office Partitions Image: Constraints & Veners Image: Constraints & Veners Mile: Folding: Office Ast Straints Image: Constraints & Veners Image: Constraints & Veners Mile: Folding: Office Ast Straints Image: Constraints & Veners Image: Constraints & Veners Mile: Folding: Constraints Image: Constraints & Veners Image: Constraints & Veners Mile: Folding: Constraints Image: Constraints & Veners Image: Constraints & Veners Mile: Folding: Constraints Image: Constraints & Veners Image: Constraints & Veners Mile: Folding: Constraints Image: Constraints Image: Constraints & Veners Object Cocos Image: Constraints Im		Maintenance Cycle Schedule Years	ondit or Quali		Special Notes or Observations
Demountable / Folding / Office Partitions Image: Comparison of Compa	Interior Balcony Railings		Ι		
Interior Louvers / Soundproofing / Misc. Image: Finishes Image: Finishes Misc. Finishes Image: Finishes Image: Finishes Milwork Cabinets Image: Finishes Image: Finishes Display Cases Image: Finishes Image: Finishes Milwork Cabinets Image: Finishes Image: Finishes Display Cases Image: Finishes Image: Finishes Overall fair condition, worn and oudated due to age Image: Finishes Corner Guards Image: Finishes Image: Finishes Interior Signage / Graphics A Signage Image: Finishes Image: Finishes Interior Window Binds Image: Finishes Image: Finishes Interior Window Binds Image: Finishes Image: Finishes Conveying Systems Image: Finishes Image: Finishes Passengre Elevators Image: Finishes Image: Finishes Dumbwalters / Lths Image: Finishes Image: Finishes Dumbwalters / Lths Image: Finishes Image: Finishes Devectil Restroom Condition & Finishes Image: Finishes Image: Finishes Dumbwalters / Lths Image: Finishes Image: Finishes Image: Finishes	Wall Surface Finishes & Veneers				Vinyl wall covering needs updating, peeling in some locations
Interior Wall Base & Trim Image: Constraints Image: Constraint Image: Constraints Ima	Demountable / Folding / Office Partitions				
Milsc. Finishes Image: Sease	Interior Louvers / Soundproofing / Misc.				
Millwork Cabinets Overall fair condition, worn and oudated due to age Display Cases Overall fair condition, worn and oudated due to age Marker Boards Overall fair condition, worn and oudated due to age Marker Boards Overall fair condition, worn and oudated due to age Building Directory Overall fair condition Corner Guards Overall fair condition Lockers Overall fair condition Mail Boxes Overall fair condition Interior Signage / Graphics ADA Graphics Overall fair condition Interior Signage / Graphics & Signage Overall fair condition Interior Signage / Graphics & Signage Overall fair condition AVY Depiction Screens Overall fair condition Interior Window Blinds Overall fair condition Loading Dock Equipment Overall fair condition Digital clocks Overall fair condition Vireides access Overall fair condition Cab Finishes Overall fair condition & Function Data Finishes Overall fair condition floor and wall finishes need updating	Interior Wall Base & Trim				
Display Cases Image: Construction of the section o	Misc. Finishes				
Marker Boards Image: Construction of the second	Millwork Cabinets				Overall fair condition, worn and oudated due to age
Building Directory Image: Comer Guards Image: Comer Guards Comer Guards Image: Comer Guards Image: Comer Guards Lockers Image: Comer Guards Image: Comer Guards Mail Boxes Image: Comer Guards Image: Comer Guards Interior Signage / Graphics -ADA Graphics Image: Comer Guards Image: Comer Guards Interior Finish Graphics & Signage Image: Comer Guards Image: Comer Guards AvY Equipment Image: Comer Guards Image: Comer Guards AvY Equipment Image: Comer Guards Image: Comer Guards Interior Vindow Bilnds Image: Comer Guards Image: Comer Guards Interior Vindow Bilnds Image: Comer Guards Image: Comer Guards Interior Vindow Bilnds Image: Comer Guards Image: Comer Guards Interior Vindow Bilnds Image: Comer Guards Image: Comer Guards Digital clocks Image: Comer Guards Image: Comer Guards Image: Comer Guards Wireless access Image: Comer Guards Image: Comer Guards Image: Comer Guards Image: Comer Guards Cab Finishes Image: Comer Guards Image: Comer Guards Image: Comer Guards Image: Comer Guards Image:	Display Cases				
Corner Guards Image: Corner Guards Image: Corner Guards Lockers Image: Corner Guards Image: Corner Guards Mail Boxes Image: Corner Guards Image: Corner Guards Interior Signage / Graphics & Signage Image: Corner Guards Image: Corner Guards Interior Finish Graphics & Signage Image: Corner Guards Image: Corner Guards AV Equipment Image: Corner Guards Image: Corner Guards AV Projection Screens Image: Corner Guards Image: Corner Guards Interior Window Blinds Image: Corner Guards Image: Corner Guards Digital clocks Image: Corner Guards Image: Corner Guards Wireless access Image: Corner Guards Image: Corner Guards Conveying Systems Image: Corner Guards Image: Corner Guards Passenger Elevators Image: Corner Guards Image: Corner Guards Cab Finishes Image: Corner Guards Image: Corner Guards Image: Corner Guards <t< td=""><td>Marker Boards</td><td></td><td></td><td></td><td>Good condition</td></t<>	Marker Boards				Good condition
Lockers Image of Graphics ADA Graphics Interior Signage / Graphics & Signage Image of Graphics & Signage Base Building Graphics & Signage Image of Graphics & Signage Interior Finish Graphics & Signage Image of Graphics & Signage AVV Equipment Image of Graphics AVV Equipment Image of Graphics Interior Window Blinds Image of Graphics Interior Window Blinds Image of Graphics Loading Dock Equipment Image of Graphics Vireless access Image of Graphics Converying Systems Image of Graphics Freight Elevators Image of Graphics Cab Finishes Image of Graphics Dubwaiters / Lifts Image of Graphics Overall Restroom Condition & Finishes need updating Fair condition, floor and wall finishes need updating	Building Directory				
Mail Boxes Interior Signage / Graphics ADA Graphics Base Building Graphics & Signage Interior Finish Graphics & Signage Interior Finish Graphics & Signage AVV Equipment AVV Projection Screens Interior Window Blinds Loading Dock Equipment Digital clocks Wireless access Conveying Systems Freight Elevators Cab Finishes Dumbwaiters / Lifts Overall Restroom Condition & Finishes Overall Restroom Condition & Finishes	Corner Guards				
Interior Signage / Graphics -ADA Graphics ADA Graphics & Signage ADA compliant signage Interior Finish Graphics & Signage Image Image Image AVV Equipment Image Image Image Image AVV Projection Screens Image Image Image Image Interior Window Blinds Image Image Image Image Loading Dock Equipment Image Image Image Image Digital locks Image Image Image Image Vireless access Image Image Image Image Conveying Systems Image Image Image Image Freight Elevators Image Image Image Image Cab Finishes Image Image Image Image Dumbwaiters / Lifts Image Image Image Image Overall Restroom Condition & Finishes Image Image Image Dumbwaiters / Lifts Image Image Image Image Dumbwaiters / Lifts Image Image Image <td< td=""><td>Lockers</td><td></td><td></td><td></td><td></td></td<>	Lockers				
Base Building Graphics & Signage Interior Finish Graphics & Signage AV Equipment AV Projection Screens Interior Window Blinds Loading Dock Equipment Digital clocks Wireless access Conveying Systems Freight Elevators Cab Finishes Passenger Elevators Cab Finishes Dumbwaiters / Lifts Overall Restroom Condition & Finishes Part Condition & Finishes	Mail Boxes				
Interior Finish Graphics & Signage AV/ Equipment AV/ Projection Screens Interior Window Blinds Loading Dock Equipment Digital clocks Wireless access Conveying Systems Freight Elevators Cab Finishes Passenger Elevators Cab Finishes Dumbwaiters / Lifts Overall Restroom Condition & Finishes	Interior Signage / Graphics -ADA Graphics				ADA compliant signage
AV Equipment AV Projection Screens Interior Window Blinds Loading Dock Equipment Digital clocks Wireless access Wireless access Conveying Systems Freight Elevators Cab Finishes Passenger Elevators Cab Finishes Dumbwaiters / Lifts Overall Restroom Condition & Finishes Fair condition, floor and wall finishes need updating	Base Building Graphics & Signage				
AV Projection Screens Image: Avy Projection Screens <t< td=""><td>Interior Finish Graphics & Signage</td><td></td><td></td><td></td><td></td></t<>	Interior Finish Graphics & Signage				
Interior Window Blinds Loading Dock Equipment Digital clocks Wireless access Wireless access Conveying Systems Freight Elevators Cab Finishes Passenger Elevators Cab Finishes Dumbwaiters / Lifts Overall Restroom Condition & Finishes Fair condition, floor and wall finishes need updating	A/V Equipment				
Loading Dock Equipment Digital clocks Wireless access Conveying Systems Freight Elevators Cab Finishes Passenger Elevators Cab Finishes Dumbwaiters / Lifts Overall Restroom Condition & Finishes Fair condition, floor and wall finishes need updating	A/V Projection Screens				
Digital clocks Wireless access Conveying Systems Freight Elevators Cab Finishes Passenger Elevators Cab Finishes Dumbwaiters / Lifts Overall Restroom Condition & Finishes Fair condition, floor and wall finishes need updating	Interior Window Blinds				Fair condition
Wireless access Conveying Systems Freight Elevators Cab Finishes Passenger Elevators Cab Finishes Dumbwaiters / Lifts Overall Restroom Condition & Finishes Fair condition, floor and wall finishes need updating	Loading Dock Equipment				
Conveying Systems Freight Elevators Cab Finishes Passenger Elevators Cab Finishes Cab Finishes Dumbwaiters / Lifts Overall Restroom Condition & Finishes Finishes Fair condition, floor and wall finishes need updating	Digital clocks				
Freight Elevators Cab Finishes Passenger Elevators Cab Finishes Cab Finishes Dumbwaiters / Lifts Overall Restroom Condition & Finishes Finishes Fair condition, floor and wall finishes need updating	Wireless access				
Cab Finishes Passenger Elevators Cab Finishes Dumbwaiters / Lifts Overall Restroom Condition & Finishes Fair condition, floor and wall finishes need updating	Conveying Systems				
Passenger Elevators Image: Cab Finishes Cab Finishes Image: Cab Finishes Dumbwaiters / Lifts Image: Cab Finishes Overall Restroom Condition & Finishes Image: Cab Finishes	Freight Elevators				
Cab Finishes Image: Cab Finishes Dumbwaiters / Lifts Image: Cab Finishes Overall Restroom Condition & Finishes Fair condition, floor and wall finishes need updating	Cab Finishes				
Dumbwaiters / Lifts Image: Constraint of the second se	Passenger Elevators				
Overall Restroom Condition & Finishes Fair condition, floor and wall finishes need updating	Cab Finishes				
	Dumbwaiters / Lifts				
	Overall Restroom Condition & Finishes				
	Restroom Walls				Gyp wall, needs repainting, typical every classrooom and public RR
Restroom Ceilings Fair condition	Restroom Ceilings				
Restroom Fixtures Image: Complexity of the second	Restroom Fixtures				
Toilet Partitions Fair condition	Toilet Partitions				Fair condition
Toilet Accessories	Toilet Accessories				

		1= Excellent 3= Fair 5= Failure	2= Good 4= Poor
	Maintenance Cycle Schedule Years	Condition or Quality	Special Notes or Observations
ADA accessibility			ADA compliant
Food Service Areas			Poor/Fair Condition

Interior

Interior ADA

ACM Materia

Building Co

1= Excellent 3= Fair

5= Failure

4= Poor

2= Good

	Maintenance Cycle	С	onditi	ion		Special Notes
	Schedule		or			or
	Years		Qualit	<i>.</i>		Observations
Equipment						Equipment is in poor/fair condition.
Serving lines						Fucntional - Water service is not provided - Normal wear
Dish return area						Outdated - rusted
Dry storage pantry						Undersized - shows age
Food freezer and refrigerator						Shows age and wear
Exhaust Hood						Not code compliant
Flooring material and base						Shows age and wear - mixed tile
Ceiling material						Shows age and wear
Wall Material and finish						Normal wear
Staff restroom						Not ADA compliant
Separate Locker room						Small area with hanging rod for jackets - no lockers
Food Service Office						Shows age - Floor is damaged
erior Doors & Hardware Interior Storefront / Glazed Walls / Borrow Lites						Fair condition, hollow metal frame
				_		some water leaking at front entry door
Interior Storefront / Entry Doors						some water leaking at nont entry door
Interior Doors (including frames)						
Interior Overhead / Rolling Doors & Grilles						
Special Doors						
Interior Hardware						ADA compliant
Interior Door Panic Hardware						
Interior Wall Base & Trim / Cabinets / Misc. Finishes						
ADA Compliance & Accessibility						Generally ADA compliant
Restrooms - Fixtures & Accessories						Cenerally ADA compliant
Drinking Fountains		ΗĒ			\square	Non ADA complaint in old existing Gym, ADA compliant elsewhere
Interior Ramps		\vdash			\square	No accessible ramp at Gym & Cafeteria stages
Interior Signage		\vdash			\square	· · · ·
Interior Doors and Hardware					\square	ADA compliant
Millwork/Fixed Workspaces		\vdash				ADA compliant
Other?						
laterials						ACM Present
Presence of ACM Materials suspected?						Yes
ng Code Requirements						Unknown at this time

1= Excellent 3= Fair

4= Poor

2= Good

5= Failure

	Maintenance Cycle Schedule	Con	dition or	l	Special Notes or
	Years	Qu	ality		Observations
Building code requirements met?					
Energy code requirements met?					
Fire code requirements met?					
Average Interior Grade:				Τ	3



431 WEST 4TH STREET

FREEPORT, TX 77541

PROJECT INFORMATION

HVAC Unit Brand/Models: Current Design Capacity: Current Load: Unknown at this time Unknown at this time Unknown at this time



General Notes:								
Mechanical Systems								
Warranty	Unknown warranties							
Central Plant	Fair/Poor-pumps&cntrl vlvs; chillers good cond							
Roof Top Units	RTUs should be replaced. Poor condition.							
Ductwork	Maintain/replace half of AHU's.							
	Hyrid DDC/pneumatic system in place. Replace with							
EMS	DDC controls.							
Electrical Systems								
Classroom Lighting	Good condition							
Corridor Lighting	Good condition							
Primary Power	Good condition							
Panels	Good condition							
Clock/Bell/ PA	Good condition							
Plumbing Systems								
Main Water Supply	Replace galvanized pipe with copper.							
Drinking fountains	Approx 1/2 comply with ADA							
Toilet Fixtures	ADA review required.							
Lavatory Fixtures	Not appear to be ADA compliant; review required.							
Life Safety Systems								
Fire Sprinkler	Not sprinklered							
Fire Extinguishers	Present. Condition unknown.							
Fire Alarm	Fire alarm present. Fair condition. Needs upgrade.							
Technology								
Power/data	Fair number of teacher/student drops							
Wireless	Available							

MEP SYSTEMS ASSESSMENT FORM

1= Excellent2= Good3= Fair4= Poor5= Failure

Schedule Years or Quality or Quality or Observations FP Systems 1 2 3 4 5 NA Control Plant (including chillers, pumps, piping, valves, controls, & risers) 1 2 3 4 5 NA Control Plant (including chillers, pumps, piping, valves, controls, & risers) 1 <td< th=""><th></th><th></th><th></th><th></th><th></th><th></th><th>—</th><th></th></td<>							—	
Years July Loss Construint Cons		Maintenance Cycle				Special Notes		
PF Pyrtom 1 2 3 4 9 Central Plat (including chiles, purps, pipe, valves, controls, & risers) Fair/Poor-purps&Anthi Vivs; chilers good cond Root Moundel HVAC equipment (OA units, enauskitari press fan, etc.) Fair/Poor-purps&Anthi Vivs; chilers good cond Main trontati runk ducts brough nod & hose (including mide chases) Fair/Poor-purps&Anthi Vivs; chilers good cond Main trontati runk ducts brough nod & hose (including mide chases) Fair/Poor-purps&Anthi Vivs; chilers good cond Main trontati runk duct Fair/Poor-purps&Anthi Vivs; chilers good cond Central Pair/etair 2 new pressure ductork & diffusers Fair/Poor-purps&Anthi Vivs; chilers good cond Cells mounter dengens and sinck de diffusers Fair/Poor-purps&Anthi Vivs; chilers good cond Cells mounter dengens and sinck detectors as required by code Fair/Poor-purps Al neessay file diffusers Gair Gair Poor controp points for al Internal trans during mounted equipment Gair Gair DoC Controp points for al Internal transt building mounted equipment Gair Gair DoC Controp points for al Internal transt building mounted equipment Gair Gair Gair DoC Controp points for al Internal transt building mounted equipment Gair Gair Gair <								
certral Plant (notading drilling, pumps, pring, where, orthoris, & risens) Image: Certral Plant (notading drilling, pumps, pring, where, orthoris, & risens) Image: Certral Plant (notading drilling, pumps, pring, where, orthoris, & risens) Image: Certral Plant (notading drilling, pumps, pring, where, orthoris, & risens) Image: Certral Plant (notading drilling, pumps, pring, where, orthoris, & risens) Image: Certral Plant (notading drilling, pumps, pring, where, orthoris, & risens) Image: Certral Plant (notading drilling, pumps, pring, where, orthoris, & risens) Image: Certral Plant (notading drilling, pumps, pring, where, where, pring, where, where, pring, where, where, where, where, pring, where, where, pring, where, where, pring, where,	FP Systems		1			5	N/A	
Bod Mounded HVAC equipment (DA units, enhundstair press fam, etc.) Image: Constraint funk ducts funcularing rated chases) Image: Constraint funk ducts function f			-	1 1	-			
Main volcal truck dust mough root & facors (including rated chases) Main horizontal truck dust Main horizontal horizonthorizontal horizontal horizontal horizontal	Central Plant (including chillers, pumps, piping, valves, controls, & risers)							
Main horizontal trunk dud Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building mounted equipment Image: Control points for al internal team building for con mounted equipment Image: Cont								
Perimeter zone kow pressure ductwork & diffusers (T-bar slots) Image: Construction of the state of the								Maintain/replace half of AHU's.
Interior zone Variable Air Volume Boxes Value Boxes Value Boxes Value Boxes Celling mounted return air ginles Value Boxes Value Boxes Value Boxes Celling mounted return air ginles Value Boxes Value Boxes Value Boxes All reestores art main return air intake Value Boxes Value Boxes Value Boxes All reestores and smoke detectors as required by code Value Boxes Value Boxes Value Boxes All reestores mentions to all roof mounted equipment Value Boxes Value Boxes Value Boxes DDC Control points for all internal beat building mounted equipment Value Boxes Value Boxes Value Boxes DDC Control points for all internal beat building mounted equipment Value Boxes Value Boxes Value Boxes Value Boxes DDC Control points for all internal beat building mounted equipment Value Boxes Value Boxes Value Boxes Value Boxes Value Boxes Value Boxes Boxes Value Boxes V	Main horizontal trunk duct							
Interior zone low pressure ductwork & diffusers Image: Control points of all return ari grilles Image: Control points for all return ari grilles All necessary fire dampers and ancke detectors as required by code Image: Control points for all return ari grilles Image: Control points for all return ari grilles All necessary fire dampers and ancke detectors as required by code Image: Control points for all return ari grilles Image: Control points for all return ari grilles Image: Control points for all return ari grilles Electrical connections to all of omounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for all interal base building mounted equipment Image: Control points for a	Perimeter zone low pressure ductwork & diffusers (T-bar slots)							
Celling mounted return air grilles Image: Celling mounted return air grilles Image: Celling mounted return air grilles Return air grilles Image: Celling mounted return air grilles Image: Celling mounted return air grilles Image: Celling mounted return air grilles All restores at main return air grilles Image: Celling mounted return air grilles Image: Celling mounted return air grilles Image: Celling mounted return air grilles All restores at main return air grilles Image: Celling mounted return air grilles Image: Celling mounted return air grilles Image: Celling mounted return air grilles All restores at main return air grilles Image: Celling mounted return air grilles Image: Celling mounted return air grilles Image: Celling mounted return air grilles All restores at main return air grilles Image: Celling mounted return air grilles Image: Celling mounted return air grilles Image: Celling mounted return air grilles DDC Control points for all internal tenant building mounted equipment Image: Celling mounted return air grilles Image: Celling mounted return air grilles Image: Celling mounted return air grilles DDC Control points for all internal tenant building mounted equipment Image: Celling mounted return air grilles Image: Celling mounted return air grilles Image: Celling mounted return air grilles DDC Control points for all internal tenant building mounted equipment	Interior zone Variable Air Volume Boxes							VAV dampers in duct system
Return air silencers at main return air intake Image: Construction of all control constructions of all control c	Interior zone low pressure ductwork & diffusers							
All necessary fire dampers and smoke delectors as required by code Image: Configure of the interval of the inter	Ceiling mounted return air grilles							
All restroom exhaust fans, ductwork, and electrical connections Confirm AHU interlock. Not all roof mounted fans are running Electrical connections to all contral Plant equipment Confirm AHU interlock. Not all roof mounted fans are running DDC Control points for all roof mounted equipment Confirm AHU interlock. Not all roof mounted fans are running DDC Control points for all rinemal base building mounted equipment Confirm AHU interlock. Not all roof mounted fans are running DDC Control points for all rinemal base building mounted equipment Confirm AHU interlock. Not all roof mounted fans are running DDC Control points for all rinemal base building mounted equipment Confirm AHU interlock. Not all roof mounted fans are running DDC control points for all rinemal base building mounted equipment Confirm AHU interlock. DDC control points for all roof mounted equipment Confirm AHU interlock. DDC control points for all roof mounted equipment Confirm AHU interlock. DDC control points for all roof mounted equipment Confirm AHU interlock. Main domestic water Confirm AHU interlock. Warantes still in effect Confirm AHU interlock. Main domestic water supply Confirm AHU interlock. Main domestic water suppling at install) Confirm AHU interlock. Sanitary waste water lines Confirm AHU interlock.	Return air silencers at main return air intake							
Electrical connections to all roof mounted equipment Image: Control points for all roof mounted equipment Image: Control points for all roof mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal tenant building mounted equipment Image: Control points for all roof mounted equipment I	All necessary fire dampers and smoke detectors as required by code							
Electrical connections to all Central Plant equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building m	All restroom exhaust fans, ductwork, and electrical connections							Confirm AHU interlock. Not all roof mounted fans are running
DDC Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal base building mounted equipment Image: Control points for all internal b	Electrical connections to all roof mounted equipment							Confirm AHU interlock.
DDC Control points for all internal base building mounted equipment Image: Control points for all internal tenant building mounted equipment Image: Control points for all VAV's Image: Control points for all VAV's DDC control points for all VAV's Image: Control points for all VAV's Structure trim and curbing for roof mounted equipment Image: Control points for all VAV's Image: Control points for all VAV's Image: Control points for all VAV's Structure trim and curbing for roof mounted equipment Image: Control points for all VAV's Image: Control points for all VAV's Image: Control points for all VAV's Warrantes still in effect Image: Control Points for all VAV's Image: Control Points for all VAV's Image: Control Points for all VAV's Image: Control VAV's Warrantes still in effect Image: Control VAV's Image: Control VAV's Image: Control VAV's Image: Control VAV's Warrantes still in domestic water supply Image: Control VAV's Sanitary waste water lines Image: Condition and Type Image: Condition Control VAV's Image: Condition Control VAV's Image: Condition Control VAV's Image: Condition Control VAV's	Electrical connections to all Central Plant equipment							
DDC Control points for all internal tenant building mounted equipment Image: Control points for all VAV's Image: Control points for all VAV's Structure trim and curbing for roof mounted equipment Image: Control points for all VAV's Image: Control points for all VAV's Image: Control points for all VAV's Structure trim and curbing for roof mounted equipment Image: Control points for all VAV's Image: Control points for all VAV's Image: Control points for all VAV's Warangement System Image: Control points for all VAV's Image: Control points for all VAV's Image: Control points for all VAV's Wall mounted thermostats Image: Control points for all VAV's Image: Control points for all VAV's Image: Control points for all VAV's Main domestic water supply Image: Control points for all VAV's Image: Control points for all VAV's Image: Control points for all VAV's Sanitary waste water lines Image: Control Points for all VAV's Image: Control Points for all VAV's Image: Control Points For All VAV's Building for for farinage piping Image: Control VAV's Image: Control VAV's Image: Control VAV's Image: Control VAV's Flush Valves - Condition and Type Image: Condition and Type Image: Condition and Type Image: Condition and Type Image: Condition and Type Faucets - Condition and Type	DDC Control points for all roof mounted equipment							
DDC control points for all VAV's I	DDC Control points for all internal base building mounted equipment							Isolated controls appear inoperative. Repair/replace CW control valves.
Structure trim and curbing for roof mounted equipmentIII <t< td=""><td>DDC Control points for all internal tenant building mounted equipment</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	DDC Control points for all internal tenant building mounted equipment							
Energy Management System I </td <td>DDC control points for all VAV's</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	DDC control points for all VAV's							
HVAC system must meet NC-35 for noise criteria in occupied spaces Imbine Wall mounted thermostats Imbine Warranties still in effect Imbine Main domestic water supply Imbine Water heater systems (including piping & install) Imbine Sanitary waste water lines Imbine All condensate piping and drainage Imbine Building roof drainage piping Imbine Toilet Fixtures - Condition and Type Imbine Flush Valves - Condition and Type Imbine Faucets - Condition and Type Imbine	Structure trim and curbing for roof mounted equipment							
Wall mounded thermostats Image: Condition and Type Image:	Energy Management System							Hyrid DDC/pneumatic system in place. Replace with DDC controls.
Warranties still in effectImage: Condition and TypeImage: Condition and Ty	HVAC system must meet NC-35 for noise criteria in occupied spaces							
Imbing Imbine	Wall mounted thermostats							
Main domestic water supply Image Image <td< td=""><td>Warranties still in effect</td><td></td><td></td><td></td><td></td><td></td><td></td><td>Unknown warranties</td></td<>	Warranties still in effect							Unknown warranties
Main domestic water supply Image Image <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>								
Water heater systems (including piping & install) Image: Imag				<u> </u>		r	<u>г</u> т	Poplace galvenized nine with conner
Sanitary waste water lines I			-		_			
All condensate piping and drainage I								
Building roof drainage piping I I I I I I I Add roof drainage through out. Water ponds on roof. Toilet Fixtures - Condition and Type I I I I I ADA review required. Flush Valves - Condition and Type I I I I I I I I IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII			┣—				Щ	
Toilet Fixtures - Condition and Type Image: Condit Type Image: Condition and Type Im					_			Add roof drainage through out Water pends on roof
Flush Valves - Condition and type Image: Condition and Type Lavatories - Condition and Type Image: Condition and Type Faucets - Condition and Type Image: Condition and Type Image: Condition and Type Image: Condition and Type			L	⊢⊢			Щ	
Lavatories - Condition and Type Image: Condition and Type							Щ	ADA review requirea.
Faucets - Condition and Type D Does not comply with ADA							Щ	
							Щ	
Electrical Water coolers - Condition and Type/ ADA							Ш	
	Electrical Water coolers - Condition and Type/ ADA							Approx 1/2 comply with ADA

MEP SYSTEMS ASSESSMENT FORM

1= Excellent2= Good3= Fair4= Poor5< Failure</td>

5= Failure

Electrical	Maintenance Cycle Schedule Years	Condition or Quality	Special Notes or Observations
Primary Service & Equipment			Good condition
Power company transformer			
Main building switchgear including breakers			
Distribution Feeders			Unknown
Panels (HVAC, Lighting, & power)			Good condition
Classroom lighting and type			Good condition
Corridor lighting and type			Good condition
Light fixture Feeders			
Wall Switches			
Receptacles			
Equipment Connections			
Electric Heating			
Clocks/Bells/PA Systems			Good condition
Telephone/Data Outlets			
UPS Systems			No emergency generator on site.
.ife Safety Systems			
Sprinkler Main Riser			Not sprinklered
General Building Wet Pipe System (per code)			
Sprinkler Heads - Condition and type			
Base Building Fire Alarm System (fully addressable)			Fire alarm present. Fair condition. Needs upgrade.
All Data Points & associated wiring			
Fire Alarm Annunciation Panel			No annunciating panel
Horn Strobes & wiring			
Fire Alarm Pulls			
Emergency Lighting			No EM lights with battery packs. Install an emergency light sys
Exit Signage			No generator EM with battery packs. Install an emergency light sys
Fire Extinguisher cabinets per code			
Fire Extinguishers			Present. Condition unknown.

MEP SYSTEMS ASSESSMENT FORM

1= Excellent2= Good3= Fair4= Poor5= Failure

	Maintenance Cycle Schedule Years	Condition or Quality		Special Notes or Observations	
Technology Systems and Equipment					
Teacher computer drops					Fair number of teacher/student drops
Student computer drops					
Wi FI					Available
Computer laboratories					
Smart board					
Projectors					
MDF rooms				I	
IDF Rooms					
Average MEP Grade:					3

















































