### **GLADYS POLK ELEMENTARY** EXECUTIVE SUMMARY



Design Capacity:       97       Percent Occupied:       11         Functional Capacity:       431       Sto Capacity is assumed full	capacity	y Assessment					
Functional Capacity:       480       85% Capacity is assumed full         Duilding Constructed : 1979       Building Constructed : 1979       85% Capacity is assumed full         Sessement Constant       1 2 4 5 7 1       Sessement Constant       Sessement Constant         Sessement Constant       1 2 4 5 7 1       Sessement Constant       Sessement Constant       Sessement Constant         Site       Parking and Drives       5 6 at       Overall in good condition.       Site Values are in good condition.         Site Values Constant       Overall find conditions       Overall find conditions       Overall find conditions         Site Uighting       0       0       Overall find conditions       Overall find conditions         Site Uighting       0       0       0       Overall find conditions       Overall find conditions         Site Uighting       0       0       0       0       Find to good scrutter and foundation         Windows       0       0       0       0       Find to good scrutter and foundation         Windows       0       0       0       0       0       Overall poor to failing condition.         Roofing       0       0       0       0       0       Overall poor to failing condition.         Notional Adequacy       0 <th>Design C</th> <th>Capacity:</th> <th>507</th> <th></th> <th></th> <th></th> <th>Percent Occupied: 111</th>	Design C	Capacity:	507				Percent Occupied: 111
Building Constructed: 1979           Building Constructed: 1979           Sate Sate 1           Sate 1           Sate 2           Parking and Drives           Site 3           Site 4           Site 3           Site 3           Site 4           Site 3           Site 4           Site 3           Site 3           Site 3           Site 3           Site 1	Functior	nal Capacity:	431				
Building Current Square Poolage : 45,477 Assessment Grading			480				85% Capacity is assumed full
Assessment Grading       1-Pass       5-Fall         Site       Parking and Drives       3       4       Overall in fair condition.         Sidewalks       3       3       5       Sidewalks are in good condition.         Landscap/Irrigation       4       4       5       Overall in fair condition.         ADA Accessibility       4       4       4       Overall in fair conditions         Utilities& Drainage       5       6       Fains well - utilities unknown at this time         Site Lighting       5       6       Fains well - utilities unknown at this time         Site Lighting       6       5       Fains well - utilities unknown at this time         Site Lighting       6       6       Exterior walls are in good condition.         Security       0       6       Exterior walls are in good condition.         Structure/Foundation       6       6       Exterior walls are in good condition.         Structure/Foundation       6       6       6       6         Windows       6       6       6       6       6         Structure/Foundation       6       6       6       6       6         Windows       6       6       6       6       6	Building	Constructed : 1979					
Scale:       1       2       3       Volt: Score over 3.7 recommend replacement         Site       Park and Drives       Overall in fair condition.       Development in good condition.         Landscape/(rigation       Minimal landscaping - overall in good to fair shape       Play Grounds         ADA Accessibility       Minimal landscaping - overall fair condition.         Utilities Drainage       Minimal landscaping - overall fair condition.         Site Lighting       Minimal landscaping - overall fair condition.         Security       Mode         Park for overall fair condition.       Security.         State Lighting       Mode         State Lighting       Mode         Structure/Foundation       Fair to good structure and foundation         Windows       Mode         Doors/Entrances       Mode         Educational Adequacy       Exterior doors are ing good condition.         Weather/Waterproofing       Canopies are Avadek with lighting - in good condition         Meanterial       Educational Adequacy         Finishes       Educational Adequacy         Finishes       Educational Adequacy         Finishes       Educational Adequacy         Finishes       Educational Adequacy         Finis Compliance       Educational Adequacy	Building	Current Square Footage : 45	,477				
Site       Parking and Drives       Image: Comparison of the system system of the system of the system of the system of t	Assessm	nent Grading	1-Pass			5- Fai	il
Sidewalks       Image: Sidewalks are in good condition.         Landscape/Irrigation       Image: Sidewalks are in good condition.         Play Grounds       Image: Sidewalks are in good condition.         ADA Accessibility       Image: Sidewalks are in good condition.         Site Lighting       Image: Sidewalks are in good condition.         Site Lighting       Image: Sidewalks are in good condition.         Security       Image: Sidewalks are in good condition.         Structure/Foundation       Image: Sidewalks are in good condition.         Modows       Image: Sidewalks are in good condition.         Doors/Entrances       Image: Sidewalks are in good condition.         RestroomS       Image: Sidewalks are in fair to good condition.         RestroomS       Image: Sidewalks are in fair to good condition.         RestroomS       Image: Sidewalks are in fair condition.         Food Service       Image: Sidewalks are in fair condition.         Pood Service       Image: Sidewalks are in fair condition.         Doors/Hardware       Image: Sidewalks are in fair condition.         Pood Service       Image: Sidewalks are in fair condition.		Scale	: 1	<b>2</b> 3	4	5	Note: Score over 3.7 recommend replacement
Landscape/Irrigation       Image: Second Secon	Site						Overall in fair condition.
Play Grounds       Playground is not accessible and only one piece of equipment.         ADA Accessibility       Overall fair conditions         Utilities& Drainage       Drains well - utilities unknown at this time         Site Lighting       Drains well - utilities unknown at this time         Security       Dro Security. No fencing around site.         Security       Dro Security. No fencing around site.         Structure/Foundation       Dro Security. No fencing around site.         Structure/Foundation       Dro Security. No fencing around site.         Doors/Entrances       Dro Security. No fencing around site.         Weather/Waterproofing       Dro Security. No fencing around site.         Weather/Waterproofing       Dro Security. No fencing around site.         Educational Adequacy       Dro Security. No fencing around site.         Finishes       Dro Security. No fencing around site.         Educational Adequacy       Dro Security. No fencing around site.         Finishes       Dro Security. No fencing around site.         Educational Adequacy       Dro Security. No fencing around site.         Finishes       Dro Security. No fencing around site.         Educational Adequacy       Dro Security. No fencing around site.         Finishes       Dro Security. No fencing around site.         Educational Adequacy       <							
ADA Accessibility       Image       Image <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
Willities& Drainage       Drains well - utilities unknown at this time         Site Lighting       Drains well - utilities unknown at this time         Security       Doorsecurity. No fencing around site.         Exterior Walls       Doorsecurity. No fencing around site.         Structure/Foundation       Doorsecurity. No fencing around site.         Windows       Doors/Entrances         Doors/Entrances       Doorsecurity. No fencing around site.         Weather/Waterproofing       Doorsecurity. No fencing around site.         Canopies       Doorsecurity. No fencing around site.         Restrooms       Doors/Entrances         Restrooms       Doorsecurity. No fencing around site.         Weather/Waterproofing       Doorsecurity. No fencing around site.         Canopies       Doorsecurity. Doors are in good condition.         Restrooms       Doorsecurity. Doorsecurity. No fencing around site.         Educational Adequacy       Doors in fair conditions are good - some staining on building façade         Canopies       Doors in fair conditions are fair.         Finishes       Restrooms       Fair to good condition.         Restrooms       Doors in fair condition. Hardware is not accessible.         Food Service       Doors in fair condition. Hardware is not accessible.         ACCessibility       Doors in fair cond							
Site Lighting       Site Lighting in good condition.         Security       Poor security. No fencing around site.         Xterior       Exterior Walls       Exterior wills are in good condition minimal water staining from roof         Structure/Foundation       Fair to good structure and foundation       Poor security. No fencing around site.         Vindows       Fair to good structure and foundation       Poor security.         Windows       Output       Poor security.         Weather/Wateproofing       Output       Poor security.         Canopies       Overall poor to failing condition       Poor some staining on building façade         Canopies       Overall conditions are good - some staining on building façade         Canopies       Exterior walls are not accessible.         Food Service       Equipment aged & showing wear.         Doors/Hardware       Equipment aged & showing wear.							
Security       And Control Poor Security. No fencing around site.         Stretion Walls       Exterior Walls are in good condition minimal water staining from roof         Structure/Foundation       Fair to good Structure and foundation         Windows       Control Point Structure And foundation         Doors/Entrances       Control Point Structure and foundation.         Weather/Waterproofing       Control Point Structure and foundation.         Weather/Waterproofing       Conditions are good - some staining on building façade         Canopies       Conditions are fair.         Finishes       Conditions are fair.         Finishes       Conditions are fair.         Food Service       Conditions are fair.         Poor security       Conditions are fair.         Food Service       Conditions are fair.         Doors/Hardware       Conditions are fair.         Accomption       Conditions are fair.         Food Service       Condition are cassible and some are not.         ACC essibility       Condition are cassible and some are not.         ACM materials       Code fairs at end of life. Some fans removed and curbs capped         Units       Code requirements       Fair condition, could use internal cleaning.         Unitwork       Code fairs at end of life. Some fans removed and curbs capped <t< td=""><td></td><td></td><td></td><td></td><td>_</td><td></td><td></td></t<>					_		
Exterior Walls       Exterior walls are in good condition - minimal water staining from roof         Structure/Foundation       First to good structure and foundation         Minimal exterior windows - in good condition       Doors/Entrances         Doors/Entrances       Doverall conditions are good - some staining on building façade         Canopies       Doverall conditions are good - some staining on building façade         Canopies       Doverall conditions are good - some staining on building façade         Canopies       Conditions are good - some staining on building façade         Canopies       Doverall conditions are fair.         Flinishes       Equipment aged & showing wear.         Doors/Hardware       Doors in fair condition. Hardware is not accessible.         Accessibility       Doors in fair condition. Aredware is not accessible accessible and some are not.         Acdmental       MEP         MEP       Methanical         Ductwork       Doors fair at not file. Some fans removed and curbs capped         Ductwork       Extainal         Extrict       Pole mount         Panels       Pole mount         Panels <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>							
Structure/Foundation       Fair to good structure and foundation         Windows       Fair to good structure and foundation         Windows       Fair to good structure and foundation         Doors/Entrances       Fair to good structure and foundation         Norfing       Fair to good structure and foundation         Weather/Waterproofing       Fair to good structure and foundation         Canopies       Canopies are Avadek with lighting - in good condition         netror       TEA Compliance         Educational Adequacy       Finishes         Finishes       Finishes are in fair to good condition.         Restrooms       Finishes are in fair to good condition.         Restrooms       Finishes are in fair to good condition.         Restrooms       Food Service       Doors in fair condition. Hardware is not accessible.         Accessibility       Some rooms are accessible and some are not.         ACM materials       Fair to good fans at end of life. Some fans removed and curbs capped         Units       Fair of poir fair (poor         Ductwork       Fair condition, could use internal cleaning.         Exhaust       Fair condition, could use internal cleaning.         Exhaust       Fair (poor         Ductwork       Fair (poor         Ductwork       Fair (poor		,					
Windows       Minimal exterior windows - in good condition         Doors/Entrances       Overall poor to failing condition.         Weather/Waterproofing       Overall conditions are good - some staining on building façade         Canopies       Canopies         TEA Compliance       Canopies are Avadek with lighting - in good condition         Restroams       Canopies are Avadek with lighting - in good condition         Restroams       Canopies are Avadek with lighting - in good condition         Restroams       Canopies are Avadek with lighting - in good condition         Restroams       Canopies are Avadek with lighting - in good condition         Restroams       Canopies are fair.         Finishes       Canopies are fair.         Finishes       Canopies are fair.         Food Service       Canopies are fair.         Doors/Mardware       Canopies are accessible and some are not accessible.         Accessibility       Canopies are accessible and some are not.         Accessibility       Canopies are accessible and some are not.         Accessibility       Canopies are accessible and some are not.         Acting typesent       Code fains at end of life. Some fans removed and curbs capped         Ductwork       Canopies are fair/poor         Duttwork       Canopies are fair/poor         Distribu	xterior					$\downarrow$	
Doors/Entrances       Exterior doors are in good condition finish-wise, but need to be ADA         Roofing       Overall poor to failing condition.         Weather/Waterproofing       Overall poor to failing condition.         Canopies       Canopies are Avadek with lighting - in good condition         Interior       TEA Compliance         Educational Adequacy       Canopies are Avadek with lighting - in good condition.         Restrooms       Educational Adequacy         Finishes       Equipment aged & showing wear.         Doors/Hardware       Doors in fair condition. Hardware is not accessible.         Accessibility       Canopies are cacessible and some are not.         ACM materials       Canopies         Outwork       Canopies         Ductwork       Fair condition, could use internal cleaning.         Exhaust       Exhaust not interlocked with HVAC         Electrical       Exhaust not interlocked with HVAC         Building service       Pole mount         Pair, not ADA compliant       Pole mount         Pair, not ADA compliant       Pole mount         Pair, not ADA compliant       Effect Safety Systems         Firk Safety Systems       Fair, not ADA compliant         Effectschology       Pole mount         Preagency Lighting       Posennt, needs							
Roofing       Overall poor to failing condition.         Weather/Waterproofing       Overall poor to failing condition.         Canopies       Overall conditions are good - some staining on building façade         Canopies       Canopies are Avadek with lighting - in good condition         Iterior       TEA Compliance       Conditions are fair.         Finishes       Overall conditions are in fair to good condition.         Restrooms       Fair finishes are fair.         Food Service       Overall goor sin fair condition.         Doors/Hardware       Overall goor sin fair condition.         ACCessibility       Overall goor sin fair condition.         ACM materials       Some rooms are accessible and some are not.         ACM materials       Overall goor sin fair condition, could use internal cleaning.         Exhanst       Exhaust not interlocked with HVAC         Electrical       Exhaust not interlocked with HVAC         Electrical       Pole mount         Panels       Pole         Plumbing       No sprinkler         Infrastructure       Pole         Fire Sprinkler       No sprinkler         Fire Sprinkler       Porsent, needs updating. Poor condition         Present, needs updating. Poor condition         Data       No tenough data/power drops for s							
Weather/Waterproofing Canopies       Overall conditions are good - some staining on building façade         Canopies       Canopies are Avadek with lighting - in good condition         Interior       TEA Compliance       Conditions are fair.         Finishes       Canopies are fair.       Finishes are fair.         Food Service       Eau       Eau         Doors/Hardware       Eau       Eau         Doors/Hardware       Eau       Eau         Code requirements       Eau       Some rooms are accessible and some are not.         ACCM Signed       Eau       Eau         Code requirements       Eau       Eau         Units       Eau       Eau         Distribution       Eau       Eau         Pole mount       Pair condition, could use internal cleaning.         Eatrical       Eau       Eau         Distribution       Eau       Eau         Distribution       Eau       Eau         Find Faurcture       Eau       Eau         Fint Safety Systems       Fir. No ADA compliant <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
Canopies       Canopies are Avadek with lighting - in good condition         Interior       TEA Compliance       Conditions are fair.         Finishes       Conditions are fair.       Finishes         Finishes       Finishes are in fair to good condition.         Restrooms       Finishes are in fair to good condition.         Food Service       Finishes         Doors/Hardware       Finishes         Doors/Hardware       Finishes         ACM materials       Some rooms are accessible and some are not.         ACM materials       Finishes         Code requirements       Finishes         Units       Finishes         Ductwork       Finishes         Building service       Finiz condition, could use internal cleaning.         Exhaust       Finiz poor         Poor       Poor         Plumbing       Fair poor         Infastructure       Fair poor         Poor       Poor         Plumbing       Fair, not ADA compliant         Infastructure       Fair, not ADA compliant         If Safety Systems       Fair, not ADA compliant         If Safety Systems       Fair, not ADA compliant         If Safety Systems       Finir Alarm       Fair, not ADA compliant							
TEA Compliance							
Educational Adequacy       Conditions are fair.         Finishes       Finishes         Restrooms       Restrooms finishes are fair, but RRs are not accessible.         Food Service       Finishes         Doors/Hardware       Finishes         Accessibility       Finishes         Building service       Finishes         Panels <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Canopies are Avadek with lighting - in good condition</td>							Canopies are Avadek with lighting - in good condition
Finishes       Finishes are in fair to good condition.         Restrooms       Restrooms finishes are fair, but RRs are not accessible.         Food Service       Equipment aged & showing wear.         Doors/Hardware       Some rooms are accessible and some are not.         Accessibility       Some rooms are accessible and some are not.         Accessibility       Accessibility         Code requirements       Image: Accessible and some are not.         Accessibility       Image: Accessible and some are not.         Accessible       Accessible and some are not.         Accessible       Fair condition, could use internal cleaning.         Exhaust       Image: Accessible and some are not.         Ductwork       Image: Acces	nterior						
Restrooms       Restrooms finishes are fair, but RRs are not accessible.         Food Service       Doors/Hardware         Doors/Hardware       Doors in fair condition. Hardware is not accessible         Accessibility       Doors in fair condition. Hardware is not accessible         Accessibility       Doors are accessible and some are not.         ACM materials       Doors in fair condition. Hardware is not accessible         Code requirements       Doors in fair condition. Hardware is not accessible         MEP       Mechanical         Units       Doors fair condition, could use internal cleaning.         Exhaust       Doors         Exhaust       Doors         Electrical         Building service       Pole mount         Panels       Poor         Distribution       Poor         Plumbing       Infrastructure         Fire Safety Systems       Fair, not ADA compliant         Life Safety Systems       Present, needs updating. Poor condition         Fire Alarm       Present, needs updating. Poor condition         Exit Signage       No to one mergency power         Terechnology       Not on one mergency power							
Food Service       Image: Construct of the service of th							
Doors/Hardware       Doors in fair condition. Hardware is not accessible         Accessibility       Some rooms are accessible and some are not.         ACM materials       Doors in fair condition. Hardware is not accessible         Code requirements       Unkown at this time.         MEP       Mechanical         Units       Roof fans at end of life. Some fans removed and curbs capped         Ductwork       Fair condition, could use internal cleaning.         Exhaust       Fair condition, could use internal cleaning.         Exhaust       Pole mount         Panels       Pole mount         Panels       Poor         Plumbing       Poor         Infrastructure       No visible sign of BFP to protect potable water systems         Fixtures       Fair, not ADA compliant         Life Safety Systems       Present, needs updating. Poor condition         Energency Lighting       No sprinkler         Fire Alarm       Present, needs updating. Poor condition         Exit Signage       Not on emergency power         Technology       Not enough data/power drops for students/teachers							
Accessibility       Accessibility       Accessibility       AccM is present         Code requirements       Accessibility       Accessibility       Accessibility         MEP       Mechanical       Unkown at this time.         Units       Accessibility       Accessibility         Ductwork       Accessibility       Accessibility         Exhaust       Accessibility       Accessibility         Building service       Accessibility       Accessibility         Panels       Accessibility       Accessibility         Distribution       Accessibility       Accessibility         Infrastructure       Fair, not ADA compliant         Life Safety Systems       Fair, not ADA compliant         Fire Sprinkler       Accessibility       Accessibility         Fire Alarm       Accessibility       Accessibility         Exercises       Accessibility       Accessibility         Exercises       Accessibility       Accessibility         Accessibility       Accessibility       Accessibility         Fire Sprinkler       Accessibility       Accessibility         Fire Alarm       Accessibility       Accessibility       Accessibility         Exercises       Accessibility       Accessibility       Acce							
ACM materials       ACM is present         Code requirements       Unkown at this time.         MEP       Mechanical         Units       AcM is present         Ductwork       AcM is present         Exhaust       AcM is present         Ductwork       AcM is present         Exhaust       AcM is present         Building service       AcM is present         Panels       Acm is provided in the present         Distribution       Acm is provided in the present         Infrastructure       Acm is provided in the present         Fix Sprinkler       Acm is present         Fire Safety Systems       Acm is present, needs updating. Poor condition         Existing age       Acm is present, needs updating. Poor condition         Existing age       Acm is present, needs updating. Poor condition         Existing age       Acm is present, needs updating. Poor condition         Existing age       Acm is present, needs updating. Poor condition         Existing age       Acm is present, needs updating. Poor condition         Existing age       Acm is present, needs updating. Poor condition         Existing age       Acm is present, needs updating. Poor condition         Existing age       Acm is present, needs updating. Poor condition         Exi							
Code requirements       Image: Code requirements       Image: Code requirements       Image: Code requirements       Image: Code requirements         MEP       Mechanical       Image: Code requirements       Image: Code requirements       Image: Code requirements       Image: Code requirements         Units       Image: Code requirements         Units       Image: Code requirements         Ductwork       Image: Code requirements         Exhaust       Image: Code requirements         Building service       Image: Code requirements       Image: Code requiremen							
MEP       Mechanical         Units       A         Ductwork       A         Exhaust       A         Exhaust       A         Building service       A         Panels       A         Distribution       A         Poor         Plumbing         Infrastructure       A         Fair, not ADA compliant         Life Safety Systems         Fire Sprinkler         Fire Alarm         Emergency Lighting         Exit Signage         Not enough data/power drops for students/teachers							
Units       A       Roof fans at end of life. Some fans removed and curbs capped         Ductwork       A       Fair condition, could use internal cleaning.         Exhaust       A       Exhaust not interlocked with HVAC         Electrical       Building service       A       Pole mount         Panels       A       Poor       Poor         Plumbing       A       Poor       Plumbing         Infrastructure       A       No visible sign of BFP to protect potable water systems         Fixtures       A       Present, needs updating. Poor condition         Fire Sprinkler       A       Present, needs updating. Poor condition         Energency Lighting       A       Present, needs updating. Poor condition         Emergency Lighting       A       No to nemergency power         Exit Signage       A       Not enough data/power drops for students/teachers							Unkown at this time.
Ductwork       Image: Constraint of the second	MEP				_		
Exhaust       Exhaust not interlocked with HVAC         Electrical         Building service       Pole mount         Panels       Pole mount         Panels       Pole mount         Distribution       Poor         Plumbing       Poor         Plumbing       Poor         Firtres       Poil         Fixtures       Poil         Fire Sprinkler       Present, needs updating. Poor condition         Emergency Lighting       Present, needs updating. Poor condition         Emergency Lighting       Present, needs updating. Poor condition         Exti Signage       Not on emergency power         Technology       Not enough data/power drops for students/teachers							
Electrical         Building service       Pole mount         Panels       Fair/poor         Distribution       Poor         Plumbing       Poor         Infrastructure       No visible sign of BFP to protect potable water systems         Fixtures       Fair, not ADA compliant         Life Safety Systems       Present, needs updating. Poor condition         Fire Alarm       Present, needs updating. Poor condition         Emergency Lighting       No to emergency power         Exit Signage       Not on emergency power         Technology       Not enough data/power drops for students/teachers							
Building service       Pole mount         Panels       Panels         Distribution       Poor         Plumbing       Poor         Infrastructure       Poor         Fixtures       Poor         Fixtures       Poor         Fire Sprinkler       Poor         Fire Sprinkler       Present, needs updating. Poor condition         Emergency Lighting       Poor         Exit Signage       Not on emergency power         Technology       Not enough data/power drops for students/teachers							Exhaust not interlocked with HVAC
Panels       Image: Fair/poor         Distribution       Poor         Plumbing       Plumbing         Infrastructure       No visible sign of BFP to protect potable water systems         Fixtures       Fair, not ADA compliant         Life Safety Systems       Present, needs updating. Poor condition         Fire Sprinkler       Present, needs updating. Poor condition         Emergency Lighting       No sprinkler         Exit Signage       Not on emergency power         Technology       Not enough data/power drops for students/teachers							
Distribution       Poor         Plumbing       Infrastructure       No visible sign of BFP to protect potable water systems         Fixtures       Fair, not ADA compliant         Life Safety Systems       Fair, not ADA compliant         Fire Sprinkler       No sprinkler         Fire Alarm       Present, needs updating. Poor condition         Emergency Lighting       No generator - bug lights in corridor         Exit Signage       Not on emergency power         Technology       Not enough data/power drops for students/teachers		-	$\vdash$				
Plumbing         Infrastructure       No visible sign of BFP to protect potable water systems         Fixtures       Fair, not ADA compliant         Life Safety Systems       Fair, not ADA compliant         Fire Sprinkler       No sprinkler         Fire Alarm       Present, needs updating. Poor condition         Emergency Lighting       No sperator - bug lights in corridor         Exit Signage       Not on emergency power         Technology       Not enough data/power drops for students/teachers			$\vdash$				
Infrastructure       No visible sign of BFP to protect potable water systems         Fixtures       Fair, not ADA compliant         Life Safety Systems       Fire Sprinkler         Fire Sprinkler       No sprinkler         Fire Alarm       Present, needs updating. Poor condition         Emergency Lighting       No generator - bug lights in corridor         Exit Signage       Not on emergency power         Technology       Not enough data/power drops for students/teachers							Poor
Fixtures       Fair, not ADA compliant         Life Safety Systems       Fire Sprinkler         Fire Sprinkler       No sprinkler         Fire Alarm       Present, needs updating. Poor condition         Emergency Lighting       No sprinkler         Exit Signage       Not on emergency power         Technology       Vot enough data/power drops for students/teachers							
Life Safety Systems       No sprinkler         Fire Sprinkler       No sprinkler         Fire Alarm       Present, needs updating. Poor condition         Emergency Lighting       No generator - bug lights in corridor         Exit Signage       Not on emergency power         Technology       Not enough data/power drops for students/teachers					-		
Fire Sprinkler       No sprinkler         Fire Alarm       Present, needs updating. Poor condition         Emergency Lighting       No generator - bug lights in corridor         Exit Signage       Not on emergency power         Technology       Vot enough data/power drops for students/teachers							Fair, not ADA compliant
Fire Alarm       Image       Image       Present, needs updating. Poor condition         Emergency Lighting       Image       Image       No generator - bug lights in corridor         Exit Signage       Image       Image       Not on emergency power         Technology       Image       Image       Not enough data/power drops for students/teachers							
Emergency Lighting       Image       Image       No generator - bug lights in corridor         Exit Signage       Image       Image       Not on emergency power         Technology       Image       Image       Image         Data       Image       Image       Not enough data/power drops for students/teachers			$\vdash$				
Exit Signage     Not on emergency power       Technology     Not enough data/power drops for students/teachers			$\vdash$				
Technology       Data   Not enough data/power drops for students/teachers			$\vdash$				
Data Not enough data/power drops for students/teachers							Not on emergency power
Wi Fi Yes			$\vdash$				

Total Score - 3.47

### GLADYS POLK ELEMENTARY EXECUTIVE SUMMARY



#### **OVERALL SUMMARY & RECOMMENDATION**

As one of the relatively newer campuses within BISD, Gladys Field Polk Elementary is showing signs of normal wear. Overall, systems are functioning properly and only ongoing maintenance is needed at this time. The predominant concern is making the school ADA compliant and accessible and addressing failing life safety components.

Our recommendation would be to provide more accessible features and to update life safety and security. Security is an issue with students having to walk outside to temporary classrooms, and a perimeter fence is recommended. Life safety systems such as fire alarms, emergency lighting, and exit signage are in failing condition and need to be upgraded to meet current codes. Parking stalls & fire lanes need to be restriped.

#### EDUCATION ADEQUACY ASSESSMENT

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 1= Excellent 3= Fair

5= Failure

2= Good 4= Poor

Maintenance Cycle		Co	onditi	on			Special Notes
Schedule			or				or
Years			Qualit	y			Observations
	1	2	3	4	5	N/A	
							Conditions are fair.
							Power to be looked at - old power poles in the library.
							Life skills has a great space, but PPCD needs programming.
							Not applicable
<u></u> .							
						-	Library
			-				1 table of computers. Smart board and projector.
	<u> </u>						r table of computers. Other board and projector.
<u> </u>		$\vdash$			<u> </u>		
<u>.</u>			-				
<u> </u>							Play court in good shape - newly painted games on the court.
<u></u>							nay court in good shape - newly painted games on the court.
							Natanaliashla
							Not applicable

### EDUCATION ADEQUACY ASSESSMENT

#### 1= Excellent 3= Fair

5= Failure

2= Good

4= Poor

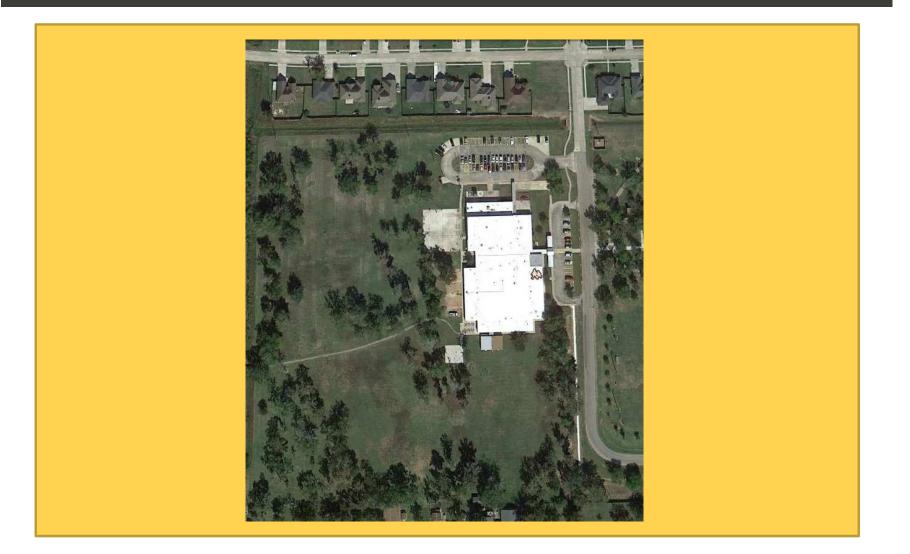
	Maintenance Cycle         Condition           Schedule         or		Special Notes or			
	Years		Qua	ality		Observations
Art Facilities						Not applicable - art taught within classrooms
Kiln/ kiln vent						
Demo table						
Vocational Rooms						Not applicable
Demo tables						
Sink						
Eye wash						
Power						
Technology						
Average grade:						3

Building Capacity Analysis

Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity
KIII NO.		Tunction		Alea	Meets TEA	Design capacity	Capacity
1	Classroom	Classroom	Kindergarten	817	Y	22	
2	Classroom	Classroom	Kindergarten	817	Y	22	
3	Classroom	Classroom	Kindergarten	810	Y	22	
4	Classroom	Classroom	Kindergarten	655	N	18	
5	Preschool Program Children w/ Disabilites	Classroom	Kindergarten	655	N	18	
6	Pre-Kindergarten & ESL	Classroom	Kindergarten	655	N	18	
7	Classroom	Classroom	Kindergarten	655	N	18	
8	Pre-Kindergarten	Classroom	Kindergarten	655	N	18	
9	Classroom	Classroom	1st Grade	655	N	18	
10	Classroom	Classroom	1st Grade	655	N	18	
11	Classroom	Classroom	1st Grade	625	N	17	
12	Classroom	Classroom	1st Grade	655	N	18	
13	Classroom	Classroom	2nd Grade	715	Y	22	
14	Classroom	Classroom	2nd Grade	662	Ν	20	
15	Classroom	Classroom	1st Grade	662	Ν	18	
16	Classroom	Classroom	2nd Grade	662	Ν	20	
17	Classroom	Classroom	2nd Grade	662	N	20	
18	Classroom	Classroom	2nd Grade	715	Y	22	
19	Classroom	Classroom	3rd Grade	655	N	20	
20	Classroom	Classroom	3rd Grade	655	N	20	
21	Classroom	Classroom	3rd Grade	655	N	20	
22	Counselor	Office	Admin. Office	655	NA	NA	
23	Classroom	Classroom	4th Grade	655	Ν	20	
24	Classroom	Classroom	4th Grade	655	Ν	20	
25	Classroom	Classroom	4th Grade	686	N	21	
26	Classroom	Classroom	4th Grade	655	Ν	20	
27	Computer Lab	Computer Lab	Computer Lab	640	Ν	17	
28	Life Skills	Classroom	Special Education	634	Y	NA	
	Speech	Classroom	Speech Pathologist	389	N	NA	
	Library	Classroom	Library 1	2629	N	NA	
	Gym	Classroom	Gym ES	4494	Y	NA	
	Music	Classroom	Music	1008	Y	NA	
	Total Capacity					507	431
45	Temporary Bldg Classroom - SEARCH	Classroom	Ace	702	Y	NA	
46	Temporary Bldg Classroom - Resource	Classroom	Special Education	702	Y	NA	
	Temporary Building Capacity					0	0

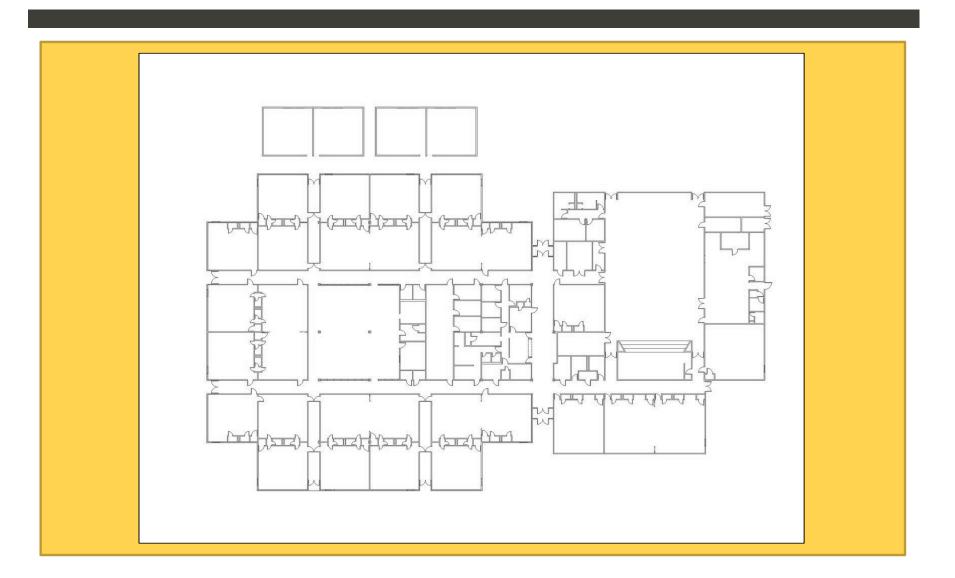
Site Plan





Floor Plans







600 Audubon Woods Drive	Richwood, Texas 77531
SITE INFORMATION	
Current # of Parking Spaces:	79
Parent drop-off/pick-up	Present but not adequate.
Bus drop-off/pick-up	Bus drop-off/pick-up is adequate.



	General Notes:						
Site Conditions							
Parking & Drives	Overall in fair condition.						
Sidewalks	Sidewalks are in good condition.						
ADA Accessibility	Overall fair conditions						
Site Signage	Site signage is fair						
Playground Areas							
Condition	Playground is not accessible and only one piece of						
Condition	equipment.						
Accessibility	Not accessible						
Athletic Areas	Athletic areas are in good to poor condition.						
Landscaping/Irrigation	Minimal landscaping - overall in good to fair shape						
Utilities & Drainage	Drains well - utilities unknown at this time						
Dumpster Service Area	Dumpster area is open near field - screen needed						
Site Lighting	Site lighting in good condition.						
Security	Poor security. No fencing around site.						
Chain Link Fencing	No chain link fencing around site. Detached buildings are a						
Chain Link rending	concern.						
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.

	Maintenance Cycle	Conditi	on		Special Notes		
	Schedule	or			or		
	Years	Qualit	, ,		Observations		
vork		1 2 3	4 5	N/A			
n-Site Utilities & Drainage					Drains well - utilities unknown at this time		
Site Drainage / Erosion Control				_	Linken at this time.		
Storm Sewer Line					Unknown at this time		
Sanitary Sewer Line							
Water Supply Line / Sprinkler Supply Line							
Gas Line							
Electric Service Line / Phone Line							
Site Lighting- Building and Parking Lots					Pole lighting in front and back parking lots; building and canopy lights		
Exterior Concrete Pads & Pavement- Around building , mechanical yards							
Fire Hydrants / Utility Vaults / Misc.	_,		_		Fire hydrants present		
andscape & Irrigation					Minimal landscaping - overall in good to fair shape		
Topsoil and finished grading condition							
Grass and Sod condition					Grass in good condition		
Trees / Plants / Shrubs / Ground Cover / Vines					Trees are away from building and appear to be in good condition		
Landscape Maintenance					Grass is kept short and maintained		
Site Irrigation System					Not present		
ite Parking & Drives					Overall in fair condition.		
Roads / Drives / Parking Areas					Parking areas have several cracks with grass growing in between.		
Fire Lanes							
Parking lot and fire lane stripping					Parking striping needs re-painting and fire lane designation		
Traffic - Parking Control / Misc. Site Equipment					Limited parking.		
Curbs							
idewalks			_		Sidewalks are in good condition.		
Sidewalks / Steps / Ramps							
Court Yards / Patios / Misc. Paving							
utdoor Athletic Areas					Athletic areas are in good to poor condition.		
Play Fields	12 U						
		U U					
Tennis Courts					Not applicable		
Tennis Courts Hard court play areas							
			_		Not applicable 3 backboards/goals in poor condition/ chain link backstop also poor		
Hard court play areas Backstops					3 backboards/goals in poor condition/ chain link backstop also poor		
Hard court play areas Backstops laygrounds							
Hard court play areas Backstops laygrounds Play areas					3 backboards/goals in poor condition/ chain link backstop also poor Playground is not accessible and only one piece of equipment.		
Hard court play areas Backstops laygrounds					3 backboards/goals in poor condition/ chain link backstop also poor		

- -

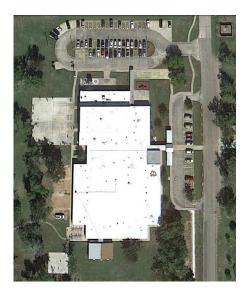
. .

-

#### EXISTING SITE ASSESSMENT FORM

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

	Maintenance Cycle	Condition				Special Notes
	Schedule		or			or
	Years	(	Quality	y		Observations
Miscellaneous Exterior Site Items						
Site Lighting						Site lighting in good condition.
Site Security						Poor security. No fencing around site.
Cameras						Camera install in progress
Chain Link Fencing / Gates						No chain link fencing around site. Detached buildings are a concern.
Ornamental Fencing / Gates						No ornamental fencing around site.
Misc. Structures						
Site Walls -Retaining / Screen						No screen hiding the dumpsters
Dumpster Service Area						Dumpster area is open near field - screen needed
Site Signage- Directional / Handicapped						Site signage is fair
Site Furniture / Specialties						Outdoor seating in good condition, but very minimal
Misc. Site work / Recreational / Site Structures						Adequate bicycle storage - rusting
ADA Compliance/Accessibility					-	Overall fair conditions
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	



600 Audubon Woods Drive	Richwood, Texas 77531
EXTERIOR BUILDING INFORMA	ATION
Exterior Building Cladding Materials:	Masonry
Roof Type:	Single Ply over Built Up Roof
Exterior Window Materials:	Minimal, circular windows



	General Notes:					
<b>Exterior Building Condition</b>						
Exterior Envelope						
Wall Condition	Exterior walls are in good condition - minimal water staining from roof					
Window Condition	Minimal exterior windows - in good condition					
Doors/Entrances	Exterior doors are in good condition finish-wise, but need to be ADA					
Secure Entrance	Secure entry					
Foundation/Structure	Fair to good structure and foundation					
Roofing Areas	Overall poor to failing condition.					
Existing Warranty	No warranty remaining					
Area for repair						
Area for Replacement	Scheduled to be replaced summer 2014.					
Exterior Building	Lighting is present at entry, on side walls and under					
Lighting	canopies					
Kitchen dock/loading	No loading dock, just a kitchen service entry door					
entry						
Canopies	Canopies are Avadek with lighting - in good condition					
Additional information						

#### 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.

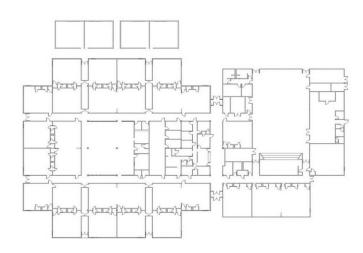
	Maintenance Cycle	Co	onditio	۱		Special Notes
	Schedule		or			or
	Years		Quality	-		Observations
ng Structure/Foundation				4 5	N/A	Fair to good structure and foundation
undation				_		
Piers / Caissons / Piles / Footings						
Grade Beams						
Foundation Walls						
Special Foundation / Misc.						
ıbstructure - Slab - on - Grade						
Basement / Below Grade Exterior Walls						
Interior Slab on Grade						
Entry Steps / Ramp / Porch Slabs						
Sub-base - For All Bldg. Slabs						
Special Substructure / Misc.						
iperstructure						
Suspended Floor / Mezzanine / Roof / Column Systems						
Interior Structural / Shear Walls						
Fireproofing						Unknown if present on structure.
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						
Misc. Steel -Structural Framing / Bracing						
Misc. Wood -Blocking / Framing / Rough Carpentry -Exterior						
Expansion Joints					_	
		$\vdash$				
ng Exterior Shell		$\vdash$				
pofing		· · ·	• •			Overall poor to failing condition.
Roof Covering						Single ply over built-up roof. Roof is in poor condition.
Traffic / Pavement Toppings		$\square$				
Roof Insulation & Fill			11			
Roofing Sheet Metal						
Skylights						
Roof Openings / Misc.		H				
Misc. Wall & Roof Trim			+			
Warranty			++			No warranty 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.

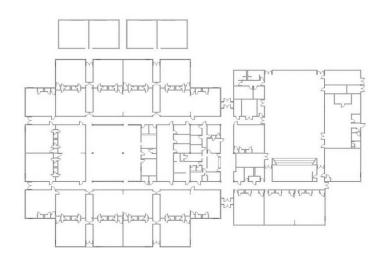
	Maintenance Cycle Schedule Years	Condition or Quality					Special Notes or Observations
Exterior Walls							Exterior walls are in good condition - minimal water staining from roo
Exterior Wall Face & Back-Up Construction- Brick							
Exterior Wall Face & Back-Up Construction- Plaster							
Exterior Load Bearing Walls					C	]	
Exterior Balcony Walls / Railings					C	]	
Exterior Louvers / Sunscreens					C	]	
Exterior Painting							Minimal exterior painting around entrances and in good condition
Windows/Glazed Walls							Minimal exterior windows - in good condition
Windows							Aluminum frame, double pane
Curtain Walls					C	]	
Exterior Doors		<u></u>		<u> </u>			Exterior doors are in good condition finish-wise, but need to be ADA
Exterior Storefront / Entry Walls							
Exterior Storefront / Entry Doors							
Exterior Doors							
Exterior Overhead / Rolling Doors					C	1	
Exterior Hardware							
Exterior Door Panic Hardware							
Weather/Waterproofing		<u></u>		<u> </u>			Overall conditions are good - some staining on building façade
Waterproofing							
Caulking / Sealants							
Exterior Soffits							Not applicable
Finishes To Misc. Exterior Structures							Multiple layers of sealant @ canopy connection to building
							· · · · · · · · · · · · · · · · · · ·
cellaneous Exterior Building Items							
Canopies							Canopies are Avadek with lighting - in good condition
Freestanding Canopies					Τ		Most are newer, but there is an older, worn canopy in the back.
Canopies attached to building					C	]	
Exterior Building Lighting							Lighting is present at entry, on side walls and under canopies
Secure Front Entry							Secure entry
Kitchen Dock/Loading Zones							No loading dock, just a kitchen service entry door
							3



600 Audubon Woods Drive	Richwood, Texas 77531
INTERIOR BUILDING AREA	S
Circulation:	Ample circulation - security issue.
Interior signage:	Signage is not adequate
Layout:	Overall layout is functional



	General Notes:							
Interior Building Areas								
Classrooms	More rooms might be needed in future. Accordion style							
Classi Oollis	partitions between classes - distracting.							
SPED Classrooms	Two SPED classrooms - Life skills has a specialized space							
	but PPCD is in a standard CR							
Science Labs	Not applicable.							
Computer Labs	Two computer labs.							
Art/Music	Music class room next to cafeteria.							
Library	Library is centrally located with windows to the hallway.							
Cafeteria	Cafeteria is also used as the gym/auditorium.							
Kitchen/Serving	New serving line scheduled.							
Gymnasium	Shared with cafeteria.							
Auditorium	Shared with cafeteria.							
Administration	Centrally located							
Staff Work Areas	Newly remodeled work room. (2) ADA toilets and							
Stall WORK Areas	accessible sink							
Clinic	Located near the admin area; is accessible.							



600 Audubon Woods Drive	Richwood, Texas 77531
INTERIOR FINISH INFORMATIO	DN
Flooring Types:	VCT, carpet, linoleum sheet
Walls:	Painted gyp and CMU
Ceilings:	2x2 ACT



	General Notes:									
Interior Building Condition										
Ceilings	Ceilings are in fair to good condition.									
Floors	Flooring in good to fair condition - VCT is mis-matched									
Interior Wall Finishes	Walls are mostly painted gyp and CMU - in good condition.									
Millwork	Millwork is chipping in some places.									
Restrooms	Restrooms finishes are fair, but RRs are not accessible.									
Food Service Areas	Equipment aged & showing wear.									
Doors and Hardware	Doors in fair condition. Hardware is not accessible									
ADA Compliance	Some rooms are accessible and some are not.									

1= Excellent 3= Fair

2= Good

4= Poor

5= Failure

	Maintenance Cycle	Co	onditic	on		1 -	Special Notes
	Schedule	or			or		
	Years		Quality				Observations
r Building Conditions		1 2	3	4	5 N/A		
erior Building Finishes		<del> </del>	_				Finishes are in fair to good condition.
Ceilings						_	Ceilings are in fair to good condition.
Acoustical Ceilings						_	
Ceiling Grid Condition						_	
2 x4 or 2 x 2 tiles - condition and type							2x2 ACT
Vinyl Coated or Other type installed in grid system						_	
Plaster Ceilings							
Drywall Ceiling						_	
Metal Ceilings							
Exposed / Painted Ceilings							Exposed ceiling in gym/cafeteria
Soffit / Bulkhead Walls							Bulkhead at admin reception area
Special Ceilings / Soundproofing / Misc.							
Floors							Flooring in good to fair condition - VCT is mis-matched
Carpeting							Some wear on carpet
Resilient Flooring - VCT			l				Mis-matched VCT and staining
Pavers / Slate / Marble							
Quarry Tile							
Ceramic Tile							
Wood Flooring							
Terrazzo Floor / Special Composition							
Finish Concrete - (sealed)							
Stair Finishes							
Special Flooring / Misc Raised Access Flooring							
Interior Wall Finishes						1	Walls are mostly painted gyp and CMU - in good condition.
Interior Partition Construction							Unknown at this time.
Wall Studs at interior columns						1 -	
Glazed block & CMU corridor						1 -	
Gypsum board at interior column furrings						1 -	
Tape, Bed, Texture, & Paint interior column furrings				$\uparrow$		1 -	
Studs insulation at interior face of exterior wall						1 -	
Gypsum board at interior face of exterior wall						1 -	
Tape, Bed, Texture, & Paint interior face of exterior wall				-		1 -	

#### 1= Excellent 3= Fair

4= Poor

2= Good

5= Failure

	Maintenance Cycle	Condition			Special Notes	
	Schedule	or			or	
	Years	Qua	ality			Observations
Interior Balcony Railings						
Wall Surface Finishes & Veneers						
Demountable / Folding / Office Partitions						Accordion-style wall partitions in between some classrooms.
Interior Louvers / Soundproofing / Misc.						
Interior Wall Base & Trim						
Misc. Finishes						
Millwork Cabinets				]		Millwork is chipping in some places.
Display Cases						
Marker Boards						Chalk boards
Building Directory						
Corner Guards						
Lockers						
Mail Boxes						
Interior Signage / Graphics -ADA Graphics						
Base Building Graphics & Signage						
Interior Finish Graphics & Signage						
A/V Equipment						
A/V 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		 	_			Restrooms finishes are fair, but RRs are not accessible.
Restroom Walls						Painted CMU walls
Restroom Ceilings						2x2 ACT
Restroom Fixtures						
Toilet Partitions					1	PLAM partitions
Toilet Accessories				]	1	Need to be accessible
ADA accessibility					1	Not accessible
	·		T		T	
Food Service Areas						Equipment aged & showing wear.

Interior ADA Compliance & Accessibility Restrooms - Fixtures & Accessories

**Building Code Requirements** 

ACM Materials

#### 2= Good 1= Excellent 4= Poor

3= Fair 5= Failure

	Maintenance Cycle	Condition		1	Special Notes		
	Schedule		or			or	
	Years		Qualit	tv			Observations
Equipment							Aged and showing wear
Serving lines	·						Normal wear - no water service is provided
Dish return area							Functional but aged and showing wear
Dry storage pantry	- <u> </u>						Undersized - mold present
Food freezer and refrigerator	- <u> </u>						Aged and showing wear - undersized
Exhaust Hood							aged and showing wear - code compliant
Flooring material and base							aged and showing wear
Ceiling material							aged and showing wear
Wall Material and finish							aged and showing wear
Staff restroom							Not code compliant
Separate Locker room							Small adequate
Food Service Office							
	- <u> </u>						
nterior Doors & Hardware							Doors in fair condition. Hardware is not accessible
Interior Storefront / Glazed Walls / Borrow Lites							
Interior Storefront / Entry Doors							
Interior Doors (including frames)							
Interior Overhead / Rolling Doors & Grilles							
Special Doors							
Interior Hardware							Not all hardware is accessible.
Interior Door Panic Hardware							
Interior Wall Base & Trim / Cabinets / Misc. Finishes							Base looks in fair to good shape
ior ADA Compliance & Accessibility							Some rooms are accessible and some are not.
Restrooms - Fixtures & Accessories							Some restrooms are accessible and others need to be altered.
Drinking Fountains							
Interior Ramps							
Interior Signage							
Interior Doors and Hardware							
Millwork/Fixed Workspaces							
Other?							
Materials							ACM is present
Presence of ACM Materials suspected?							Yes
ling Code Requirements							Unkown at this time.
Building code requirements met?							Unkown at this time.
Energy code requirements met?	·						Unkown at this time.
Fire code requirements met?	·					Ī	No sprinklers
						-	

		1= Excellent 3= Fair 5= Failure	2= Good 4= Poor	
	Maintenance Cycle Schedule	Condition or	Special Notes or	
	Years	Quality	Observations	
Average Interior Grade:			4	



#### 600 Audubon Woods Drive

Richwood, Texas 77531

### PROJECT INFORMATION HVAC Unit Brand/Models:

Not available at this time.

Current Design Capacity: Current Load: Not available at this time. Not available at this time.



	General Notes:						
Mechanical Systems							
Warranty	Unknown at this time.						
Central Plant	Pumps only, no chiller, heat pump system						
Roof Top Units	Roof fans at end of life. Some fans removed and curbs						
Ductwork	Fair condition, could use internal cleaning.						
EMS	N/A local t-stats used						
Electrical Systems							
Classroom Lighting	Fair, 2x4 fluorescent						
Corridor Lighting	Fair, 2x4 fluorescent						
Primary Power	Pole mount						
Panels	Fair/poor						
Clock/Bell/ PA	Poor/aging						
Plumbing Systems							
Main Water Supply	No visible sign of BFP to protect potable water systems						
Drinking fountains	Poor, not ADA compliant.						
Toilet Fixtures	Fair, not ADA compliant						
Lavatory Fixtures	Poor, not ADA compliant.						
Life Safety Systems							
Fire Sprinkler	No sprinkler						
Fire Extinguishers	Present, condition unknown						
Fire Alarm	Present, needs updating. Poor condition						
Technology							
Power/data	Not enough data/power drops for students/teachers						
Wireless	Yes						

### MEP SYSTEMS ASSESSMENT FORM

1= Excellent 3= Fair 5= Failure

2= Good 4= Poor

	Maintenance Cycle Schedule Years	_	Condit or Quali			Special Notes or Observations
FP Systems		1 2	3	4	5 N/A	
AC						
Central Plant (including chillers, pumps, piping, valves, controls, & risers)						Pumps only, no chiller, heat pump system
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)						Roof fans at end of life. Some fans removed and curbs capped
Main vertical trunk ducts through roof & floors (including rated chases)						Fair condition, could use internal cleaning.
Main horizontal trunk duct						Could use duct cleaning and insulation repairs
Perimeter zone low pressure ductwork & diffusers (T-bar slots)						Same as above
Interior zone Variable Air Volume Boxes						
Interior zone low pressure ductwork & diffusers						
Ceiling mounted return air grilles						
Return air silencers at main return air intake						
All necessary fire dampers and smoke detectors as required by code						
All restroom exhaust fans, ductwork, and electrical connections						Exhaust not interlocked with HVAC
Electrical connections to all roof mounted equipment						
Electrical connections to all Central Plant equipment						
DDC Control points for all roof mounted equipment						
DDC Control points for all internal base building mounted equipment						
DDC Control points for all internal tenant building mounted equipment						
DDC control points for all VAV's						
Structure trim and curbing for roof mounted equipment						
Energy Management System						N/A local t-stats used
HVAC system must meet NC-35 for noise criteria in occupied spaces						
Wall mounted thermostats						
Warranties still in effect						Unknown at this time.
umbing						
Main domestic water supply						No visible sign of BFP to protect potable water systems
Water heater systems (including piping & install)						Age and condition of system
Sanitary waste water lines						
All condensate piping and drainage						
Building roof drainage piping						PVC above ceiling. No over flow at all. Drains not secured to the gra
Toilet Fixtures - Condition and Type						Fair, not ADA compliant
Flush Valves - Condition and type						
Lavatories - Condition and Type						Poor, not ADA compliant.
Faucets - Condition and Type						
Electrical Water coolers - Condition and Type/ ADA						Poor, not ADA compliant.

### MEP SYSTEMS ASSESSMENT FORM

1= Excellent 2= Good 3= Fair

4= Poor

5= Failure

	Maintenance Cycle	ntenance Cycle Condition			Special Notes	
	Schedule		or			or
	Years	0	Quality			Observations
Electrical	1 Gaile		quanty			
Primary Service & Equipment						Pole mount
Power company transformer						
Main building switchgear including breakers						
Distribution Feeders						Poor
Panels (HVAC, Lighting, & power)						Fair/poor
Classroom lighting and type						Fair, 2x4 fluorescent
Corridor lighting and type						Fair, 2x4 fluorescent
Light fixture Feeders						
Wall Switches						
Receptacles						
Equipment Connections						
Electric Heating						
Clocks/Bells/PA Systems						Poor/aging
Telephone/Data Outlets						
UPS Systems						
Life Safety Systems				_		
Sprinkler Main Riser						No sprinkler
General Building Wet Pipe System (per code)						
Sprinkler Heads - Condition and type						
Base Building Fire Alarm System (fully addressable)						Present, needs updating. Poor condition
All Data Points & associated wiring						
Fire Alarm Annunciation Panel						
Horn Strobes & wiring					1	
Fire Alarm Pulls						
Emergency Lighting					]	No generator - bug lights in corridor
Exit Signage						Not on emergency power
Fire Extinguisher cabinets per code						Unknown at this time.
Fire Extinguishers						Present, condition unknown

### MEP SYSTEMS ASSESSMENT FORM

1= Excellent2= Good3= Fair4= Poor

5= Failure

	Maintenance Cycle Schedule	Condition or				Special Notes or
	Years	(	Quali	iy		Observations
Technology Systems and Equipment						
Teacher computer drops						Not enough data/power drops for students/teachers
Student computer drops						
Wi FI						Yes
Computer laboratories						
Smart board						
Projectors						
MDF rooms						
IDF Rooms						
Average MEP Grade:					3	







































