

STEPHEN F. AUSTIN ELEMENTARY

EXECUTIVE SUMMARY



Capacity Assessment							Percent Occupied: 93% 85% Capacity is assumed full	
Design Capacity:	345							
Functional Capacity:	293							
Current Enrollment	272							
Building Constructed : 1952, Addition 1979								
Building Current Square Footage : 41,449								
Assessment Grading		1-Pass		5- Fail				
		Scale:	1	2	3	4	5	Note: Score over 3 recommend replacement
Site	Parking and Drives							Concrete parking, and asphalt drive
	Sidewalks							Minimal sidewalks, none connect to doors,not accessible.
	Landscape/Irrigation							Several ponding water locations
	Play Grounds							Play area in fair condition. Not accessible.
	ADA Accessibility							Non-compliant entry ramp & site circulation . No HC parking
	Utilities& Drainage							Ponding water in multiple areas
	Site Lighting							Non-uniform lighting at firelane, Minimal lighting typ.
	Security							No fencing around site. No security vestibule at entry
Exterior	Exterior Walls							no weepholes in brick @ some locs. Brick control joints pulling apart
	Structure/Foundation							No visible cracks on exterior, no foundation settling noticeable
	Windows							Deteriorating condition. Clouded glazing & mildewy sealant @ some
	Doors/Entrances							Fair
	Roofing							Single ply is in poor condition and should be replaced
	Weather/Waterproofing							Poor and needing maintenance.
Canopies							Some damage on posts, conduits running on surface of canopies	
Interior	TEA Compliance							
	Educational Adequacy							Educational Adequacy Fair. No specialized rooms.
	Finishes							Mostly acoustic ceiling tiles (ACT), no evidence of roof leaks
	Restrooms							Student restrooms in fair condition, not accessible.
	Food Service							Contains both functional & outdated equipment. Showing wear.
	Doors/Hardware							Wood doors/frames and hollow metal frames. HW not compliant.
	Accessibility							Water fntain, classroom sinks/RR, most door hardware--not ADA
	ACM materials							ACM present.
Code requirements							Unknown building code used.	
MEP	Mechanical							
	Units							Roof mtd. Fans appear to be original & recommend replacement
	Ductwork							AHUs and control valves in poor condition
	Exhaust							Not all "exhaust" were running & is locally controlled by wall switch
	Electrical							
	Building service							Pole mounted transformers provided
	Panels							Replace eqpmt. Replacement parts more expensive than new gear.
	Distribution							N/A
	Plumbing							
	Infrastructure							Replace galvanized pipe with copper. Some corrosion @ existing
	Fixtures							Upgrade will be req'd if major work occurs within building
	Life Safety Systems							
	Fire Sprinkler							Building is not sprinklered.
	Fire Alarm							Fair condition.
	Emergency Lighting							Battery pack ltng installed randomly. Install generator & emerg. Ltng.
Exit Signage							Recommend upgrade w/ installation of emergency ltng system	
Technology								
Data							Adequate teacher/student computer drops	
Wi Fi							Yes.	

Total Score - 3.68

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OVERALL SUMMARY & RECOMMENDATION

Stephen F. Austin Elementary is over 60 years old and most systems require upgrade or replacement. Accessibility and security is lacking throughout the school. There are several ADA compliance issues, including restroom areas. The building's mechanical and electrical systems are in need of replacement. The life safety system is in need of upgrading. The site parking, roads, site access and handicapped compliant access to the play areas are non compliant. The security of the site at the main entry and multiple classroom wings provide uncontrolled points of entry that compromise the security of the facility.

RECOMMENDATION: The lack of security can be easily addressed with perimeter fencing. Most MEP systems and life safety systems require replacement. Non-accessible items, such as the student restrooms and playgrounds, should be brought into compliance with the current accessibility code. The roofing systems requires replacement. Interior finishes require ongoing maintenance.

EDUCATION ADEQUACY ASSESSMENT

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality					N/A	Special Notes or Observations
		1	2	3	4	5		
EDUCATION ADEQUACY								
Classroom Educational Adequacy				<input type="checkbox"/>				Educational Adequacy Fair. No specialized rooms.
Power				<input type="checkbox"/>				
Technology			<input type="checkbox"/>					
Classroom size			<input type="checkbox"/>					
Marker board/ tack board			<input type="checkbox"/>					
Special Education Classroom				<input type="checkbox"/>				
Rooms				<input type="checkbox"/>				
Restrooms					<input type="checkbox"/>			
Accessibility						<input type="checkbox"/>		
Showers						<input type="checkbox"/>		
Science Room						<input type="checkbox"/>		No Science Labs
Air Exchanges						<input type="checkbox"/>		
Demo tables						<input type="checkbox"/>		
Sink						<input type="checkbox"/>		
Eye wash						<input type="checkbox"/>		
Fire Blanket						<input type="checkbox"/>		
Showers						<input type="checkbox"/>		
Utility shut off						<input type="checkbox"/>		
Fume hood						<input type="checkbox"/>		
Prep rooms						<input type="checkbox"/>		
Media Center								
Technology				<input type="checkbox"/>				
Reading area				<input type="checkbox"/>				
Power				<input type="checkbox"/>				
Athletic Facilities								
Outdoor courts				<input type="checkbox"/>				
Outdoor fields				<input type="checkbox"/>				
Playgrounds					<input type="checkbox"/>			
Gymnasium				<input type="checkbox"/>				Gym and Cafeteria are the same space.
Locker rooms							<input type="checkbox"/>	
Computer Facilities								
Technology				<input type="checkbox"/>				
Room size					<input type="checkbox"/>			
Electrical & Data				<input type="checkbox"/>				

EDUCATION ADEQUACY ASSESSMENT

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality					Special Notes or Observations
Art Facilities							
Kiln/ kiln vent							
Demo table							
Vocational Rooms							
Demo tables							
Sink							
Eye wash							
Power							
Technology							
Average grade:							3

School would like to offer Robotics, but inadequate space.

STEPHEN F. AUSTIN ELEMENTARY

Building Capacity Analysis

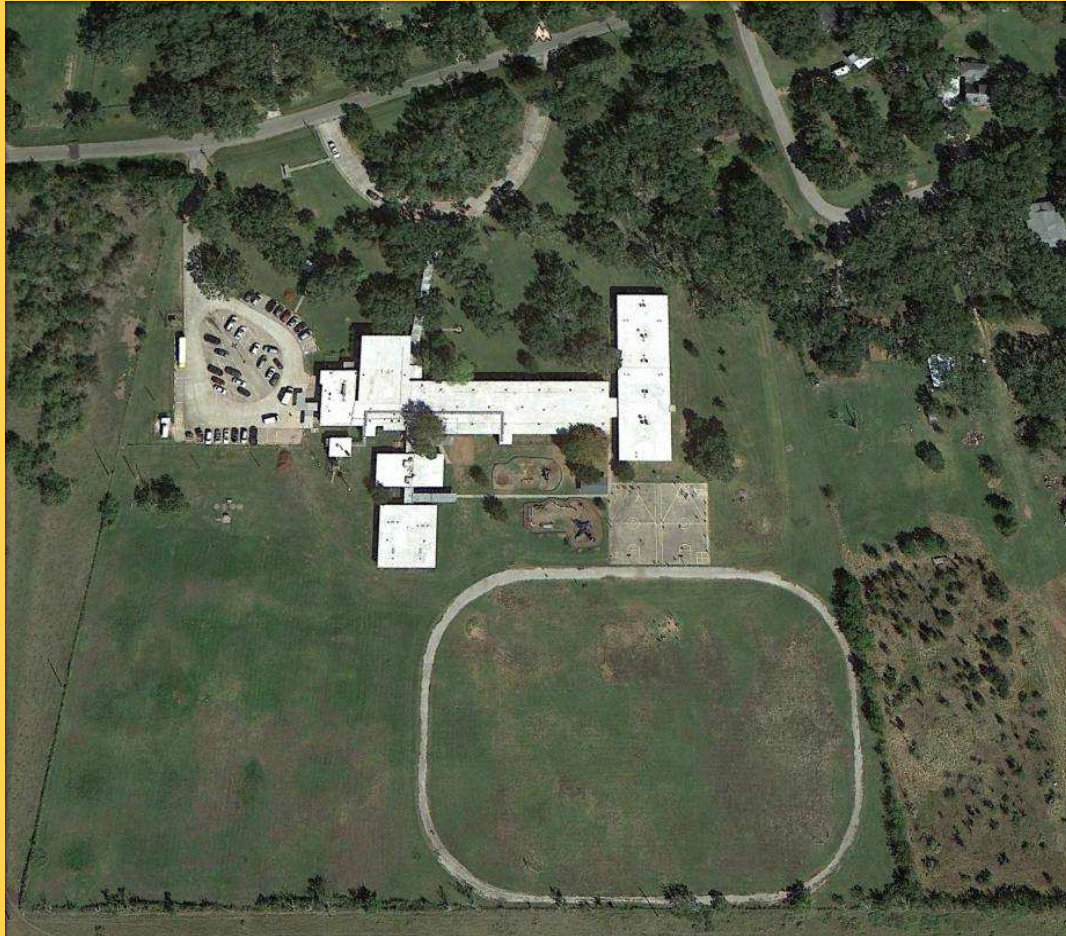
Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
103	Classroom	Classroom	Kindergarten	762	N	21	
104	Classroom	Classroom	1st Grade	762	N	21	
105	Classroom	Classroom	Kindergarten	762	N	21	
106	Classroom	Classroom	Intervention	762	Y	NA	
107	Classroom	Classroom	2nd Grade	762	Y	22	
108	Classroom	Classroom	Intervention	762	Y	NA	
109	Classroom	Classroom	2nd Grade	762	Y	22	
110	Classroom	Classroom	Pre-Kindergarten	762	N	21	
111	Classroom	Classroom	Intervention	719	Y	NA	
112	Classroom	Classroom	3rd Grade	719	Y	22	
113	Computer Lab	Computer Lab	Computer Lab	719	N	19	
114	Classroom	Classroom	3rd Grade	719	Y	22	
115	Classroom	Classroom	4th Grade	719	Y	22	
116	Computer Lab	Computer Lab	Computer Lab	719	N	19	
117	Classroom	Classroom	4th Grade	719	Y	22	
118	ISS / After school program	Classroom	Ace	719	Y	NA	
125	Storage	Storage	Storage	204	NA	NA	
126	Parent	Parent Room	Admin Office	196	NA	NA	
127	Speech / Dialogue	Classroom	Speech Pathologist	196	N	NA	
131	Music	Classroom	Music	881	Y	NA	
132	Classroom	Classroom	Elective Classroom	881	Y	NA	
133	Classroom	Classroom	6th Grade	902	Y	25	
134	Classroom	Classroom	5th Grade	678	N	21	
135	Classroom	Classroom	6th Grade	672	N	24	
136	Classroom	Classroom	5th Grade	672	N	21	
Library	Library	Library	Library 1	3012	Y	NA	
Cafetorium	Gym	Gym / Café	Gym ES	3288	Y	NA	
Total Capacity						345	293

STEPHEN F. AUSTIN ELEMENTARY

Site Plan



C O R G A N

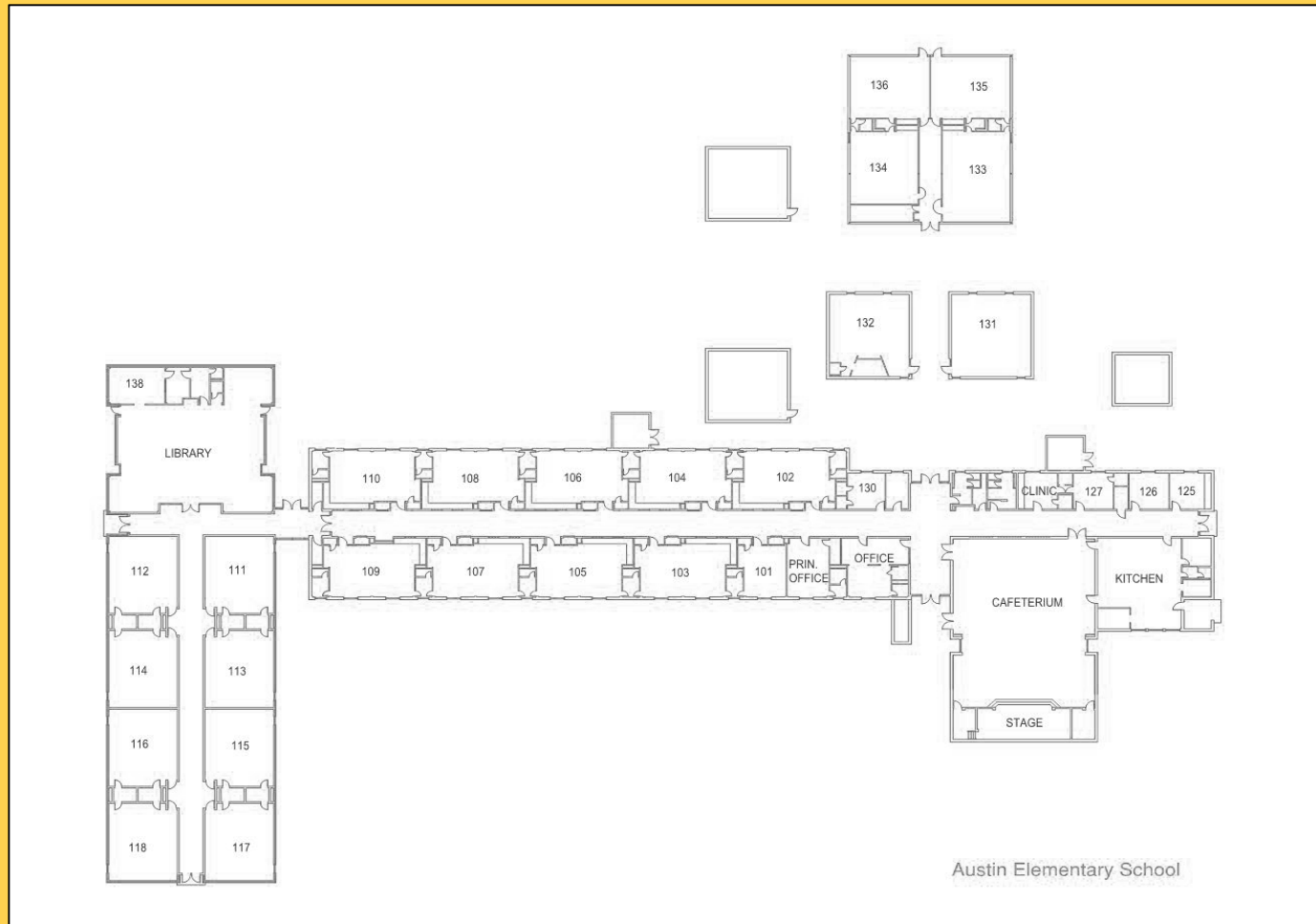


STEPHEN F. AUSTIN ELEMENTARY

Floor Plans



C O R G A N



Austin Elementary School



STEPHEN F. AUSTIN ELEMENTARY

401 N. GULF BLVD.

FREEPORT, TX 77541

SITE INFORMATION

Current # of Parking Spaces: 16

Parent drop-off/pick-up Inadequate.

Bus drop-off/pick-up Inadequate.

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General Notes:

Site Conditions

Parking & Drives

Concrete parking, and asphalt drive

Sidewalks

Minimal sidewalks, none connect to doors, not accessible.

ADA Accessibility

Non-compliant entry ramp & site circulation . No HC parking

Site Signage

No directional site signage. HC sign at parking. Marquee

Playground Areas

Condition

Play area in fair condition. Not accessible.

Accessibility

Not accessible, needs ramp

Athletic Areas

Basketball court in fair condition, minimal cracks, damaged

Landscaping/Irrigation

Several ponding water locations

Utilities & Drainage

Ponding water in multiple areas

Dumpster Service Area

within staff parking lot. Not screened.

Site Lighting

Non-uniform lighting at firelane, Minimal lighting typ.

Security

No fencing around site. No security vestibule at entry

Chain Link Fencing

No overall site fencing. Req'd for site security

Ornamental Fencing

No fencing. Req'd for site security

EXISTING SITE ASSESSMENT FORM

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

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

Special Notes or Observations
Ponding water in multiple areas
Ponding water, bar ditch at entry for drainage
Exposed gas line
low hung power lines
Site lighting uneven across drive/parking, canopy lights exist
Entry paving is good, asphalt road, concrete parking/fire lane
Several ponding water locations
Trees overhang fire lane and roof
Grasses growing in gutters, not maintained
Concrete parking, and asphalt drive
Cracking/decomp asphalt and water ponding @ staff parking.
Concrete fire lane. Non-uniform lighting around fire lane
Parking striping illegible
Inadequate visitor parking, all parallel spots
Poured-in-place curb on 1 side of drive, vehicle stop on other side
Minimal sidewalks, none connect to doors,not accessible.
Cracking, uneven sidewalks.
Basketball court in fair condition, minimal cracks, damaged goals
Asphalt running track with some ponding
1/2" offset around paving not accessible. Minimal cracking
Basketball backboards cracking w/poles in fair condition
Play area in fair condition. Not accessible.
Open playground
Not accessible, needs ramp
Decomposed mulch with grass growing. Base lining decomposing.

EXISTING SITE ASSESSMENT FORM

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	Maintenance Cycle Schedule Years	Condition or Quality					Special Notes or Observations
Miscellaneous Exterior Site Items							
Site Lighting					<input type="checkbox"/>		
Site Security							
Cameras					<input type="checkbox"/>		
Chain Link Fencing / Gates					<input type="checkbox"/>		
Ornamental Fencing / Gates					<input type="checkbox"/>		
Misc. Structures							
Site Walls -Retaining / Screen						<input type="checkbox"/>	
Dumpster Service Area					<input type="checkbox"/>		
Site Signage- Directional / Handicapped					<input type="checkbox"/>		
Site Furniture / Specialties					<input type="checkbox"/>		
Misc. Site work / Recreational / Site Structures						<input type="checkbox"/>	
ADA Compliance/Accessibility							
Compliant Sidewalks/Curbs						<input type="checkbox"/>	
Compliant Ramps & Handrails						<input type="checkbox"/>	
HC & Van Accessible Parking Spaces						<input type="checkbox"/>	
Accessible routes from HC parking, Bus drop off & mass transit to front door						<input type="checkbox"/>	
Average Site Grade:						4	

Non-uniform lighting at firelane. Minimal lighting typ.
 No fencing around site. No security vestibule at entry
 None evident.
 No overall site fencing. Req'd for site security
 No fencing. Req'd for site security
 No retaining/screen walls.
 within staff parking lot. Not screened.
 No directional site signage. HC sign at parking. Marquee sign good.
 Rusting and bent picnic tables
 Non-compliant entry ramp & site circulation . No HC parking
 Not compliant. Sidewalks do not extend to doors.
 No ramps on property.
 No handicapped accessible parking
 None available



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FREEPORT, TX 77541

EXTERIOR BUILDING INFORMATION

Exterior Building Cladding Materials:	Single wythe masonry, CMU infill
Roof Type:	Single-ply
Exterior Window Materials:	Single pane double hung aluminum frame windows

General Notes:

Exterior Building Condition	
Exterior Envelope	
Wall Condition	no weepholes in brick @ some locs. Brick control joints pulling apart
Window Condition	Deteriorating condition. Clouded glazing & mildewy sealant
Doors/Entrances	Fair
Secure Entrance	No security vestibule
Foundation/Structure	No visible cracks on exterior, no foundation settling noticeable
Roofing Areas	Single ply is in poor condition and should be replaced
Existing Warranty	No warranties remaining
Area for repair	None
Area for Replacement	All single ply areas
Exterior Building Lighting	Sitelighting uneven at firelane, Minimal lighting in parking areas
Kitchen dock/loading entry	4" paving at delivery entrance, 3" bump in concrete not ideal for deliv.
Canopies	Some damage on posts, conduits running on surface of canopies
Additional information	Moldy, warped exterior building fascia at perimeter of building.

EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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

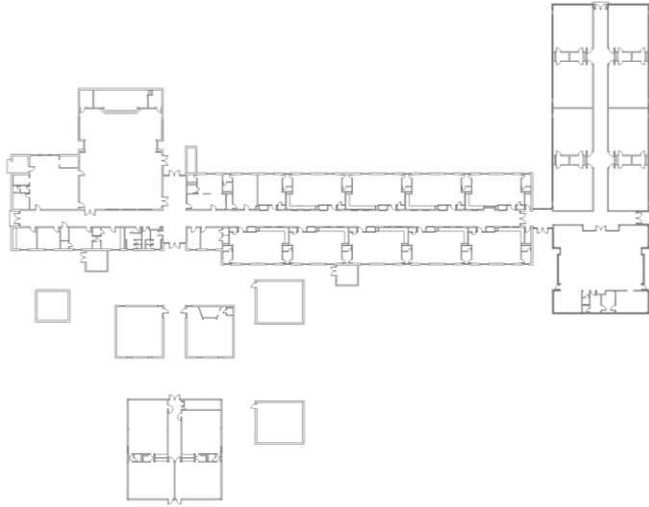
Special Notes or Observations
No visible cracks on exterior, no foundation settling noticeable
Cracking in concrete grade beam evident at Building Addition
Uneven floor slab at Library entry (1979 Addition) Cracking at entry slab
Unknown if present on structure.
Rusting & damaged walls/roof at exterior mech. room
Bent canopy columns at entry. Rusting canopy roof deck
Single ply is in poor condition and should be replaced Single ply is in poor condition and should be replaced Single ply is in poor condition and should be replaced Insultion values do not meet current code requirements Sheet metal needs to be replaced
Roof Penetrations need to be addressed at the time of replacement
No warranties remaining

EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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

Special Notes or Observations
no weepholes in brick @ some locs. Brick control joints pulling apart Weep holes missing at some brick. Control jts pulling apart.
CMU Walls uniformly painted. Peeling paint at soffits/fascias. Deteriorating condition. Clouded glazing & mildew sealant @ some Single hung aluminum casement, single pane windows
Fair
Wiring visible at top of entry doors (at interior) Interior door used for exterior condition at gym exit.
Poor and needing maintenance. No evidence of leaking from interior of building. Brick control joint caulking falling out. Mildew sealant @ windows Unevenly painted. Mildew and Peeling paint at fascias Adequately sealed at connection bet. canopies & building
Some damage on posts, conduits running on surface of canopies Some rusting at canopy deck. Bent supports @ canopy at entry drive
Sitelighting uneven at firelane, Minimal lighting in parking areas No security vestibule 4" paving at delivery entrance, 3" bump in concrete not ideal for deliv.



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401 N. GULF BLVD.

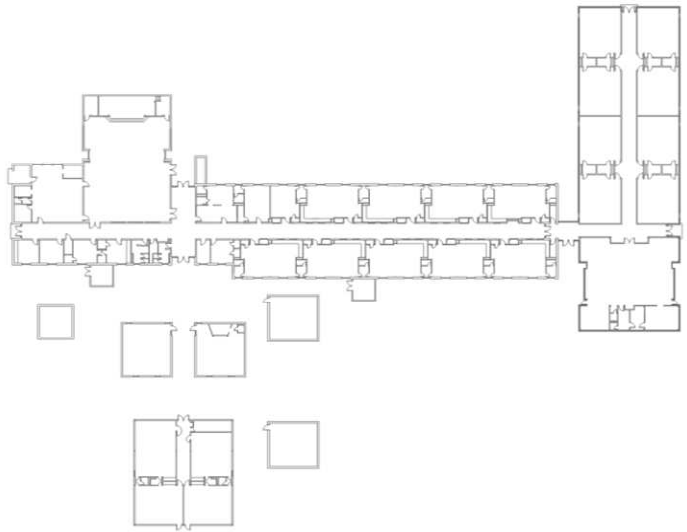
FREERPORT, TX 77541

INTERIOR BUILDING AREAS	
Circulation:	No security vestibule at entry.
Interior signage:	Signage at classrooms and restrooms. ADA compliant.
Layout:	Double loaded corridors. 5th, 6th, and Art/Music are located separately from main building.

General Notes:

Interior Building Areas

Classrooms	Double-loaded corridors. Shared restrooms between classrooms.
SPED Classrooms	Not a specialized classroom and Not accessible.
Science Labs	No Science Labs present.
Computer Labs	2 computer labs. Area does not meet TEA standards. Some computers located w/i Classrms
Art/Music	Classrooms located in satellite buildings.
Library	Inadequate space for reading & presentations. There is no place to put presentation screen.
Cafeteria	Serves as Cafeteria and Gym with stage, folding tables
Kitchen/Serving	Not accessible, tables in cafet. for condiments
Gymnasium	Serves as Gym and Cafeteria with stage
Auditorium	Shares space with Gym and cafeteria
Administration	Limited circulation for visitor check-in.
Staff Work Areas	Limited circulation.
Clinic	



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INTERIOR FINISH INFORMATION	
Flooring Types:	Carpet & vinyl comp.tile (VCT)
Walls:	Brick or CMU with painted finish
Ceilings:	Acoustic ceiling tiles (ACT)

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General Notes:	
Interior Building Condition	
Ceilings	Fair Overall Condition
Floors	VCT & carpet. Some VCT pulling apart (possible slab heaving)
Interior Wall Finishes	VCT & carpet floors, CMU & gyp bd wall finish, ACT on ceiling.
Millwork	Mostly wood w/plastic laminate(PLAM) and is chipping or cracked.
Restrooms	Student restrooms in fair condition, not accessible.
Food Service Areas	Contains both functional & outdated equipment. Showing wear.
Doors and Hardware	Wood doors/frames and hollow metal frames. HW not compliant.
ADA Compliance	Water fountain, classroom sinks/RR, most door hardware--not ADA

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

Interior Building Conditions

Interior Building Finishes

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

Special Notes or Observations

Mostly acoustic ceiling tiles (ACT), no evidence of roof leaks
 Fair Overall Condition
 Main act ceiling installed below original 12x12 ACT glued to furring
 90 degree grid, fair condition
 2x4 and 2x2 acoustic foam

VCT & carpet. Some VCT pulling apart (possible slab heaving)
 Mostly in fair condition, needs minor treatment (6' wide rolled)
 Some areas are pitted, some fair VCT. Some pulling apart of tiles

Ceramic tile at shared RRs. Cracking within grout. Dirty grout.

VCT & carpet floors, CMU & gyp bd wall finish, ACT on ceiling.
 Painted CMU (original building) & painted gyp bd (1979 Addition)
 Unknown condition
 Mostly CMU throughout original building
 within 1979 Addition
 within 1979 Addition
 Unknown condition
 within 1979 Addition
 within 1979 Addition

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

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

Special Notes or Observations
Mostly painted CMU or brick. Elec. conduits on face of brick/CMU.
Openings in walls closed with brick/boarded up or patched w/CMU. Mostly wood w/plastic laminate(PLAM) and is chipping or cracked.
Masonite used for dry erase on top of old chalkboard
Classroom & public RR signage. No direction signage
Using white boards as screen Most blinds are bent.
No conveying systems
Student restrooms in fair condition, not accessible. Tiled floor to ceiling in public RR, exposed CMU in student RR Mostly acoustic ceiling tile(ACT) in fair condition
Plastic partitions in public RR, Glazed brick partition in student RR Student restroom accessories in fair condition Public restrooms are accessible, student restrooms are not.
Contains both functional & outdated equipment. Showing wear.

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

Equipment	Maintenance Cycle Schedule Years	Condition or Quality				
		1	2	3	4	5
Serving lines			<input type="checkbox"/>			
Dish return area			<input type="checkbox"/>			
Dry storage pantry			<input type="checkbox"/>			
Food freezer and refrigerator				<input type="checkbox"/>		
Exhaust Hood		<input type="checkbox"/>				
Flooring material and base			<input type="checkbox"/>			
Ceiling material			<input type="checkbox"/>			
Wall Material and finish			<input type="checkbox"/>			
Staff restroom					<input type="checkbox"/>	
Separate Locker room					<input type="checkbox"/>	
Food Service Office					<input type="checkbox"/>	

Interior Doors & Hardware							
Interior Storefront / Glazed Walls / Borrow Lites	Interior Storefront / Entry Doors	Interior Doors (including frames)	Interior Overhead / Rolling Doors & Grilles	Special Doors	Interior Hardware	Interior Door Panic Hardware	Interior Wall Base & Trim / Cabinets / Misc. Finishes
						<input type="checkbox"/>	
						<input type="checkbox"/>	
						<input type="checkbox"/>	
							<input type="checkbox"/>
							<input type="checkbox"/>
						<input type="checkbox"/>	
						<input type="checkbox"/>	
						<input type="checkbox"/>	

Interior ADA Compliance & Accessibility							
Restrooms - Fixtures & Accessories						<input type="checkbox"/>	
Drinking Fountains						<input type="checkbox"/>	
Interior Ramps							<input type="checkbox"/>
Interior Signage				<input type="checkbox"/>			
Interior Doors and Hardware						<input type="checkbox"/>	
Millwork/Fixed Workspaces						<input type="checkbox"/>	
Other?							<input type="checkbox"/>

ACM Materials							
Presence of ACM Materials suspected?						<input type="checkbox"/>	
						<input type="checkbox"/>	

Building Code Requirements							
Building code requirements met?				<input type="checkbox"/>			
Energy code requirements met?				<input type="checkbox"/>			
Fire code requirements met?						<input type="checkbox"/>	

Special Notes or Observations

Equipment is functional and in fair/good condition.
 Components are outdated and no water service is provided.
 Functional but aged & showing wear.
 Addition with cooler, exposed wiring
 No walk-in freezer. Cooler is aged & showing wear.
 Fully functional
 Tile flooring. Aged & showing wear.
 ACT. Aged & showing wear.
 Painted CMU/brick and glazed brick. Aged & showing wear.
 Not ADA code compliant.
 Not present.
 Not present. Desk located in Kitchen/prep space.
 Wood doors/frames and hollow metal frames. HW not compliant.
 Exposed wiring at entry storefront
 wood & laminate doors. Wood & hollow metal frames.
 Not accessible
 Mostly intact with some wear/chipping
 Water fountain, classroom sinks/RR, most door hardware--not ADA
 Student restrooms are not accessible.
 Not accessible
 Door number signage with braille. Public RR has accessible signage.
 Most door hardware is not accessible
 Millwork at accessible height, sinks don't have clear space below
 ACM present.
 Unknown building code used.
 Unknown at this time
 Unknown at this time.
 No sprinklers.

EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent
 3= Fair
 5= Failure

2= Good
 4= Poor

Maintenance Cycle
 Schedule
 Years

Condition
 or
 Quality

Special Notes
 or
 Observations

Average Interior Grade:

4



BRAZOSPORT ISD



STEPHEN F. AUSTIN ELEMENTARY

401 N. GULF BLVD.

FREEPORT, TX 77541

PROJECT INFORMATION

HVAC Unit Brand/Models: Unknown at this time.

Current Design Capacity: Unknown at this time.

Current Load: Unknown at this time.

General Notes:

Mechanical Systems

Warranty	Unknown at this time.
Central Plant	Replace cooling tower & Central plant equipment (except Chiller)
Roof Top Units	Roof mtd. Fans appear to be original & recommend replacement
Ductwork	AHUs and control valves in poor condition
EMS	EMS (hybrid system) pneumatic part is failing & leaking.

Electrical Systems

Classroom Lighting	2x4 recessed, fair condition
Corridor Lighting	2x4 recessed, fair condition
Primary Power	Pole mounted transformers provided
Panels	Replace eqpmt. Replacement parts more expensive than new gear.
Clock/Bell/ PA	Fair condition

Plumbing Systems

Main Water Supply	Replace galvanized pipe with copper. Some corrosion @ existing
Drinking fountains	Not compliant.
Toilet Fixtures	Upgrade will be req'd if major work occurs within building
Lavatory Fixtures	Not compliant. Upgrade will be req'd if major work

Life Safety Systems

Fire Sprinkler	Building is not sprinklered.
Fire Extinguishers	No fire extinguishers.
Fire Alarm	Fair condition.

Technology

Power/data	Adequate teacher/student computer drops
Wireless	Yes.

MEP SYSTEMS ASSESSMENT FORM

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

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

Special Notes or Observations

MPE&FP Systems

HVAC

	1	2	3	4	5	N/A	
Central Plant (including chillers, pumps, piping, valves, controls, & risers)				<input type="checkbox"/>			Replace cooling tower & Central plant equipment (except Chiller)
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)				<input type="checkbox"/>			Roof mtd. Fans appear to be original & recommend replacement
Main vertical trunk ducts through roof & floors (including rated chases)				<input type="checkbox"/>			AHUs and control valves in poor condition
Main horizontal trunk duct			<input type="checkbox"/>				Recommend cleaning of ductwork interior
Perimeter zone low pressure ductwork & diffusers (T-bar slots)					<input type="checkbox"/>		
Interior zone Variable Air Volume Boxes			<input type="checkbox"/>				VAV dampers connected to hybrid DDC system
Interior zone low pressure ductwork & diffusers			<input type="checkbox"/>				
Ceiling mounted return air grilles			<input type="checkbox"/>				
Return air silencers at main return air intake				<input type="checkbox"/>			No sound treatment for return air openings bet. Mech Rm & Class Rm
All necessary fire dampers and smoke detectors as required by code					<input type="checkbox"/>		No fire dampers observed
All restroom exhaust fans, ductwork, and electrical connections				<input type="checkbox"/>			Not all "exhaust" were running & is locally controlled by wall switch
Electrical connections to all roof mounted equipment			<input type="checkbox"/>				
Electrical connections to all Central Plant equipment				<input type="checkbox"/>			Corrosion visible
DDC Control points for all roof mounted equipment					<input type="checkbox"/>		
DDC Control points for all internal base building mounted equipment					<input type="checkbox"/>		
DDC Control points for all internal tenant building mounted equipment					<input type="checkbox"/>		
DDC control points for all VAV's				<input type="checkbox"/>			Working but out of date components.
Structure trim and curbing for roof mounted equipment			<input type="checkbox"/>				
Energy Management System					<input type="checkbox"/>		EMS (hybrid system) pneumatic part is failing & leaking.
HVAC system must meet NC-35 for noise criteria in occupied spaces					<input type="checkbox"/>		
Wall mounted thermostats				<input type="checkbox"/>			
Warranties still in effect							Unknown at this time.

Plumbing

	1	2	3	4	5	N/A	
Main domestic water supply				<input type="checkbox"/>			Replace galvanized pipe with copper. Some corrosion @ existing
Water heater systems (including piping & install)				<input type="checkbox"/>			Units near end of life cycle. Recommend replacement
Sanitary waste water lines			<input type="checkbox"/>				Cast iron visible, fair condition. Recommend videoing piping under bldg
All condensate piping and drainage			<input type="checkbox"/>				
Building roof drainage piping				<input type="checkbox"/>			Part of bldg has PVC piping in open plenum. add'l drainage req'd
Toilet Fixtures - Condition and Type			<input type="checkbox"/>				Upgrade will be req'd if major work occurs within building
Flush Valves - Condition and type			<input type="checkbox"/>				Upgrade will be req'd if major work occurs within building
Lavatories - Condition and Type			<input type="checkbox"/>				Not compliant. Upgrade will be req'd if major work occurs within bldg.
Faucets - Condition and Type			<input type="checkbox"/>				Upgrade will be req'd if major work occurs within building
Electrical Water coolers - Condition and Type/ ADA			<input type="checkbox"/>				Not compliant.

MEP SYSTEMS ASSESSMENT FORM

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality				Special Notes or Observations
Electrical						
Primary Service & Equipment		<input type="checkbox"/>				Pole mounted transformers provided
Power company transformer		<input type="checkbox"/>				
Main building switchgear including breakers		<input type="checkbox"/>				
Distribution Feeders						N/A
Panels (HVAC, Lighting, & power)		<input type="checkbox"/>				Replace eqpmt. Replacement parts more expensive than new gear.
Classroom lighting and type		<input type="checkbox"/>				2x4 recessed, fair condition
Corridor lighting and type		<input type="checkbox"/>				2x4 recessed, fair condition
Light fixture Feeders		<input type="checkbox"/>				
Wall Switches		<input type="checkbox"/>				
Receptacles		<input type="checkbox"/>				
Equipment Connections		<input type="checkbox"/>				
Electric Heating					<input type="checkbox"/>	
Clocks/Bells/PA Systems		<input type="checkbox"/>				Fair condition
Telephone/Data Outlets		<input type="checkbox"/>				
UPS Systems					<input type="checkbox"/>	No emergency generator on site.
Life Safety Systems						
Sprinkler Main Riser					<input type="checkbox"/>	Building is not sprinklered.
General Building Wet Pipe System (per code)					<input type="checkbox"/>	
Sprinkler Heads - Condition and type					<input type="checkbox"/>	
Base Building Fire Alarm System (fully addressable)		<input type="checkbox"/>				Fair condition.
All Data Points & associated wiring					<input type="checkbox"/>	
Fire Alarm Annunciation Panel					<input type="checkbox"/>	No annunciation panel.
Horn Strobes & wiring		<input type="checkbox"/>				
Fire Alarm Pulls		<input type="checkbox"/>				
Emergency Lighting					<input type="checkbox"/>	Battery pack ltng installed randomly. Install generator & emerg. Ltng.
Exit Signage		<input type="checkbox"/>				Recommend upgrade w/ installation of emergency ltng system
Fire Extinguisher cabinets per code						No cabinets.
Fire Extinguishers					<input type="checkbox"/>	No fire extinguishers.

MEP SYSTEMS ASSESSMENT FORM

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

Maintenance Cycle Schedule Years	Condition or Quality				

Special Notes or Observations

Technology Systems and Equipment

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

Adequate teacher/student computer drops

Yes.

2 computer labs. Inadequate space.

Average MEP Grade:

3

STEPHEN F. AUSTIN ELEMENTARY

Existing photos



STEPHEN F. AUSTIN ELEMENTARY

Existing photos



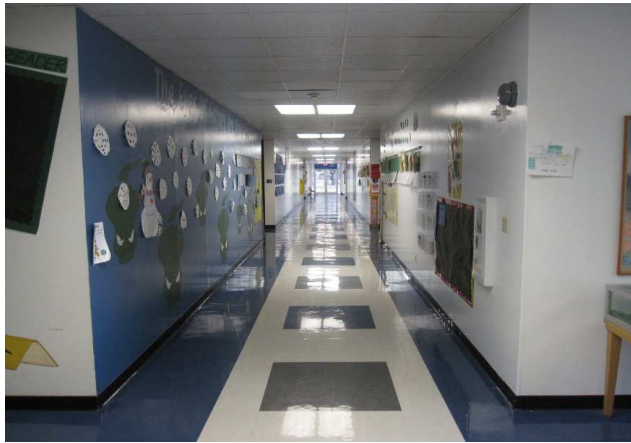
STEPHEN F. AUSTIN ELEMENTARY

Existing photos



STEPHEN F. AUSTIN ELEMENTARY

Existing photos



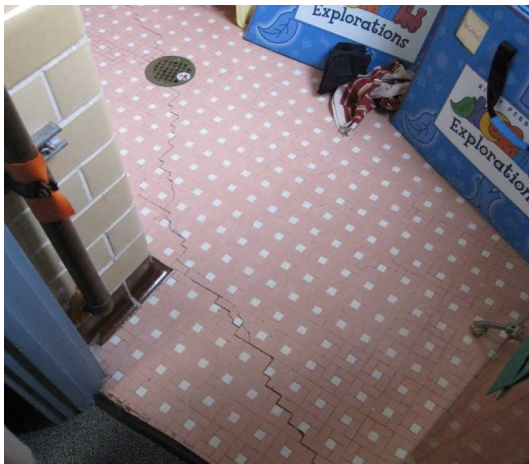
STEPHEN F. AUSTIN ELEMENTARY

Existing photos



STEPHEN F. AUSTIN ELEMENTARY

Existing photos



SCHOOL REFERENCE 1

Existing photos



SCHOOL REFERENCE 1

Existing photos



SCHOOL REFERENCE 1

Existing photos

