

A.P. BEUTEL ELEMENTARY

EXECUTIVE SUMMARY



Capacity Assessment								
Design Capacity:	531	Percent Occupied: 121% 85% Capacity is assumed full						
Functional Capacity:	451							
Current Enrollment	548							
Building Constructed : 1958								
Building Current Square Footage : 51,314								
Assessment Grading		1-Pass		5- Fail				
		Scale:	1	2	3	4	5	Note: Score over 3 recommend replacement
Site	Parking and Drives							Multiple parking areas, all concrete with parking/fire lane striping. At least 3 handicapped a
	Sidewalks							Sidewalks good condition, some replaced due to tree roots, roof drainage onto sidewalks.
	Landscape/Irrigation							Shrubs pulled away from bldg. not ideal for security, Maintenance needed at back
	Play Grounds							Fair condition, no safe-fall material, previous ground material very decomposed.
	ADA Accessibility							Some sidewalks ADA accessible, handicapped parking available
	Utilities& Drainage							Drainage done through swaling. Significant water ponding.
	Site Lighting							Minimal site lighting, minimal parking light poles, athletic field lighting.
	Security							No entry vestibule, card access at front door, security cameras not installed yet, remote bld
Exterior	Exterior Walls							Poor. Paint/plaster peeling. Cracks at brick. Mildew growth at exterior
	Structure/Foundation							Foundation and structure in fair condition
	Windows							Kitchen windows popping out, windows painted in remote bldg
	Doors/Entrances							Poor. Paint discoloration. Inaccessible entries
	Roofing							Mildew growth on roof fascias & at gutter connection to roof, leaks in kitchen
	Weather/Waterproofing							Appears waterproofing has been redone multiple times, indicative of leaks
	Canopies							Canopies have lighting and internal gutters.
Interior	TEA Compliance							More than half of spaces are not compliant.
	Educational Adequacy							Poor to failing. No specialized classrooms.
	Finishes							Poor to failing interior finishes.
	Restrooms							non-accessible RR. Rusted hardware/partitions, ceramic tiles-good. Base -poor
	Food Service							Not ADA compliant. Kitchen-tile floor good, painted CMU-peeling, ACT ceiling-water leakag
	Doors/Hardware							Some rusting doors, non-accessible hardware/some thresholds
	Accessibility							Large percentage of interior spaces not ADA compliant, some updates have been made.
	ACM materials							ACM present
	Code requirements							Unknown at this time.
MEP	Mechanical							
	Units							Recommend Replacement of 15 roof fans & 4 roof-mtd HVAC units
	Ductwork							Replace ductwork which is the oldest area of the building.
	Exhaust							Not all exhaust were running during school operation as needed.
	Electrical							
	Building service							Primary power: MSB new.
	Panels							Original panel bd to be upgraded/replaced; new SqD panels are good.
	Distribution							N/A
	Plumbing							
	Infrastructure							Replace pipe due to age (a lot of galvanized pipe for water supply)
	Fixtures							ADA Compliant
	Life Safety Systems							
	Fire Sprinkler							Not sprinklered.
	Fire Alarm							FA Present. Good condition, recommend upgrade for code compliance
	Emergency Lighting							Adequate: Battery pack wall mounted two lamp fixtures.
	Exit Signage							Recommend replacement, appx. 1/2 not working
	Technology							
	Data							Inadequate.
	Wi Fi							Yes.

Total Score - 4.50

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OVERALL SUMMARY & RECOMMENDATION

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

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

EDUCATION ADEQUACY ASSESSMENT

1= Excellent
 3= Fair
 5= Failure

2= Good
 4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality					N/A	Special Notes or Observations
		1	2	3	4	5		
EDUCATION ADEQUACY								
Classroom Educational Adequacy								
Power						<input type="checkbox"/>		
Technology						<input type="checkbox"/>		
Classroom size						<input type="checkbox"/>		
Marker board/ tack board						<input type="checkbox"/>		
Special Education Classroom								
Rooms						<input type="checkbox"/>		
Restrooms						<input type="checkbox"/>		
Accessibility						<input type="checkbox"/>		
Showers						<input type="checkbox"/>		
Science Room								
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"/>		
Locker rooms						<input type="checkbox"/>		
Computer Facilities								
Technology						<input type="checkbox"/>		
Room size						<input type="checkbox"/>		
Electrical & Data						<input type="checkbox"/>		
Art Facilities								
Kiln/ kiln vent						<input type="checkbox"/>		
Demo table						<input type="checkbox"/>		
Vocational Rooms								
Demo tables						<input type="checkbox"/>		
Sink						<input type="checkbox"/>		
Eye wash						<input type="checkbox"/>		
Power						<input type="checkbox"/>		
Technology						<input type="checkbox"/>		
Average grade:								
							4	

Poor to failing. No specialized classrooms.

Special Ed Classroom is regular room, not specific to function.

Restrooms available, but not accessible.
 Millwork, etc, not accessible
 No showers
 No science rooms present.

Library
 1 table of computers. Smart board and projector.

Cafeteria is used as gym for PE.

Classroom converted to computer lab. Exposed data/electrical cords

Only 1 room, not adequate for size of school.

A.P. BEUTEL ELEMENTARY

Building Capacity Analysis

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

A.P. BEUTEL ELEMENTARY

Site Plan



C O R G A N

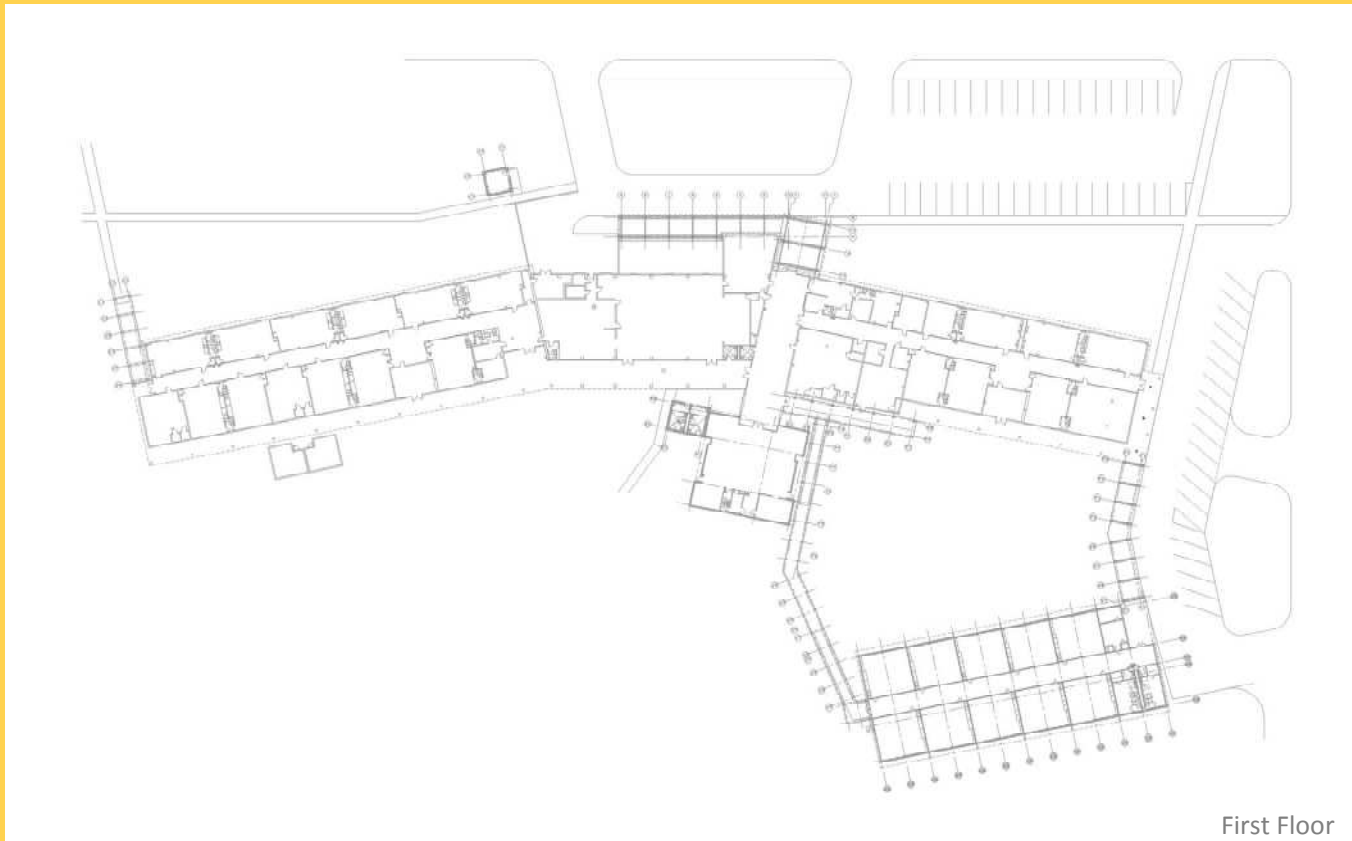


A.P. BEUTEL ELEMENTARY

Floor Plans



C O R G A N



First Floor



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A.P. BEUTEL ELEMENTARY

300 Ligistrum

Lake Jackson, Texas 77566

SITE INFORMATION

Current # of Parking Spaces:	86 total, 3 handicapped
Parent drop-off/pick-up	Parking & drop-off/pick-up inadequate
Bus drop-off/pick-up	Drop-off & pick-up inadequate. Dismissal of students occurs in 3 different areas.

General Notes:

Site Conditions

Parking & Drives

Multiple parking areas, all concrete with parking/fire lane striping. At least 3 handicapped accessible.

Sidewalks

Sidewalks good condition, some replaced due to tree roots, roof drainage onto sidewalks.

ADA Accessibility

Some sidewalks ADA accessible, handicapped parking available

Site Signage

Marquee clear and good condition, no handicapped signage in parking

Playground Areas

Not ADA compliant, decomposed ground material

Condition

Fair condition, no safe-fall material, previous ground material very decomposed.

Accessibility

Playground not accessible, needs ramp

Athletic Areas

Concrete & asphalt surfaces have water ponding and cracking. Fields overgrown.

Landscaping/Irrigation

Shrubs pulled away from bldg. not ideal for security, Maintenance needed at back

Utilities & Drainage

Drainage done through swaling. Significant water ponding.

Dumpster Service Area

Shares main entry drive. Difficult for trucks to maneuver.

Site Lighting

Minimal site lighting, minimal parking light poles, athletic field lighting.

Security

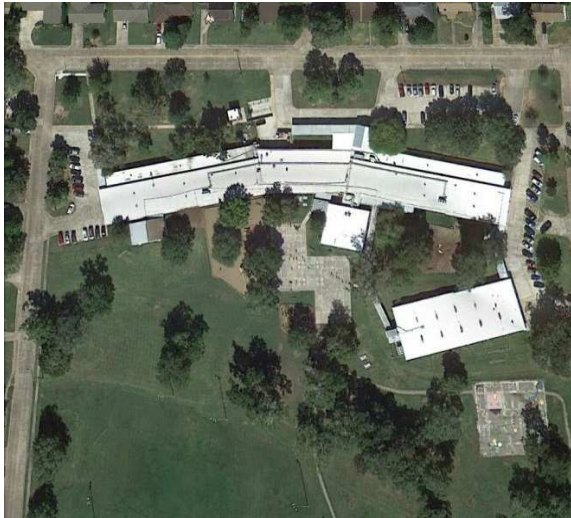
No entry vestibule, card access at front door, security cameras not installed yet, remote bldgs - no security.

Chain Link Fencing

No chain link fencing around site. Doors must be open to access remote buildings

Ornamental Fencing

No ornamental fencing around site.



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300 Ligistrum

Lake Jackson, Texas 77566

EXTERIOR BUILDING INFORMATION

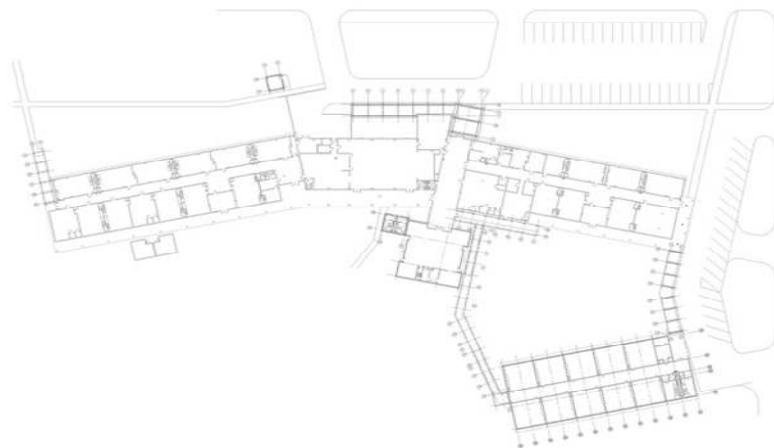
Exterior Building Cladding Materials:	Brick with Concrete masonry unit infill.
Roof Type:	Low slope, multiple penetrations
Exterior Window Materials:	Single pane, aluminum frame windows

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

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
		1	2	3	4	5	
Building Structure/Foundation							
Foundation							Foundation and structure in fair condition
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"/>	VCT finishes pulling apart, indicating movement of slab-on-grade
Entry Steps / Ramp / Porch Slabs						<input type="checkbox"/>	Slab cracking
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"/>			Exposed rebar at roof building corner
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"/>				Mildew growth on roof fascias & at gutter connection to roof, leaks in kitchen 50-mil PVC mechanically fastened to concrete deck
Traffic / Pavement Toppings						<input type="checkbox"/>	
Roof Insulation & Fill						<input type="checkbox"/>	Minimal insulation located in areas where overly roofing has occurred.
Roofing Sheet Metal						<input type="checkbox"/>	
Skylights						<input type="checkbox"/>	None.
Roof Openings / Misc.						<input type="checkbox"/>	
Misc. Wall & Roof Trim						<input type="checkbox"/>	Mildew growth on fascia, aluminum roof trim uplifting @ library
Warranty						<input type="checkbox"/>	Unknown at this time
Exterior Walls							
Exterior Wall Face & Back-Up Construction- Brick						<input type="checkbox"/>	Poor. Paint/plaster peeling. Cracks at brick. Mildew growth at exterior
Exterior Wall Face & Back-Up Construction- Plaster						<input type="checkbox"/>	Cracking at brick walls, some weep holes are plugged up
Exterior Load Bearing Walls						<input type="checkbox"/>	Mildewy, peeling plaster due to inadequate water drainage at remote bldg
Exterior Balcony Walls / Railings						<input type="checkbox"/>	
Exterior Louvers / Sunscreens						<input type="checkbox"/>	Excessive mildew growth due to downspout/gutter leakage
Exterior Painting						<input type="checkbox"/>	Peeling paint & plaster, mildew growth on remote bldg
Windows/Glazed Walls							
Windows						<input type="checkbox"/>	Kitchen windows popping out, windows painted in remote bldg
Curtain Walls						<input type="checkbox"/>	Single pane, kitchen window(s) have fallen out of frame. Easy to pry open
Exterior Doors							
Exterior Storefront / Entry Walls						<input type="checkbox"/>	Poor. Paint discoloration. Inaccessible entries
Exterior Storefront / Entry Doors						<input type="checkbox"/>	Rusted hollow metal w/peeling paint
Exterior Doors						<input type="checkbox"/>	Accessible
Exterior Overhead / Rolling Doors						<input type="checkbox"/>	Accessible
Exterior Hardware						<input type="checkbox"/>	
Exterior Door Panic Hardware						<input type="checkbox"/>	Most hardware in worn condition
Weather/Waterproofing							
Waterproofing						<input type="checkbox"/>	Appears waterproofing has been redone multiple times, indicative of leaks
Caulking / Sealants						<input type="checkbox"/>	Excessive flashing due to multiple repairs. Grasses growing in gutters.
Exterior Soffits						<input type="checkbox"/>	Excessive wear and replacement evident
Finishes To Misc. Exterior Structures						<input type="checkbox"/>	Mildew growth on various soffits.
Miscellaneous Exterior Building Items							
Canopies							
Freestanding Canopies						<input type="checkbox"/>	Mildew growth where canopies meet building, leaks causing ponding
Canopies attached to building						<input type="checkbox"/>	Canopies have lighting and internal gutters.
Exterior Building Lighting							
Secure Front Entry						<input type="checkbox"/>	Minimal building lighting, most under canopies, exposed conduit
Kitchen Dock/Loading Zones						<input type="checkbox"/>	Only card access at front entry, no entry vestibule
Average Exterior Grade:							5



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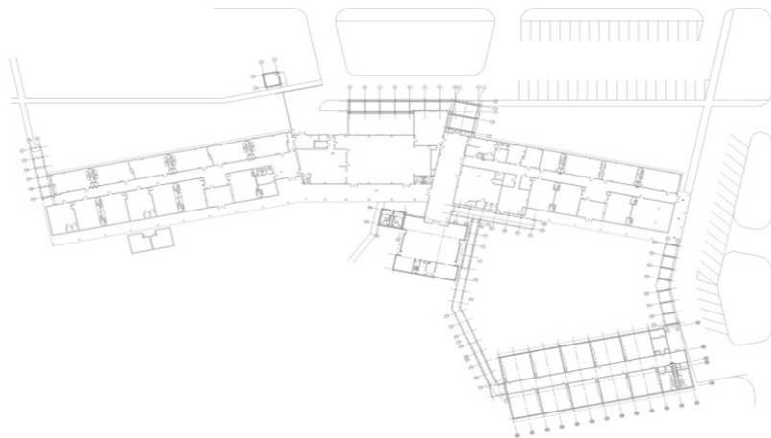
A.P. BEUTEL ELEMENTARY

300 Ligistrum

Lake Jackson, Texas 77566

INTERIOR BUILDING AREAS	
Circulation:	Ample circulation.
Interior signage:	Room number signage.
Layout:	Spread out, circulation into east wing is outdoors as is circulation to remote bldg. Security is a major concern.

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



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300 Ligistrum

Lake Jackson, Texas 77566

INTERIOR FINISH INFORMATION

Flooring Types:	VCT, linoleum, and carpet
Walls:	Concrete masonry unit and brick
Ceilings:	Acoustic ceiling tile(ACT)

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C O R G A N

General Notes:

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

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					N/A
	1	2	3	4	5	
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						
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

Poor to failing interior finishes.

Visible leakage & ceiling replacement/patching
Some areas need replacing as leaks/wear have occurred.

2x4 ceiling tiles. Warped tiles in Cafeteria/corridors/some classrooms

Plywood being used under soffit maybe due to leakage, Mold growth under soffit in entry
Acoustic tiles glued to wall of music room, mold growth.
Vinyl composite tile(VCT)-cracking/pitting. Carpet-spots indicative of moisture/leaks.
stains/wear needs attention. Water spots from roof leaks. Some carpet bubbling.
Areas of pitting/cracking/displacement in dense spaces. Some tiles pulling apart.

At Cafeteria stage
Remote building-good condition throughout.

peeling paint @ CMU. ACT tiles glued to wall-mold growth. Wood veneer-good condition. Brick-
some cracking in various areas.
Mostly CMU/wood construction

Painted with some peeling

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

Maintenance Cycle Schedule Years	Condition or Quality				
	1	2	3	4	5
Interior Balcony Railings					<input type="checkbox"/>
Wall Surface Finishes & Veneers					<input type="checkbox"/>
Demountable / Folding / Office Partitions					<input type="checkbox"/>
Interior Louvers / Soundproofing / Misc.					<input type="checkbox"/>
Interior Wall Base & Trim					<input type="checkbox"/>
Misc. Finishes					<input type="checkbox"/>
Millwork Cabinets					<input type="checkbox"/>
Display Cases					<input type="checkbox"/>
Marker Boards					<input type="checkbox"/>
Building Directory					<input type="checkbox"/>
Corner Guards					<input type="checkbox"/>
Lockers					<input type="checkbox"/>
Mail Boxes					<input type="checkbox"/>
Interior Signage / Graphics -ADA Graphics					
Base Building Graphics & Signage					<input type="checkbox"/>
Interior Finish Graphics & Signage					<input type="checkbox"/>
AV Equipment					<input type="checkbox"/>
AV 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					
Equipment					<input type="checkbox"/>
Serving lines					<input type="checkbox"/>
Dish return area					<input type="checkbox"/>
Dry storage pantry					<input type="checkbox"/>
Food freezer and refrigerator					<input type="checkbox"/>
Exhaust Hood					<input type="checkbox"/>
Flooring material and base					<input type="checkbox"/>
Ceiling material					<input type="checkbox"/>
Wall Material and finish					<input type="checkbox"/>

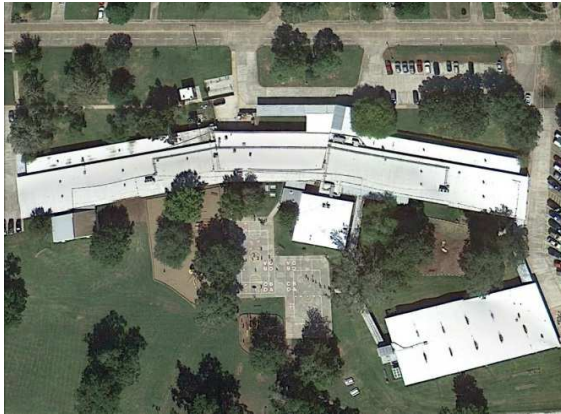
Special Notes or Observations
Painted CMU-peeling, Wood panels-fair condition, vinyl siding-fair condition, Brick- cracking
Rubber base trim replaced several times
Termite damage @ some millwork. Laminate surfaces-some chipping in various areas.
Not present in all classrooms
Not present.
Not present.
Mostly not present, only in updated areas
Not present in all classrooms
Some whiteboards used as screens, all screens hung from ACT
Not present in most classrooms
Not present - Analog clocks throughout building
non-accessible RR. Rusted hardware/partitions, ceramic tiles-good. Base -poor
Overall good conditions throughout
Mostly good condition
Some mirror delamination and rusting
frames are rusting
not ADA compliant
No restroom is ADA compliant except for remote bldg & RR addition
Not ADA compliant. Kitchen-tile floor good, painted CMU-peeling, ACT ceiling-water leakage/replacements done.
Outdated
Components are outdated, and no water service is provided
Functional but aged and showing wear
Undersized
Aged and showing wear.
Not code compliant
Ceramic tile floor/base aged and showing wear
Acoustic ceiling tiles aged and showing wear
Damaged at various plumbing penetrations.CMU painted walls, paint is chipping/peeling

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

	Maintenance Cycle Schedule Years	Condition or Quality				
		1	2	3	4	5
Staff restroom					<input type="checkbox"/>	
Separate Locker room					<input type="checkbox"/>	
Food Service Office					<input type="checkbox"/>	
Interior Doors & Hardware						
Interior Storefront / Glazed Walls / Borrow Lites					<input type="checkbox"/>	
Interior Storefront / Entry Doors					<input type="checkbox"/>	
Interior Doors (including frames)					<input type="checkbox"/>	
Interior Overhead / Rolling Doors & Grilles					<input type="checkbox"/>	
Special Doors					<input type="checkbox"/>	
Interior Hardware					<input type="checkbox"/>	
Interior Door Panic Hardware					<input type="checkbox"/>	
Interior Wall Base & Trim / Cabinets / Misc. Finishes					<input type="checkbox"/>	
Interior ADA Compliance & Accessibility						
Restrooms - Fixtures & Accessories					<input type="checkbox"/>	
Drinking Fountains					<input type="checkbox"/>	
Interior Ramps					<input type="checkbox"/>	
Interior Signage					<input type="checkbox"/>	
Interior Doors and Hardware					<input type="checkbox"/>	
Millwork/Fixed Workspaces					<input type="checkbox"/>	
Other?					<input type="checkbox"/>	
ACM Materials						
Presence of ACM Materials suspected?					<input type="checkbox"/>	
Building Code Requirements						
Building code requirements met?			<input type="checkbox"/>			
Energy code requirements met?			<input type="checkbox"/>			
Fire code requirements met?			<input type="checkbox"/>			
Average Interior Grade:						5

Special Notes or Observations
Not ADA Compliant. No vent. Provided but area is very small Inadequately small. Located inside kitchen work area
Some rusting doors, non-accessible hardware/some thresholds
not ADA compliant Mostly wood in worn condition, some thresholds not ADA, some doors have no threshold
Not accessible
Base trim replaced in several areas, cabinets have termite damage, laminate finish chipping.
Large percentage of interior spaces not ADA compliant, some updates have been made.
Not ADA compliant except remote bldg addition Not ADA compliant
Not present Most classrooms not ADA compliant, larger spaces compliant Not ADA compliant
ACM present Yes
Unknown at this time. Unknown at this time. Unknown at this time. No sprinklers.



BRAZOSPORT ISD



A.P. BEUTEL ELEMENTARY

300 Ligistrum

Lake Jackson, Texas 77566

PROJECT INFORMATION

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

General Notes:

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

MEP SYSTEMS ASSESSMENT FORM

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

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

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"/>		Expand Central Plant area/room; replace all equip except chiller.
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)					<input type="checkbox"/>		Recommend Replacement of 15 roof fans & 4 roof-mtd HVAC units
Main vertical trunk ducts through roof & floors (including rated chases)					<input type="checkbox"/>		Replace ductwork which is the oldest area of the building.
Main horizontal trunk duct					<input type="checkbox"/>		Replace ductwork which is the oldest area of the building.
Perimeter zone low pressure ductwork & diffusers (T-bar slots)					<input type="checkbox"/>		Unknown at this time
Interior zone Variable Air Volume Boxes					<input type="checkbox"/>		Unknown at this time
Interior zone low pressure ductwork & diffusers					<input type="checkbox"/>		Unknown at this time
Ceiling mounted return air grilles					<input type="checkbox"/>		In oldest area of building needs to be replaced.
Return air silencers at main return air intake					<input type="checkbox"/>		In oldest area of building needs to be replaced.
All necessary fire dampers and smoke detectors as required by code					<input type="checkbox"/>		Unknown at this time.
All restroom exhaust fans, ductwork, and electrical connections					<input type="checkbox"/>		Not all exhaust were running during school operation as needed.
Electrical connections to all roof mounted equipment					<input type="checkbox"/>		Properly support conduits & provide protection; repair/replace broken
Electrical connections to all Central Plant equipment				<input type="checkbox"/>			
DDC Control points for all roof mounted equipment				<input type="checkbox"/>			Complete installation of DDC; remove old leaking Pneum. Sys (hybrid)
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"/>		Unknown at this time.
DDC control points for all VAV's					<input type="checkbox"/>		Unknown at this time.
Structure trim and curbing for roof mounted equipment			<input type="checkbox"/>				
Energy Management System			<input type="checkbox"/>				Recommend completing upgrade when installing new HVAC eqpmt.
HVAC system must meet NC-35 for noise criteria in occupied spaces							Unknown at this time
Wall mounted thermostats							Unknown at this time
Warranties still in effect							Unknown at this time

Plumbing

	1	2	3	4	5	N/A	
Main domestic water supply					<input type="checkbox"/>		Replace pipe due to age (a lot of galvanized pipe for water supply)
Water heater systems (including piping & install)					<input type="checkbox"/>		Age & condition of water heater systems to be determined
Sanitary waste water lines			<input type="checkbox"/>				Piping observed thru cleanout appears in good condition
All condensate piping and drainage					<input type="checkbox"/>		Condensate pipes on roof -- damaged, disconnected, shortens roof life
Building roof drainage piping					<input type="checkbox"/>		Gutter system has failed in many areas & is full of debris through out
Toilet Fixtures - Condition and Type					<input type="checkbox"/>		ADA Compliant
Flush Valves - Condition and type					<input type="checkbox"/>		
Lavatories - Condition and Type					<input type="checkbox"/>		ADA Compliant.
Faucets - Condition and Type					<input type="checkbox"/>		
Electrical Water coolers - Condition and Type/ ADA			<input type="checkbox"/>				Functional, not ADA compliant.

MEP SYSTEMS ASSESSMENT FORM

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

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

MEP SYSTEMS ASSESSMENT FORM

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

Special Notes or Observations

Technology Systems and Equipment

Teacher computer drops				<input type="checkbox"/>		Inadequate.
Student computer drops				<input type="checkbox"/>		
Wi FI			<input type="checkbox"/>			Yes.
Computer laboratories				<input type="checkbox"/>		
Smart board			<input type="checkbox"/>			
Projectors			<input type="checkbox"/>			
MDF rooms			<input type="checkbox"/>			
IDF Rooms			<input type="checkbox"/>			
Average MEP Grade:				4		4

A.P. BEUTEL ELEMENTARY

Existing photos



A.P. BEUTEL ELEMENTARY

Existing photos



C O R G A N



A.P. BEUTEL ELEMENTARY

Existing photos



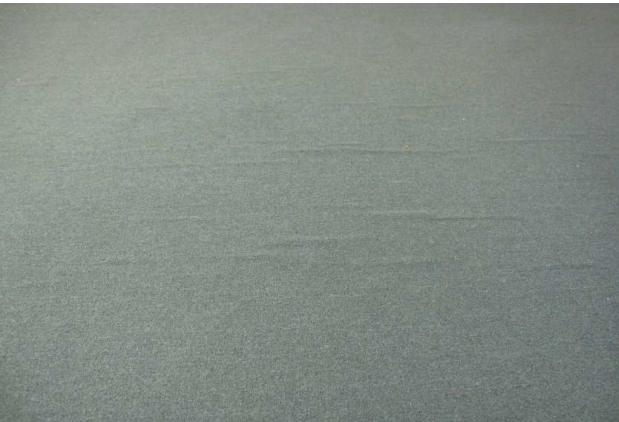
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Existing photos



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Existing photos



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Existing photos

