

Brazoswood High School

EXECUTIVE SUMMARY



Capacity Assessment						
Design Capacity:	2613	Percent Occupied: 108% 85% Capacity is assumed full				
Functional Capacity:	2221					
Current Enrollment	2400					
Building Constructed :1968/1998 Building Current Square Footage : 434,921						
Assessment Grading						
		1-Pass		5- Fail		
		Scale: 1 2 3 4 5		Note: Score over 3 recommend replacement		
Site	Parking and Drives					Some updates needed, good condition
	Sidewalks					Some cracking at sidewalks
	Landscape/Irrigation					Landscape in fair condition; generally well maintained
	Play Grounds					No playgrounds
	ADA Accessibility					Good conditions, parking stripes need updates, access present
	Utilities& Drainage					Fair condition
	Site Lighting					Limited lighting around site
	Security					Currently no perimeter fencing, exterior cameras in place
Exterior	Exterior Walls					Fair conditions
	Structure/Foundation					Foundation and structure in fair condition
	Windows					Fair to good condition
	Doors/Entrances					Good condition, needs updating
	Roofing					All areas overlaid w/single ply, two systems on each area.
	Weather/Waterproofing					Many areas need replacing/updating
	Canopies					Fair condition
Interior	TEA Compliance					
	Educational Adequacy					Fair condition, minimal space for additions, specialized areas too small.
	Finishes					Fair to good conditions, some areas need replacing/updating
	Restrooms					Good conditions, updates needed
	Food Service					Fair condition, normal wear throughout, updates needed
	Doors/Hardware					Updates/repairs needed, fair to poor conditions
	Accessibility					Fair to poor condition, many areas not ADA compliant
	ACM materials					ACM materials are present
	Code requirements					Unknown at this time.
MEP	Mechanical					
	Units					RTU/split systems/roof fans will not make 5 years
	Ductwork					Insulation very poor shape, asbestos mastic on seams
	Exhaust					Conditions unknown at this time
	Electrical					
	Building service					Original components are at their life
	Panels					Unknown Condition/type/load at this time
	Distribution					Power distribution/condition unknown at this time
	Plumbing					
	Infrastructure					Replace galvanized piping, will fail soon
	Fixtures					ADA compliant, minimal
	Life Safety Systems					
	Fire Sprinkler					No sprinkler present
	Fire Alarm					Good but at 50% life, confirmation of expansion capability required
	Emergency Lighting					Batteries adequate, no generator
	Exit Signage					Coverage looks good but lights need repair or replacement
	Technology					
	Data					Inadequate
	Wi Fi					yes

Total Score - 3.26

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OVERALL SUMMARY & RECOMMENDATION

Brazoswood High School has many areas that require updating or replacing due to age and wear. The infrastructure of the building requires attention such as replacing plumbing/piping throughout, ACM material removal, replacing or updating ductwork, replacing electrical infrastructure, adding roof drainage to prevent ponding and updating access roads/stripping. Though the existing RTU's are in working condition, they will not exceed five years of operation. ADA compliancy is present in several areas but all interior hardware should be updated for further compliancy.

RECOMMENDATION: Due to the size, population and numerous infrastructure upgrades of the facility it is recommended that any updates/replacements happen at intervals. It is recommended that the existing natatorium be removed from use and replaced due to its deteriorating state. It is recommended that the piping and pumps at the central plant be replaced. Emergency systems such as generators and sprinkler systems are recommended for upgrade. It is recommended that roof drainage be addressed as there is ponding water on the roof.