

# FREEPORT INTERMEDIATE

## EXECUTIVE SUMMARY



Capacity Assessment						
Design Capacity:	552	<b>Percent Occupied: 117%</b>  <b>85% Capacity is assumed full</b>				
Functional Capacity:	469					
Current Enrollment	549					
Building Constructed : 1999						
Building Current Square Footage : 136,850						
Assessment Grading						
		1-Pass		5- Fail		
		Scale: 1 2 3 4 5		Note: Score over 3.7 recommend replacement		
Site	Parking and Drives					Re-stripping needed for parking/fire lane.
	Sidewalks					Sidewalks in fair condition. Some staining from water runoff.
	Landscape/Irrigation					Grass & clover landscaping with some trees.
	Play Grounds					No playgrounds.
	ADA Accessibility					ADA compliant.
	Utilities& Drainage					Perimeter drainage is poor & utilities are in fair condition.
	Site Lighting					Wall pak lighting. Poor parking lighting.
	Security					Security cameras installed. No perimeter fencing.
Exterior	Exterior Walls					Brick has been stained from roof overflow, gutters, and downspouts.
	Structure/Foundation					Fair to good condition
	Windows					Aluminum storefront in fair condition, windows leak.
	Doors/Entrances					Exterior doors & hardware in good condition.
	Roofing					Poor condition/overall roof needs to be replaced
	Weather/Waterproofing					Fair condition. Leaking at windows during heavy rains.
	Canopies					Fair. Some bent columns. Do not provide adequate cover from rain.
Interior	TEA Compliance					
	Educational Adequacy					Classrooms generally fulfill space & functional requirements
	Finishes					Finishes are generally in good to fair condition.
	Restrooms					Restrooms in good conditions. Most are accessible.
	Food Service					Food service area & equipment functional and showing normal wear.
	Doors/Hardware					Doors & frames in fair condition. Hardware is accessible.
	Accessibility					Restrooms, millwork, & doors/hardware compliant.
	ACM materials					ACM present
	Code requirements					Unknown at this time
MEP	Mechanical					
	Units					Fans showing failure; recommend replacement
	Ductwork					Good condition
	Exhaust					Operation and scheduling recommended
	Electrical					
	Building service					Pole mounted XFmr
	Panels					Fair.
	Distribution					N/A
	Plumbing					
	Infrastructure					Copper pipes
	Fixtures					ADA compliant; good
	Life Safety Systems					
	Fire Sprinkler					Not sprinklered
	Fire Alarm					System present; good condition
	Emergency Lighting					No generator; recommend upgrade
	Exit Signage					Signage good; upgrade w/emerg lighting
	Technology					
	Data					Teacher/student computer drops adequate.
	Wi Fi					Available

**Total Score - 2.97**

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### OVERALL SUMMARY & RECOMMENDATION

Freeport IS is showing expected signs of normal wear and certain components are at the end of their useful life-cycle. Most systems are functioning properly and only require ongoing maintenance. Roofing and a few mechanical components are deficient. The roof is at the end of its life and requires replacement. The cooling tower is showing signs of failure as are the fans in the RTUs. The RTUs are at the end of their life expectancy.

**We recommend replacement of the roofing & window sealants, cooling tower, fans, & RTUs. Parking stalls & fire lanes need to be restriped.**