

MADGE GRIFFITH ELEMENTARY

EXECUTIVE SUMMARY



Capacity Assessment		
Design Capacity:	533	Percent Occupied: 117% 85% Capacity is assumed full
Functional Capacity:	453	
Current Enrollment	528	

Building Constructed : 1990
 Building Current Square Footage : 54,143

Assessment Grading	1-Pass	2	3	4	5- Fail	Note: Score over 3 recommend replacement
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Site	1	2	3	4	5	
Parking and Drives						Concrete drive and parking in good condition
Sidewalks						Concrete sidewalks in fair condition
Landscape/Irrigation						Minimal landscaping
Play Grounds						Some old equipment and base material needs replacement
ADA Accessibility						There are some accessible routes outside - but not at the playground
Utilities& Drainage						Good site drainage
Site Lighting						Site lighting is fair - there are two poles for parking; canopy lighting.
Security						Fencing needed around play area, cameras are being installed.
Exterior						
Exterior Walls						Fair condition. Some staining from water runoff
Structure/Foundation						Fair to good structure and foundation
Windows						Exterior windows are in poor to fair condition
Doors/Entrances						Exterior doors are in fair condition.
Roofing						Roof area is in poor/failing condition
Weather/Waterproofing						Overall in fair condition.
Canopies						Canopies are in good condition
Interior						
TEA Compliance						
Educational Adequacy						Overall condition of school ranges from fair to good.
Finishes						Finishes are in fair condition with the flooring being poor.
Restrooms						Walls and partitions are fair, but flooring is in poor condition.
Food Service						Equipment is in poor/fair condition.
Doors/Hardware						Doors and hardware in poor to good condition.
Accessibility						Millwork, plumbing fixtures, ramps, signage, & hardware are not ADA
ACM materials						ACM not suspected
Code requirements						Building code unknown at this time.
MEP						
Mechanical						
Units						N/A
Ductwork						Ducts could use cleaning, filter changes need to be more frequent
Exhaust						Exhaust fans making noises, need attention to continue to run
Electrical						
Building service						good
Panels						good
Distribution						good
Plumbing						
Infrastructure						No BFP visible to protect potable water system
Fixtures						ADA Compliant
Life Safety Systems						
Fire Sprinkler						Sprinklers not present.
Fire Alarm						Fire alarm not located during review.
Emergency Lighting						No generator
Exit Signage						Exit signage present.
Technology						
Data						Inadequate teacher/student computer drops
Wi Fi						Yes

Total Score - 3.16

MADGE GRIFFITH ELEMENTARY

EXECUTIVE SUMMARY



OVERALL SUMMARY & RECOMMENDATION

Griffith Elementary is showing normal wear due to its age and is overall functioning well. MEP systems are in good to fair condition. Life safety systems will need updating, as sprinklers and fire alarms were not present in the building. Most classrooms are not TEA compliant. ADA accessibility has not been addressed at the current facility. There are no current security measures in place, although cameras are being installed.

Our recommendation would be to upgrade restrooms and plumbing fixtures for ADA compliance and to implement additional security measures such as perimeter fencing. Additionally, the roof is at the end of its lifecycle and needs to be replaced.

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"/>		Marker boards not present - only chalk boards.	
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"/>	Science room in a portable building. Unknown conditions.	
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"/>				Library inadequate space - more storage room needed	
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"/>					

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							Art incorporated into all classrooms. <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
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:							

MADGE GRIFFITH ELEMENTARY

Building Capacity Analysis

Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
	Reception	Administration	Admin Office	284	NA	NA	
	Assistant Principal	Administration	Admin Office	208	NA	NA	
	Principal	Administration	Admin Office	395	NA	NA	
	Teacher Workroom	Administration	Admin Office	390	NA	NA	
	ISS	Classroom	Elective Classroom	90	N	NA	
	Diag	Administration	Admin Office	130	NA	NA	
	Nurse	Administration	Admin Office	261	NA	NA	
31	Counselor	Administration	Admin Office	160	NA	NA	
32	Counselor	Administration	Admin Office	220	NA	NA	
	Speech	Classroom	Speech Pathologist	190	N	NA	
29	Intervention Lab	Classroom	Special Education	315	N	NA	
	Music	Classroom	Music	994	Y	NA	
28	Teachers Lounge	Classroom	Admin Office	728	NA	NA	
1	Classroom	Classroom	Kindergarten	805	Y	22	
2	Classroom	Classroom	Kindergarten	871	Y	22	
3	Classroom	Classroom	Kindergarten	805	Y	22	
4	Classroom	Classroom	2nd Grade	657	N	20	
5	Classroom	Classroom	2nd Grade	653	N	20	
6	Classroom	Classroom	2nd Grade	654	N	20	
7	Classroom	Classroom	2nd Grade	622	N	19	
8	Classroom	Classroom	2nd Grade	622	N	19	
9	Classroom	Classroom	3rd Grade	622	N	19	
10	Classroom	Classroom	3rd Grade	622	N	19	
11	Classroom	Classroom	3rd Grade	675	N	21	
12	Classroom	Classroom	3rd Grade	673	N	21	
13	Classroom	Classroom	3rd Grade	689	N	21	
14	Classroom	Classroom	Pre-Kindergarten	608	N	16	
15	Classroom	Classroom	Pre-Kindergarten	605	N	16	
16	Classroom	Classroom	Pre-Kindergarten	564	N	15	
17	Classroom	Classroom	Pre-Kindergarten	608	N	16	
18	Classroom	Classroom	4th Grade	660	N	20	
19	Classroom	Classroom	4th Grade	673	N	21	
20	Classroom	Classroom	4th Grade	663	N	20	
21	Classroom	Classroom	3rd Grade	622	N	19	
22	Classroom	Classroom	4th Grade	622	N	19	
23	Classroom	Classroom	1st Grade	622	N	17	
24	Classroom	Classroom	1st Grade	622	N	17	
25	Classroom	Classroom	1st Grade	640	N	17	
26	Classroom	Classroom	1st Grade	653	N	18	
27	Classroom	Classroom	1st Grade	629	N	17	
30	Classroom	Classroom	Special Education	434	Y	NA	
33	Classroom	Classroom	Special Education	381	N	NA	
34	Classroom	Classroom	Computer Lab	751	N	20	
Library	Library	Library	Library 1	2625	N	NA	

MADGE GRIFFITH ELEMENTARY

Building Capacity Analysis

Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
Café/Gym	Cafeteria / Gym	Café / Gym	Gym ES	4747	Y	NA	
	Total Capacity					533	453
38A	Temporary Bldg Science Lab	Classroom	Science Lab ES	650	N	NA	
38B	Temporary Bldg Science Lab	Classroom	Science Lab ES	650	N	NA	
	Total Temporary Building Capacity					0	0

MADGE GRIFFITH ELEMENTARY

Site Plan



C O R G A N

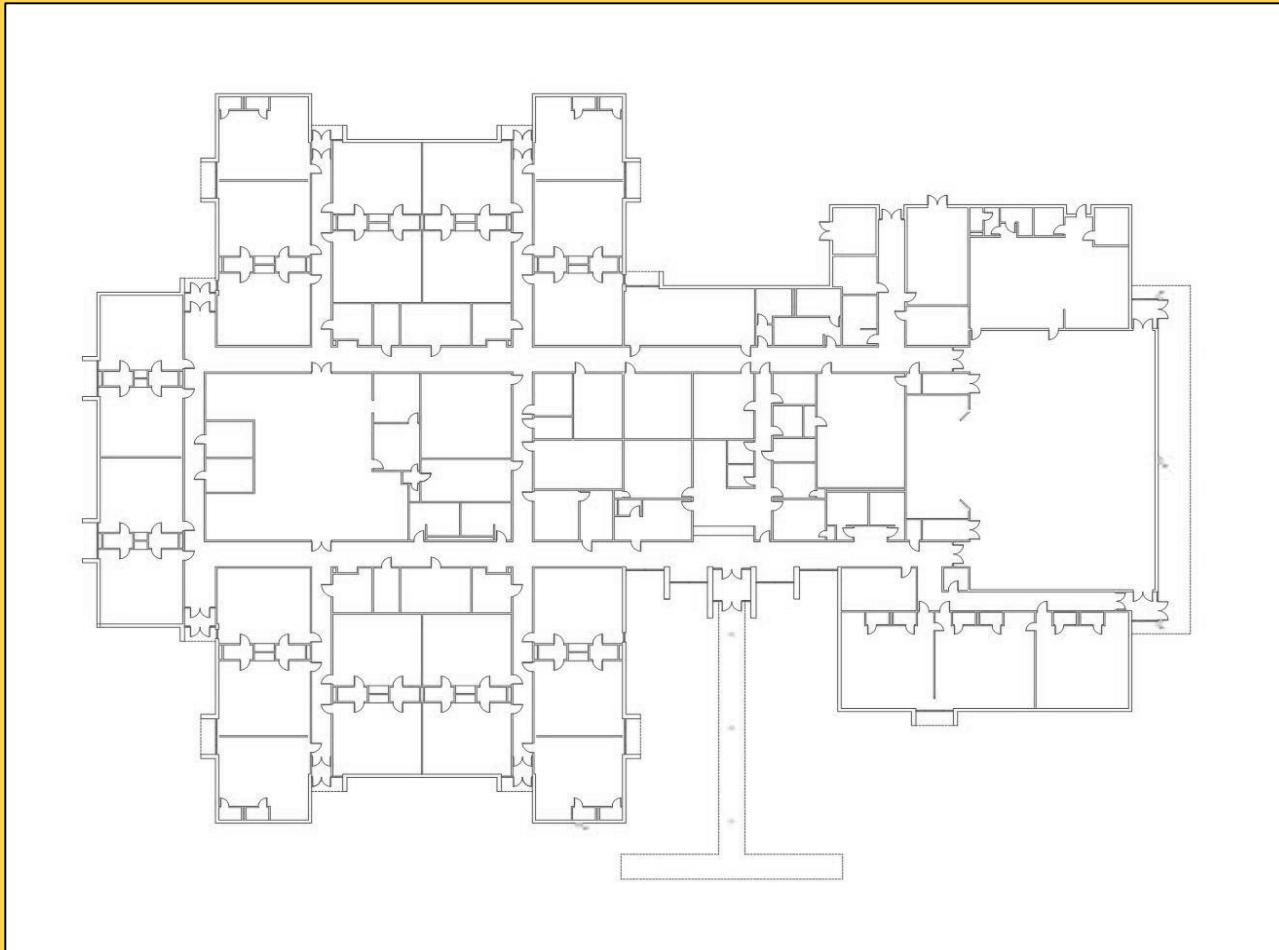


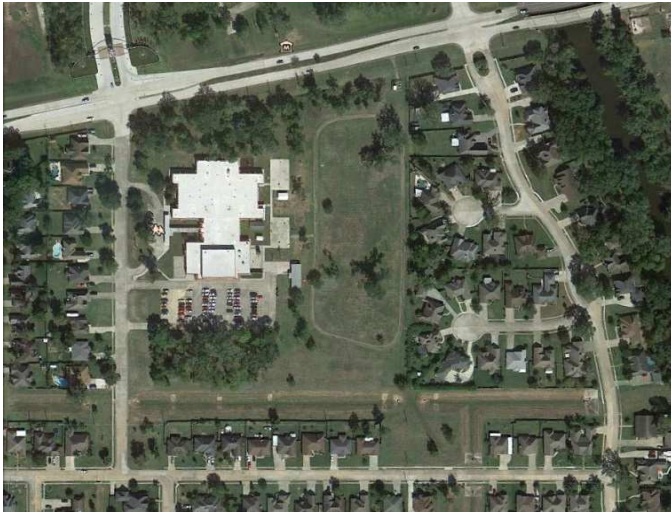
MADGE GRIFFITH ELEMENTARY

Floor Plans



C O R G A N





MADGE GRIFFITH ELEMENTARY

101 Lexington Street

Clute, Texas 77531

SITE INFORMATION

Current # of Parking Spaces: 86 and 5 handicapped

Parent drop-off/pick-up Not adequate.

Bus drop-off/pick-up Not adequate.

General Notes:

Site Conditions

Parking & Drives

Concrete drive and parking in good condition

Sidewalks

Concrete sidewalks in fair condition

ADA Accessibility

There are some accessible routes outside - but not at the playground

Site Signage

No directional signage; entrance signage and handicap

Playground Areas

Condition

Some old equipment and base material needs replacement

Accessibility

No playground access for handicapped

Athletic Areas

fair condition, minor improvements needed.

Landscaping/Irrigation

Minimal landscaping

Utilities & Drainage

Good site drainage

Dumpster Service Area

Dumpsters are in the back parking lot, off the drive - no

Site Lighting

Site lighting is fair - there are two poles for parking; canopy

Security

Fencing needed around play area, cameras are being installed.

Chain Link Fencing

4' fence around some play areas - no gates

Ornamental Fencing

No ornamental fencing

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							
Site Lighting- Building and Parking Lots			<input type="checkbox"/>				
Exterior Concrete Pads & Pavement- Around building , mechanical yards							
Fire Hydrants / Utility Vaults / Misc.							
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
Good site drainage
Minimal landscaping
Some areas of less grass because of wear - near play areas
Concrete drive and parking in good condition
Concrete sidewalks in fair condition
fair condition, minor improvements needed.
Some areas of less grass because of wear - near play areas
Minor cracking in concrete court
Basketball backboards need replacement
Some old equipment and base material needs replacement
No playground access for handicapped
Some equipment is metal or wooden and needs replacement
Base/fall material is at a minimal amount - more needed

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 lighting is fair - there are two poles for parking; canopy lighting.
Site Security						Fencing needed around play area, cameras are being installed.
Cameras			<input type="checkbox"/>			Cameras are being installed
Chain Link Fencing / Gates				<input type="checkbox"/>		4' fence around some play areas - no gates
Ornamental Fencing / Gates					<input type="checkbox"/>	No ornamental fencing
Misc. Structures						
Site Walls -Retaining / Screen			<input type="checkbox"/>			No screening around dumpsters
Dumpster Service Area				<input type="checkbox"/>		Dumpsters are in the back parking lot, off the drive - no fencing
Site Signage- Directional / Handicapped			<input type="checkbox"/>			No directional signage; entrance signage and handicap signage visible
Site Furniture / Specialties					<input type="checkbox"/>	Minimal seating
Misc. Site work / Recreational / Site Structures			<input type="checkbox"/>			(2) bike racks at the side of the building - one of them is rusting
ADA Compliance/Accessibility			<input type="checkbox"/>			There are some accessible routes outside - but not at the playground
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:						3



BRAZOSPORT ISD



MADGE GRIFFITH ELEMENTARY

101 Lexington Street

Clute, Texas 77531

EXTERIOR BUILDING INFORMATION

Exterior Building Cladding Materials:	Brick & corrugated metal panel
Roof Type:	single-ply
Exterior Window Materials:	aluminum storefront

General Notes:

Exterior Building Condition

Exterior Envelope

Wall Condition

Fair condition. Some staining from water runoff

Window Condition

Exterior windows are in poor to fair condition

Doors/Entrances

Exterior doors are in fair condition.

Secure Entrance

Secure entry - card scanner

Foundation/Structure

Fair to good structure and foundation

Roofing Areas

Roof area is in poor/failing condition

Existing Warranty

no warranties remaining

Area for repair

none

Area for Replacement

all roof areas

Exterior Building

Lighting on walls, under canopies, at entrances, and pole lighting

Lighting

Kitchen dock/loading entry

Kitchen service area has ramp to door - needs cover

Canopies

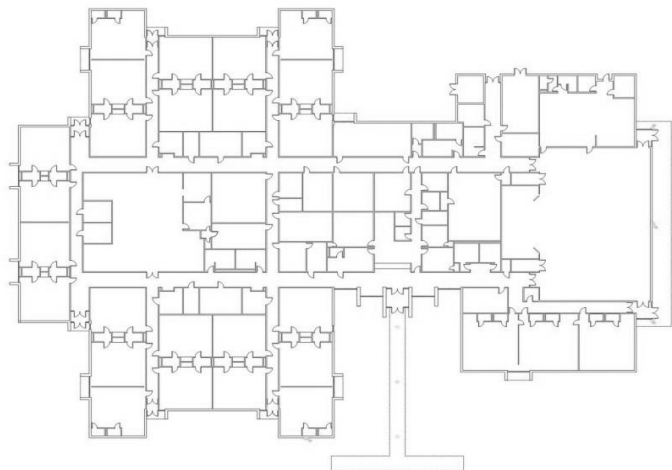
Canopies are in good condition

Additional information

EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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	Maintenance Cycle Schedule Years	Condition or Quality				Special Notes or Observations
Exterior Walls						
Exterior Wall Face & Back-Up Construction- Brick		<input type="checkbox"/>				Fair condition. Some staining from water runoff
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"/>			Exterior windows are in poor to fair condition
Curtain Walls					<input type="checkbox"/>	Aluminum framed glass and obscure panels - needs re-caulking
Exterior Doors						
Exterior Storefront / Entry Walls		<input type="checkbox"/>				Exterior doors are in fair condition.
Exterior Storefront / Entry Doors		<input type="checkbox"/>				Aluminum framed glass
Exterior Doors			<input type="checkbox"/>			Aluminum framed glass
Exterior Overhead / Rolling Doors					<input type="checkbox"/>	Kitchen door is in need of re-painting and accessible hardware
Exterior Hardware			<input type="checkbox"/>			
Exterior Door Panic Hardware			<input type="checkbox"/>			
Weather/Waterproofing						
Waterproofing					<input type="checkbox"/>	Overall in fair condition.
Caulking / Sealants			<input type="checkbox"/>			Unknown condition.
Exterior Soffits			<input type="checkbox"/>			Re-caulking needed around perimeter of windows.
Finishes To Misc. Exterior Structures					<input type="checkbox"/>	some cracking at plaster soffit
Miscellaneous Exterior Building Items						
Canopies						
Freestanding Canopies		<input type="checkbox"/>				Canopies are in good condition
Canopies attached to building					<input type="checkbox"/>	Avadek canopies look newer than most and have lighting
Exterior Building Lighting						
Secure Front Entry			<input type="checkbox"/>			Lighting on walls, under canopies, at entrances, and pole lighting
Secure Front Entry			<input type="checkbox"/>			Secure entry - card scanner
Kitchen Dock/Loading Zones			<input type="checkbox"/>			Kitchen service area has ramp to door - needs cover
Average Exterior Grade:						3



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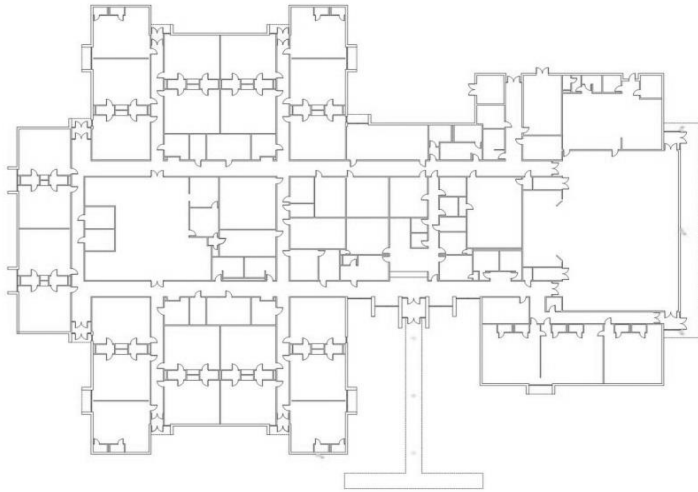
MADGE GRIFFITH ELEMENTARY

101 Lexington Street

Clute, Texas 77531

INTERIOR BUILDING AREAS	
Circulation:	Circulation is adequate.
Interior signage:	Signage is poor. Braille is not present on majority of signs.
Layout:	Layout consists of double loaded corridors & shared restrooms between classrooms

General Notes:	
Interior Building Areas	
Classrooms	Classrooms are adequate size, but need ADA sinks, restrooms, and marker boards.
SPED Classrooms	One SPED in a regular size classroom
Science Labs	Science lab located in a temporary building.
Computer Labs	Computer lab is typical of BISD elementary schools.
Art/Music	Music room is adequate. There is not a classroom dedicated to art.
Library	Library millwork and shelving is adequate. The layout is not suitable for admin meetings.
Cafeteria	Combined with gym; condition is good and clean; adequate space
Kitchen/Serving	
Gymnasium	See cafeteria. Flooring, acoustics, basketball goals adequate.
Auditorium	Not applicable
Administration	Offices, meeting space, and reception adequate.
Staff Work Areas	Millwork and shelving in good condition. Adequate spaces for working.
Clinic	In good condition, but needs ADA sink.



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101 Lexington Street

Clute, Texas 77531

INTERIOR FINISH INFORMATION

Flooring Types:	Carpet, ceramic tile, VCT
Walls:	Vinyl wallcovering, painted CMU
Ceilings:	Acoustical ceiling tile

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General Notes:

Interior Building Condition

Ceilings	Ceilings are in good condition.
Floors	Carpet is throughout all corridors and is in poor condition.
Interior Wall Finishes	Wallcovering is in poor condition, painted CMU is good.
Millwork	Non-ADA compliant hardware on some doors; no knee space at sinks
Restrooms	Walls and partitions are fair, but flooring is in poor condition.
Food Service Areas	Equipment is in poor/fair condition.
Doors and Hardware	Doors and hardware in poor to good condition.
ADA Compliance	Millwork, plumbing fixtures, ramps, signage, & hardware are 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

Special Notes or Observations

	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						
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"/>			

Finishes are in fair condition with the flooring being poor.
 Ceilings are in good condition.
 Acoustical ceiling tiles and grid are in good condition.

Carpet is throughout all corridors and is in poor condition.

Good condition - at entrance vestibule

Wallcovering is in poor condition, painted CMU is good.

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

Maintenance Cycle Schedule Years	Condition or Quality				
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"/>	
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"/>	

Special Notes or Observations

Non-ADA compliant hardware on some doors; no knee space at sinks

Magnetic chalk boards only - in good condition.

Blinds are in fair condition - only located in classrooms.

Walls and partitions are fair, but flooring is in poor condition.
 Painted CMU walls are in good condition.
 ACT in good condition.

Plastic laminate partitions are fair
 Good condition, but need to be moved down for accessibility.

EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent
 3= Fair
 5= Failure

2= Good
 4= Poor

Maintenance Cycle Schedule Years	Condition or Quality				
				<input type="checkbox"/>	

ADA accessibility

Food Service Areas

Special Notes
 or
 Observations

Main restrooms are accessible, but classroom restrooms are not.

Equipment is in poor/fair condition.

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

	Maintenance Cycle Schedule Years	Condition or Quality				Special Notes or Observations
Building code requirements met?			<input type="checkbox"/>			Unknown at this time.
Energy code requirements met?			<input type="checkbox"/>			Unknown at this time.
Fire code requirements met?				<input type="checkbox"/>		No sprinklers
Average Interior Grade:						3



MADGE GRIFFITH ELEMENTARY

101 Lexington Street

Clute, Texas 77531

PROJECT INFORMATION

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

BRAZOSPORT ISD



General Notes:

Mechanical Systems

Warranty	N/A
Central Plant	Pumps and pipe connections are in poor shape, need replacement
Roof Top Units	N/A
Ductwork	Ducts could use cleaning, filter changes need to be
EMS	EMS system installed & up-to-date

Electrical Systems

Classroom Lighting	2x4 recessed with T8 lamps
Corridor Lighting	2x4 recessed and can lights
Primary Power Panels	good
Clock/Bell/ PA	good

Plumbing Systems

Main Water Supply	No BFP visible to protect potable water system
Drinking fountains	ADA compliant
Toilet Fixtures	ADA Compliant
Lavatory Fixtures	ADA Compliant

Life Safety Systems

Fire Sprinkler	Sprinklers not present.
Fire Extinguishers	Some fire extinguishers present
Fire Alarm	Fire alarm not located during review.

Technology

Power/data	Inadequate teacher/student computer drops
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

Special Notes or Observations

MPE&FP Systems

HVAC

Central Plant (including chillers, pumps, piping, valves, controls, & risers)				<input checked="" type="checkbox"/>			Pumps and pipe connections are in poor shape, need replacement
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)						<input checked="" type="checkbox"/>	N/A
Main vertical trunk ducts through roof & floors (including rated chases)		<input checked="" type="checkbox"/>					Ducts could use cleaning, filter changes need to be more frequent
Main horizontal trunk duct		<input checked="" type="checkbox"/>					
Perimeter zone low pressure ductwork & diffusers (T-bar slots)		<input checked="" type="checkbox"/>					
Interior zone Variable Air Volume Boxes		<input checked="" type="checkbox"/>					
Interior zone low pressure ductwork & diffusers		<input checked="" type="checkbox"/>					
Ceiling mounted return air grilles		<input checked="" type="checkbox"/>					
Return air silencers at main return air intake		<input checked="" type="checkbox"/>					
All necessary fire dampers and smoke detectors as required by code			<input checked="" type="checkbox"/>				
All restroom exhaust fans, ductwork, and electrical connections			<input checked="" type="checkbox"/>				Exhaust fans making noises, need attention to continue to run
Electrical connections to all roof mounted equipment		<input checked="" type="checkbox"/>					
Electrical connections to all Central Plant equipment		<input checked="" type="checkbox"/>					
DDC Control points for all roof mounted equipment		<input checked="" type="checkbox"/>					
DDC Control points for all internal base building mounted equipment		<input checked="" type="checkbox"/>					
DDC Control points for all internal tenant building mounted equipment		<input checked="" type="checkbox"/>					
DDC control points for all VAV's		<input checked="" type="checkbox"/>					
Structure trim and curbing for roof mounted equipment							N/A
Energy Management System		<input checked="" type="checkbox"/>					EMS system installed & up-to-date
HVAC system must meet NC-35 for noise criteria in occupied spaces							N/A
Wall mounted thermostats		<input checked="" type="checkbox"/>					
Warranties still in effect							N/A

Plumbing

Main domestic water supply			<input checked="" type="checkbox"/>				No BFP visible to protect potable water system
Water heater systems (including piping & install)							Unknown age of water heater system
Sanitary waste water lines							N/A
All condensate piping and drainage							N/A
Building roof drainage piping			<input checked="" type="checkbox"/>				
Toilet Fixtures - Condition and Type		<input checked="" type="checkbox"/>					ADA Compliant
Flush Valves - Condition and type		<input checked="" type="checkbox"/>					
Lavatories - Condition and Type		<input checked="" type="checkbox"/>					ADA Compliant
Faucets - Condition and Type		<input checked="" type="checkbox"/>					
Electrical Water coolers - Condition and Type/ ADA			<input checked="" type="checkbox"/>				ADA compliant

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Maintenance Cycle Schedule Years	Condition or Quality						

Special Notes or Observations

MEP SYSTEMS ASSESSMENT FORM

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	Maintenance Cycle Schedule Years	Condition or Quality					Special Notes or Observations
Electrical							
Primary Service & Equipment		<input type="checkbox"/>					good
Power company transformer		<input type="checkbox"/>					
Main building switchgear including breakers		<input type="checkbox"/>					
Distribution Feeders		<input type="checkbox"/>					good
Panels (HVAC, Lighting, & power)		<input type="checkbox"/>					good
Classroom lighting and type		<input type="checkbox"/>					2x4 recessed with T8 lamps
Corridor lighting and type		<input type="checkbox"/>					2x4 recessed and can lights
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"/>					good
Telephone/Data Outlets		<input type="checkbox"/>					
UPS Systems					<input type="checkbox"/>		Not visible
Life Safety Systems							
Sprinkler Main Riser					<input type="checkbox"/>		Sprinklers not present.
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"/>	Fire alarm not located during review.
All Data Points & associated wiring						<input type="checkbox"/>	
Fire Alarm Annunciation Panel		<input type="checkbox"/>					
Horn Strobes & wiring			<input type="checkbox"/>				
Fire Alarm Pulls			<input type="checkbox"/>				
Emergency Lighting						<input type="checkbox"/>	No generator
Exit Signage		<input type="checkbox"/>					Exit signage present.
Fire Extinguisher cabinets per code						<input type="checkbox"/>	
Fire Extinguishers						<input type="checkbox"/>	Some fire extinguishers present

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Maintenance Cycle Schedule Years	Condition or Quality				
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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"/>			

Inadequate teacher/student computer drops
Yes

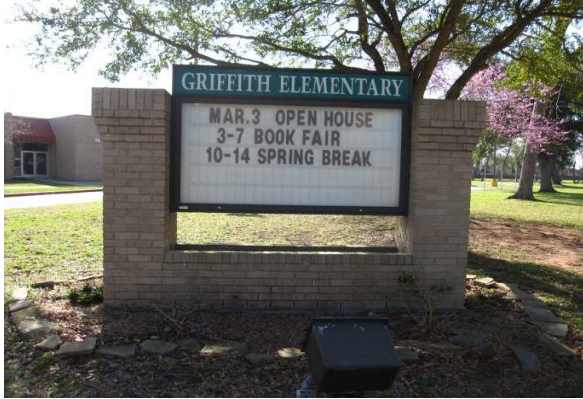
Average MEP Grade:

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MADGE GRIFFITH ELEMENTARY

Existing photos



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Existing photos



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