

# LANIER MIDDLE SCHOOL

## EXECUTIVE SUMMARY



Capacity Assessment								
Design Capacity:	634					<b>Percent Occupied: 84%</b>  85% Capacity is assumed full		
Functional Capacity:	539							
Current Enrollment	452							
Building Constructed : Existing Gym 1950 ; New school 1995/2007								
Building Current Square Footage : 54,710								
Assessment Grading		1-Pass		5- Fail				
		Scale:	1	2	3	4	5	Note: Score over 3 recommend replacement
Site	Parking and Drives							Asphalt entry drives & concrete parking in good condition
	Sidewalks							In good condition
	Landscape/Irrigation							Minimal landscaping. Mostly grass/clover & few trees.
	Play Grounds							No playgrounds
	ADA Accessibility							Accessible sidewalks/parking/entries
	Utilities& Drainage							Adequate drainage. Area drains.
	Site Lighting							Pole lighting & wall packs.
	Security							Fair- existing gym external of new building. Security issue
Exterior	Exterior Walls							Recent addition in good condition. Existing Gym/Velasco poor
	Structure/Foundation							Good to fair building structure/foundations.
	Windows							Alum. Windows--1995/2007: double pane glass, 1950: single pane
	Doors/Entrances							Aluminum storefront doors in good condition at 2007 addition.
	Roofing							Fair condition/maintenance required
	Weather/Waterproofing							Good/Fair condition-2007 addition ; Poor - existing gym
	Canopies							Avadek canopy w/ lighting
Interior	TEA Compliance							Education adequacy is fair
	Educational Adequacy							2007-Good condition ; 1995-Fair condition ; 1950-Poor condition
	Finishes							2007/1995- Good condition ; 1950-Poor condition
	Restrooms							Overall Kitchen area is in fair condition.
	Food Service							Generally in good condition with some normal wear.
	Doors/Hardware							Plumbing fixtures, hardware, and circulation are generally accessible
	Accessibility							ACM Present
	ACM materials							Unknown at this time
Code requirements								
MEP	<b>Mechanical</b>							
	Units							RTU's in fair condition.
	Ductwork							Good condition
	Exhaust							Confirm Exhaust interlocks w/ AHU; some fans not running
	<b>Electrical</b>							
	Building service							Good condition
	Panels							Good
	Distribution							Unknown at this time
	<b>Plumbing</b>							
	Infrastructure							Copper pipe, no signs of corrosion
	Fixtures							New bldg - ADA compliant , Older bldg - various
	<b>Life Safety Systems</b>							
	Fire Sprinkler							Yes.good condition
	Fire Alarm							Yes, good condition; may need upgrading
	Emergency Lighting							Not visible-no generator on site; should be battery packs
	Exit Signage							Good condition
	<b>Technology</b>							
	Data							Adequate
Wi Fi							WIFI present	

**Total Score - 2.79**

# LANIER MIDDLE SCHOOL

## EXECUTIVE SUMMARY



### OVERALL SUMMARY & RECOMMENDATION

The main Lanier MS building was completed in 1995 with a new addition in 2007 and is in good condition overall. A majority of classrooms meet TEA minimum standards, and finishes in the older facilities are in fair to poor condition. The external gymnasium building provides uncontrolled points of entry. The original gym is over 60 years old and most systems have outlived their useful service life and should be replaced.

**RECOMMENDATION:** Due to age, arrangement and security as identified above, the original Gymnasium should be removed and be replaced. The 1995 & 2007 Middle school is a functional and useful facility, needing minor improvements to meet codes, such as life safety and accessibility. It is recommended to upgrade finishes and renovate the restrooms in the 1995 facility as well.

# 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		
<b>EDUCATION ADEQUACY</b>								
<b>Classroom Educational Adequacy</b>								
Power			<input type="checkbox"/>					
Technology			<input type="checkbox"/>					
Classroom size			<input type="checkbox"/>					
Marker board/ tack board			<input type="checkbox"/>					
<b>Special Education Classroom</b>								
Rooms			<input type="checkbox"/>					
Restrooms			<input type="checkbox"/>					
Accessibility			<input type="checkbox"/>					
Showers			<input type="checkbox"/>					
<b>Science Room</b>								
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"/>				
<b>Media Center</b>								
Technology			<input type="checkbox"/>					
Reading area			<input type="checkbox"/>					
Power			<input type="checkbox"/>					
<b>Athletic Facilities</b>								
Outdoor courts						<input type="checkbox"/>		
Outdoor fields						<input type="checkbox"/>		
Playgrounds						<input type="checkbox"/>		
Gymnasium					<input type="checkbox"/>			
Locker rooms					<input type="checkbox"/>			
<b>Computer Facilities</b>								
Technology			<input type="checkbox"/>					
Room size			<input type="checkbox"/>					
Electrical & Data			<input type="checkbox"/>					

Education adequacy is fair

# EDUCATION ADEQUACY ASSESSMENT

1= Excellent  
3= Fair  
5= Failure

2= Good  
4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality					Special Notes or Observations
<b>Art Facilities</b>		<input type="checkbox"/>					
Kiln/ kiln vent		<input type="checkbox"/>					
Demo table		<input type="checkbox"/>					
<b>Vocational Rooms</b>		<input type="checkbox"/>					
Demo tables		<input type="checkbox"/>					
Sink		<input type="checkbox"/>					
Eye wash		<input type="checkbox"/>					
Power		<input type="checkbox"/>					
Technology		<input type="checkbox"/>					
<b>Average grade:</b>							3

# LANIER MIDDLE SCHOOL

## Building Capacity Analysis

Rm No.	Room Name	Function	Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
200	M. Oneill Classroom	M. Oneill Classroom	Core Classroom	Y	25	
201A	Parent Lab	Parent Lab	Storage	NA	NA	
202	Hargrove Classroom	Hargrove Classroom	Core Classroom	Y	25	
203	Rice Granville Classroom	Rice Granville Classroom	Core Classroom	N	22	
204	Pope Classroom	Pope Classroom	Core Classroom	Y	25	
205	Science Lab	Science Lab	Science lab MS	Y	NA	
206	Classroom	Classroom	Core Classroom	Y	25	
207	Life Skills	Life Skills	Special Education	Y	NA	
208	Merritt Classroom	Merritt Classroom	Core Classroom	Y	25	
209	Science Lab	Science Lab	Science lab MS	Y	NA	
210	Coker Classroom	Coker Classroom	Core Classroom	Y	25	
211	Lab	Lab	Science lab MS	Y	NA	
250	Ward Classroom	Ward Classroom	Core Classroom	Y	25	
252	Pinkney Classroom	Pinkney Classroom	Core Classroom	Y	25	
254	Crabtree Classroom	Crabtree Classroom	Core Classroom	Y	25	
256	McBrayer Classroom	McBrayer Classroom	Core Classroom	Y	25	
262	McGhee Classroom	McGhee Classroom	Core Classroom	N	24	
264	Classroom	Classroom	Core Classroom	Y	25	
300	Library	Library	Library 1	Y	NA	
501	Computer Lab	Computer Lab	Computer Lab	N	24	
502	Allen Resource Room	Allen Resource Room	Special Education	Y	NA	
504	Computer Lab	Computer Lab	Computer Lab	N	24	
508	Orchestra	Orchestra	Music	Y	NA	
510	Band	Band	Music	Y	NA	
521	Wade Classroom	Wade Classroom	Core Classroom	N	24	
523	Luchak Classroom	Luchak Classroom	Core Classroom	N	24	
524	D Moore Classroom	D Moore Classroom	Core Classroom	N	24	
525	Paiz Classroom	Paiz Classroom	Core Classroom	N	24	
526	Valdez Classroom	Valdez Classroom	Core Classroom	N	24	
533	Torrez Classroom	Torrez Classroom	Core Classroom	Y	25	
534	Classroom	Classroom	Core Classroom	N	24	
535	Corte Classroom	Corte Classroom	Core Classroom	N	24	
536	Segovia Classroom	Segovia Classroom	Core Classroom	N	24	
537	Oneill Classroom	Oneill Classroom	Core Classroom	N	24	
540	Classroom	Classroom	Core Classroom	N	24	
541	Science Lab	Science Lab	Science lab MS	Y	NA	
542	Music	Music	Music	Y	NA	
544	Classroom	used as Storage	Storage	NA	NA	
545	Art	Art	Elective Classroom	Y	NA	
546	Storage	Storage	Storage	NA	NA	
	<b>Total Capacity</b>				<b>634</b>	<b>539</b>

# LANIER MIDDLE SCHOOL

Site Plan



C O R G A N

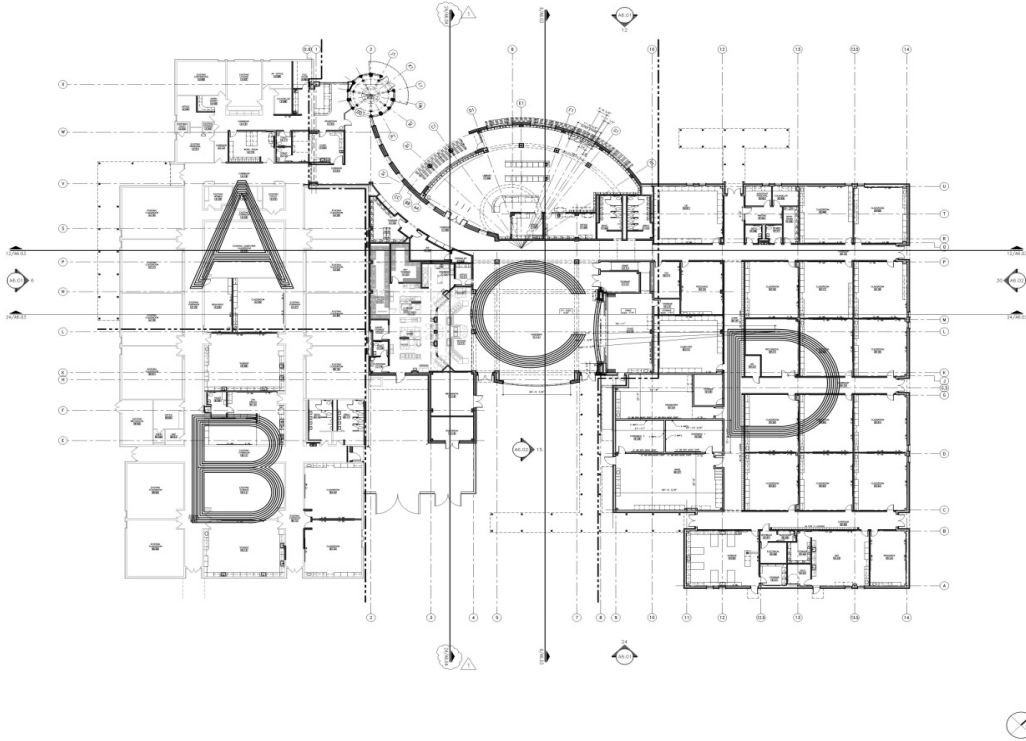


# LANIER MIDDLE SCHOOL

Floor Plans



C O R G A N





# LANIER MIDDLE SCHOOL

STREET ADDRESS

CITY, STATE ZIP CODE

## SITE INFORMATION

**Current # of Parking Spaces:** Front - 7 + 1 H/C  
Side - 54 + 3 H/C

**Parent drop-off/pick-up** Adequate

**Bus drop-off/pick-up** Adequate

BRAZOSPORT ISD



## General Notes:

### Site Conditions

<b>Parking &amp; Drives</b>	Asphalt entry drives & concrete parking in good condition
<b>Sidewalks</b>	In good condition
<b>ADA Accessibility</b>	Accessible sidewalks/parking/entries
<b>Site Signage</b>	Minimal directional signage
<b>Playground Areas</b>	
Condition	No playgrounds
Accessibility	No playgrounds
<b>Athletic Areas</b>	No outdoor athletic areas
<b>Landscaping/Irrigation</b>	Minimal landscaping. Mostly grass/clover & few trees.
<b>Utilities &amp; Drainage</b>	Adequate drainage. Area drains.
<b>Dumpster Service Area</b>	Dumpster @ service yard
<b>Site Lighting</b>	Pole lighting & wall packs.
<b>Security</b>	Fair- existing gym external of new building. Security issue
<b>Chain Link Fencing</b>	Fence around mechanical yard & service yard only
<b>Ornamental Fencing</b>	no ornamental fence



# 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.

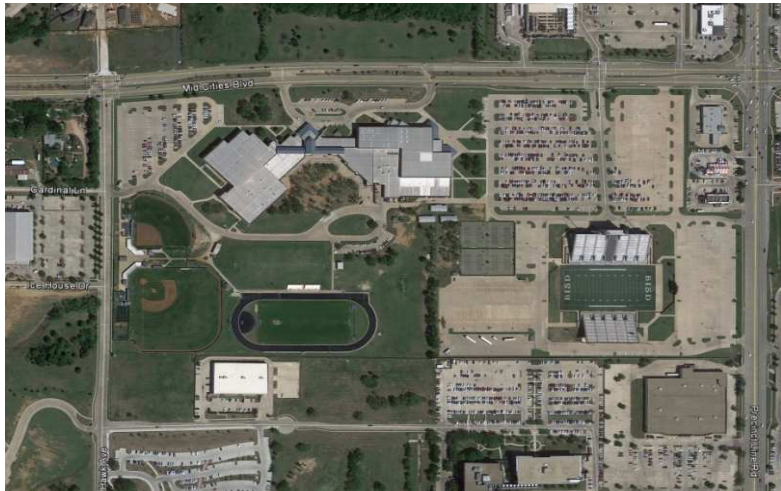
Site work	Maintenance Cycle Schedule Years	Condition or Quality					N/A
		1	2	3	4	5	
<b>On-Site Utilities &amp; Drainage</b>							
Site Drainage / Erosion Control		<input type="checkbox"/>					
Storm Sewer Line		<input type="checkbox"/>					
Sanitary Sewer Line		<input type="checkbox"/>					
Water Supply 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"/>					
<b>Landscape &amp; Irrigation</b>							
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"/>	
<b>Site Parking &amp; Drives</b>							
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"/>					
<b>Sidewalks</b>							
Sidewalks / Steps / Ramps			<input type="checkbox"/>				
Court Yards / Patios / Misc. Paving						<input type="checkbox"/>	
<b>Outdoor Athletic Areas</b>							
Play Fields							
Tennis Courts						<input type="checkbox"/>	
Hard court play areas						<input type="checkbox"/>	
Backstops						<input type="checkbox"/>	
<b>Playgrounds</b>							
Play areas						<input type="checkbox"/>	
Playground access for handicapped							
Playground equipment						<input type="checkbox"/>	
Playground base material						<input type="checkbox"/>	

Special Notes or Observations
Adequate drainage. Area drains.
pole mounted transformer at existing gym wall packs / canopy lighting / pole lighting
Minimal landscaping. Mostly grass/clover & few trees.
Asphalt entry drives & concrete parking in good condition
need repainting
In good condition
No outdoor athletic areas
No playgrounds
No playgrounds

# 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.

	Maintenance Cycle Schedule Years	Condition or Quality				Special Notes or Observations
<b>Miscellaneous Exterior Site Items</b>						
Site Lighting		<input type="checkbox"/>				Pole lighting & wall packs.
Site Security						Fair- existing gym external of new building. Security issue
Cameras				<input type="checkbox"/>		
Chain Link Fencing / Gates				<input type="checkbox"/>		Fence around mechanical yard & service yard only
Ornamental Fencing / Gates					<input type="checkbox"/>	no ornamental fence
<b>Misc. Structures</b>						
Site Walls -Retaining / Screen			<input type="checkbox"/>			
Dumpster Service Area			<input type="checkbox"/>			Dumpster @ service yard
Site Signage- Directional / Handicapped			<input type="checkbox"/>			Minimal directional signage
Site Furniture / Specialties			<input type="checkbox"/>			
Misc. Site work / Recreational / Site Structures					<input type="checkbox"/>	
<b>ADA Compliance/Accessibility</b>						
Compliant Sidewalks/Curbs			<input type="checkbox"/>			Accessible sidewalks/parking/entries
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"/>			
<b>Average Site Grade:</b>						2



# BRAZOSPORT ISD



## LANIER MIDDLE SCHOOL

STREET ADDRESS

CITY, STATE ZIP CODE

### EXTERIOR BUILDING INFORMATION

<b>Exterior Building Cladding Materials:</b>	Brick & Split face CMU
<b>Roof Type:</b>	low slope
<b>Exterior Window Materials:</b>	Aluminum Window frames

General Notes:	
<b>Exterior Building Condition</b>	
<b>Exterior Envelope</b>	
Wall Condition	Recent addition in good condition. Existing Gym/Velasco poor
Window Condition	Alum. Windows--1995/2007: double pane glass, 1950:
Doors/Entrances	Aluminum storefront doors in good condition at 2007
Secure Entrance	No security vestibule. Admin at entry.
<b>Foundation/Structure</b>	Good to fair building structure/foundations.
<b>Roofing Areas</b>	Fair condition/maintenance required
Existing Warranty	Unknown at this time
Area for repair	Maintenance is needed for the modified roof areas.
Area for Replacement	Replacement is needed for the single ply areas
<b>Exterior Building Lighting</b>	Wall packs & exterior pole lighting.
<b>Kitchen dock/loading entry</b>	Good condition.
<b>Canopies</b>	Avadek canopy w/ lighting
<b>Additional information</b>	Existing Gymnasium & old Velasco ES in poor condition. Needs to be demo'ed and replace Gym.

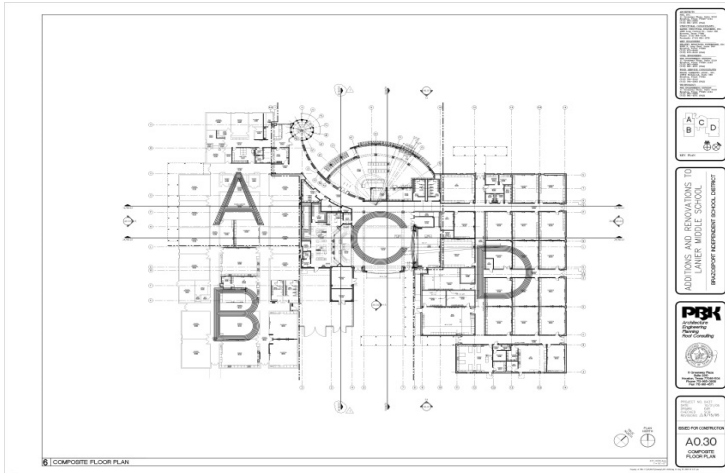


# EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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			
<b>Exterior Walls</b>					
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"/>		
<b>Windows/Glazed Walls</b>					
Windows			<input type="checkbox"/>		
Curtain Walls					<input type="checkbox"/>
<b>Exterior Doors</b>					
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"/>		
<b>Weather/Waterproofing</b>					
Waterproofing			<input type="checkbox"/>		
Caulking / Sealants		<input type="checkbox"/>			
Exterior Soffits					<input type="checkbox"/>
Finishes To Misc. Exterior Structures					<input type="checkbox"/>
<b>Miscellaneous Exterior Building Items</b>					
<b>Canopies</b>					
Freestanding Canopies		<input type="checkbox"/>			
Canopies attached to building					<input type="checkbox"/>
<b>Exterior Building Lighting</b>					
Secure Front Entry				<input type="checkbox"/>	
Kitchen Dock/Loading Zones		<input type="checkbox"/>			
<b>Average Exterior Grade:</b>					
					3

Special Notes or Observations
Recent addition in good condition. Existing Gym/Velasco poor
existing gym painted CMU walls need repainting
Alum. Windows--1995/2007: double pane glass, 1950: single pane
Good condition - newer windows / Poor condition at gym
Aluminum storefront doors in good condition at 2007 addition.
HM Door/frame at kitchen entry rusting
Good/Fair condition-2007 addition ; Poor - existing gym
Avadek canopy w/ lighting
Wall packs & exterior pole lighting.
No security vestibule. Admin at entry.
Good condition.



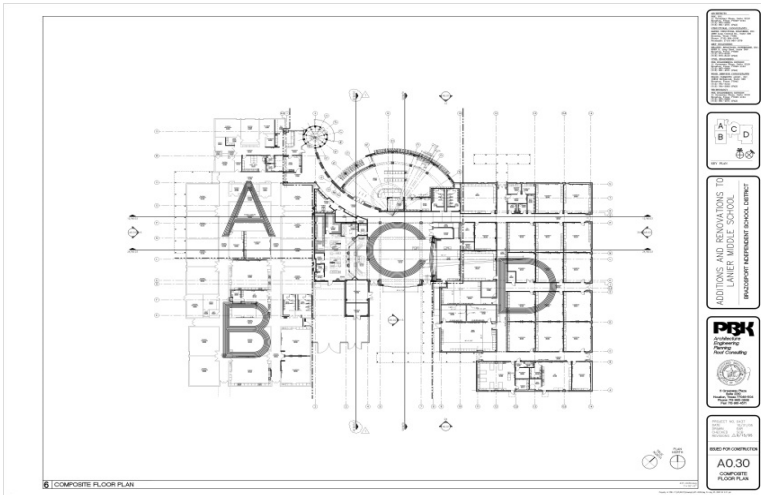
# LANIER MIDDLE SCHOOL

STREET ADDRESS

CITY, STATE ZIP CODE

INTERIOR BUILDING AREAS	
<b>Circulation:</b>	Ample circulation
<b>Interior signage:</b>	Room signage. No directional signage.
<b>Layout:</b>	The building is laid out in 2 wings: 5th & 6th grade wings Kitchen/Cafeteria is central

General Notes:	
Interior Building Areas	
Classrooms	Majority of classrooms in the new addition have adequate room
SPED Classrooms	General classrooms used for SPED education; do not meet standards for this function.
Science Labs	Majority of science labs do not have adequate space for its function
Computer Labs	There are 3 computer labs, of which 2 meet TEA standards.
Art/Music	Art room has adequate space to meet its function. Houses a Kiln.
Library	Located centrally and near the building entry. Has multiple computers. Adequate room.
Cafeteria	Cafeteria is centrally located near the building entry with adequate space.
Kitchen/Serving	Open to cafeteria commons.
Gymnasium	Located externally from the school and very poor condition.
Auditorium	Shares space/function with cafeteria commons.
Administration	Located at front of west wing.
Staff Work Areas	Faculty workrooms dispersed within school
Clinic	Located within administration.



# BRAZOSPORT ISD



## LANIER MIDDLE SCHOOL

STREET ADDRESS

CITY, STATE ZIP CODE

### INTERIOR FINISH INFORMATION

<b>Flooring Types:</b>	Carpet, VCT & CT
<b>Walls:</b>	CMU, Vinyl, Painted Gyp
<b>Ceilings:</b>	2x2 & 2x4 ACT, Painted Gyp

General Notes:

Interior Building Condition	
Ceilings	Ceilings in good/fair condition in new part of the school except in the old gym.
Floors	2007-Good condition ; 1995-Fair condition ; 1950-Poor condition
Interior Wall Finishes	CMU, Gyp bd, and tile wall finishes generally in good cond 1995/2007
Millwork	Generally in Good/Fair condition
Restrooms	2007/1995- Good condition ; 1950-Poor condition
Food Service Areas	Overall Kitchen area is in fair condition.
Doors and Hardware	Generally in good condition with some normal wear.
ADA Compliance	Plumbing fixtures, hardware, and circulation are generally accessible







# 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

Special Notes or Observations
-------------------------------------

## Interior Building Conditions

### Interior Building Finishes

	1	2	3	4	5	N/A
<b>Ceilings</b>		<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"/>	
<b>Floors</b>			<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"/>	
<b>Interior Wall Finishes</b>		<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"/>				

2007-Good condition ; 1995-Fair condition ; 1950-Poor condition  
 Ceilings in good/fair condition in new part of the school except in the old gym.

Some missing/broken ceiling tiles at old gym.

Only located in the old gym corridors. Needs cleaning.

Some leaking at old gym.

2007-Good condition ; 1995-Fair condition ; 1950-Poor condition  
 staining in 1995 classrooms  
 water damage at 1995 corridors

tile at restrooms  
 stage at old gym; poor condition  
 at old gym only

CMU, Gyp bd, and tile wall finishes generally in good cond 1995/2007

# 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
		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"/>				
<b>Millwork Cabinets</b>			<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"/>			At old gym, not used anymore due to poor condition; 2007-good
Mail Boxes						<input type="checkbox"/>	
Interior Signage / Graphics -ADA Graphics			<input type="checkbox"/>				Room signage
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"/>	No loading dock equipment.
Digital clocks						<input type="checkbox"/>	No digital clocks. Analog clocks in good condition.
Wireless access			<input type="checkbox"/>				
<b>Conveying Systems</b>						<input type="checkbox"/>	No conveying systems
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"/>	
<b>Overall Restroom Condition &amp; Finishes</b>							
Restroom Walls			<input type="checkbox"/>				2007/1995- Good condition ; 1950-Poor condition
Restroom Ceilings			<input type="checkbox"/>				
Restroom Fixtures			<input type="checkbox"/>				
Toilet Partitions			<input type="checkbox"/>				
Toilet Accessories			<input type="checkbox"/>				

# 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

Most RRs accessible. Old gym are non compliant.

Overall Kitchen area is in fair condition.

# EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

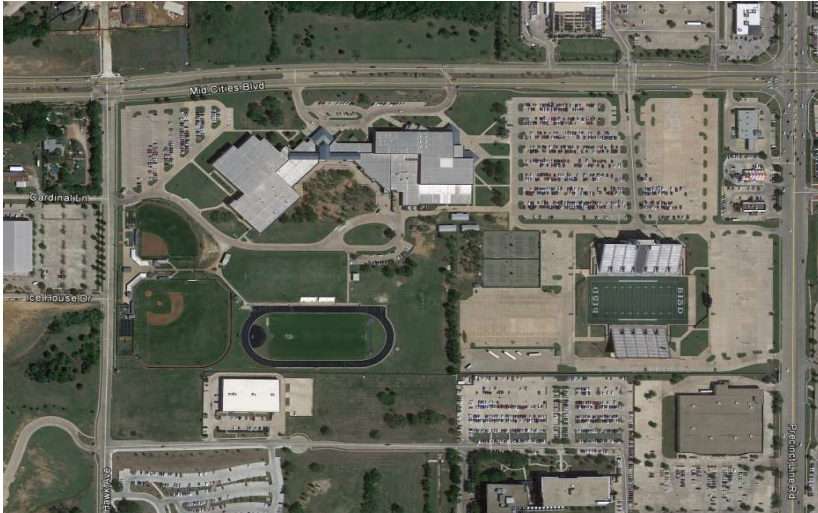
	Maintenance Cycle Schedule Years	Condition or Quality				
		1	2	3	4	5
Equipment			<input type="checkbox"/>			
Serving lines			<input type="checkbox"/>			
Dish return area			<input type="checkbox"/>			
Dry storage pantry			<input type="checkbox"/>			
Food freezer and refrigerator			<input type="checkbox"/>			
Exhaust Hood			<input type="checkbox"/>			
Flooring material and base			<input type="checkbox"/>			
Ceiling material			<input type="checkbox"/>			
Wall Material and finish			<input type="checkbox"/>			
Staff restroom			<input type="checkbox"/>			
Separate Locker room			<input type="checkbox"/>			
Food Service Office			<input type="checkbox"/>			
<b>Interior Doors &amp; Hardware</b>						
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"/>			
<b>Interior ADA Compliance &amp; Accessibility</b>						
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"/>
<b>ACM Materials</b>						
Presence of ACM Materials suspected?				<input type="checkbox"/>		
<b>Building Code Requirements</b>						
			<input type="checkbox"/>			

Special Notes or Observations
Equipment is in fair/good condition.
Functional - water service is provided - Normal wear.
Normal wear
Normal wear
Normal wear
Code Compliant
Normal wear
Normal wear
Normal wear
ADA compliant
Adequate
Adequate
Generally in good condition with some normal wear.
Rolling overhead grilles @ serving lines/gym
Plumbing fixtures, hardware, and circulation are generally accessible
Most RR accessible. Fieldhouse fixtures not accessible.
Room signage.
Gym not compliant.
ACM Present
Yes
Unknown at this time

# 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"/>		Older facility lacking sprinklers.
<b>Average Interior Grade:</b>							3



# LANIER MIDDLE SCHOOL

STREET ADDRESS

CITY, STATE ZIP CODE

## PROJECT INFORMATION

<b>HVAC Unit Brand/Models:</b>	Unavailable
<b>Current Design Capacity:</b>	Unavailable
<b>Current Load:</b>	Unavailable

BRAZOSPORT ISD



### General Notes:

#### Mechanical Systems

Warranty	Unknown at this time
Central Plant	Recommend replacing equip soon; Service boiler
Roof Top Units	RTU's in fair condition.
Ductwork	Good condition
EMS	Outdated and hybrid sys; recommend replacing

#### Electrical Systems

Classroom Lighting	Good, T8 lamps
Corridor Lighting	Good, T8 lamps
Primary Power Panels	Good condition
Clock/Bell/ PA	Operational, may need upgrading

#### Plumbing Systems

Main Water Supply	Copper pipe, no signs of corrosion
Drinking fountains	ADA compliant
Toilet Fixtures	New bldg - ADA compliant , Older bldg - various
Lavatory Fixtures	New bldg - ADA compliant , Older bldg - various

#### Life Safety Systems

Fire Sprinkler	Yes. good condition
Fire Extinguishers	Present. Unknown condition.
Fire Alarm	Yes, good condition; may need upgrading

#### Technology

Power/data	Adequate
Wireless	WIFI present

# 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 type="checkbox"/>							Recommend replacing equip soon; Service boiler
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)			<input type="checkbox"/>							RTU's in fair condition.
Main vertical trunk ducts through roof & floors (including rated chases)			<input type="checkbox"/>							Good condition
Main horizontal trunk duct			<input type="checkbox"/>							
Perimeter zone low pressure ductwork & diffusers (T-bar slots)								<input type="checkbox"/>		
Interior zone Variable Air Volume Boxes			<input type="checkbox"/>							
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"/>							
All necessary fire dampers and smoke detectors as required by code								<input type="checkbox"/>		
All restroom exhaust fans, ductwork, and electrical connections				<input type="checkbox"/>						Confirm Exhaust interlocks w/ AHU; some fans not running
Electrical connections to all roof mounted equipment			<input type="checkbox"/>							
Electrical connections to all Central Plant equipment			<input type="checkbox"/>							
DDC Control points for all roof mounted equipment								<input type="checkbox"/>		Hybrid DDC/Pneumatic sys. Recommend replacing w/ DDC.
DDC Control points for all internal base building mounted equipment								<input type="checkbox"/>		See comment above, recommend replacing control valves
DDC Control points for all internal tenant building mounted equipment								<input type="checkbox"/>		See comment above
DDC control points for all VAV's								<input type="checkbox"/>		See comment above
Structure trim and curbing for roof mounted equipment			<input type="checkbox"/>							
Energy Management System								<input type="checkbox"/>		Outdated and hybrid sys; recommend replacing
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

Main domestic water supply			<input type="checkbox"/>							Copper pipe, no signs of corrosion
Water heater systems (including piping & install)				<input type="checkbox"/>						Water heater should be further reviewed due to age
Sanitary waste water lines			<input type="checkbox"/>							
All condensate piping and drainage			<input type="checkbox"/>							
Building roof drainage piping			<input type="checkbox"/>							
Toilet Fixtures - Condition and Type				<input type="checkbox"/>						New bldg - ADA compliant , Older bldg - various
Flush Valves - Condition and type				<input type="checkbox"/>						
Lavatories - Condition and Type				<input type="checkbox"/>						New bldg - ADA compliant , Older bldg - various
Faucets - Condition and Type				<input type="checkbox"/>						
Electrical Water coolers - Condition and Type/ ADA					<input type="checkbox"/>					ADA 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
-------------------------------------

# 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
<b>Electrical</b>							
Primary Service & Equipment		<input type="checkbox"/>					Good condition
Power company transformer		<input type="checkbox"/>					
Main building switchgear including breakers		<input type="checkbox"/>					
Distribution Feeders							Unknown at this time
Panels (HVAC, Lighting, & power)		<input type="checkbox"/>					Good
Classroom lighting and type		<input type="checkbox"/>					Good, T8 lamps
Corridor lighting and type		<input type="checkbox"/>					Good, T8 lamps
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"/>				Operational, may need upgrading
Telephone/Data Outlets			<input type="checkbox"/>				
UPS Systems						<input type="checkbox"/>	No emergency generator on site
<b>Life Safety Systems</b>							
Sprinkler Main Riser			<input type="checkbox"/>				Yes. good condition
General Building Wet Pipe System (per code)			<input type="checkbox"/>				
Sprinkler Heads - Condition and type			<input type="checkbox"/>				Recessed
Base Building Fire Alarm System (fully addressable)			<input type="checkbox"/>				Yes, good condition; may need upgrading
All Data Points & associated wiring						<input type="checkbox"/>	
Fire Alarm Annunciation Panel						<input type="checkbox"/>	Not visible
Horn Strobes & wiring			<input type="checkbox"/>				
Fire Alarm Pulls			<input type="checkbox"/>				
Emergency Lighting			<input type="checkbox"/>				Not visible-no generator on site; should be battery packs
Exit Signage			<input type="checkbox"/>				Good condition
Fire Extinguisher cabinets per code						<input type="checkbox"/>	
Fire Extinguishers							Present. Unknown condition.



# LANIER MIDDLE SCHOOL

Existing photos



# LANIER MIDDLE SCHOOL

Existing photos



## OLD GYM - 1950



# LANIER MIDDLE SCHOOL

Existing photos



## OLD GYM - 1950



# LANIER MIDDLE SCHOOL

Existing photos

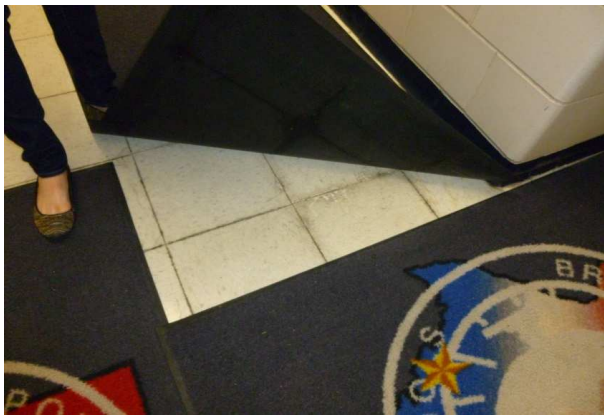


## OLD GYM - 1950



# LANIER MIDDLE SCHOOL

Existing photos





# LANIER MIDDLE SCHOOL

Existing photos



# LANIER MIDDLE SCHOOL

Existing photos



# LANIER MIDDLE SCHOOL

Existing photos

