

GLADYS POLK ELEMENTARY

EXECUTIVE SUMMARY



Capacity Assessment						
Design Capacity:	507	Percent Occupied: 111% 85% Capacity is assumed full				
Functional Capacity:	431					
Current Enrollment	480					
Building Constructed : 1979						
Building Current Square Footage : 45,477						
Assessment Grading						
		1-Pass		5- Fail		
		Scale: 1 2 3 4 5		Note: Score over 3.7 recommend replacement		
Site	Parking and Drives					Overall in fair condition.
	Sidewalks					Sidewalks are in good condition.
	Landscape/Irrigation					Minimal landscaping - overall in good to fair shape
	Play Grounds					Playground is not accessible and only one piece of equipment.
	ADA Accessibility					Overall fair conditions
	Utilities& Drainage					Drains well - utilities unknown at this time
	Site Lighting					Site lighting in good condition.
	Security					Poor security. No fencing around site.
Exterior	Exterior Walls					Exterior walls are in good condition - minimal water staining from roof
	Structure/Foundation					Fair to good structure and foundation
	Windows					Minimal exterior windows - in good condition
	Doors/Entrances					Exterior doors are in good condition finish-wise, but need to be ADA
	Roofing					Overall poor to failing condition.
	Weather/Waterproofing					Overall conditions are good - some staining on building façade
	Canopies					Canopies are Avadek with lighting - in good condition
Interior	TEA Compliance					Conditions are fair.
	Educational Adequacy					Finishes are in fair to good condition.
	Finishes					Restrooms finishes are fair, but RRs are not accessible.
	Restrooms					Equipment aged & showing wear.
	Food Service					Doors in fair condition. Hardware is not accessible
	Doors/Hardware					Some rooms are accessible and some are not.
	Accessibility					ACM is present
	ACM materials					Unkown at this time.
	Code requirements					
MEP	Mechanical					
	Units					Roof fans at end of life. Some fans removed and curbs capped
	Ductwork					Fair condition, could use internal cleaning.
	Exhaust					Exhaust not interlocked with HVAC
	Electrical					
	Building service					Pole mount
	Panels					Fair/poor
	Distribution					Poor
	Plumbing					
	Infrastructure					No visible sign of BFP to protect potable water systems
	Fixtures					Fair, not ADA compliant
	Life Safety Systems					
	Fire Sprinkler					No sprinkler
	Fire Alarm					Present, needs updating. Poor condition
	Emergency Lighting					No generator - bug lights in corridor
	Exit Signage					Not on emergency power
	Technology					
	Data					Not enough data/power drops for students/teachers
	Wi Fi					Yes

Total Score - 3.47

GLADYS POLK ELEMENTARY

EXECUTIVE SUMMARY



OVERALL SUMMARY & RECOMMENDATION

As one of the relatively newer campuses within BISD, Gladys Field Polk Elementary is showing signs of normal wear. Overall, systems are functioning properly and only ongoing maintenance is needed at this time. The predominant concern is making the school ADA compliant and accessible and addressing failing life safety components.

Our recommendation would be to provide more accessible features and to update life safety and security. Security is an issue with students having to walk outside to temporary classrooms, and a perimeter fence is recommended. Life safety systems such as fire alarms, emergency lighting, and exit signage are in failing condition and need to be upgraded to meet current codes. Parking stalls & fire lanes need to be restriped.

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			<input type="checkbox"/>					Conditions are fair.
Power				<input type="checkbox"/>				Power to be looked at - old power poles in the library.
Technology			<input type="checkbox"/>					
Classroom size			<input type="checkbox"/>					
Marker board/ tack board			<input type="checkbox"/>					
Special Education Classroom			<input type="checkbox"/>					Life skills has a great space, but PPCD needs programming.
Rooms			<input type="checkbox"/>					
Restrooms			<input type="checkbox"/>					
Accessibility			<input type="checkbox"/>					
Showers			<input type="checkbox"/>					
Science Room						<input type="checkbox"/>		Not applicable
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			<input type="checkbox"/>					Library
Technology				<input type="checkbox"/>				1 table of computers. Smart board and projector.
Reading area			<input type="checkbox"/>					
Power			<input type="checkbox"/>					
Athletic Facilities								
Outdoor courts				<input type="checkbox"/>				Play court in good shape - newly painted games on the court.
Outdoor fields				<input type="checkbox"/>				
Playgrounds				<input type="checkbox"/>				
Gymnasium				<input type="checkbox"/>				
Locker rooms						<input type="checkbox"/>		Not applicable
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							Not applicable - art taught within classrooms
Kiln/ kiln vent						<input type="checkbox"/>	
Demo table							
Vocational Rooms							Not applicable
Demo tables						<input type="checkbox"/>	
Sink							
Eye wash							
Power							
Technology							
Average grade:							3

GLADYS POLK ELEMENTARY

Building Capacity Analysis

Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity
1	Classroom	Classroom	Kindergarten	817	Y	22	
2	Classroom	Classroom	Kindergarten	817	Y	22	
3	Classroom	Classroom	Kindergarten	810	Y	22	
4	Classroom	Classroom	Kindergarten	655	N	18	
5	Preschool Program Children w/ Disabilities	Classroom	Kindergarten	655	N	18	
6	Pre-Kindergarten & ESL	Classroom	Kindergarten	655	N	18	
7	Classroom	Classroom	Kindergarten	655	N	18	
8	Pre-Kindergarten	Classroom	Kindergarten	655	N	18	
9	Classroom	Classroom	1st Grade	655	N	18	
10	Classroom	Classroom	1st Grade	655	N	18	
11	Classroom	Classroom	1st Grade	625	N	17	
12	Classroom	Classroom	1st Grade	655	N	18	
13	Classroom	Classroom	2nd Grade	715	Y	22	
14	Classroom	Classroom	2nd Grade	662	N	20	
15	Classroom	Classroom	1st Grade	662	N	18	
16	Classroom	Classroom	2nd Grade	662	N	20	
17	Classroom	Classroom	2nd Grade	662	N	20	
18	Classroom	Classroom	2nd Grade	715	Y	22	
19	Classroom	Classroom	3rd Grade	655	N	20	
20	Classroom	Classroom	3rd Grade	655	N	20	
21	Classroom	Classroom	3rd Grade	655	N	20	
22	Counselor	Office	Admin. Office	655	NA	NA	
23	Classroom	Classroom	4th Grade	655	N	20	
24	Classroom	Classroom	4th Grade	655	N	20	
25	Classroom	Classroom	4th Grade	686	N	21	
26	Classroom	Classroom	4th Grade	655	N	20	
27	Computer Lab	Computer Lab	Computer Lab	640	N	17	
28	Life Skills	Classroom	Special Education	634	Y	NA	
	Speech	Classroom	Speech Pathologist	389	N	NA	
	Library	Classroom	Library 1	2629	N	NA	
	Gym	Classroom	Gym ES	4494	Y	NA	
	Music	Classroom	Music	1008	Y	NA	
Total Capacity						507	431
45	Temporary Bldg Classroom - SEARCH	Classroom	Ace	702	Y	NA	
46	Temporary Bldg Classroom - Resource	Classroom	Special Education	702	Y	NA	
Temporary Building Capacity						0	0

GLADYS POLK ELEMENTARY

Site Plan



C O R G A N

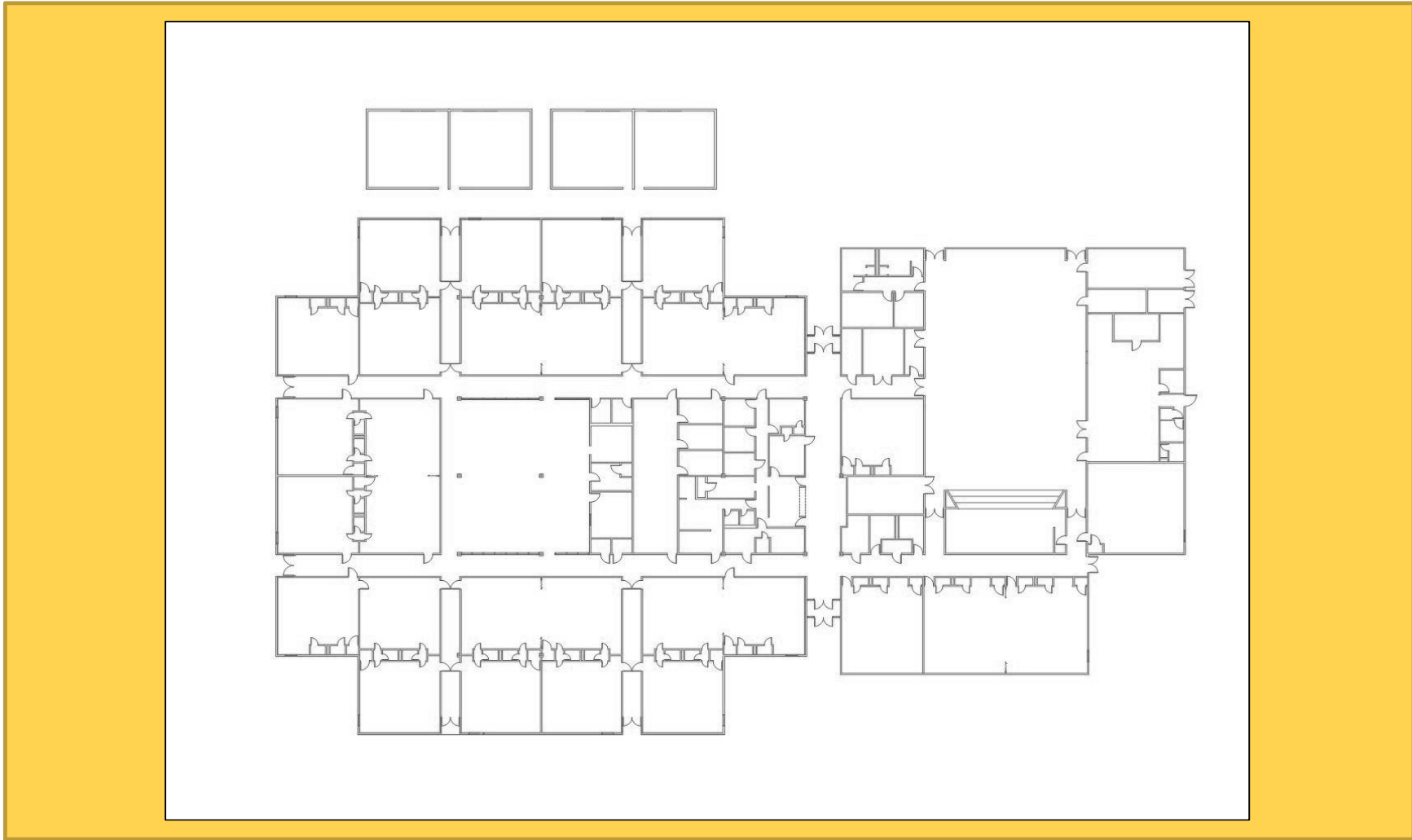


GLADYS POLK ELEMENTARY

Floor Plans



C O R G A N





GLADYS POLK ELEMENTARY

600 Audubon Woods Drive

Richwood, Texas 77531

SITE INFORMATION

Current # of Parking Spaces:	79
Parent drop-off/pick-up	Present but not adequate.
Bus drop-off/pick-up	Bus drop-off/pick-up is adequate.

General Notes:

Site Conditions

Parking & Drives	Overall in fair condition.
Sidewalks	Sidewalks are in good condition.
ADA Accessibility	Overall fair conditions
Site Signage	Site signage is fair
Playground Areas	
Condition	Playground is not accessible and only one piece of equipment.
Accessibility	Not accessible
Athletic Areas	Athletic areas are in good to poor condition.
Landscaping/Irrigation	Minimal landscaping - overall in good to fair shape
Utilities & Drainage	Drains well - utilities unknown at this time
Dumpster Service Area	Dumpster area is open near field - screen needed
Site Lighting	Site lighting in good condition.
Security	Poor security. No fencing around site.
Chain Link Fencing	No chain link fencing around site. Detached buildings are a concern.
Ornamental Fencing	No ornamental fencing around site.

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					N/A
		1	2	3	4	5	
Site work							
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						<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"/>				
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
Drains well - utilities unknown at this time
Unknown at this time
Pole lighting in front and back parking lots; building and canopy lights
Fire hydrants present
Minimal landscaping - overall in good to fair shape
Grass in good condition
Trees are away from building and appear to be in good condition
Grass is kept short and maintained
Not present
Overall in fair condition.
Parking areas have several cracks with grass growing in between.
Parking striping needs re-painting and fire lane designation
Limited parking.
Sidewalks are in good condition.
Athletic areas are in good to poor condition.
Not applicable
3 backboards/goals in poor condition/ chain link backstop also poor
Playground is not accessible and only one piece of equipment.
Not accessible

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 checked="" type="checkbox"/>				Site lighting in good condition.
Site Security						Poor security. No fencing around site.
Cameras			<input checked="" type="checkbox"/>			Camera install in progress
Chain Link Fencing / Gates					<input checked="" type="checkbox"/>	No chain link fencing around site. Detached buildings are a concern.
Ornamental Fencing / Gates					<input checked="" type="checkbox"/>	No ornamental fencing around site.
Misc. Structures						
Site Walls -Retaining / Screen					<input checked="" type="checkbox"/>	No screen hiding the dumpsters
Dumpster Service Area				<input checked="" type="checkbox"/>		Dumpster area is open near field - screen needed
Site Signage- Directional / Handicapped			<input checked="" type="checkbox"/>			Site signage is fair
Site Furniture / Specialties				<input checked="" type="checkbox"/>		Outdoor seating in good condition, but very minimal
Misc. Site work / Recreational / Site Structures				<input checked="" type="checkbox"/>		Adequate bicycle storage - rusting
ADA Compliance/Accessibility						
Compliant Sidewalks/Curbs			<input checked="" type="checkbox"/>			Overall fair conditions
Compliant Ramps & Handrails			<input checked="" type="checkbox"/>			
HC & Van Accessible Parking Spaces			<input checked="" type="checkbox"/>			
Accessible routes from HC parking, Bus drop off & mass transit to front door			<input checked="" type="checkbox"/>			
Average Site Grade:						3



BRAZOSPORT ISD



GLADYS POLK ELEMENTARY

600 Audubon Woods Drive Richwood, Texas 77531

EXTERIOR BUILDING INFORMATION

Exterior Building Cladding Materials:	Masonry
Roof Type:	Single Ply over Built Up Roof
Exterior Window Materials:	Minimal, circular windows

General Notes:

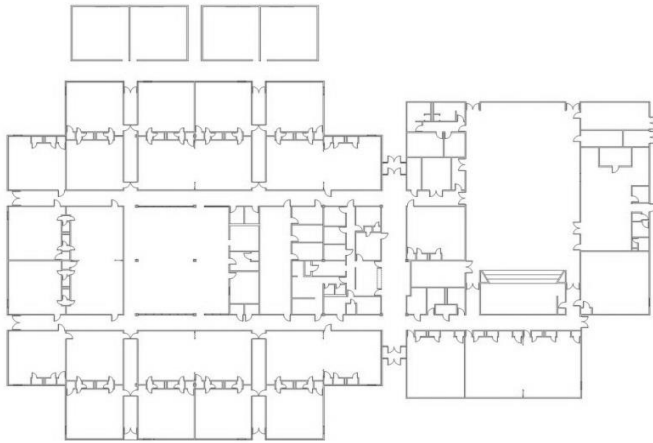
Exterior Building Condition	
Exterior Envelope	
Wall Condition	Exterior walls are in good condition - minimal water staining from roof
Window Condition	Minimal exterior windows - in good condition
Doors/Entrances	Exterior doors are in good condition finish-wise, but need to be ADA
Secure Entrance	Secure entry
Foundation/Structure	Fair to good structure and foundation
Roofing Areas	Overall poor to failing condition.
Existing Warranty	No warranty remaining
Area for repair	
Area for Replacement	Scheduled to be replaced summer 2014.
Exterior Building Lighting	Lighting is present at entry, on side walls and under canopies
Kitchen dock/loading entry	No loading dock, just a kitchen service entry door
Canopies	Canopies are Avadek with lighting - in good condition
Additional information	

EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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

Special Notes or Observations
Exterior walls are in good condition - minimal water staining from roof
Minimal exterior painting around entrances and in good condition
Minimal exterior windows - in good condition
Aluminum frame, double pane
Exterior doors are in good condition finish-wise, but need to be ADA
Overall conditions are good - some staining on building façade
Not applicable
Multiple layers of sealant @ canopy connection to building
Canopies are Avadek with lighting - in good condition
Most are newer, but there is an older, worn canopy in the back.
Lighting is present at entry, on side walls and under canopies
Secure entry
No loading dock, just a kitchen service entry door



BRAZOSPORT ISD

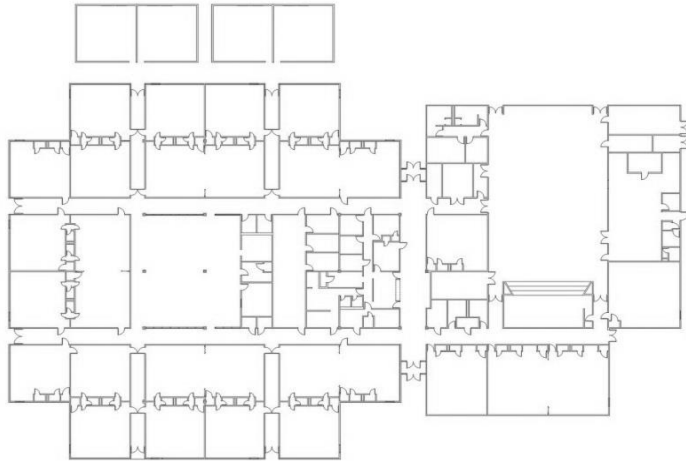


GLADYS POLK ELEMENTARY

600 Audubon Woods Drive Richwood, Texas 77531

INTERIOR BUILDING AREAS	
Circulation:	Ample circulation - security issue.
Interior signage:	Signage is not adequate
Layout:	Overall layout is functional

General Notes:	
Interior Building Areas	
Classrooms	More rooms might be needed in future. Accordion style partitions between classes - distracting.
SPED Classrooms	Two SPED classrooms - Life skills has a specialized space, but PPCD is in a standard CR
Science Labs	Not applicable.
Computer Labs	Two computer labs.
Art/Music	Music class room next to cafeteria.
Library	Library is centrally located with windows to the hallway.
Cafeteria	Cafeteria is also used as the gym/auditorium.
Kitchen/Serving	New serving line scheduled.
Gymnasium	Shared with cafeteria.
Auditorium	Shared with cafeteria.
Administration	Centrally located
Staff Work Areas	Newly remodeled work room. (2) ADA toilets and accessible sink
Clinic	Located near the admin area; is accessible.



GLADYS POLK ELEMENTARY

600 Audubon Woods Drive

Richwood, Texas 77531

INTERIOR FINISH INFORMATION	
Flooring Types:	VCT, carpet, linoleum sheet
Walls:	Painted gyp and CMU
Ceilings:	2x2 ACT

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General Notes:	
Interior Building Condition	
Ceilings	Ceilings are in fair to good condition.
Floors	Flooring in good to fair condition - VCT is mis-matched
Interior Wall Finishes	Walls are mostly painted gyp and CMU - in good condition.
Millwork	Millwork is chipping in some places.
Restrooms	Restrooms finishes are fair, but RRs are not accessible.
Food Service Areas	Equipment aged & showing wear.
Doors and Hardware	Doors in fair condition. Hardware is not accessible
ADA Compliance	Some rooms are accessible and some are not.

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
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"/>			

Finishes are in fair to good condition. Ceilings are in fair to good condition.
2x2 ACT
Exposed ceiling in gym/cafeteria Bulkhead at admin reception area
Flooring in good to fair condition - VCT is mis-matched Some wear on carpet Mis-matched VCT and staining
Walls are mostly painted gyp and CMU - in good condition. 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				
		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						<input type="checkbox"/>
Base Building Graphics & Signage						<input type="checkbox"/>
Interior Finish Graphics & Signage						<input type="checkbox"/>
A/V Equipment			<input type="checkbox"/>			
A/V 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						

Special Notes or Observations

Accordion-style wall partitions in between some classrooms.

Millwork is chipping in some places.

Chalk boards

Restrooms finishes are fair, but RRs are not accessible.

Painted CMU walls

2x2 ACT

PLAM partitions

Need to be accessible

Not accessible

Equipment aged & showing wear.

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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	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"/>			

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"/>		
				<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"/>	

Special Notes or Observations

Aged and showing wear
 Normal wear - no water service is provided
 Functional but aged and showing wear
 Undersized - mold present
 Aged and showing wear - undersized
 aged and showing wear - code compliant
 aged and showing wear
 aged and showing wear
 aged and showing wear
 Not code compliant
 Small adequate

Doors in fair condition. Hardware is not accessible

Not all hardware is accessible.

Base looks in fair to good shape

Some rooms are accessible and some are not.
 Some restrooms are accessible and others need to be altered.

ACM is present
 Yes

Unkown at this time.
 Unkown at this time.
 Unkown at this time.
 No sprinklers

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

Average Interior Grade:

4



GLADYS POLK ELEMENTARY

600 Audubon Woods Drive Richwood, Texas 77531

PROJECT INFORMATION

HVAC Unit Brand/Models: Not available at this time.
Current Design Capacity: Not available at this time.
Current Load: Not available at this time.

BRAZOSPORT ISD



General Notes:

Mechanical Systems

Warranty	Unknown at this time.
Central Plant	Pumps only, no chiller, heat pump system
Roof Top Units	Roof fans at end of life. Some fans removed and curbs
Ductwork	Fair condition, could use internal cleaning.
EMS	N/A local t-stats used

Electrical Systems

Classroom Lighting	Fair, 2x4 fluorescent
Corridor Lighting	Fair, 2x4 fluorescent
Primary Power Panels	Pole mount Fair/poor
Clock/Bell/ PA	Poor/aging

Plumbing Systems

Main Water Supply	No visible sign of BFP to protect potable water systems
Drinking fountains	Poor, not ADA compliant.
Toilet Fixtures	Fair, not ADA compliant
Lavatory Fixtures	Poor, not ADA compliant.

Life Safety Systems

Fire Sprinkler	No sprinkler
Fire Extinguishers	Present, condition unknown
Fire Alarm	Present, needs updating. Poor condition

Technology

Power/data	Not enough data/power drops for students/teachers
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 type="checkbox"/>			Pumps only, no chiller, heat pump system
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)				<input type="checkbox"/>			Roof fans at end of life. Some fans removed and curbs capped
Main vertical trunk ducts through roof & floors (including rated chases)			<input type="checkbox"/>				Fair condition, could use internal cleaning.
Main horizontal trunk duct			<input type="checkbox"/>				Could use duct cleaning and insulation repairs
Perimeter zone low pressure ductwork & diffusers (T-bar slots)					<input type="checkbox"/>		Same as above
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"/>			Exhaust not interlocked with HVAC
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"/>		
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"/>		
DDC control points for all VAV's							
Structure trim and curbing for roof mounted equipment							
Energy Management System					<input type="checkbox"/>		N/A local t-stats used
HVAC system must meet NC-35 for noise criteria in occupied spaces							
Wall mounted thermostats			<input type="checkbox"/>				
Warranties still in effect							Unknown at this time.

Plumbing

Main domestic water supply			<input type="checkbox"/>				No visible sign of BFP to protect potable water systems
Water heater systems (including piping & install)				<input type="checkbox"/>			Age and condition of system
Sanitary waste water lines			<input type="checkbox"/>				
All condensate piping and drainage			<input type="checkbox"/>				
Building roof drainage piping				<input type="checkbox"/>			PVC above ceiling. No over flow at all. Drains not secured to the grates
Toilet Fixtures - Condition and Type			<input type="checkbox"/>				Fair, not ADA compliant
Flush Valves - Condition and type			<input type="checkbox"/>				
Lavatories - Condition and Type				<input type="checkbox"/>			Poor, not ADA compliant.
Faucets - Condition and Type			<input type="checkbox"/>				
Electrical Water coolers - Condition and Type/ ADA				<input type="checkbox"/>			Poor, not 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
Electrical				
Primary Service & Equipment		<input type="checkbox"/>		Pole mount
Power company transformer		<input type="checkbox"/>		
Main building switchgear including breakers		<input type="checkbox"/>		
Distribution Feeders		<input type="checkbox"/>		Poor
Panels (HVAC, Lighting, & power)		<input type="checkbox"/>		Fair/poor
Classroom lighting and type		<input type="checkbox"/>		Fair, 2x4 fluorescent
Corridor lighting and type		<input type="checkbox"/>		Fair, 2x4 fluorescent
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"/>		Poor/aging
Telephone/Data Outlets		<input type="checkbox"/>		
UPS Systems				
Life Safety Systems				
Sprinkler Main Riser			<input type="checkbox"/>	No sprinkler
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"/>		Present, needs updating. Poor condition
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 - bug lights in corridor
Exit Signage		<input type="checkbox"/>		Not on emergency power
Fire Extinguisher cabinets per code			<input type="checkbox"/>	Unknown at this time.
Fire Extinguishers		<input type="checkbox"/>		Present, condition unknown

MEP SYSTEMS ASSESSMENT FORM

1= Excellent
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2= Good
4= Poor

Maintenance Cycle Schedule Years	Condition or Quality				

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"/>			

Not enough data/power drops for students/teachers

Yes

Average MEP Grade:

3

GLADYS POLK ELEMENTARY

Existing photos



GLADYS POLK ELEMENTARY

Existing photos



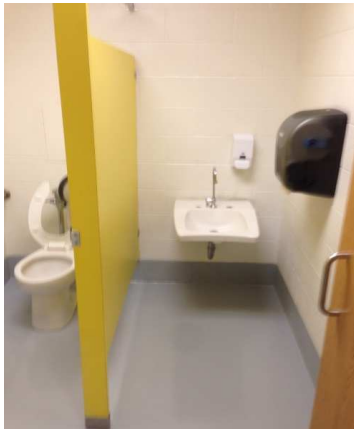
GLADYS POLK ELEMENTARY

Existing photos



GLADYS POLK ELEMENTARY

Existing photos



GLADYS POLK ELEMENTARY

Existing photos

