

Grady Rasco Middle School

EXECUTIVE SUMMARY



Capacity Assessment									
Design Capacity:	1099					Percent Occupied: 86% 85% Capacity is assumed full			
Functional Capacity:	934								
Current Enrollment	799								
Building Constructed : 1995									
Building Current Square Footage : 111,430									
Assessment Grading		1-Pass		5- Fail					
		Scale:	1	2	3	4	5	Note: Score over 3 recommend replacement	
Site	Parking and Drives							Concrete parking at entry and staff areas /fire lane at entry	
	Sidewalks							Cracking, water erosion underneath sidewalk slab in some areas	
	Landscape/Irrigation							Landscape well maintained / some ponding around basketball courts	
	Play Grounds							No playgrounds present	
	ADA Accessibility							Accessible routes around perimeter of building; HC parking adequate	
	Utilities& Drainage							Overall fair condition, inadequate staff/visitor parking areas	
	Site Lighting							Limited lighting around site	
Exterior	Security							No security boundaries around the site.	
	Exterior Walls							Fair overall, brick standard size & 8x8	
	Structure/Foundation							Fair, exterior and interior cracking on floors/walls indicating movement	
	Windows							Good/fair overall	
	Doors/Entrances							Fair overall, accessible entries	
	Roofing							Modified roof - good, single ply - to be replaced. Maintenance req'd	
	Weather/Waterproofing							Waterproofing evident and in fair condition	
Interior	Canopies							Good/fair, minor recommendations	
	TEA Compliance								
	Educational Adequacy							Fair to poor overall. Lab Rooms not to standard size	
	Finishes							Original buidling fair (80%), new addition in good condition (20%)	
	Restrooms							Student restrooms not ADA/fair. Public restroom ADA compliant/fair	
	Food Service							Overall Kitchen area in good/fair condition. Minor recommendations.	
	Doors/Hardware							Overall fair condition / minor wear	
	Accessibility							Public spaces compliant / Classroom sink & RR not compliant	
MEP	ACM materials							ACM present	
	Code requirements							Unknown at this time	
	Mechanical								
	Units							Fans off, confirm operation;Visually good cond	
	Ductwork							Overall condition of ducts - good	
	Exhaust							several fans off during this review, confirm operation and scheduling.	
	Electrical								
	Building service							Pole mounted	
	Panels							Good condition	
	Distribution							Unknown	
	Plumbing								
	Infrastructure							Good	
	Fixtures							ADA Compliant	
	Life Safety Systems								
	Fire Sprinkler							Not Sprinklered	
	Fire Alarm							Present and good condition	
	Emergency Lighting							No generator, assume battery packs. Should upgrade	
Exit Signage							Quantity is good, on emergency power not available.		
Technology									
Data							not enough student/teacher data & power drops		
Wi Fi							Yes		

Total Score - 2.95

Grady Rasco Middle School

EXECUTIVE SUMMARY



OVERALL SUMMARY & RECOMMENDATION

Rasco Middle School is a 19 year old facility that is in fair condition. There are several classrooms which do not meet current TEA guidelines for their specific use, specifically computer and science labs. Access to the building is through multiple entries, which are not adequately secured. Many of the building finishes have exceeded their useful life span and should be replaced. The facility should be upgraded to meet current accessibility codes. Site issues include improvements to parking lots, drives, circulation, and signage around the site. Chain-link fencing on the south, east & west is non-existent.

RECOMMENDATION: This facility has good infrastructure and acceptable functionality. It should be renovated to meet current codes and security standards.

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"/>					
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"/>				
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"/>				
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"/>					

Fair to poor overall. Lab Rooms not to standard size

Special Ed Classroom is regular room, not specific to function.

Restrooms available, but not accessible.

Millwork, etc, not accessible

No showers

Science rooms size too small

Library in fair condition

1 table of computers. Smart board and projector.

several computer labs, none are adequate in size

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							
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:							3

Grady Rasco Middle School

Building Capacity Analysis

Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
201	Life Skills	Classroom	Special Education	731	Y	NA	
203	PE Classroom	Classroom	Elective Classroom	731	Y	NA	
300	East Gym	Gym	Gym MS	3959	N	NA	
312	Choir	Choir	Music	950	Y	NA	
313	Band Classroom	Classroom	Music	644	Y	NA	
315	Music Classroom	Classroom	Music	644	Y	NA	
319	West Gym	Gym	Gym MS	4132	N	NA	
320	Orchestra	Orchestra	Music	950	Y	NA	
324	Band Hall	Band	Music	1859	Y	NA	
400	Library	Library	Library 1	4060	Y	NA	
401	Multipurpose Room	Multipurpose	Elective Classroom	1479	Y	NA	
403	Computer Lab	Computer Lab	Computer Lab	752	N	20	
404	Computer Lab	Computer Lab	Computer Lab	752	N	20	
405	SEARCh / Gifted & Talented	Classroom	Ace	839	Y	NA	
406	Art	Classroom	Elective Classroom	839	Y	NA	
511	Classroom	Classroom	5th Grade	805	Y	25	
513	Classroom	Classroom	5th Grade	805	Y	25	
514	Classroom	Classroom	5th Grade	708	Y	22	
515	Classroom	Classroom	5th Grade	805	Y	25	
516	Classroom	Classroom	5th Grade	708	Y	22	
517	Classroom	Classroom	5th Grade	805	Y	25	
518	Classroom	Classroom	6th Grade	708	Y	25	
520	Classroom	Classroom	6th Grade	770	Y	25	
521	5th Grade Science Lab	Classroom/Lab	Science lab MS	1038	Y	NA	
522	Classroom	Classroom	6th Grade	708	Y	25	
523	Classroom	Classroom	6th Grade	708	Y	25	
524	Classroom	Classroom	6th Grade	708	Y	25	
525	Classroom	Classroom	6th Grade	708	Y	25	
526	Classroom	Classroom	6th Grade	708	Y	25	
527	Classroom	Classroom	6th Grade	708	Y	25	
530	Classroom	Classroom	6th Grade	805	Y	25	
531	Classroom	Classroom	6th Grade	770	Y	25	
532	Classroom	Classroom	6th Grade	805	Y	25	
533	Classroom	Classroom	6th Grade	708	Y	25	
534	Classroom	Classroom	6th Grade	805	Y	25	
535	Classroom	Classroom	6th Grade	708	Y	25	
536	Classroom	Classroom	6th Grade	805	Y	25	
537	Classroom	Classroom	6th Grade	708	Y	25	
611	Computer Lab	Computer Lab	Computer Lab	722	N	20	
614	Classroom	Classroom	6th Grade	756	Y	25	
615	Classroom	Classroom	6th Grade	708	Y	25	
616	Classroom	Classroom	6th Grade	756	Y	25	
617	Classroom	Classroom	6th Grade	708	Y	25	
618	Classroom	Classroom	6th Grade	756	Y	25	

Grady Rasco Middle School

Building Capacity Analysis

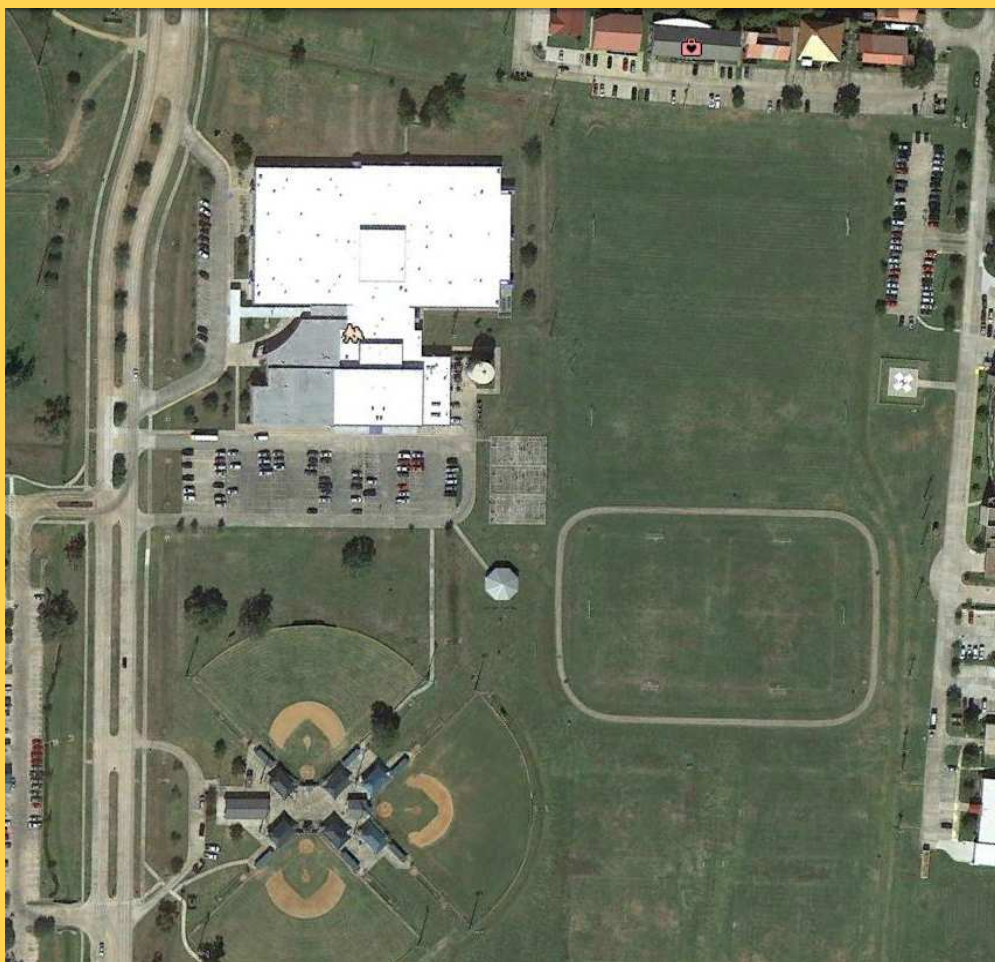
Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
620	Classroom	Classroom	6th Grade	763	Y	25	
621	6th Grade Science Lab	Classroom/Lab	Science lab MS	1038	Y	NA	
622	Classroom	Classroom	6th Grade	756	Y	25	
623	Classroom	Classroom	6th Grade	756	Y	25	
624	Classroom	Classroom	6th Grade	756	Y	25	
625	Classroom	Classroom	6th Grade	756	Y	25	
626	Classroom	Classroom	6th Grade	756	Y	25	
627	Classroom	Classroom	6th Grade	756	Y	25	
630	Computer Lab	Computer Lab	Computer Lab	722	N	20	
631	Classroom	Classroom	6th Grade	763	Y	25	
632	Classroom	Classroom	6th Grade	708	Y	25	
633	Classroom	Classroom	6th Grade	756	Y	25	
634	Classroom	Classroom	6th Grade	708	Y	25	
635	Classroom	Classroom	6th Grade	756	Y	25	
636	Classroom	Classroom	6th Grade	708	Y	25	
637	Classroom	Classroom	6th Grade	756	Y	25	
Total Capacity						1099	934

Grady Rasco Middle School

Site Plan



C O R G A N

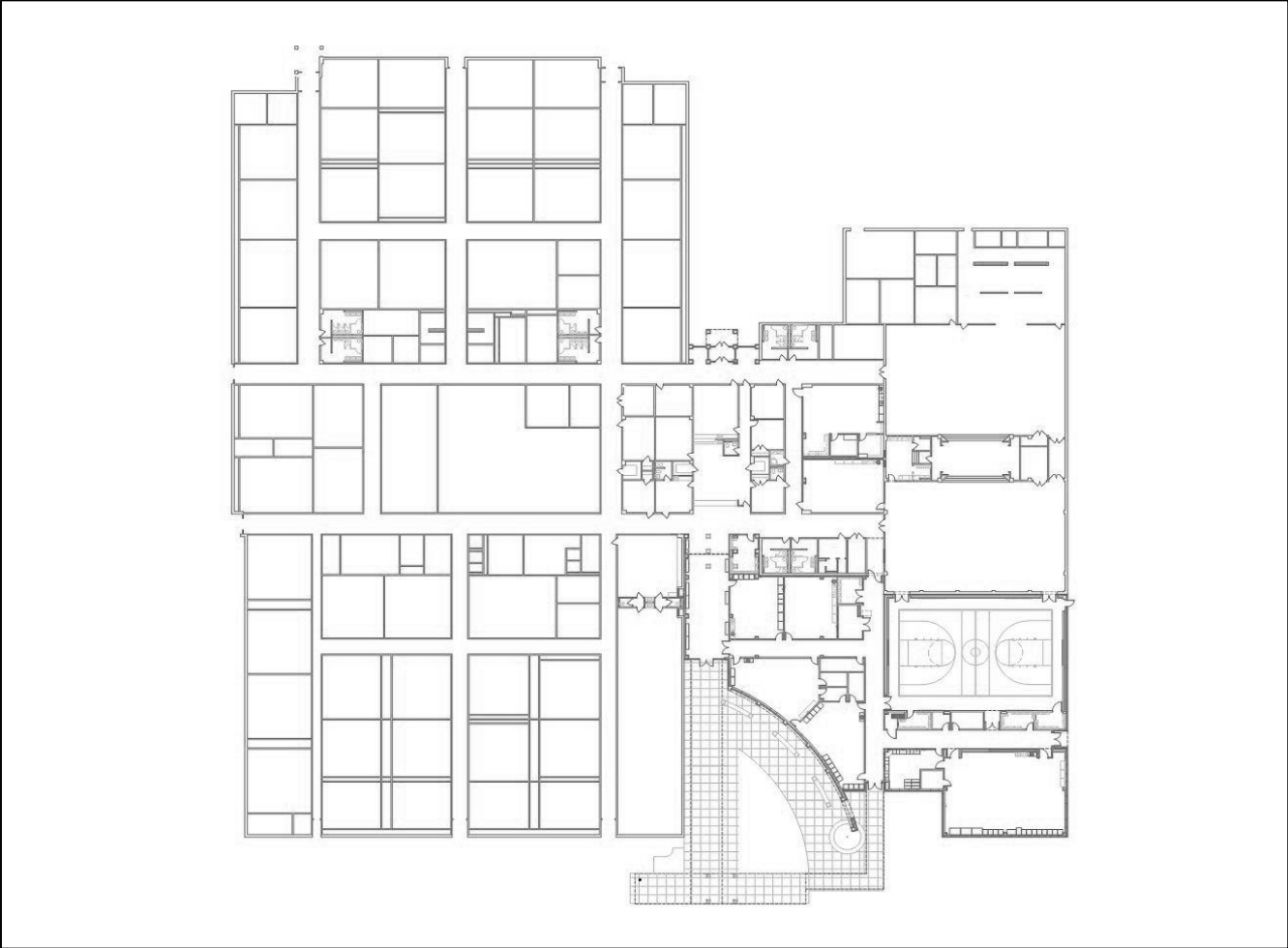


Grady Rasco Middle School

Floor Plans



C O R G A N





Grady Rasco Middle School

92 Lake Road

Lake Jackson, Texas 77566

SITE INFORMATION

Current # of Parking Spaces:	Front 18, 2 Handicap Side 112, 5 Handicap
Parent drop-off/pick-up	Front of school parent drop off
Bus drop-off/pick-up	Bus drop off located at side of the school, ample room for circulation

BRAZOSPORT ISD



General Notes:

Site Conditions

Parking & Drives	Concrete parking at entry and staff areas /fire lane at entry
Sidewalks	Cracking, water erosion underneath sidewalk slab in some areas
ADA Accessibility	Accessible routes around perimeter of building; HC parking adequate
Site Signage	need large, reflective signs for various entrances/parking
Playground Areas	
Condition	No playgrounds present
Accessibility	No playgrounds present
Athletic Areas	no fencing, adjacent to city parks and recreation
Landscaping/Irrigation	Landscape well maintained / some ponding around
Utilities & Drainage	Overall fair condition, inadequate staff/visitor parking areas
Dumpster Service Area	(3) dumpsters, (2) recycle dumpsters, not fenced, (3)
Site Lighting	Limited lighting around site
Security	No security boundaries around the site.
Chain Link Fencing	good condition, but only around mech yard, bball court, & north side
Ornamental Fencing	No ornamental fence at this facility

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						<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							

Special Notes or Observations
Overall fair condition, inadequate staff/visitor parking areas
sheet and ditch drainage, area drains, Ponding water around fields
Wall packs, canopy lighting, minimal parking lot lighting
Entry paving is good, asphalt road, concrete parking/fire lane
Fire hydrant (2) along side of parking/play court / (2) at north side
Landscape well maintained / some ponding around basketball courts
Good
Good
Good
Concrete parking at entry and staff areas /fire lane at entry
Cracking concrete throughout
Fire lane designation needs repainting
Parking striping needs repainting
Car stops in staff parking misaligned, need repainting
At entry poured-in-place curb on school side, vehicle stop on opp. side
Cracking, water erosion underneath sidewalk slab in some areas
accessible wood plank ramp and walk leading to outdoor break area
no fencing, adjacent to city parks and recreation
soccer fields well maintained and clean
Basketball backboards minimal cracking w/poles in good condition
No playgrounds present
No playgrounds present

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"/>		Limited lighting around site
Site Security						
Cameras					<input type="checkbox"/>	No security boundaries around the site.
Chain Link Fencing / Gates					<input type="checkbox"/>	Currently installing security camera infrastructure
Ornamental Fencing / Gates					<input type="checkbox"/>	good condition, but only around mech yard, bball court, & north side
Misc. Structures						
Site Walls -Retaining / Screen			<input type="checkbox"/>			No ornamental fence at this facility
Dumpster Service Area			<input type="checkbox"/>			(3) dumpsters, (2) recycle dumpsters, not fenced, (3) parking areas
Site Signage- Directional / Handicapped				<input type="checkbox"/>		need large, reflective signs for various entrances/parking areas
Site Furniture / Specialties			<input type="checkbox"/>			
Misc. Site work / Recreational / Site Structures			<input type="checkbox"/>			Bike racks rusting & missing parts, metal benches in good condition
ADA Compliance/Accessibility						
Compliant Sidewalks/Curbs			<input type="checkbox"/>			Accessible routes around perimeter of building; HC parking adequate
Compliant Ramps & Handrails			<input type="checkbox"/>			sidewalks/curbs compliant
HC & Van Accessible Parking Spaces				<input type="checkbox"/>		ramps are compliant
Accessible routes from HC parking, Bus drop off & mass transit to front door			<input type="checkbox"/>			5 HC parking provided overall, striping & signage need repainting
						Accessible routes provided around perimeter of building
Average Site Grade:						3



BRAZOSPORT ISD



Grady Rasco Middle School

92 Lake Road

Lake Jackson, Texas 77566

EXTERIOR BUILDING INFORMATION

Exterior Building Cladding Materials:	Brick standard size & 8x8
Roof Type:	Low slope
Exterior Window Materials:	Double pane, alum. frame windows

General Notes:

Exterior Building Condition	
Exterior Envelope	
Wall Condition	Fair overall, brick standard size & 8x8
Window Condition	Good/fair overall
Doors/Entrances	Fair overall, accessible entries
Secure Entrance	card access at front entry, no entry vestibule
Foundation/Structure	Fair, exterior and interior cracking on floors/walls indicating
Roofing Areas	Modified roof - good, single ply - to be replaced.
Existing Warranty	app. 10 years on the modified. No warranty on the single ply remains
Area for repair	Modified needs maintenance to ensure warranty remains
Area for Replacement	all single ply roof areas need to be replaced
Exterior Building Lighting	Minimal building lighting, most under canopies, exposed conduit
Kitchen dock/loading entry	No dock , three parking spots for kitchen delivery next to dumpsters
Canopies	Good/fair, minor recommendations
Additional information	None

EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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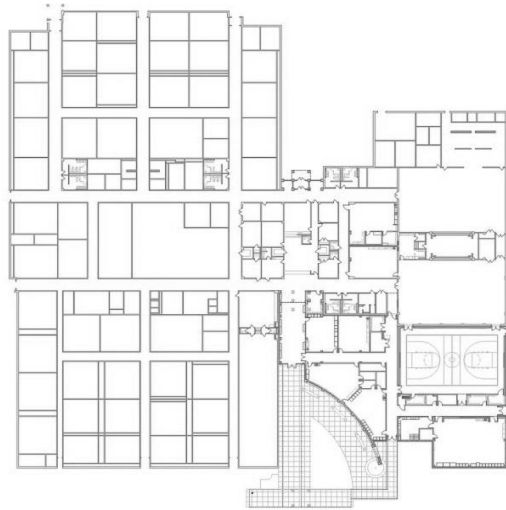
	Maintenance Cycle Schedule Years	Condition or Quality					N/A
		1	2	3	4	5	
Building Structure/Foundation							
Foundation							
Piers / Caissons / Piles / Footings				<input type="checkbox"/>			
Grade Beams				<input type="checkbox"/>			
Foundation Walls						<input type="checkbox"/>	
Special Foundation / Misc.						<input type="checkbox"/>	
Substructure - Slab - on - Grade							
Basement / Below Grade Exterior Walls						<input type="checkbox"/>	
Interior Slab on Grade					<input type="checkbox"/>		
Entry Steps / Ramp / Porch Slabs				<input type="checkbox"/>			
Sub-base - For All Bldg. Slabs				<input type="checkbox"/>			
Special Substructure / Misc.						<input type="checkbox"/>	
Superstructure							
Suspended Floor / Mezzanine / Roof / Column Systems			<input type="checkbox"/>				<input type="checkbox"/>
Interior Structural / Shear Walls							<input type="checkbox"/>
Fireproofing							<input type="checkbox"/>
Structural Steel				<input type="checkbox"/>			
Misc. Steel							<input type="checkbox"/>
Concrete frame under super structure				<input type="checkbox"/>			
Pre-Engineered Metal building							<input type="checkbox"/>
Stairs & Miscellaneous structures							
Stairs & Ramp Structures				<input type="checkbox"/>			
Platform & Catwalk Structures				<input type="checkbox"/>			
Misc. Attached Structures -Canopy / Porch / Rooftop							<input type="checkbox"/>
Misc. Steel -Structural Framing / Bracing							<input type="checkbox"/>
Misc. Wood -Blocking / Framing / Rough Carpentry -Exterior					<input type="checkbox"/>		
Expansion Joints							<input type="checkbox"/>
Building Exterior Shell							
Roofing							
Roof Covering			<input type="checkbox"/>				
Traffic / Pavement Toppings							<input type="checkbox"/>
Roof Insulation & Fill				<input type="checkbox"/>			
Roofing Sheet Metal				<input type="checkbox"/>			
Skylights							
Roof Openings / Misc.				<input type="checkbox"/>			
Misc. Wall & Roof Trim							<input type="checkbox"/>
Warranty							<input type="checkbox"/>

Special Notes or Observations
Fair, exterior and interior cracking on floors/walls indicating movement
Terrazo flooring cracking, indicating movement of slab-on-grade
unknown at this time
wood ramp leading to outdoor break area
Modified roof - good, single ply - to be replaced. Maintenance req'd
Modified roof areas in good condition, Single ply roof to be replaced
Insulation values unknown.
sheet metal needs to be maintained
Roof penetration needs to be maintained.
app. 10 years on the modified. No warranty on the single ply remains

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 overall, brick standard size & 8x8
Exterior Wall Face & Back-Up Construction- Plaster					<input type="checkbox"/>	missing mortar at wall joints, cracked/broken brick
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"/>				Minor touchups recommended, expected normal wear
Windows/Glazed Walls						
Windows		<input type="checkbox"/>				Good/fair overall
Curtain Walls					<input type="checkbox"/>	Double pane
Exterior Doors						
Exterior Storefront / Entry Walls		<input type="checkbox"/>				Fair overall, accessible entries
Exterior Storefront / Entry Doors			<input type="checkbox"/>			plexiglass panel needs replacing at side entrance, Accessible
Exterior Doors			<input type="checkbox"/>			Accessible
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"/>			Waterproofing evident and in fair condition
Caulking / Sealants			<input type="checkbox"/>			
Exterior Soffits			<input type="checkbox"/>			paint discoloration
Finishes To Misc. Exterior Structures			<input type="checkbox"/>			Awnings at end of hallway exits are damaged/need repair
Miscellaneous Exterior Building Items						
Canopies						
Freestanding Canopies					<input type="checkbox"/>	Good/fair, minor recommendations
Canopies attached to building			<input type="checkbox"/>			avadek canopy with lighting,requires bird proofing at canopies
Exterior Building Lighting						
Secure Front Entry					<input type="checkbox"/>	Minimal building lighting, most under canopies, exposed conduit
Secure Front Entry					<input type="checkbox"/>	card access at front entry, no entry vestibule
Kitchen Dock/Loading Zones				<input type="checkbox"/>		No dock , three parking spots for kitchen delivery next to dumpsters
Average Exterior Grade:						
						4



BRAZOSPORT ISD



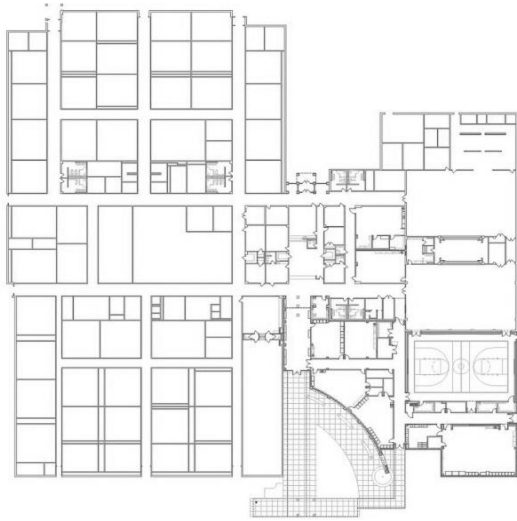
Grady Rasco Middle School

92 Lake Road

Lake Jackson, Texas 77566

INTERIOR BUILDING AREAS	
Circulation:	No security vestibule at entry
Interior signage:	Interior signage adequate but not compliant
Layout:	Double loaded corridors. Classrooms arranged in 5th & 6th grade pods with Admin, Library, and common spaces in the center of the school

General Notes:	
Interior Building Areas	
Classrooms	Classroom layouts similar. Shared restrooms between classrooms (5th Grade POD).
SPED Classrooms	Special Ed classroom is in regular room, not specific to function.
Science Labs	2 science labs, 1 centrally located in 5th grade pod, and 1 centrally located in 6th grade pod
Computer Labs	centrally located within classroom pods
Art/Music	In new addition. Centrally located between classroom wings and gym.
Library	Located centrally between 5th and 6th grade pods
Cafeteria	Folding tables. Located near entry and adjacent to gyms/admin
Kitchen/Serving	Accessible, additional serving line in cafeteria
Gymnasium	Serves as Cafeteria and Gym with stage, folding tables
Auditorium	Shares space with Gym and cafeteria
Administration	Located at entry
Staff Work Areas	Located within admin
Clinic	Accessible, adjacent to Admin office



BRAZOSPORT ISD



Grady Rasco Middle School

92 Lake Road

Lake Jackson, Texas 77566

INTERIOR FINISH INFORMATION	
Flooring Types:	Terrazo, VCT, Carpet, Finished Concr
Walls:	CMU painted
Ceilings:	Acoustic ceiling tiles (ACT)

General Notes:	
Interior Building Condition	
Ceilings	Overall fair condition
Floors	Overall fair condition
Interior Wall Finishes	Overall good condition
Millwork	Overall fair condition / Peeling PLAM @ classroom sink areas typical
Restrooms	Student restrooms not ADA/fair. Public restroom ADA compliant/fair
Food Service Areas	Overall Kitchen area in good/fair condition. Minor recommendations.
Doors and Hardware	Overall fair condition / minor wear
ADA Compliance	Public spaces compliant / Classroom sink & RR not compliant

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 N/A
Ceilings						
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						
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"/>	

Special Notes or Observations

Original building fair (80%), new addition in good condition (20%)
 Overall fair condition
 Good condition
 90 degree system, Good condition
 2x2 acoustic foam, some water stains / chipped edges

Painted exposed joists in cafeteria/gymnasiums

Music/Band room sound panels good condition
 Overall fair condition

Fair VCT. Some pulling apart/cracked tiles
 chipped/stained
 water/rust stains in some areas / overall fair

some cracks due to foundation movement, overall fair
 need re-painting
 carpet on stage stairs

Overall good condition
 Painted CMU / Vinyl wallcovering over Gyp bd / Wall tile in PublicRR

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						
Interior Finish Graphics & Signage						
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						
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

Some painted/glazed CMU , vinyl covering peeling from CL rooms

fair overall, peeling or missing in gym/cafeteria in some places

Concrete grout falling in CMU in some corridor spaces

Overall fair condition / Peeling PLAM @ classroom sink areas typical

Student restrooms not ADA/fair. Public restroom ADA compliant/fair

Painted CMU

ACT 2x2, some water stains

Broken partition wall and peeling PLAM in public RR typical

ADA Compliant Public RR

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

Public RR accessible / Student RR not compliant

Boys Public RR missing entry door

Overall Kitchen area in good/fair condition. Minor recommendations.

EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent
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 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"/>	<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						
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?						
ACM Materials						
Presence of ACM Materials suspected?					<input type="checkbox"/>	
Building Code Requirements						
			<input type="checkbox"/>			

Special Notes or Observations
Equipment is in good/fair condition
Functional- Water service is provided - Normal wear
Normal wear
Undersized
Shows normal wear
Code Compliant
Quarry tile chipped/stained/rust in some areas, Normal wear
2x2 Acoustic tile / water stain & worn , Normal wear
Shows normal wear
Not Code Compliant, CMU crack in corner area
Adequate size
Adequate size
Overall fair condition / minor wear
Hollow metal door and frames / missing doors @ boys public RR
Mostly metal hardware / in good condition
Mostly intact with some peeling/wear
Public spaces compliant / Classroom sink & RR not compliant
Compliant public spaces / Classroom sink millwork non-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"/>		No sprinklers
Average Interior Grade:							3



Grady Rasco Middle School

92 Lake Road

Lake Jackson, Texas 77566

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	Unknown
Central Plant	Replace 1994 equip. Upgrade AHU controls valves
Roof Top Units	Fans off, confirm operation; Visually good cond
Ductwork	Overall condition of ducts - good
EMS	Appears to be current, may need upgrade for older equipment.
Electrical Systems	
Classroom Lighting	Good condition
Corridor Lighting	Good condition
Primary Power Panels	Pole mounted Good condition
Clock/Bell/ PA	Good
Plumbing Systems	
Main Water Supply	Good
Drinking fountains	ADA Compliant
Toilet Fixtures	ADA Compliant
Lavatory Fixtures	ADA Compliant
Life Safety Systems	
Fire Sprinkler	Not Sprinklered
Fire Extinguishers	Extinguishers present; condition unknown
Fire Alarm	Present and good condition
Technology	
Power/data	not enough student/teacher data & power 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 type="checkbox"/>			Replace 1994 equip. Upgrade AHU controls valves
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)			<input type="checkbox"/>				Fans off, confirm operation;Visually good cond
Main vertical trunk ducts through roof & floors (including rated chases)		<input type="checkbox"/>					Overall condition of ducts - good
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"/>				several fans off during this review, confirm operation and scheduling.
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			<input type="checkbox"/>				
Structure trim and curbing for roof mounted equipment			<input type="checkbox"/>				
Energy Management System			<input type="checkbox"/>				Appears to be current, may need upgrade for older equipment.
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

Plumbing

Main domestic water supply		<input type="checkbox"/>					Good
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"/>			Isolated drainage issues that need attention to prevent damage
Toilet Fixtures - Condition and Type			<input type="checkbox"/>				ADA Compliant
Flush Valves - Condition and type			<input type="checkbox"/>				
Lavatories - Condition and Type			<input type="checkbox"/>				ADA Compliant
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
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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 mounted
Power company transformer		<input type="checkbox"/>				
Main building switchgear including breakers			<input type="checkbox"/>			Unknown
Distribution Feeders						Good condition
Panels (HVAC, Lighting, & power)		<input type="checkbox"/>				Good condition
Classroom lighting and type		<input type="checkbox"/>				Good condition
Corridor lighting and type		<input type="checkbox"/>				
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"/>	No emergency generator present
Life Safety Systems						
Sprinkler Main Riser					<input type="checkbox"/>	Not Sprinklered
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 and good condition
All Data Points & associated wiring					<input type="checkbox"/>	
Fire Alarm Annunciation Panel					<input type="checkbox"/>	No annunciation panel
Horn Strobes & wiring		<input type="checkbox"/>				
Fire Alarm Pulls		<input type="checkbox"/>				
Emergency Lighting				<input type="checkbox"/>		No generator, assume battery packs. Should upgrade Quantity is good, on emergency power not available.
Exit Signage			<input type="checkbox"/>			
Fire Extinguisher cabinets per code					<input type="checkbox"/>	
Fire Extinguishers						Extinguishers present; condition unknown

MEP SYSTEMS ASSESSMENT FORM

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Maintenance Cycle Schedule Years	Condition or Quality				
	1	2	3	4	5

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"/>
Average MEP Grade:						

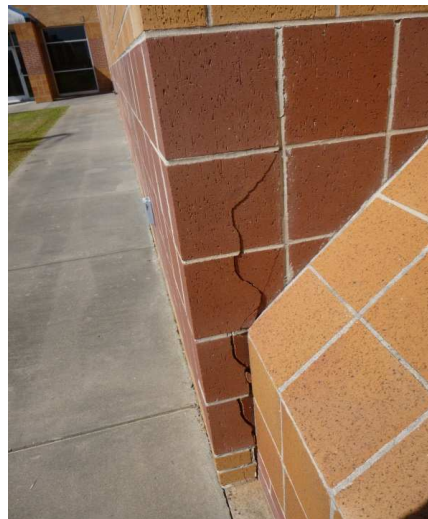
not enough student/teacher data & power drops

Yes

2

Grady Rasco Middle School

Existing photos



Grady Rasco Middle School

Existing photos



Grady Rasco Middle School

Existing photos



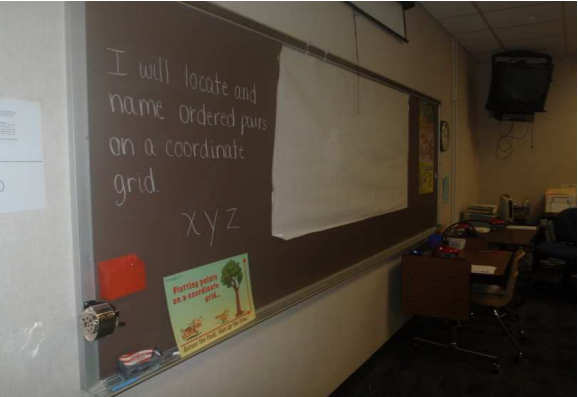
Grady Rasco Middle School

Existing photos



Grady Rasco Middle School

Existing photos



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Existing photos



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Existing photos

