

CLUTE INTERMEDIATE

EXECUTIVE SUMMARY



Capacity Assessment						
Design Capacity:	1033	Percent Occupied: 110% 85% Capacity is assumed full				
Functional Capacity:	878					
Current Enrollment	963					
Building Constructed : 2007						
Building Current Square Footage : 190,116						
Assessment Grading						
		1-Pass		5- Fail		
		Scale: 1 2 3 4 5 Note: Score over 3.7 recommend replacement				
Site	Parking and Drives					Good conditions, striping needs updating
	Sidewalks					Good conditions
	Landscape/Irrigation					Overall good conditions
	Play Grounds					No playgrounds on site
	ADA Accessibility					Most exterior spaces are accessible, Athletic areas not accessible
	Utilities& Drainage					Good conditions
	Site Lighting					Good conditions, well lit
	Security					No perimeter fencing, cameras being installed
Exterior	Exterior Walls					Overall good conditions
	Structure/Foundation					Foundation/Structure in fair condition
	Windows					Overall good conditions
	Doors/Entrances					Overall good condition
	Roofing					Roof in good condition, Single ply roof to be replaced 2014.
	Weather/Waterproofing					Overall good condition
	Canopies					Good conditions
Interior	TEA Compliance					
	Educational Adequacy					Overall in good condition
	Finishes					Overall good condition for all types
	Restrooms					Overall fair to good condition, normal wear.
	Food Service					Overall good condition, normal wear throughout
	Doors/Hardware					Fair to good condition, normal wear
	Accessibility					All areas are ADA compliant
	ACM materials					ACM is present
	Code requirements					Building code used unknown at this time.
MEP	Mechanical					
	Units					Fair condition
	Ductwork					Good condition
	Exhaust					Visual-good condition; not operating time of review
	Electrical					
	Building service					Excellent and pad mounted XFMR
	Panels					Condition/type/load unknown at this time
	Distribution					N/A
	Plumbing					
	Infrastructure					Good condition
	Fixtures					Good condition
	Life Safety Systems					
	Fire Sprinkler					Yes and could use painting for corrosion control.
	Fire Alarm					yes, good condition
	Emergency Lighting					Good condition
	Exit Signage					Yes
	Technology					
	Data					Adequate
	Wi Fi					Available

Total Score - 2.21

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EXECUTIVE SUMMARY



OVERALL SUMMARY & RECOMMENDATION

Clute Intermediate School is a new facility and has minimal existing issues. There is some piping corrosion at the central plant which needs to be addressed. Athletic areas are not ADA compliant. Adequate maintenance of all interior finishes and roofing is anticipated with normal wear.

RECOMMENDATION: Due to the optimal state and age of the facility, only minor updates are recommended. The central plant has corrosion at the water pipes, and these should be replaced. Additionally, it is recommended that frequent maintenance be performed on all mechanical systems. Athletic areas need to be brought into ADA compliance.

EDUCATION ADEQUACY ASSESSMENT

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality					N/A
		1	2	3	4	5	
EDUCATION ADEQUACY							
Classroom Educational Adequacy			<input type="checkbox"/>				
Power			<input type="checkbox"/>				
Technology			<input type="checkbox"/>				
Classroom size				<input type="checkbox"/>			
Marker board/ tack board			<input type="checkbox"/>				
Special Education Classroom			<input type="checkbox"/>				
Rooms			<input type="checkbox"/>				
Restrooms			<input type="checkbox"/>				
Accessibility			<input type="checkbox"/>				
Showers			<input type="checkbox"/>				
Science Room			<input type="checkbox"/>				
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"/>				
Technology			<input type="checkbox"/>				
Reading area			<input type="checkbox"/>				
Power			<input type="checkbox"/>				
Athletic Facilities			<input type="checkbox"/>				
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			<input type="checkbox"/>				
Technology			<input type="checkbox"/>				
Room size				<input type="checkbox"/>			
Electrical & Data			<input type="checkbox"/>				

Special Notes or Observations

Overall in good condition

All Science Classrooms/Labs are not TEA compliant

Most computer labs are not TEA compliant

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

CLUTE INTERMEDIATE

Building Capacity Analysis

Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity
A 143	Life Skills	Classroom	Special Education	793	Y	NA	
A 204	Plato Math	Classroom	6th Grade	607	N	21	
A 205	Plato Read.	Classroom	6th Grade	658	N	23	
A 207	Computer Literacy	Classroom	Computer Lab	1013	Y	25	
A 211	In School Suspension	Classroom	Elective Classroom	630	N	NA	
B 102	Classroom	Classroom	6th Grade	729	Y	25	
B 103	Classroom	Classroom	6th Grade	747	Y	25	
B 104	Classroom	Classroom	6th Grade	751	Y	25	
B 105	Classroom	Classroom	6th Grade	730	Y	25	
B 106	Computer Lab	Computer Lab	Computer Lab	728	N	20	
B 107	Classroom	Classroom	6th Grade	725	Y	25	
B 115	Classroom	Classroom	6th Grade	743	Y	25	
B 118	Classroom	Classroom	6th Grade	749	Y	25	
B 119	Classroom	Classroom	6th Grade	730	Y	25	
B 122	Classroom	Classroom	6th Grade	768	Y	25	
B 124	Classroom	Classroom	6th Grade	760	Y	25	
B 125	Classroom	Classroom	6th Grade	762	Y	25	
B 126	Classroom	Classroom	6th Grade	751	Y	25	
B 127	Classroom	Classroom	6th Grade	745	Y	25	
B 201	Classroom	Classroom/Lab	Science Lab/Class MS	1112	N	22	
B 202	Storage/Prep	Storage	Storage	256	NA	NA	
B 203	Classroom	Classroom/Lab	Science Lab/Class MS	1146	N	22	
B 211	Classroom	Classroom	6th Grade	724	Y	25	
B 212	Classroom	Classroom	6th Grade	764	Y	25	
B 213	Classroom	Classroom	6th Grade	760	Y	25	
B 215	Classroom	Classroom	6th Grade	747	Y	25	
B 216	Classroom	Classroom	6th Grade	744	Y	25	
B 218	Classroom	Classroom	6th Grade	720	Y	25	
B 219	Classroom	ESL	ESL	997	Y	NA	
B 220	Classroom	Classroom/Lab	Science Lab/Class MS	1143	N	22	
B 222	Classroom	Classroom/Lab	Science Lab/Class MS	1150	N	23	
C 118	Food/Clothing Lab	Classroom/Lab	Core Classroom	2062	Y	25	
D 102	Computer Lab	Computer Lab	Computer Lab	577	N	16	
D 103	Art	Classroom	Elective Classroom	979	Y	NA	
D 107	Shop	Classroom	Core Classroom	1776	Y	25	
E 100	Auxiliary Gym	Gym	Gym MS	7161	Y	NA	
F 103	Competition Gym	Gym	Gym MS	9445	Y	NA	
G 105	Library	Library	Library 1	5040	Y	NA	
G 104	Multimedia Lab	Classroom	Elective Classroom	1334	Y	NA	
G 115	Choir	Classroom	Music	1350	Y	NA	
G 119	Band	Classroom	Music	2554	Y	NA	
G 129	Orchestra	Classroom	Music	1143	Y	NA	
G 210	CEI Lab	Computer Lab	Computer Lab	717	N	19	
G 211	Speech	Office	Speech Pathologist	231	N	NA	
H 102	Classroom	Classroom	6th Grade	748	Y	25	

CLUTE INTERMEDIATE

Building Capacity Analysis

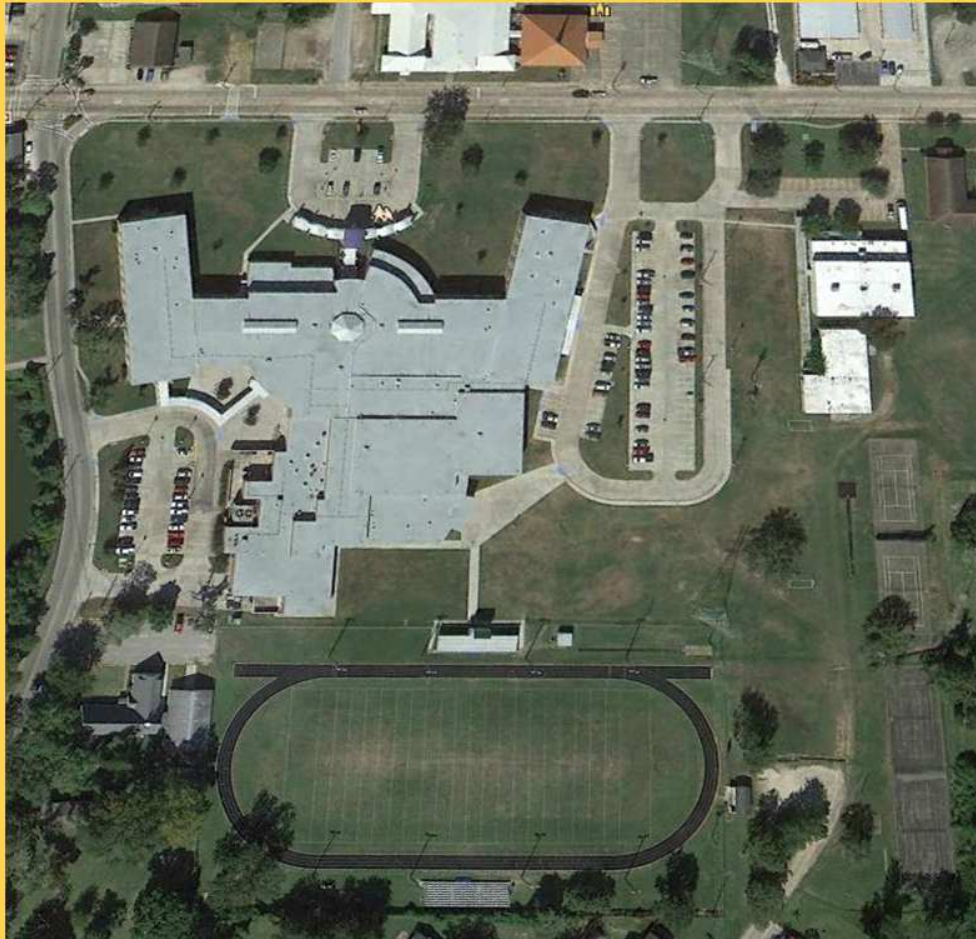
Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity
H 103	Classroom	Classroom	6th Grade	725	Y	25	
H 104	Classroom	Classroom	6th Grade	745	Y	25	
H 105	Classroom	Classroom	6th Grade	736	Y	25	
H 106	Classroom	Classroom	6th Grade	733	Y	25	
H 107	Computer Lab	Computer Lab	Computer Lab	753	N	20	
H 125	Classroom	Classroom	6th Grade	762	Y	25	
H 126	Classroom	Classroom	6th Grade	716	Y	25	
H 127	Classroom	Classroom	6th Grade	700	Y	25	
H 128	Classroom	Classroom	6th Grade	755	Y	25	
H 129	Classroom	Classroom	6th Grade	750	Y	25	
H 130	Classroom	Classroom	6th Grade	740	Y	25	
H 133	Art	Classroom	Elective Classroom	800	Y	NA	
H 201	Classroom	Classroom/Lab	Science Lab/Class MS	888	N	17	
G 202	Classroom	Classroom/Lab	Science Lab/Class MS	897	N	17	
H 203	Classroom	Classroom/Lab	Science Lab/Class MS	888	N	17	
H 204	Classroom	Classroom	6th Grade	766	Y	25	
H 212	Classroom	Classroom	6th Grade	743	Y	25	
H 213	Classroom	Classroom	6th Grade	750	Y	25	
H 214	Classroom	Classroom	6th Grade	825	Y	25	
H 225	Classroom	Classroom	6th Grade	728	Y	25	
H 224	Classroom	Classroom	6th Grade	740	Y	25	
H 223	Classroom	Classroom	6th Grade	747	Y	25	
H 222	Classroom	Classroom/Lab	Science Lab/Class MS	920	N	18	
H 218	Classroom	Classroom	6th Grade	730	Y	25	
H 217	Classroom	Classroom	6th Grade	725	Y	25	
H 216	Classroom	Classroom	6th Grade	760	Y	25	
Total Capacity						1033	878

CLUTE INTERMEDIATE

Site Plan



C O R G A N

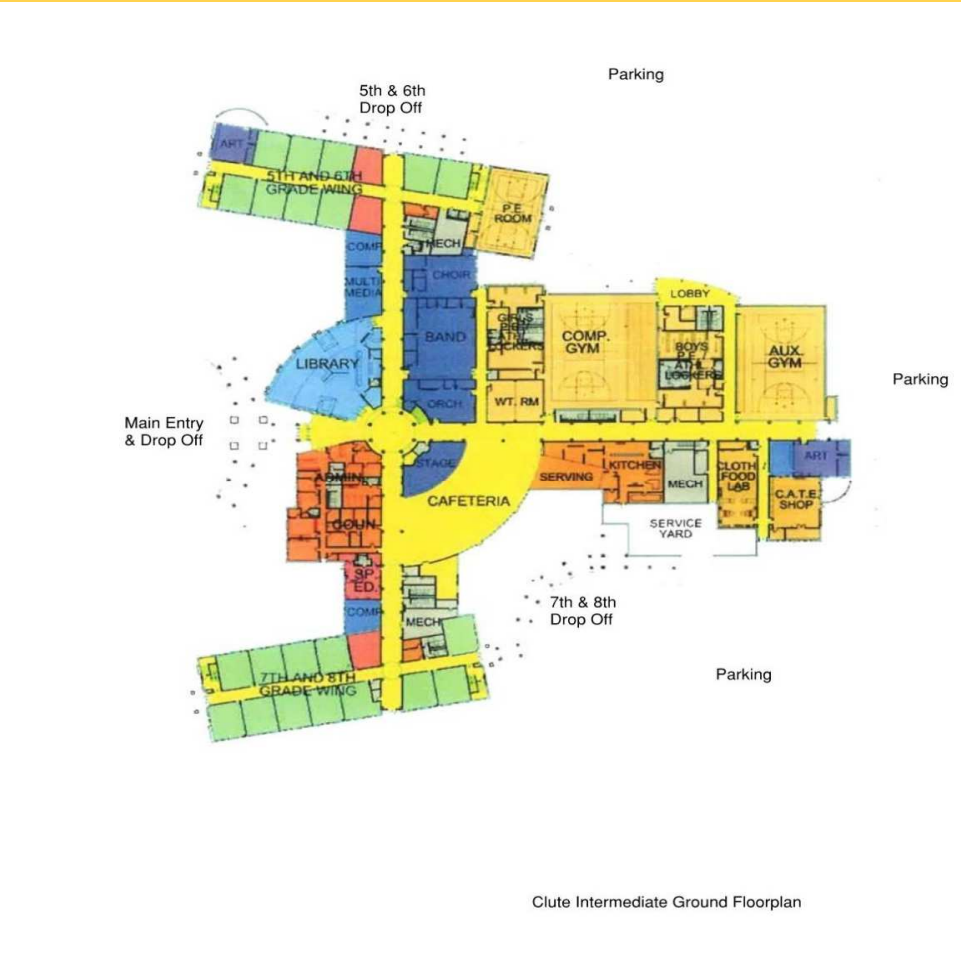


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Floor Plans

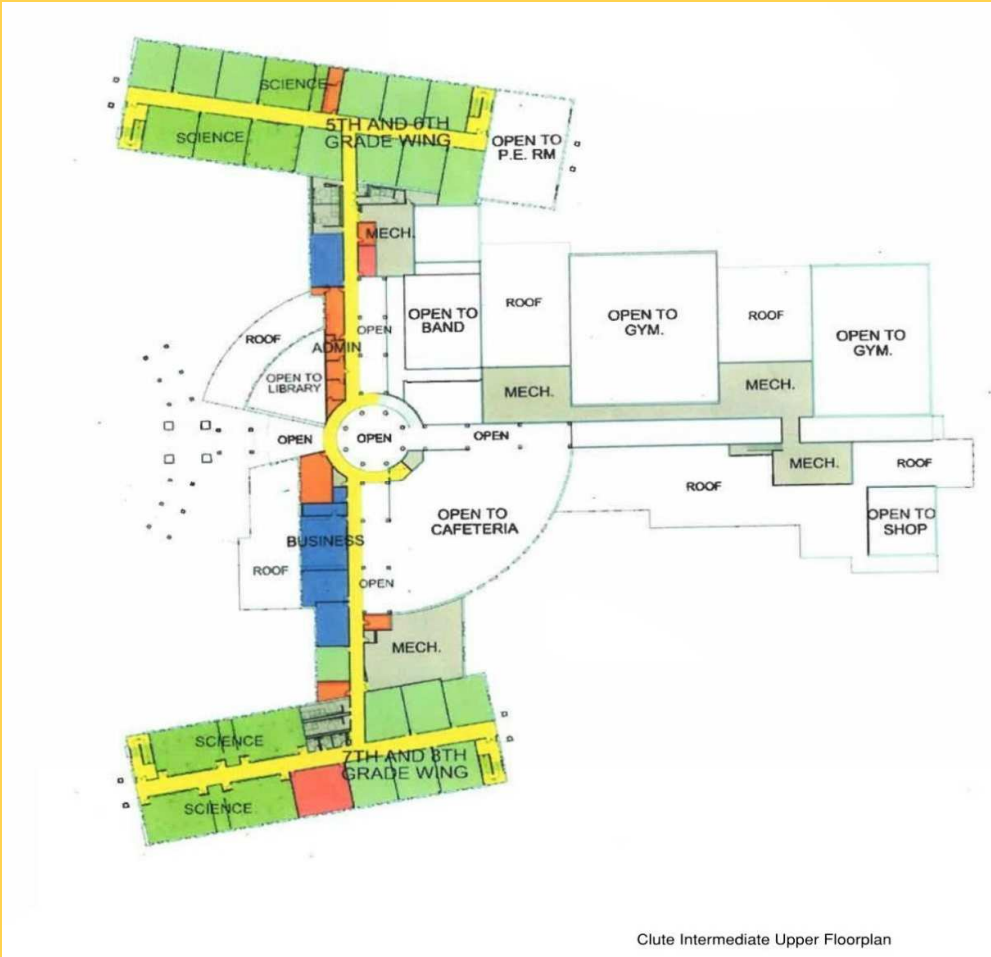


C O R G A N



CLUTE INTERMEDIATE

Floor Plans





CLUTE INTERMEDIATE

421 E. Main Street

Clute, TX 77531

SITE INFORMATION

Current # of Parking Spaces: 122, 6 Handicap

Parent drop-off/pick-up Adequate, both sides of campus

Bus drop-off/pick-up Adequate

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General Notes:

Site Conditions

Parking & Drives

Good conditions, striping needs updating

Sidewalks

Good conditions

ADA Accessibility

Most exterior spaces are accessible, Athletic areas not accessible

Site Signage

Minimal site signage

Playground Areas

Condition

No playgrounds on site

Accessibility

No playgrounds on site

Athletic Areas

Fair to good condition

Landscaping/Irrigation

Overall good conditions

Utilities & Drainage

Good conditions

Dumpster Service Area

Good condition, inside designated service yard

Site Lighting

Good conditions, well lit

Security

No perimeter fencing, cameras being installed

Chain Link Fencing

Fair condition, only used around athletic areas

Ornamental Fencing

Good condition, used in Service Yard only

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
Miscellaneous Exterior Site Items						
Site Lighting		<input checked="" type="checkbox"/>				
Site Security						
Cameras			<input checked="" type="checkbox"/>			
Chain Link Fencing / Gates			<input checked="" type="checkbox"/>			
Ornamental Fencing / Gates		<input checked="" type="checkbox"/>				
Misc. Structures						
Site Walls -Retaining / Screen			<input checked="" type="checkbox"/>			
Dumpster Service Area		<input checked="" type="checkbox"/>				
Site Signage- Directional / Handicapped			<input checked="" type="checkbox"/>			
Site Furniture / Specialties			<input checked="" type="checkbox"/>			
Misc. Site work / Recreational / Site Structures						
ADA Compliance/Accessibility			<input checked="" type="checkbox"/>			
Compliant Sidewalks/Curbs			<input checked="" type="checkbox"/>			
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:					2	

Good conditions, well lit
 No perimeter fencing, cameras being installed
 Currently being installed
 Fair condition, only used around athletic areas
 Good condition, used in Service Yard only

Good condition, inside designated service yard
 Minimal site signage

Most exterior spaces are accessible, Athletic areas not accessible
 Sidewalk access to RR at football field not ADA
 No ramp to football field bleachers



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CLUTE INTERMEDIATE

421 E. Main Street

Clute, TX 77531

EXTERIOR BUILDING INFORMATION

Exterior Building Cladding Materials:	Brick, Concrete Masonry Unit
Roof Type:	Modified
Exterior Window Materials:	Not known at this time

General Notes:

Exterior Building Condition	
Exterior Envelope	
Wall Condition	Overall good conditions
Window Condition	Overall good conditions
Doors/Entrances	Overall good condition
Secure Entrance	Badge swipe pad, entry vestibule present. Adequate
Foundation/Structure	Foundation/Structure in fair condition
Roofing Areas	Roof in good condition, Single ply roof to be replaced 2014.
Existing Warranty	Approx 10yr remain w/modified roofs, '14 replacements w/20yr warranty
Area for repair	General maintenance on modified roofs
Area for Replacement	Unknown at this time
Exterior Building Lighting	Lighting around entire building, pole/wall mounted.
Kitchen dock/loading entry	Lighting at entry.
Canopies	Dock not present, just access door to kitchen from Service yard
Additional information	Good conditions
	N/A

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					Special Notes or Observations
Exterior Walls							Overall good conditions
Exterior Wall Face & Back-Up Construction- Brick		<input type="checkbox"/>					Good condition
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"/>	No exterior painting
Windows/Glazed Walls							Overall good conditions
Windows			<input type="checkbox"/>				
Curtain Walls						<input type="checkbox"/>	
Exterior Doors							Overall good condition
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							Overall good condition
Waterproofing			<input type="checkbox"/>				
Caulking / Sealants			<input type="checkbox"/>				
Exterior Soffits						<input type="checkbox"/>	
Finishes To Misc. Exterior Structures			<input type="checkbox"/>				Minimal rusting/mildew on canopies underside
Miscellaneous Exterior Building Items							Good conditions
Canopies							
Freestanding Canopies			<input type="checkbox"/>				
Canopies attached to building			<input type="checkbox"/>				
Exterior Building Lighting							Lighting around entire building, pole/wall mounted. Lighting at entry.
Secure Front Entry			<input type="checkbox"/>				Badge swipe pad, entry vestibule present. Adequate
Kitchen Dock/Loading Zones			<input type="checkbox"/>				Dock not present, just access door to kitchen from Service yard
Average Exterior Grade:							3



Clute Intermediate Ground Floorplan

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General Notes:

Interior Building Areas

Classrooms	Two designated wings, all interior halls, all are TEA compliant
SPED Classrooms	Various types designated in each classroom wing, specialized Life Skills space is TEA compliant
Science Labs	Designated labs in each wing, none are TEA compliant
Computer Labs	Vary in size, generally all centralized between both wings
Art/Music	Music centralized location, similar layout. Art located at different areas of building.
Library	Ample seat/work areas, two learning alcoves, centrally located in building
Cafeteria	Flexible/Ample seating, doubles as Auditorium, central location w/ exterior access
Kitchen/Serving	Four serving stations w/ central walking space
Gymnasium	Two gyms adjacent to locker rooms, separate lobby into Comp. gym, bleachers on one side only
Auditorium	Cafeteria used as Auditorium
Administration	Central location near main entry
Staff Work Areas	Ample workspaces, located in each classroom wing for access
Clinic	Good condition near Administration

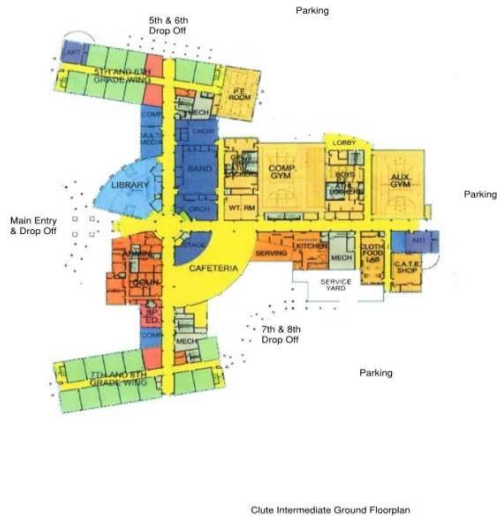
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421 E. Main Street

Clute, TX 77531

INTERIOR BUILDING AREAS

Circulation:	Ample, adequate
Interior signage:	Room signage and wing signage
Layout:	5th & 6th Grade wings on West side, 7th & 8th Grade wings on East side, all shared spaces in center. Double-loaded corridors.



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421 E. Main Street

Clute, TX 77531

INTERIOR FINISH INFORMATION

Flooring Types:	VCT, Carpet, Terrazzo, Wood, Rubber
Walls:	Vinyl, Paint, Gyp
Ceilings:	ACT, Exposed structure

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General Notes:

Interior Building Condition

Ceilings	All types are in good condition
Floors	Overall fair conditions, normal wear. East gym floor requires replacement
Interior Wall Finishes	Overall in fair to good condition
Millwork	Overall good condition, normal wear
Restrooms	Overall fair to good condition, normal wear.
Food Service Areas	Overall good condition, normal wear throughout
Doors and Hardware	Fair to good condition, normal wear
ADA Compliance	All areas are ADA 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acoustical Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Grid Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 x4 or 2 x 2 tiles - condition and type	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vinyl Coated or Other type installed in grid system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plaster Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drywall Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exposed / Painted Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soffit / Bulkhead Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Ceilings / Soundproofing / Misc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpeting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resilient Flooring - VCT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pavers / Slate / Marble	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quarry Tile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceramic Tile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Terrazzo Floor / Special Composition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finish Concrete - (sealed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stair Finishes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Flooring / Misc. - Raised Access Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Wall Finishes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Partition Construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall Studs at interior columns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glazed block & CMU corridor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gypsum board at interior column furrings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tape, Bed, Texture, & Paint interior column furrings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Studs insulation at interior face of exterior wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gypsum board at interior face of exterior wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tape, Bed, Texture, & Paint interior face of exterior wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Special Notes or Observations

Overall good condition for all types
 All types are in good condition

2X2 ACT tiles, 2X4 lighting tiles, areas with stains
 Acoustical pyramids in music areas are in good condition

Mostly in Restrooms/locker rooms, good condition

Exposed open joist ceilings in both gyms, good condition

Overall fair conditions, normal wear. East gym floor requires replacem

Fair condition, lots of wear, areas of cracking through multiple tiles

VCT in good condition, nosings are falling off
 Painted rubber flooring in Aux. gym in fair condition
 Overall in fair to good condition

Fair condition, areas of cracking/splitting

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
Peeling/Scratched paint throughout, lots of wear, should repaint
Vinyl finish/painted CMU in good condition, normal wear
Wall mounted & ceiling soundproofing in good condition
Overall good condition, normal wear
Not present
Normal wear
Not present
Elevator access inside atrium, good condition
Overall fair to good condition, normal wear.
Normal wear
Delamination of mirrors in restrooms
Normal wear
All accessible
Overall good condition, normal wear throughout

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

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

Equipment in fair/good condition, No Air Screen present
 Functional-water service is provided-Normal wear
 Adequate
 Adequate
 Repair
 Repair/Replace one unit
 Normal wear
 Normal wear
 Normal wear
 ADA compliant
 Adequate
 Adequate
 Fair to good condition, normal wear

All areas are ADA compliant

ACM is present
 Yes

Building code used 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

Average Interior Grade:

3



CLUTE INTERMEDIATE

421 E. Main Street

Clute, TX 77531

PROJECT INFORMATION

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

BRAZOSPORT ISD



General Notes:

Mechanical Systems

Warranty	warranties unknown at this time
Central Plant	Central plant equipment-good, Cooling tower piping corrosion
Roof Top Units	Fair condition
Ductwork	Good condition
EMS	Good condition, some rust

Electrical Systems

Classroom Lighting	Good condition
Corridor Lighting	Good condition
Primary Power Panels	Excellent and pad mounted XFMR Condition/type/load unknown at this time
Clock/Bell/ PA	Excellent

Plumbing Systems

Main Water Supply	Good condition
Drinking fountains	Good; may need some maintenance in various locations
Toilet Fixtures	Good condition
Lavatory Fixtures	Good condition

Life Safety Systems

Fire Sprinkler	Yes and could use painting for corrosion control.
Fire Extinguishers	Present, condition unknown
Fire Alarm	yes, good condition

Technology

Power/data	Adequate
Wireless	Available

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 N/A

Special Notes or Observations

MPE&FP Systems

HVAC

Central Plant (including chillers, pumps, piping, valves, controls, & risers)			<input type="checkbox"/>				Central plant equipment-good, Cooling tower piping corrosion
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)		<input type="checkbox"/>					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"/>				Visual-good condition; not operating time of review
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"/>						Good condition, some rust
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							warranties unknown at this time

Plumbing

Main domestic water supply		<input type="checkbox"/>					Good condition
Water heater systems (including piping & install)			<input type="checkbox"/>				Cooling tower condenser water pipe corrosion, boiler cabinets corrosion
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"/>						Good condition
Flush Valves - Condition and type	<input type="checkbox"/>						
Lavatories - Condition and Type	<input type="checkbox"/>						Good condition
Faucets - Condition and Type	<input type="checkbox"/>						
Electrical Water coolers - Condition and Type/ ADA		<input type="checkbox"/>					Good; may need some maintenance in various locations

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"/>				Excellent and pad mounted XFMR
Power company transformer		<input type="checkbox"/>				
Main building switchgear including breakers		<input type="checkbox"/>				
Distribution Feeders						N/A
Panels (HVAC, Lighting, & power)		<input type="checkbox"/>				Condition/type/load unknown at this time
Classroom lighting and type		<input type="checkbox"/>				Good condition
Corridor lighting and type		<input type="checkbox"/>				Good condition
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"/>				Excellent
Telephone/Data Outlets		<input type="checkbox"/>				
UPS Systems					<input type="checkbox"/>	Emergency generator on site
Life Safety Systems						
Sprinkler Main Riser			<input type="checkbox"/>			Yes and could use painting for corrosion control.
General Building Wet Pipe System (per code)				<input type="checkbox"/>		Needs painting for corrosion control
Sprinkler Heads - Condition and type		<input type="checkbox"/>				Concealed
Base Building Fire Alarm System (fully addressable)			<input type="checkbox"/>			yes, good condition
All Data Points & associated wiring					<input type="checkbox"/>	
Fire Alarm Annunciation Panel		<input type="checkbox"/>				Yes
Horn Strobes & wiring			<input type="checkbox"/>			
Fire Alarm Pulls			<input type="checkbox"/>			
Emergency Lighting		<input type="checkbox"/>				Good condition
Exit Signage		<input type="checkbox"/>				Yes
Fire Extinguisher cabinets per code					<input type="checkbox"/>	
Fire Extinguishers			<input type="checkbox"/>			Present, condition unknown

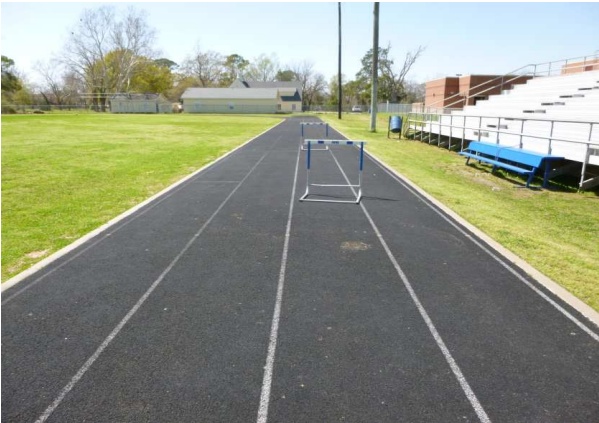
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Existing photos



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Existing photos



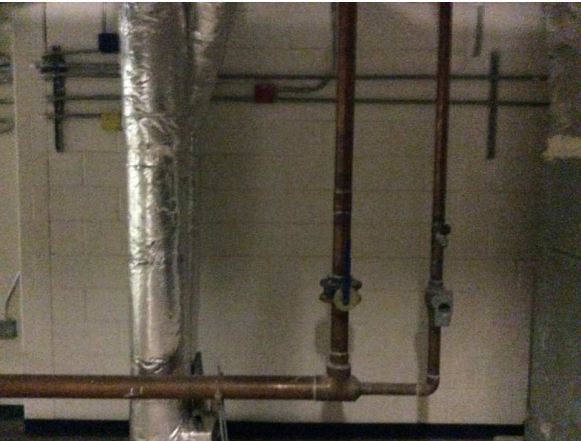
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