

O.A. Fleming Elementary

EXECUTIVE SUMMARY



Capacity Assessment							Percent Occupied: 81% 85% Capacity is assumed full	
Design Capacity:	493							
Functional Capacity:	419							
Current Enrollment	340							
Building Constructed : 1991 Existing, 1998 Addition								
Building Current Square Footage : 102,000								
Assessment Grading		1-Pass		5- Fail				
		Scale:	1	2	3	4	5	Note: Score over 3 recommend replacement
Site	Parking and Drives							Concrete parking
	Sidewalks							Good/fair condition
	Landscape/Irrigation							Minimum landscaping; majority at front entry
	Play Grounds							Good condition and ADA compliant
	ADA Accessibility							Accessible routes provided throughout site
	Utilities& Drainage							Overall fair condition
	Site Lighting							Adequate lighting around perimeter of site
	Security							Poor site security overall
Exterior	Exterior Walls							Fair condition, normal wear for building age
	Structure/Foundation							Fair condition
	Windows							Fair conditions
	Doors/Entrances							Fair condition, some water leakage
	Roofing							Fair condition
	Weather/Waterproofing							Fair conditions
	Canopies							Lighting at all canopies
Interior	TEA Compliance							
	Educational Adequacy							Overall fair conditions.
	Finishes							Fair condition interior finishes
	Restrooms							Fair condition, floor and wall finishes need updating
	Food Service							Poor/Fair Condition
	Doors/Hardware							Fair condition, hollow metal frame
	Accessibility							Generally ADA compliant
	ACM materials							ACM Present
Code requirements							Unknown at this time	
MEP	Mechanical							
	Units							RTUs should be replaced. Poor condition.
	Ductwork							Maintain/replace half of AHU's.
	Exhaust							Confirm AHU interlock. Not all roof mounted fans are running
	Electrical							
	Building service							Good condition
	Panels							Good condition
	Distribution							Unknown
	Plumbing							
	Infrastructure							Replace galvanized pipe with copper.
	Fixtures							ADA review required.
	Life Safety Systems							
	Fire Sprinkler							Not sprinklered
	Fire Alarm							Fire alarm present. Fair condition. Needs upgrade.
	Emergency Lighting							No EM lights with battery packs. Install an emergency light sys
Exit Signage							No generator EM with battery packs. Install an emergency light sys	
Technology								
Data							Fair number of teacher/student drops	
Wi Fi							Available	

Total Score - 3.29

O.A. Fleming Elementary

EXECUTIVE SUMMARY



OVERALL SUMMARY & RECOMMENDATION

Fleming Elementary School has some functionality issues to address. Many of the building finishes have exceeded their useful life span and should be replaced. The security of the external Cafeteria building provide uncontrolled points of entry that compromise the security at the facility. The Gymnasium should be upgraded to meet the school standards. Many of the building finishes have exceeded their useful life span and should be replaced.

RECOMMENDATION: This facility should be renovated to meet current TEA guidelines. It is recommended that a secure vestibule and minor ADA upgrades to door hardware be implemented. The external cafeteria should be removed and replaced due to arrangement and function with the existing elementary school. Upgrades to finishes due to normal wear and age are recommended.

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					<input type="checkbox"/>	
Kiln/ kiln vent					<input type="checkbox"/>	
Demo table					<input type="checkbox"/>	
Vocational Rooms					<input type="checkbox"/>	
Demo tables					<input type="checkbox"/>	
Sink					<input type="checkbox"/>	
Eye wash					<input type="checkbox"/>	
Power					<input type="checkbox"/>	
Technology					<input type="checkbox"/>	
Average grade:						4

O.A. Fleming Elementary

Building Capacity Analysis

Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
PK01	Classroom	Classroom	Pre-Kindergarten	940	Y	22	
PK02	Classroom	Classroom	Pre-Kindergarten	940	Y	22	
K01	Classroom	Classroom	Kindergarten	850	Y	22	
K02	Classroom	Classroom	Kindergarten	865	Y	22	
K03	Classroom	Classroom	Kindergarten	865	Y	22	
K04	Classroom	Classroom	Kindergarten	850	Y	22	
101	Classroom	Classroom	1st Grade	726	N	20	
102	Classroom	Classroom	1st Grade	680	N	18	
103	Classroom	Classroom	1st Grade	680	N	18	
104	Classroom	Classroom	1st Grade	700	N	19	
201	Classroom	Classroom	2nd Grade	726	Y	22	
202	Classroom	Classroom	2nd Grade	680	N	21	
203	Classroom	Classroom	2nd Grade	680	N	21	
204	Classroom	Classroom	2nd Grade	726	Y	22	
301	Classroom	Classroom	3rd Grade	760	Y	22	
302	Classroom	Classroom	3rd Grade	775	Y	22	
303	Classroom	Classroom	3rd Grade	775	Y	22	
304	Classroom	Classroom	3rd Grade	760	Y	22	
401	Classroom	Classroom	4th Grade	726	Y	22	
402	Classroom	Classroom	4th Grade	760	Y	22	
403	Classroom	Classroom	4th Grade	760	Y	22	
404	Classroom	Classroom	4th Grade	775	Y	22	
DLC01	Special Education	Classroom	Special Education	648	Y	NA	
DLC02	Special Education	Classroom	Special Education	648	Y	NA	
Title 1	Special Education	Classroom	Special Education	805	Y	NA	
Library	Library	Library	Library 1	2754	N	NA	
CEI	Classroom	Classroom	Special Education	460	Y	NA	
Lounge	Teacher Lounge	Lounge	Admin Office	576	NA	NA	
Computer	Computer Lab	Classroom	Computer Lab	868	N	24	
Music	Music Classroom	Classroom	Music	970	Y	NA	
Gym	Gym	Gym	Gym ES	3745	Y	NA	
Total Capacity						493	419

O.A. Fleming Elementary

Site Plan



C O R G A N

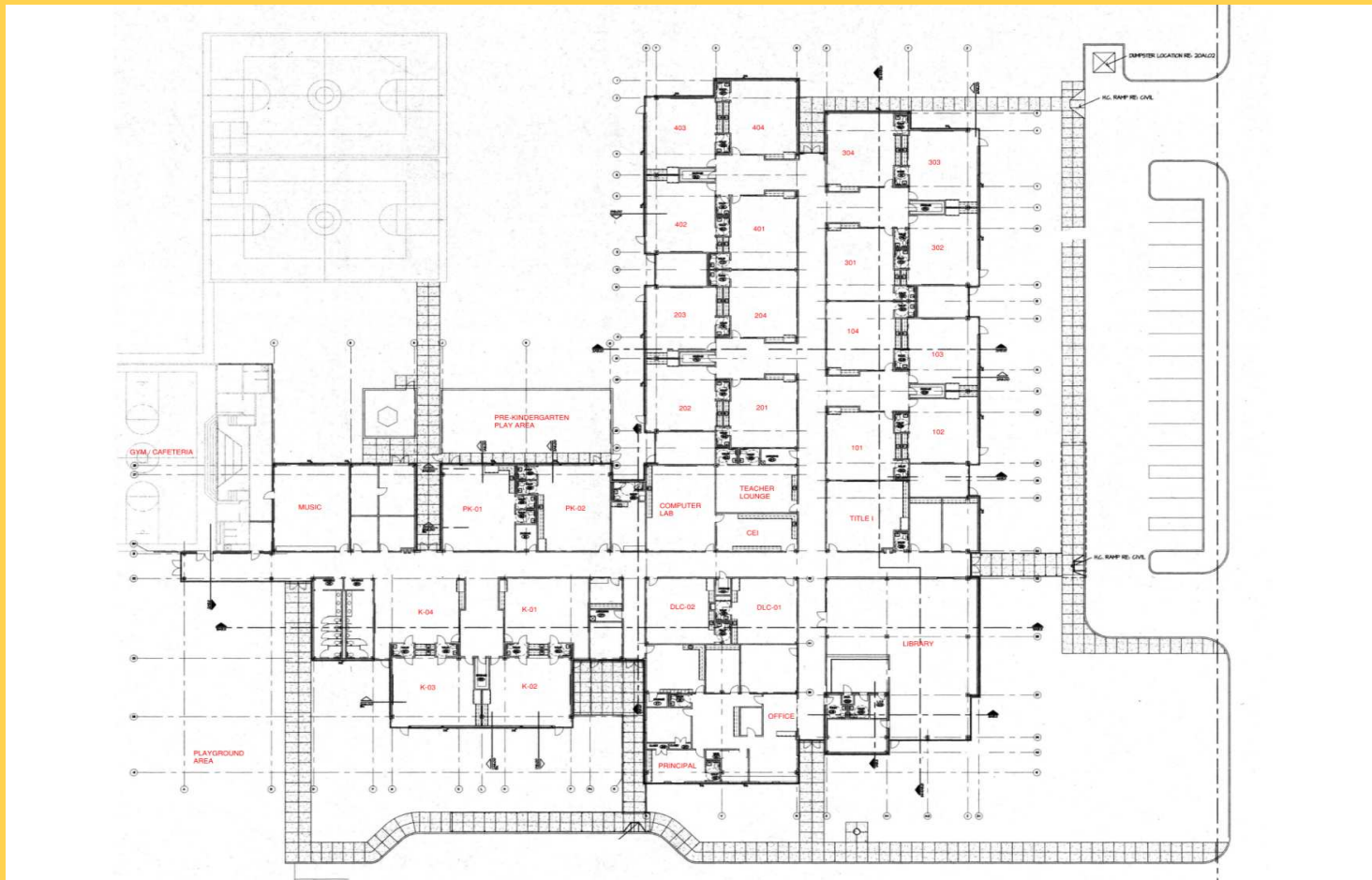


O.A. Fleming Elementary

Floor Plans



C O R G A N





O.A. Fleming Elementary

431 WEST 4TH STREET

FREEPORT, TX 77541

SITE INFORMATION

Current # of Parking Spaces:	Front lot 72 parking, 2 HC lot 15 parking, 1 HC	Side
Parent drop-off/pick-up	Front of school parent drop off not adequate	
Bus drop-off/pick-up	Bus drop off located side of the school with staff parking	

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General Notes:

Site Conditions

Parking & Drives	Concrete parking
Sidewalks	Good/fair condition
ADA Accessibility	Accessible routes provided throughout site
Site Signage	Fair, directional road signage for parent drop off
Playground Areas	
Condition	Good condition and ADA compliant
Accessibility	Ramp entry
Athletic Areas	Fair overall condition
Landscaping/Irrigation	Minimum landscaping; majority at front entry
Utilities & Drainage	Overall fair condition
Dumpster Service Area	close proximity to kitchen delivery
Site Lighting	Adequate lighting around perimeter of site
Security	Poor site security overall
Chain Link Fencing	Chain Link Fencing around mechanical yard only
Ornamental Fencing	No Ornamental Fencing

EXISTING SITE ASSESSMENT FORM

The information contained in this document comes from a range of sources in a limited time frame and may not be completely reliable. The intent of this survey is to obtain a general sense of the overall condition of the subject property and to identify particular areas or systems that may require more in-depth and verifiable study.

Site work	Maintenance Cycle Schedule Years	Condition or Quality					N/A
		1	2	3	4	5	
On-Site Utilities & Drainage							
Site Drainage / Erosion Control				<input type="checkbox"/>			
Storm Sewer Line						<input type="checkbox"/>	
Sanitary Sewer Line						<input type="checkbox"/>	
Water Supply Line / Sprinkler Supply Line						<input type="checkbox"/>	
Gas Line						<input type="checkbox"/>	
Electric Service Line / Phone Line				<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
Overall fair condition
Sheet drained, some perimeter drainage issues
Pole mounted transformers
wall pack perimeter lighting, light pole lighting at parking lots
rust stains, overall fair shape
Minimum landscaping; majority at front entry
good condition
Concrete parking
Good/fair condition
Fair overall condition
concrete hardscape good condition
backboards/goals need replacement
Good condition and ADA compliant
Ramp entry
Good condition
mulch surface, needs replacement

EXISTING SITE ASSESSMENT FORM

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	Maintenance Cycle Schedule Years	Condition or Quality					Special Notes or Observations
		1	2	3	4	5	
Miscellaneous Exterior Site Items							
Site Lighting				<input checked="" type="checkbox"/>			Adequate lighting around perimeter of site
Site Security							Poor site security overall
Cameras					<input checked="" type="checkbox"/>		Currently installing security camera infrastructure
Chain Link Fencing / Gates					<input checked="" type="checkbox"/>		Chain Link Fencing around mechanical yard only
Ornamental Fencing / Gates					<input checked="" type="checkbox"/>		No Ornamental Fencing
Misc. Structures							
Site Walls -Retaining / Screen						<input checked="" type="checkbox"/>	
Dumpster Service Area						<input checked="" type="checkbox"/>	close proximity to kitchen delivery
Site Signage- Directional / Handicapped				<input checked="" type="checkbox"/>			Fair, directional road signage for parent drop off
Site Furniture / Specialties				<input checked="" type="checkbox"/>			good/fair condition
Misc. Site work / Recreational / Site Structures				<input checked="" type="checkbox"/>			
ADA Compliance/Accessibility							Accessible routes provided throughout site
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:							3



BRAZOSPORT ISD



O.A. Fleming Elementary

431 WEST 4TH STREET

FREEPORT, TX 77541

EXTERIOR BUILDING INFORMATION

Exterior Building Cladding Materials:	Concrete tilt-up w brick & CMU
Roof Type:	Low slope
Exterior Window Materials:	Double pane, alum. Frame storefront

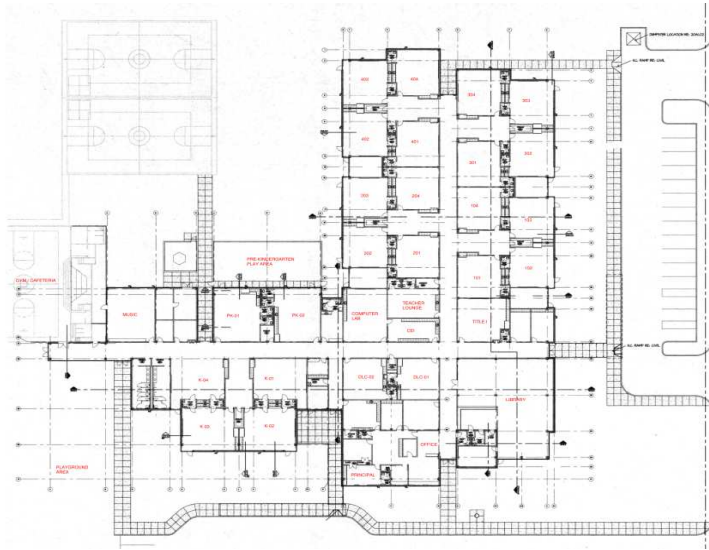
General Notes:

Exterior Building Condition	
Exterior Envelope	
Wall Condition	Fair condition, normal wear for building age
Window Condition	Fair conditions
Doors/Entrances	Fair condition, some water leakage
Secure Entrance	Only card access at front entry, no entry vestibule
Foundation/Structure	Fair condition
Roofing Areas	Fair condition
Existing Warranty	Approx 7 years remaining
Area for repair	Maintenance should be performed as req'd
Area for Replacement	None
Exterior Building Lighting	Adequate lighting at canopies, parking and perimeter of building
Kitchen dock/loading entry	Fair condition
	Lighting at all canopies
Canopies	
Additional information	Requires a more clearly defined front entrance

EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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	Maintenance Cycle Schedule Years	Condition or Quality				Special Notes or Observations
Exterior Walls						
Exterior Wall Face & Back-Up Construction- Brick		<input type="checkbox"/>				Fair condition, normal wear for building age
Exterior Wall Face & Back-Up Construction- Plaster		<input type="checkbox"/>				Brick and CMU; fair condition
Exterior Load Bearing Walls					<input type="checkbox"/>	Gym older construction, concrete tilt-up
Exterior Balcony Walls / Railings					<input type="checkbox"/>	
Exterior Louvers / Sunscreens					<input type="checkbox"/>	
Exterior Painting		<input type="checkbox"/>				Touch ups recommended, normal wear
Windows/Glazed Walls						
Windows		<input type="checkbox"/>				Fair conditions
Curtain Walls					<input type="checkbox"/>	Water leaks in hallways and classrooms
Exterior Doors						
Exterior Storefront / Entry Walls		<input type="checkbox"/>				Fair condition, some water leakage
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"/>	Fair conditions
Caulking / Sealants		<input type="checkbox"/>				Need to update weather protection at front entry doors
Exterior Soffits		<input type="checkbox"/>				
Finishes To Misc. Exterior Structures		<input type="checkbox"/>				
Miscellaneous Exterior Building Items						
Canopies						
Freestanding Canopies		<input type="checkbox"/>				Lighting at all canopies
Canopies attached to building		<input type="checkbox"/>				
Exterior Building Lighting						
Secure Front Entry		<input type="checkbox"/>				Adequate lighting at canopies, parking and perimeter of building
Kitchen Dock/Loading Zones		<input type="checkbox"/>				Only card access at front entry, no entry vestibule
						Fair condition
Average Exterior Grade:						3



BRAZOSPORT ISD



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431 WEST 4TH STREET

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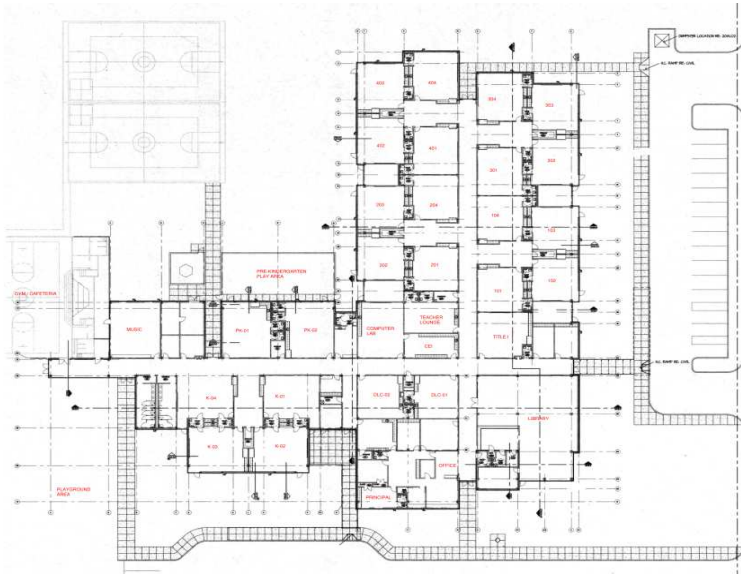
INTERIOR BUILDING AREAS

Circulation:	Circu. Ample ; no security vestibule
Interior signage:	Signage at classrooms and restrooms. ADA complaint
Layout:	Double loaded corridors. Cafeteria is not secure - students must leave building to get to cafeteria

General Notes:

Interior Building Areas

Classrooms	Classroom layout similar. Arranged in POD by Grade level. Classroom finishes need updating.
SPED Classrooms	Three classrooms designated as SPED. Accessible.
Science Labs	Typical classroom used for this function.
Computer Labs	One computer lab w/ built-in desks
Art/Music	Acoustical ceiling tile(ACT), Carpet, ADA sink and restroom
Library	Good condition, carpet, glazed brick wall, ADA counter
Cafeteria	Older construction, located seperately from newer school, needs updating
Kitchen/Serving	Fill in on this page, if applicable
Gymnasium	Older construction, non ADA compliant, recommend updating finishes.
Auditorium	Shared w/gym. Curtain & finishes need updating
Administration	Need security vestibule.
Staff Work Areas	Good condition with adequate space for staff.
Clinic	Located off main corridor, ADA compliant



BRAZOSPORT ISD



O.A. Fleming Elementary

431 WEST 4TH STREET

FREEPORT, TX 77541

INTERIOR FINISH INFORMATION

Flooring Types:	Terrazzo, Carpet, VCT, Vinyl Sheet
Walls:	Glazed CMU, Painted gyp, vinyl covering
Ceilings:	Acoustic tiles(ACT), painted gyp

General Notes:

Interior Building Condition

Ceilings	Fair condition overall
Floors	Fair condition
Interior Wall Finishes	Fair condition overall
Millwork	Overall fair condition, worn and outdated due to age
Restrooms	Fair condition, floor and wall finishes need updating
Food Service Areas	Poor/Fair Condition
Doors and Hardware	Fair condition, hollow metal frame
ADA Compliance	Generally ADA compliant

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"/>			
AV Equipment			<input type="checkbox"/>			
AV Projection Screens			<input type="checkbox"/>			
Interior Window Blinds			<input type="checkbox"/>			
Loading Dock Equipment						<input type="checkbox"/>
Digital clocks						<input type="checkbox"/>
Wireless access			<input type="checkbox"/>			
Conveying Systems						<input type="checkbox"/>
Freight Elevators						<input type="checkbox"/>
Cab Finishes						<input type="checkbox"/>
Passenger Elevators						<input type="checkbox"/>
Cab Finishes						<input type="checkbox"/>
Dumbwaiters / Lifts						<input type="checkbox"/>
Overall Restroom Condition & Finishes						
Restroom Walls			<input type="checkbox"/>			
Restroom Ceilings			<input type="checkbox"/>			
Restroom Fixtures			<input type="checkbox"/>			
Toilet Partitions			<input type="checkbox"/>			
Toilet Accessories			<input type="checkbox"/>			

Special Notes or Observations
Vinyl wall covering needs updating, peeling in some locations
Overall fair condition, worn and outdated due to age
Good condition
ADA compliant signage
Fair condition
Fair condition, floor and wall finishes need updating
Gyp wall, needs repainting, typical every classroom and public RR
Fair condition
ADA compliant
Fair condition

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

Special Notes
 or
 Observations

ADA compliant

Food Service Areas

Poor/Fair Condition

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

	Maintenance Cycle Schedule Years	Condition or Quality				
		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?						
ACM Materials						
Presence of ACM Materials suspected?					<input type="checkbox"/>	
					<input type="checkbox"/>	
Building Code Requirements						

Special Notes or Observations
Equipment is in poor/fair condition.
Fucntional - Water service is not provided - Normal wear
Outdated - rusted
Undersized - shows age
Shows age and wear
Not code compliant
Shows age and wear - mixed tile
Shows age and wear
Normal wear
Not ADA compliant
Small area with hanging rod for jackets - no lockers
Shows age - Floor is damaged
Fair condition, hollow metal frame
some water leaking at front entry door
ADA compliant
Generally ADA compliant
Non ADA complaint in old existing Gym, ADA compliant elsewhere
No accessible ramp at Gym & Cafeteria stages
ADA compliant
ADA 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"/>	
Energy code requirements met?							
Fire code requirements met?							
Average Interior Grade:							3



O.A. Fleming Elementary

431 WEST 4TH STREET

FREEPORT, TX 77541

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 warranties
Central Plant	Fair/Poor-pumps&cntrl vlvs; chillers good cond
Roof Top Units	RTUs should be replaced. Poor condition.
Ductwork	Maintain/replace half of AHU's.
EMS	Hyrid DDC/pneumatic system in place. Replace with DDC controls.
Electrical Systems	
Classroom Lighting	Good condition
Corridor Lighting	Good condition
Primary Power Panels	Good condition
Clock/Bell/ PA	Good condition
Plumbing Systems	
Main Water Supply	Replace galvanized pipe with copper.
Drinking fountains	Approx 1/2 comply with ADA
Toilet Fixtures	ADA review required.
Lavatory Fixtures	Not appear to be ADA compliant;review required.
Life Safety Systems	
Fire Sprinkler	Not sprinklered
Fire Extinguishers	Present. Condition unknown.
Fire Alarm	Fire alarm present. Fair condition. Needs upgrade.
Technology	
Power/data	Fair number of teacher/student drops
Wireless	Available

MEP SYSTEMS ASSESSMENT FORM

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

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"/>			Fair/Poor-pumps&cntrl vlvs; chillers good cond
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)					<input type="checkbox"/>		RTUs should be replaced. Poor condition.
Main vertical trunk ducts through roof & floors (including rated chases)			<input type="checkbox"/>				Maintain/replace half of AHU's.
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"/>				VAV dampers in duct system
Interior zone low pressure ductwork & diffusers			<input type="checkbox"/>				
Ceiling mounted return air grilles			<input type="checkbox"/>				
Return air silencers at main return air intake			<input type="checkbox"/>				
All necessary fire dampers and smoke detectors as required by code						<input type="checkbox"/>	
All restroom exhaust fans, ductwork, and electrical connections				<input type="checkbox"/>			Confirm AHU interlock. Not all roof mounted fans are running
Electrical connections to all roof mounted equipment			<input type="checkbox"/>				Confirm AHU interlock.
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"/>			Isolated controls appear inoperative. Repair/replace CW control valves.
DDC Control points for all internal tenant building mounted equipment							
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"/>			Hyrid DDC/pneumatic system in place. Replace with DDC controls.
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 warranties

Plumbing

Main domestic water supply				<input type="checkbox"/>			Replace galvanized pipe with copper.
Water heater systems (including piping & install)			<input type="checkbox"/>				Units are aging approx 2/3 of the life cycle.
Sanitary waste water lines			<input type="checkbox"/>				
All condensate piping and drainage			<input type="checkbox"/>				
Building roof drainage piping						<input type="checkbox"/>	Add roof drainage through out. Water ponds on roof.
Toilet Fixtures - Condition and Type			<input type="checkbox"/>				ADA review required.
Flush Valves - Condition and type			<input type="checkbox"/>				
Lavatories - Condition and Type			<input type="checkbox"/>				Not appear to be ADA compliant;review required.
Faucets - Condition and Type			<input type="checkbox"/>				Does not comply with ADA
Electrical Water coolers - Condition and Type/ ADA			<input type="checkbox"/>				Approx 1/2 comply with ADA

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"/>				Good condition
Power company transformer		<input type="checkbox"/>				
Main building switchgear including breakers		<input type="checkbox"/>				
Distribution Feeders						Unknown
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"/>				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"/>			Good condition
Telephone/Data Outlets			<input type="checkbox"/>			
UPS Systems					<input type="checkbox"/>	No emergency generator on site.
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"/>			Fire alarm present. Fair condition. Needs upgrade.
All Data Points & associated wiring					<input type="checkbox"/>	
Fire Alarm Annunciation Panel					<input type="checkbox"/>	No annunciating panel
Horn Strobes & wiring			<input type="checkbox"/>			
Fire Alarm Pulls			<input type="checkbox"/>			
Emergency Lighting					<input type="checkbox"/>	No EM lights with battery packs. Install an emergency light sys
Exit Signage			<input type="checkbox"/>			No generator EM with battery packs. Install an emergency light sys
Fire Extinguisher cabinets per code					<input type="checkbox"/>	
Fire Extinguishers						Present. Condition unknown.

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

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"/>

Fair number of teacher/student drops

Available

Average MEP Grade:

3

O.A. Fleming Elementary

Existing photos



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Existing photos



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Existing photos



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Existing photos



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