

LAKE JACKSON INTERMEDIATE

EXECUTIVE SUMMARY



Capacity Assessment						
Design Capacity:	703	Percent Occupied: 141% 85% Capacity is assumed full				
Functional Capacity:	598					
Current Enrollment	844					
Building Constructed : 2003 Building Current Square Footage : 216,220						
Assessment Grading						
		1-Pass		5- Fail		
		Scale: 1 2 3 4 5				
		Note: Score over 3 recommend replacement				
Site	Parking and Drives					Parking and drives are in good condition, but need re-painting.
	Sidewalks					Sidewalks are in good condition.
	Landscape/Irrigation					Minimal landscaping, grass is in good condition.
	Play Grounds					Not applicable
	ADA Accessibility					ADA accessibility has been addressed on site.
	Utilities& Drainage					Area drains well - site graded to drains.
	Site Lighting					Site lighting has been addressed and is adequate.
	Security					Fencing is a concern as it is only around the tennis court.
Exterior	Exterior Walls					Brick and stucco exterior walls are like new - few water stains.
	Structure/Foundation					No visible cracks on exterior, no foundation settling noticeable
	Windows					Exterior windows are low-e, sealed properly, aluminum mullions.
	Doors/Entrances					Exterior doors have accessible hardware, side lights, aluminium.
	Roofing					Roof in in good condition. Maintenance is needed
	Weather/Waterproofing					The only signs of water damage are some stains on the brick façade.
	Canopies					Avadeck canopies are in good condition with lighting.
Interior	TEA Compliance					
	Educational Adequacy					Overall the school is in good condition.
	Finishes					Finishes are generally in good condition.
	Restrooms					Restrooms are accessible and all finishes/hardware are good.
	Food Service					Overall kitchen area is in fair condition. Minor recommendations.
	Doors/Hardware					Doors/hardware are looking good - all accessible.
	Accessibility					ADA/accessibility met for interior of new building.
	ACM materials					ACM present
	Code requirements					Unknown at this time
MEP	Mechanical					
	Units					Good/Fair condition
	Ductwork					Excellent duct condition
	Exhaust					Some exhaust fans are off. Review operation and scheduling.
	Electrical					
	Building service					Pole mounted and in good condition
	Panels					Good/Fair condition
	Distribution					Fair.
	Plumbing					
	Infrastructure					Water supply is copper pipe and in great shape
	Fixtures					ADA Compliant and in good condition
	Life Safety Systems					
	Fire Sprinkler					Sprinklers are present and good condition.
	Fire Alarm					Fire Alarm present and in good condition
	Emergency Lighting					Emergency generator present
	Exit Signage					Good condition
	Technology					
	Data					Adequate
	Wi Fi					WIFI Present

Total Score - 2.26

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EXECUTIVE SUMMARY



OVERALL SUMMARY & RECOMMENDATION

Being one of the newer schools, Lake Jackson Intermediate School is showing normal wear and is overall functioning well. Outdoor facilities, such as the tennis courts and track, need minor improvements.

Our recommendation would be to provide more accessible features to the outdoor field areas. New seating, new fencing around the tennis court, repairs to the track, and making the outdoor gym building accessible would bring the outdoor areas up to the standard of the rest of the school. Parking stalls & fire lanes need to be restriped.

EDUCATION ADEQUACY ASSESSMENT

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality					N/A	Special Notes or Observations
		1	2	3	4	5		
EDUCATION ADEQUACY			<input type="checkbox"/>					Overall the school is in good condition.
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"/>					Special education has several classrooms.
Rooms			<input type="checkbox"/>					
Restrooms			<input type="checkbox"/>					
Accessibility			<input type="checkbox"/>					
Showers			<input type="checkbox"/>					
Science Room				<input type="checkbox"/>				Labs have all standard equipment and furniture.
Air Exchanges						<input type="checkbox"/>		
Demo tables				<input type="checkbox"/>				
Sink				<input type="checkbox"/>				
Eye wash				<input type="checkbox"/>				
Fire Blanket				<input type="checkbox"/>				
Showers				<input type="checkbox"/>				
Utility shut off				<input type="checkbox"/>				
Fume hood				<input type="checkbox"/>				
Prep rooms				<input type="checkbox"/>				
Media Center				<input type="checkbox"/>				Library is large with plenty of book shelves and reading areas.
Technology				<input type="checkbox"/>				
Reading area				<input type="checkbox"/>				
Power				<input type="checkbox"/>				
Athletic Facilities				<input type="checkbox"/>				Outdoor facilities in need of improvement.
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"/>				Computer labs are the right size and have good equipment
Technology				<input type="checkbox"/>				
Room size				<input type="checkbox"/>				
Electrical & Data				<input type="checkbox"/>				

EDUCATION ADEQUACY ASSESSMENT

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality				Special Notes or Observations
Art Facilities		<input type="checkbox"/>				The art facilities are in great shape.
Kiln/ kiln vent		<input type="checkbox"/>				
Demo table		<input type="checkbox"/>				There are several vocational rooms that are in good condition.
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:						2

LAKE JACKSON INTERMEDIATE

Building Capacity Analysis

Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
185	English	Classroom	Core Classroom	739	Y	25	
184	Math	Classroom	Core Classroom	724	Y	25	
181	Storage	Classroom	Core Classroom	729	Y	25	
180	Social Studies	Classroom	Core Classroom	710	Y	25	
177	Science	Classroom	Science Classroom	732	Y	25	
176	Computer Lab	Classroom	Computer Lab	1070	Y	25	
171	Science	Classroom	Science Classroom	830	Y	25	
179	Literature	Classroom	Core Classroom	716	Y	25	
178	Math	Classroom	Core Classroom	724	Y	25	
173	Storage	Classroom	Core Classroom	718	Y	25	
172	Texas History	Classroom	Core Classroom	720	Y	25	
	Science Lab	Classroom	Science Lab MS	555	N	NA	
160F	Computer Lab	Classroom	Computer Lab	734	N	20	
167	Computer Lab	Classroom	Computer Lab	994	Y	25	
160	Library	Classroom	Library 1	5685	Y	NA	
164	Computer Lab	Classroom	Computer Lab	1055	Y	25	
166	Computer Lab	Classroom	Computer Lab	1041	Y	25	
184	Math	Classroom	Core Classroom	984	Y	25	
126	Art	Classroom	Elective Classroom	916	Y	NA	
127	Orchestra	Classroom	Music	1432	Y	NA	
122	Choir	Classroom	Music	1606	Y	NA	
125	Band	Classroom	Music	1268	Y	NA	
124	Band	Classroom	Music	2926	Y	NA	
105	Life Skills	Classroom	Special Education	1193	Y	NA	
103	Life Skills	Classroom	Special Education	986	Y	NA	
100	Wood Shop	Classroom	Core Classroom	1929	Y	25	
111	Drama	Classroom	Core Classroom	1012	Y	25	
102	Computer Lab	Classroom	Computer Lab	681	N	18	
104	CTE	Classroom	Core Classroom				
135	Language Arts	Classroom	Core Classroom	722	Y	25	
134	Classroom	Classroom	Core Classroom	724	Y	25	
131	Social Studies	Classroom	Core Classroom	729	Y	25	
130	ISS	Classroom	Elective Classroom	710	Y	NA	
147	Science	Classroom	Science Classroom	732	Y	25	
Lab	Computer Lab	Classroom	Computer Lab	1070	Y	25	
141	Science	Classroom	Science Classroom	830	Y	25	
149	Historyspeech	Classroom	Core Classroom	716	Y	25	
148	Spanish	Classroom	Elective Classroom	724	Y	NA	
143	Reading	Classroom	Core Classroom	718	Y	25	
142	Math	Classroom	Core Classroom	720	Y	25	
	Computer Lab	Classroom	Computer Lab	555	N	15	
250	History	Classroom	Core Classroom	713	Y	25	
251	Science	Classroom	Science Classroom	725	Y	25	
254	Math	Classroom	Core Classroom	725	Y	25	

LAKE JACKSON INTERMEDIATE

Building Capacity Analysis

Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
255	English	Classroom	Core Classroom	743	Y	25	
256	Science Classroom	Classroom	Science Classroom	732	Y	25	
246	Science Classroom	Classroom	Science Classroom	1067	Y	25	
241	Computer Lab	Classroom	Computer Lab	826	N	22	
248	Special Ed	Classroom	Special Education	715	Y	NA	
247	Special Ed	Classroom	Special Education	721	Y	NA	
243	ESL	Classroom	ESL	715	Y	NA	
242	Special Ed	Classroom	Special Education	719	Y	NA	
212	Classroom	Classroom	Core Classroom	725	Y	25	
213	Math	Classroom	Core Classroom	717	Y	25	
217	English	Classroom	Core Classroom	718	Y	25	
206	Science	Classroom	Science Classroom	737	Y	25	
216	Science Lab	Classroom	Science Lab MS	1068	Y	NA	
211	Science	Classroom	Core Classroom	828	Y	25	
205	Classroom	Classroom	Core Classroom	717	Y	25	
204	English	Classroom	Core Classroom	723	Y	25	
201	History	Classroom	Core Classroom	727	Y	25	
200	Classroom	Classroom	Core Classroom	743	Y	25	
Total Capacity						703	598

LAKE JACKSON INTERMEDIATE

Site Plan



C O R G A N

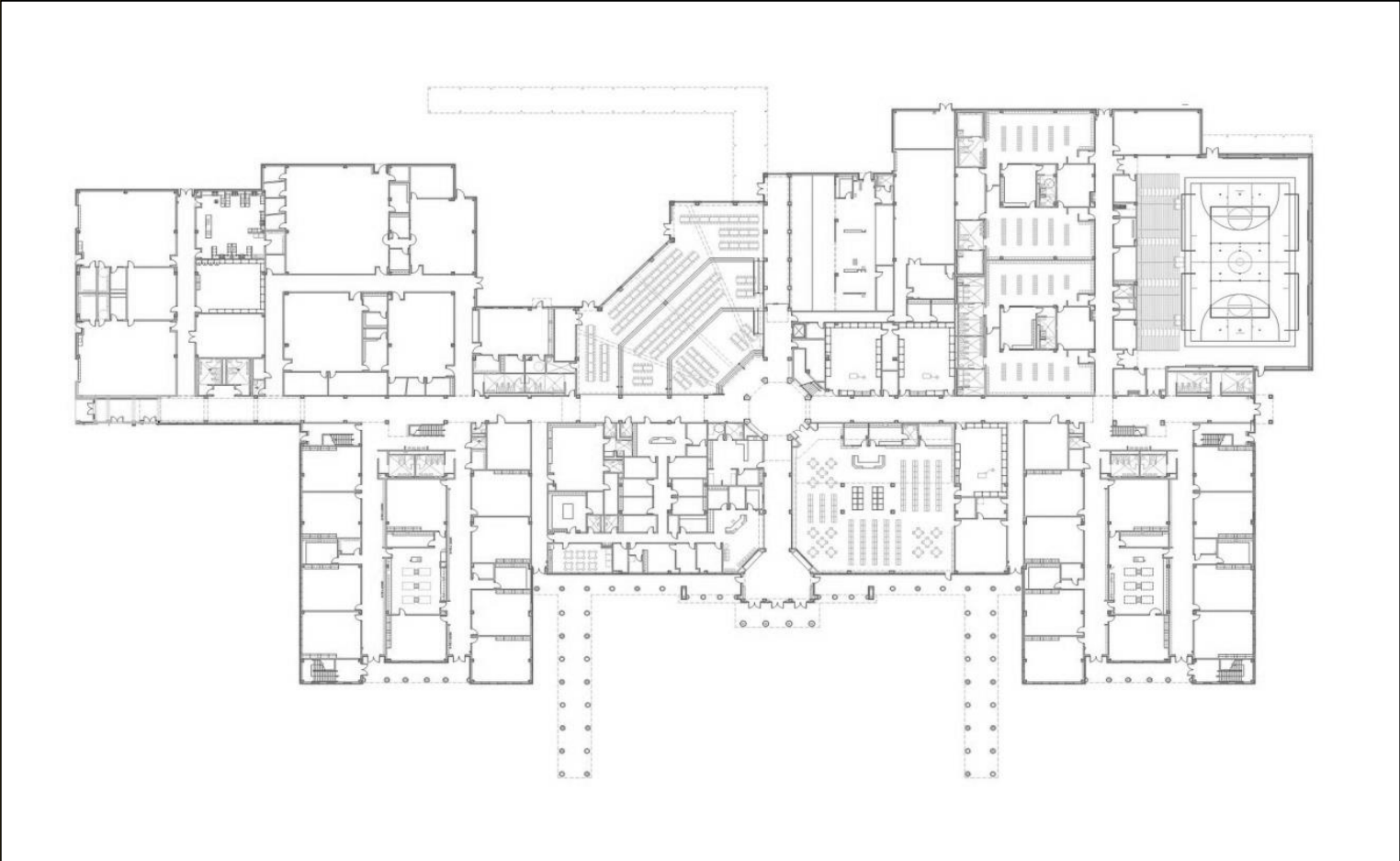


LAKE JACKSON INTERMEDIATE

Floor Plans



C O R G A N

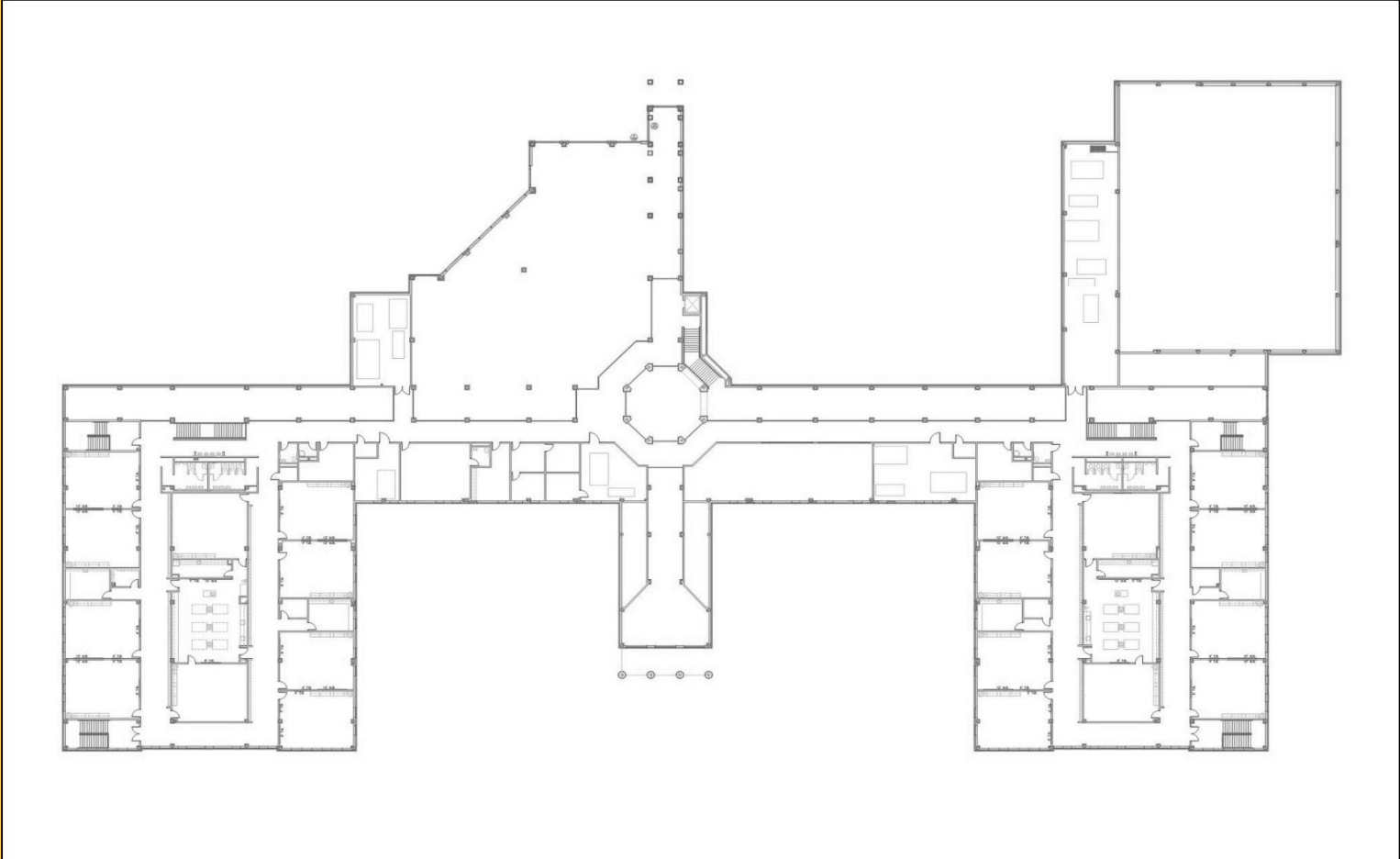


LAKE JACKSON INTERMEDIATE

Floor Plans



C O R G A N





LAKE JACKSON INTERMEDIATE

100 Oyster Creek Drive

Lake Jackson, Texas 77566

SITE INFORMATION

Current # of Parking Spaces: 94

Parent drop-off/pick-up Adequate drop off/pick up in front.

Bus drop-off/pick-up Adequate bus drop-off/pick-up behind building.

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C O R G A N

General Notes:

Site Conditions

Parking & Drives

Parking and drives are in good condition, but need re-painting.

Sidewalks

Sidewalks are in good condition.

ADA Accessibility

ADA accessibility has been addressed on site.

Site Signage

Site signage is minimal.

Playground Areas

Condition

Not applicable

Accessibility

Not applicable

Athletic Areas

Older buildings are dated and not accessible.

Landscaping/Irrigation

Minimal landscaping, grass is in good condition.

Utilities & Drainage

Area drains well - site graded to drains.

Dumpster Service Area

(3) Dumpsters and (2) recycling in rear service yard.

Site Lighting

Site lighting has been addressed and is adequate.

Security

Fencing is a concern as it is only around the tennis court.

Chain Link Fencing

Chain link fencing at tennis court is damaged and rusted.

Ornamental Fencing

Not applicable

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							
Playground access for handicapped							<input type="checkbox"/>
Playground equipment							<input type="checkbox"/>
Playground base material							<input type="checkbox"/>

Special Notes or Observations
Area drains well - site graded to drains.
Minimal landscaping, grass is in good condition.
Parking and drives are in good condition, but need re-painting.
Sidewalks are in good condition.
Older buildings are dated and not accessible. Repairs needed at track; goal posts leaning/rusting 6' chain link fencing is damaged in several areas and rusted.
No outdoor basketball court.
Not applicable
None.
Not applicable

EXISTING SITE ASSESSMENT FORM

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	Maintenance Cycle Schedule Years	Condition or Quality				Special Notes or Observations
Miscellaneous Exterior Site Items						
Site Lighting		<input checked="" type="checkbox"/>				Site lighting has been addressed and is adequate.
Site Security						
Cameras			<input checked="" type="checkbox"/>			Fencing is a concern as it is only around the tennis court.
Chain Link Fencing / Gates					<input checked="" type="checkbox"/>	Cameras are being installed.
Ornamental Fencing / Gates					<input checked="" type="checkbox"/>	Chain link fencing at tennis court is damaged and rusted.
Misc. Structures						
Site Walls -Retaining / Screen			<input checked="" type="checkbox"/>			Not applicable
Dumpster Service Area			<input checked="" type="checkbox"/>			Dumsters are hidden.
Site Signage- Directional / Handicapped			<input checked="" type="checkbox"/>			(3) Dumpsters and (2) recycling in rear service yard.
Site Furniture / Specialties					<input checked="" type="checkbox"/>	Site signage is minimal.
Misc. Site work / Recreational / Site Structures					<input checked="" type="checkbox"/>	Non-accessible bleachers.
ADA Compliance/Accessibility						
Compliant Sidewalks/Curbs			<input checked="" type="checkbox"/>			Old athletic structures are dated and not accessible.
Compliant Ramps & Handrails			<input checked="" type="checkbox"/>			ADA accessibility has been addressed on site.
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"/>			In need of re-painting the designation symbols.
Average Site Grade:						3



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LAKE JACKSON INTERMEDIATE

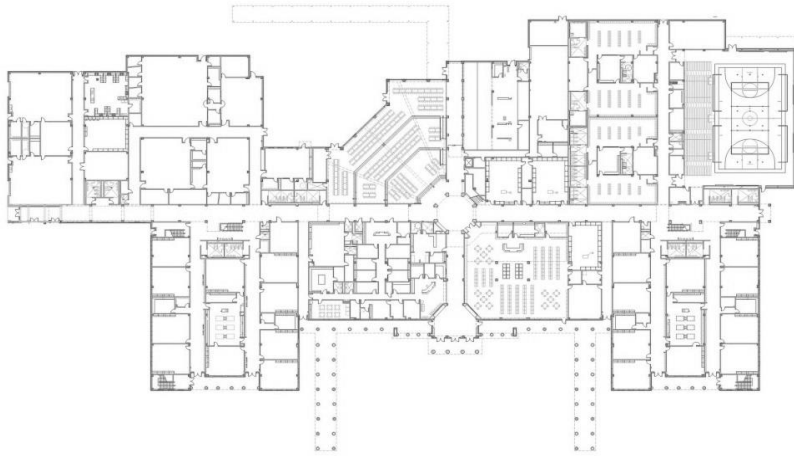
100 Oyster Creek Drive

Lake Jackson, Texas 77566

EXTERIOR BUILDING INFORMATION

Exterior Building Cladding Materials:	Masonry
Roof Type:	Gravel Built Up
Exterior Window Materials:	Aluminum, low-e glass

General Notes:	
Exterior Building Condition	
Exterior Envelope	
Wall Condition	Brick and stucco exterior walls are like new - few water stains.
Window Condition	Exterior windows are low-e, sealed properly, aluminum
Doors/Entrances	Exterior doors have accessible hardware, side lights, admin within sight line to entrance; no vestibule.
Secure Entrance	No visible cracks on exterior, no foundation settling noticeable
Foundation/Structure	
Roofing Areas	Roof in in good condition. Maintenance is needed
Existing Warranty	appoximately 10 years
Area for repair	All areas need maintenance
Area for Replacement	Gym roof is scheduled for replacement 2014
Exterior Building Lighting	Exterior building lighting at entry.
Kitchen dock/loading entry	Kitchen loading dock in the back of school.
Canopies	Avadeck canopies are in good condition with lighting.
Additional information	Existing outdoor building and areas re in need of improvement.



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LAKE JACKSON INTERMEDIATE

100 Oyster Creek Drive

Lake Jackson, Texas 77566

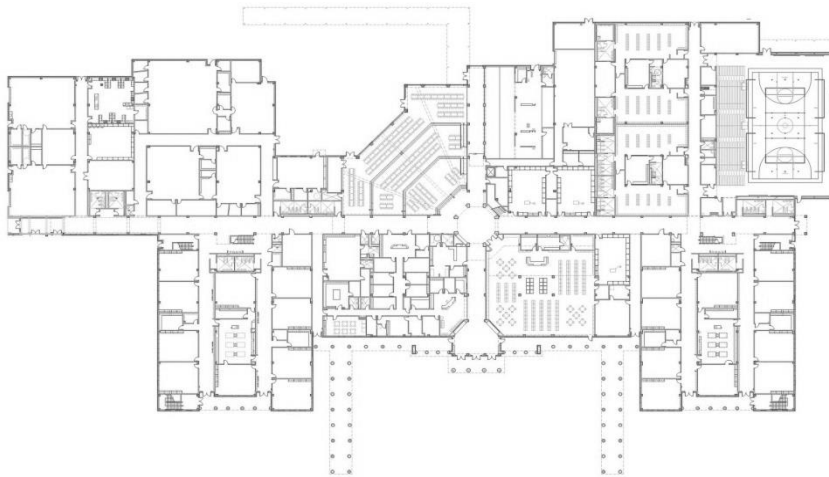
INTERIOR BUILDING AREAS

Circulation:	Ample circulation
Interior signage:	Interior signage is adequate - with braille
Layout:	Functional layout - easy to navigate.

General Notes:

Interior Building Areas

Classrooms	Size is functional and adequate.
SPED Classrooms	There are (6) designated SPED classrooms, (1) Life Skills, and (1) Special Therapy.
Science Labs	Science labs have ample space with standard lab amenities.
Computer Labs	There are (6) computer labs.
Art/Music	Art has an accessible sink, a kiln, with natural lighting. Music has good acoustics and storage.
Library	Library is large with natural lighting and (2) computer labs within the space.
Cafeteria	Cafeteria has new furniture, nice lighting, and plenty of space. Central location.
Kitchen/Serving	
Gymnasium	The gym is large with enough bleacher seating and wood flooring.
Auditorium	Large auditorium with adequate seating and stage.
Administration	Plenty of office space and storage.
Staff Work Areas	Work areas are adequate and spread throughout the school.
Clinic	Clinic is accessible with (2) beds and curtains.



LAKE JACKSON INTERMEDIATE

100 Oyster Creek Drive

Lake Jackson, Texas 77566

INTERIOR FINISH INFORMATION

Flooring Types:	Ceramic tile, VCT, carpet, concrete
Walls:	Wall-covering, painted CMU & gyp
Ceilings:	ACT, gyp ceiling,

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General Notes:

Interior Building Condition

Ceilings	Ceilings are in overall great condition.
Floors	Carpet, ceramic tile, VCT, sealed concrete all in good condition.
Interior Wall Finishes	Painted CMU, brick, painted gyp, wall covering all in good condition.
Millwork	Millwork and hardware all accessible and in good condition.
Restrooms	Restrooms are accessible and all finishes/hardware are good.
Food Service Areas	Overall kitchen area is in fair condition. Minor recommendations.
Doors and Hardware	Doors/hardware are looking good - all accessible.
ADA Compliance	ADA/accessibility met for interior of new building.

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

Special Notes or Observations

	1	2	3	4	5	N/A
Ceilings						
Acoustical Ceilings						
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		<input type="checkbox"/>				
Carpeting			<input type="checkbox"/>			
Resilient Flooring - VCT		<input type="checkbox"/>				
Pavers / Slate / Marble						<input type="checkbox"/>
Quarry Tile						<input type="checkbox"/>
Ceramic Tile		<input type="checkbox"/>				
Wood Flooring		<input type="checkbox"/>				
Terrazzo Floor / Special Composition						<input type="checkbox"/>
Finish Concrete - (sealed)		<input type="checkbox"/>				
Stair Finishes		<input type="checkbox"/>				
Special Flooring / Misc. - Raised Access Flooring						<input type="checkbox"/>
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"/>			

Finishes are generally in good condition.
 Ceilings are in overall great condition.

Good condition

Carpet, ceramic tile, VCT, sealed concrete all in good condition.
 Minimal staining, needs cleaning.

Minimal chipping in ceramic tiles.
 Gym - good condition

Ceramic tile - good condition

Painted CMU, brick, painted gyp, wall covering all in good 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
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						
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

Millwork and hardware all accessible and in good condition.

Restrooms are accessible and all finishes/hardware are good.

Overall kitchen area is in fair condition. Minor recommendations.

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?			<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 is in fair/good condition
 Functional - water service is provided - normal wear
 Normal wear
 Metro plastic; normal wear
 Normal wear
 Code compliant
 Ceramic non-slip tile
 Drop tile
 Painted CMU
 ADA compliant
 Adequate
 Adequate

Doors/hardware are looking good - all accessible.

Some ceramic tile base is cracked in some parts of building.

ADA/accessibility met for interior of new building.

ACM present
 Yes

Unknown at this time
 Unknown at this time
 Unknown at this time
 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



LAKE JACKSON INTERMEDIATE

100 Oyster Creek Drive

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	Corrosion treatment of cooling tower piping needed.
Roof Top Units	Good/Fair condition
Ductwork	Excellent duct condition
EMS	Present and in good condition
Electrical Systems	
Classroom Lighting	Good condition
Corridor Lighting	Good condition
Primary Power Panels	Pole mounted and in good condition
Clock/Bell/ PA	Good condition
Plumbing Systems	
Main Water Supply	Water supply is copper pipe and in great shape
Drinking fountains	ADA Compliant and in good condition
Toilet Fixtures	ADA Compliant and in good condition
Lavatory Fixtures	ADA Compliant and in good condition
Life Safety Systems	
Fire Sprinkler	Sprinklers are present and good condition.
Fire Extinguishers	Present; condition
Fire Alarm	Fire Alarm present and in good condition
Technology	
Power/data	Adequate
Wireless	WIFI Present

MEP SYSTEMS ASSESSMENT FORM

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

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

Special Notes or Observations

MPE&FP Systems

HVAC

Central Plant (including chillers, pumps, piping, valves, controls, & risers)			<input type="checkbox"/>			
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)		<input type="checkbox"/>				
Main vertical trunk ducts through roof & floors (including rated chases)	<input type="checkbox"/>					
Main horizontal trunk duct	<input type="checkbox"/>					
Perimeter zone low pressure ductwork & diffusers (T-bar slots)						
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						
All restroom exhaust fans, ductwork, and electrical connections		<input type="checkbox"/>				
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"/>				
HVAC system must meet NC-35 for noise criteria in occupied spaces						
Wall mounted thermostats		<input type="checkbox"/>				
Warranties still in effect						

Corrosion treatment of cooling tower piping needed.

Good/Fair condition

Excellent duct condition

Some exhaust fans are off. Review operation and scheduling.

Present and in good condition

Unknown

Plumbing

Main domestic water supply		<input type="checkbox"/>				
Water heater systems (including piping & install)			<input type="checkbox"/>			
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"/>				
Flush Valves - Condition and type		<input type="checkbox"/>				
Lavatories - Condition and Type		<input type="checkbox"/>				
Faucets - Condition and Type		<input type="checkbox"/>				
Electrical Water coolers - Condition and Type/ ADA		<input type="checkbox"/>				

Water supply is copper pipe and in great shape

ADA Compliant and in good condition

ADA Compliant and in good condition

ADA Compliant and in good condition

MEP SYSTEMS ASSESSMENT FORM

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality			Special Notes or Observations
Electrical					
Primary Service & Equipment		<input type="checkbox"/>			Pole mounted and in good condition
Power company transformer		<input type="checkbox"/>			
Main building switchgear including breakers		<input type="checkbox"/>			
Distribution Feeders			<input type="checkbox"/>		Fair.
Panels (HVAC, Lighting, & power)		<input type="checkbox"/>			Good/Fair condition
Classroom lighting and type		<input type="checkbox"/>			Good condition
Corridor lighting and type		<input type="checkbox"/>			Good condition
Light fixture Feeders					
Wall Switches		<input type="checkbox"/>			
Receptacles		<input type="checkbox"/>			
Equipment Connections		<input type="checkbox"/>			
Electric Heating					
Clocks/Bells/PA Systems		<input type="checkbox"/>			Good condition
Telephone/Data Outlets		<input type="checkbox"/>			
UPS Systems					
Life Safety Systems					
Sprinkler Main Riser		<input type="checkbox"/>			Sprinklers are present and good condition.
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 and in good condition
All Data Points & associated wiring					Unknown
Fire Alarm Annunciation Panel					
Horn Strobes & wiring		<input type="checkbox"/>			
Fire Alarm Pulls		<input type="checkbox"/>			
Emergency Lighting		<input type="checkbox"/>			Emergency generator present
Exit Signage		<input type="checkbox"/>			Good condition
Fire Extinguisher cabinets per code					Unknown
Fire Extinguishers					Present; condition

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

Technology Systems and Equipment

Teacher computer drops		<input type="checkbox"/>				Adequate
Student computer drops		<input type="checkbox"/>				Adequate
Wi FI		<input type="checkbox"/>				WIFI Present
Computer laboratories		<input type="checkbox"/>				
Smart board						
Projectors		<input type="checkbox"/>				
MDF rooms		<input type="checkbox"/>				
IDF Rooms		<input type="checkbox"/>				
		<input type="checkbox"/>				
Average MEP Grade:						2

LAKE JACKSON INTERMEDIATE

Existing photos



LAKE JACKSON INTERMEDIATE

Existing photos



LAKE JACKSON INTERMEDIATE

Existing photos



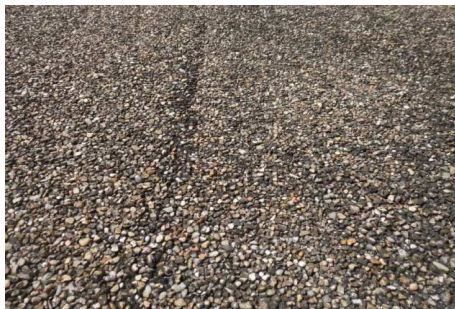
LAKE JACKSON INTERMEDIATE

Existing photos



LAKE JACKSON INTERMEDIATE

Existing photos



LAKE JACKSON INTERMEDIATE

Existing photos

