

# ELISABET NEY ELEMENTARY

## EXECUTIVE SUMMARY



Capacity Assessment								
Design Capacity:	534	<b>Percent Occupied: 110%</b>  85% Capacity is assumed full						
Functional Capacity:	454							
Current Enrollment	499							
Building Constructed : 1942 Renovated 2004 Building Current Square Footage : 77,260								
Assessment Grading								
		1-Pass		5- Fail				
		Scale:	1	2	3	4	5	Note: Score over 3 recommend replacement
Site	Parking and Drives							Sheet drained, low spots with water accumulation
	Sidewalks							Overall fair condition; some cracking, uneven walks
	Landscape/Irrigation							Minimal landscape other than scattered trees
	Play Grounds							Fair condition overall
	ADA Accessibility							Sidewalks fair. Ramps not compliant. Steep grades at acc. route
	Utilities& Drainage							Overall fair/poor condition
	Site Lighting							Minimal lighting throughout
	Security							Security cameras needed. Back of site fenced.
Exterior	Exterior Walls							Fair/poor condition ; normal wear for building age
	Structure/Foundation							Overall fair condition
	Windows							Fair/poor condition
	Doors/Entrances							Fair condition
	Roofing							Roof is in fair condition. Needs maintenance.
	Weather/Waterproofing							Fair/poor conditions
	Canopies							Fair/poor condition, added external gutters
Interior	TEA Compliance							
	Educational Adequacy							Poor to failing. No specialized classrooms.
	Finishes							Poor to failing interior finishes.
	Restrooms							Student restrooms not ADA in poor condition. Public restroom very good condition, ADA con
	Food Service							overall in fair condition, minor recommendations
	Doors/Hardware							Overall fair condition
	Accessibility							Generally not accessible
	ACM materials							ACM present
	Code requirements							Unknown at this time
MEP	Mechanical							
	Units							Replace RTU, piping & insulation due to age
	Ductwork							Replace control valve in AHUs old bldg; reburbish.
	Exhaust							Verify if fans interlock with AHUs. Older area exhaust fans not running.
	Electrical							
	Building service							Pole mounted transformers provided
	Panels							Good condition
	Distribution							Unknown at this time.
	Plumbing							
	Infrastructure							copper pipe; replace galvanized pipe in older bldg
	Fixtures							ADA compliant
	Life Safety Systems							
	Fire Sprinkler							Building is not sprinklered
	Fire Alarm							Present. Fair condition
	Emergency Lighting							No emergency generator. Battery packs utilized on the campus
	Exit Signage							Adequate.
	Technology							
	Data							Inadequate power/data drops
	Wi Fi							Available

**Total Score - 3.82**

# ELISABET NEY ELEMENTARY

## EXECUTIVE SUMMARY



### OVERALL SUMMARY & RECOMMENDATION

Ney Elementary School has many challenges. The original structure is over 50 years old and most of the systems throughout the facility need to be replaced. Repairs around the site and building exterior are anticipated. The security of the facility is not to current standards and there are several ADA compliance issues, including restroom areas. Additionally there are many classrooms within the facility that do not meet current TEA standards for their current use and grade level. Mechanical and life safety systems are generally failing and require repair or replacement.

**RECOMMENDATION:** Ney Elementary School, due to age, arrangement, and other criteria as identified above should be removed from district use and be replaced.

# 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		
<b>EDUCATION ADEQUACY</b>								
<b>Classroom Educational Adequacy</b>								
Power						<input type="checkbox"/>	Poor to failing. No specialized classrooms.	
Technology				<input type="checkbox"/>			Exposed conduit for power	
Classroom size				<input type="checkbox"/>			Exposed conduit for data	
Marker board/ tack board			<input type="checkbox"/>				Several classrooms too small to serve its function	
<b>Special Education Classroom</b>								
Rooms						<input type="checkbox"/>	Special Ed Classroom is regular room, not specific to function.	
Restrooms						<input type="checkbox"/>	Restrooms available but not accessible	
Accessibility						<input type="checkbox"/>		
Showers						<input type="checkbox"/>		
<b>Science Room</b>								
Air Exchanges						<input type="checkbox"/>	Science Lab is a regular room, not specific to function	
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"/>		
<b>Media Center</b>								
Technology				<input type="checkbox"/>			several table of computers. Smart board and projector.	
Reading area			<input type="checkbox"/>				exposed conduit for power	
Power				<input type="checkbox"/>				
<b>Athletic Facilities</b>								
Outdoor courts			<input type="checkbox"/>					
Outdoor fields			<input type="checkbox"/>					
Playgrounds			<input type="checkbox"/>					
Gymnasium				<input type="checkbox"/>				
Locker rooms						<input type="checkbox"/>		
<b>Computer Facilities</b>								
Technology			<input type="checkbox"/>				Classroom converted to computer lab. Exposed data/elec. cords	
Room size					<input type="checkbox"/>			
Electrical & Data			<input type="checkbox"/>					



# ELISABET NEY ELEMENTARY

## Building Capacity Analysis

Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
1	Faulkner	Classroom	Kindergarten	763	N	21	
1	Lapier	Classroom	Kindergarten	763	N	21	
1	Mundo	Classroom	Kindergarten	745	N	20	
1	Zwahr	Classroom	Kindergarten	745	N	20	
1	Wright	Classroom	1st Grade	763	N	21	
1	Agan	Classroom	1st Grade	763	N	21	
1	Brooks	Classroom	1st Grade	745	N		
1	Breazeale	Classroom	1st Grade	745	N	20	
1	Marshall	Life Skills	Special Education	745	Y	NA	
1	Parent/Teacher Conference	Classroom	Admin Office	763	NA	NA	
1	Solis	Intervention	Intervention	747	Y	NA	
1	Intervention & Coach, Rod/Brown	Classroom	Intervention	747	Y	NA	
1	James	Resource	Special Education	747	Y	NA	
1	Rickaway	Music	Music	1305	Y	NA	
1	Lange	Classroom	2nd Grade	745	Y	22	
1	K. Brown	Classroom	2nd Grade	780	Y	22	
1	Parker	Classroom	2nd Grade	745	Y	22	
1	Connections	Classroom	Elective Classroom	745	Y	NA	
1	SEARCH	Classroom	Ace	680	Y	NA	
1	Willy	Classroom	2nd Grade	720	Y	22	
1	Kesler	Classroom	2nd Grade	720	Y	22	
1	Counselor Classroom/Meeting Room	Classroom	Admin Office	1105	NA	NA	
1	Pre-K	Classroom	Pre-Kindergarten	1105	Y	22	
1	Sp Ed Resource Whitehead	Classroom	Special Education	740	Y	NA	
1	ESL/Intervention	Classroom	ESL	700	Y	NA	
1	Istation J. Brown	Classroom	Computer Lab	700	N	19	
1	Computer Lab	Classroom	Computer Lab	700	N	19	
1	Roland Learning Resource Center	Library	Library 1	2466	N	NA	
1	Gym	Gym	Gym ES	2400	N	NA	
1	Greene	Classroom	3rd Grade	740	Y	22	
1	Massick	Classroom	3rd Grade	818	Y	22	
1	Fowler	Classroom	3rd Grade	748	Y	22	
1	Scott	Classroom	4th Grade	748	Y	22	
1	Evans	Classroom	4th Grade	748	Y	22	
1	Reynolds	Classroom	4th Grade	748	Y	22	
1	Kolander	Classroom	3rd Grade	819	Y	22	
1	Carpenter	Classroom	3rd Grade	757	Y	22	
1	Skinner	Classroom	4th Grade	757	Y	22	
1	Leija	Classroom	4th Grade	757	Y	22	
1	Science Lab	Classroom	Science lab ES	746	N	NA	
	<b>Total Capacity</b>					<b>534</b>	<b>454</b>

# ELISABET NEY ELEMENTARY

Site Plan



C O R G A N

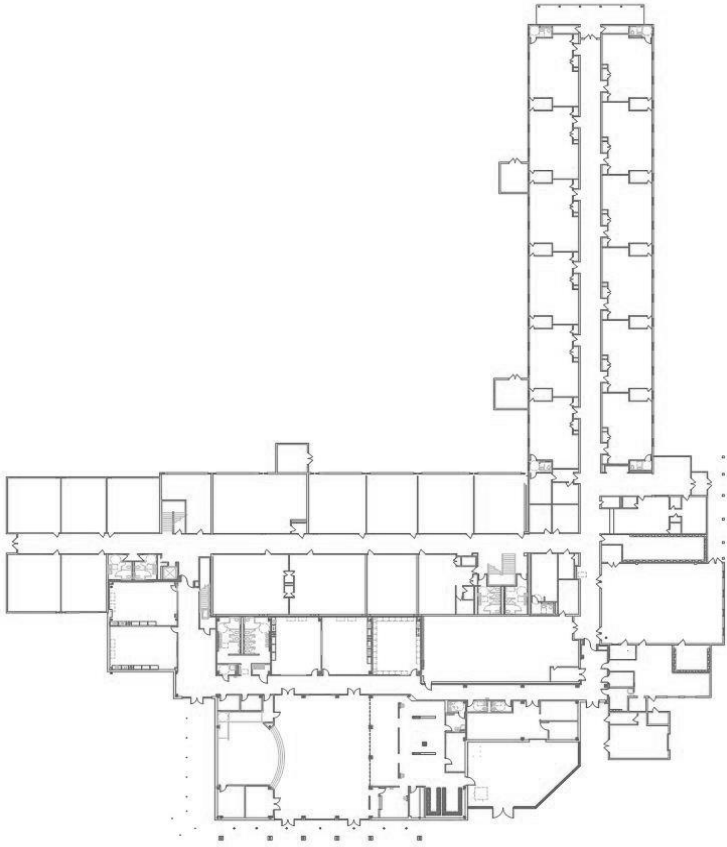


# ELISABET NEY ELEMENTARY

Floor Plans

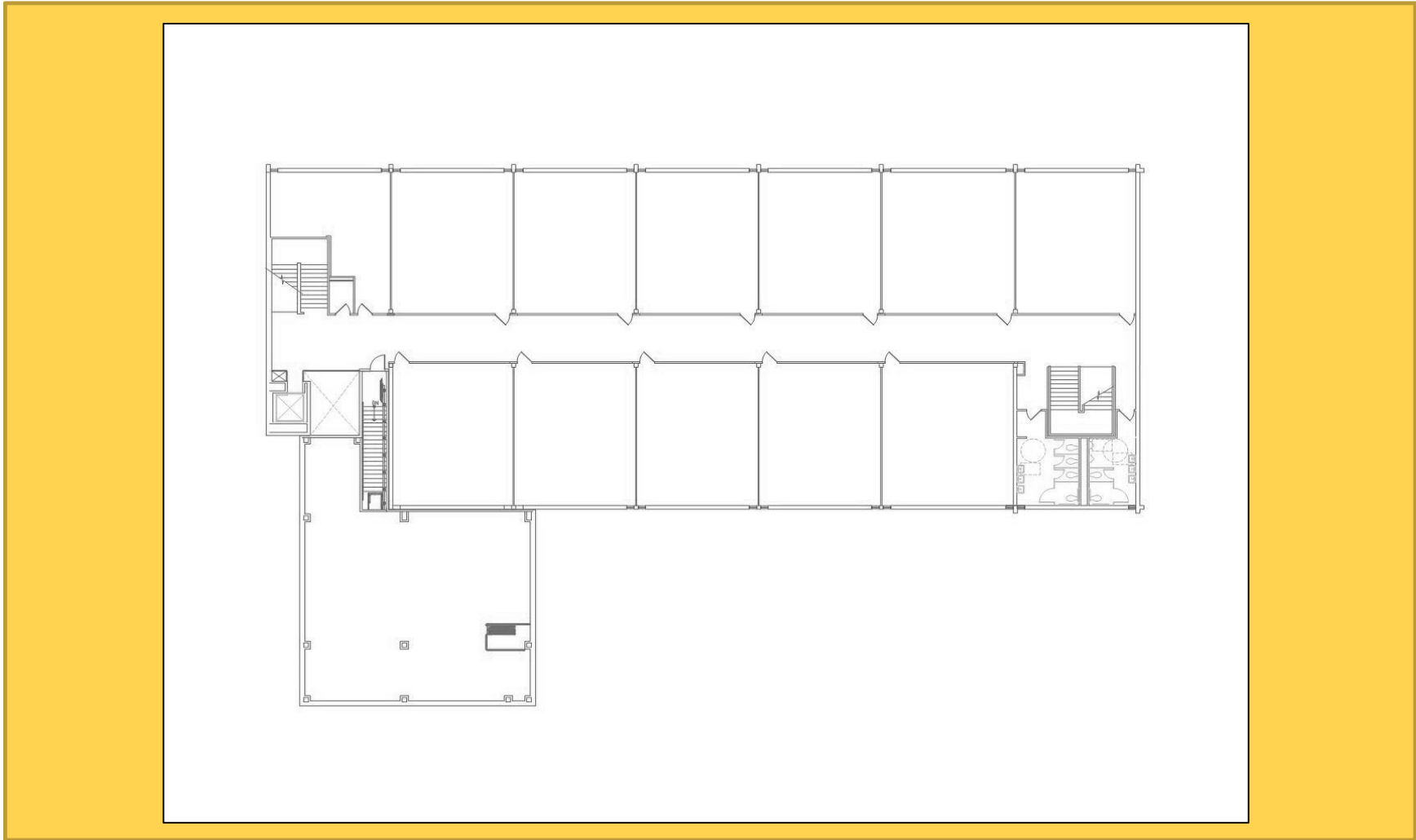


C O R G A N



# ELISABET NEY ELEMENTARY

Floor Plans







# ELISABET NEY ELEMENTARY

308 WINDING WAY

LAKE JACKSON, TEXAS 77566

## SITE INFORMATION

**Current # of Parking Spaces:** Front parking off street 19, 3 HC  
Side lot parking 57, 3 HC

**Parent drop-off/pick-up** Side parent drop off combined w/ bus drop off; not adequate

**Bus drop-off/pick-up** Side bus drop off, not adequate

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General Notes:	
<b>Site Conditions</b>	
<b>Parking &amp; Drives</b>	Sheet drained, low spots with water accumulation
<b>Sidewalks</b>	Overall fair condition; some cracking, uneven walks
<b>ADA Accessibility</b>	Sidewalks fair. Ramps not compliant. Steep grades at acc. route
<b>Site Signage</b>	Signage needs repainting
<b>Playground Areas</b>	
Condition	Fair condition overall
Accessibility	Most playgrounds not ADA accessible
<b>Athletic Areas</b>	Fair/poor overall, cracked and uneven surfaces
<b>Landscaping/Irrigation</b>	Minimal landscape other than scattered trees
<b>Utilities &amp; Drainage</b>	Overall fair/poor condition
<b>Dumpster Service Area</b>	Dumpster visible from drive, located in service designated
<b>Site Lighting</b>	Minimal lighting throughout
<b>Security</b>	Security cameras needed. Back of site fenced.
<b>Chain Link Fencing</b>	Back perimeter of site fenced 6'-0" chain link
<b>Ornamental Fencing</b>	None

# EXISTING SITE ASSESSMENT FORM

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

	Maintenance Cycle Schedule Years	Condition or Quality					N/A
		1	2	3	4	5	
<b>Site work</b>							
<b>On-Site Utilities &amp; Drainage</b>							
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"/>	
<b>Landscape &amp; Irrigation</b>							
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"/>	
<b>Site Parking &amp; Drives</b>							
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"/>			
<b>Sidewalks</b>							
Sidewalks / Steps / Ramps				<input type="checkbox"/>			
Court Yards / Patios / Misc. Paving				<input type="checkbox"/>			
<b>Outdoor Athletic Areas</b>							
Play Fields			<input type="checkbox"/>				
Tennis Courts						<input type="checkbox"/>	
Hard court play areas			<input type="checkbox"/>				
Backstops				<input type="checkbox"/>			
<b>Playgrounds</b>							
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/poor condition
Fair/poor; several low spots without area drains
Unknown at this time
Unknown at this time
Unknown at this time
Unknown at this time
Pole mounted transformers
minimal lighting, light pole lighting at parking lot
Some level changes @ concrete walk joints around site
Minimal landscape other than scattered trees
Grass drying out at building foundation
Trees overhanging onto roofs; need maintenance
Sheet drained, low spots with water accumulation
concrete parking & drives
Paint faded, needs repainting
Parent & Bus drop off at same location
Overall fair condition; some cracking, uneven walks
Fair/poor overall, cracked and uneven surfaces
Fair condition overall
Concrete play surface, minimal cracking
Most playgrounds not ADA accessible
Mulch surface, needs replacement at all playgrounds

# EXISTING SITE ASSESSMENT FORM

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	Maintenance Cycle Schedule Years	Condition or Quality					Special Notes or Observations
<b>Miscellaneous Exterior Site Items</b>							
<b>Site Lighting</b>					<input type="checkbox"/>		Minimal lighting throughout
<b>Site Security</b>							Security cameras needed. Back of site fenced.
Cameras					<input type="checkbox"/>		Security cameras needed around site
Chain Link Fencing / Gates				<input type="checkbox"/>			Back perimeter of site fenced 6'-0" chain link
Ornamental Fencing / Gates					<input type="checkbox"/>		None
<b>Misc. Structures</b>							
Site Walls -Retaining / Screen					<input type="checkbox"/>		
Dumpster Service Area				<input type="checkbox"/>			Dumpster visible from drive, located in service designated area
Site Signage- Directional / Handicapped				<input type="checkbox"/>			Signage needs repainting
Site Furniture / Specialties					<input type="checkbox"/>		Rusted bike racks & handrails at ramps
Misc. Site work / Recreational / Site Structures					<input type="checkbox"/>		
							Sidewalks fair. Ramps not compliant. Steep grades at acc. route
<b>ADA Compliance/Accessibility</b>							
Compliant Sidewalks/Curbs			<input type="checkbox"/>				Entrance ramp ADA compl;side ramp too steep w/o handrail non ADA
Compliant Ramps & Handrails					<input type="checkbox"/>		Striping needs repainting
HC & Van Accessible Parking Spaces				<input type="checkbox"/>			Steep grades making difficult to maneuver
Accessible routes from HC parking, Bus drop off & mass transit to front door					<input type="checkbox"/>		
<b>Average Site Grade:</b>							4



# BRAZOSPORT ISD



## ELISABET NEY ELEMENTARY

308 WINDING WAY

LAKE JACKSON, TEXAS 77566

### EXTERIOR BUILDING INFORMATION

**Exterior Building Cladding Materials:** Brick w/ CMU infill @ original window

**Roof Type:** Gravel Built Up and Modified

**Exterior Window Materials:** Single pane, aluminum frame window

### General Notes:

#### Exterior Building Condition

##### Exterior Envelope

Wall Condition

Fair/poor condition ; normal wear for building age

Window Condition

Fair/poor condition

Doors/Entrances

Fair condition

Secure Entrance

Vestible is present and adequate

##### Foundation/Structure

Overall fair condition

##### Roofing Areas

Roof is in fair condition. Needs maintenance.

Existing Warranty

Estimated 10 years remaining on warranty

Area for repair

All areas need general maintenance and repairs

Area for Replacement

none

##### Exterior Building

##### Lighting

minimal lighting ; few wall packs & light poles

##### Kitchen dock/loading

##### entry

Fair condition overall

##### Canopies

Fair/poor condition, added external gutters

##### Additional information

# EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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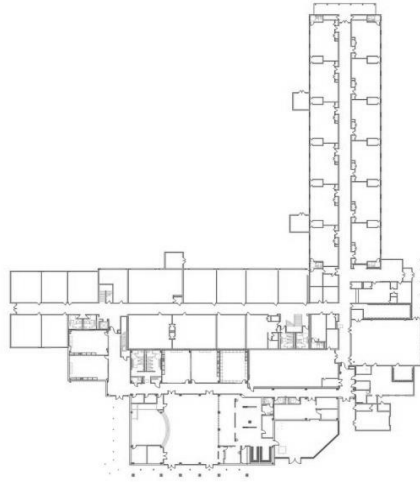
	Maintenance Cycle Schedule Years	Condition or Quality					N/A
		1	2	3	4	5	
<b>Building Structure/Foundation</b>							
<b>Foundation</b>							
Piers / Caissons / Piles / Footings			<input type="checkbox"/>				
Grade Beams			<input type="checkbox"/>				
Foundation Walls						<input type="checkbox"/>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

Special Notes or Observations
Overall fair condition
VCT finishes pulling apart, indicating movement of slab-on-grade
Unknown at this time
Rusting steel beams where paint has chipped off @ exterior
Side ramp non compliant; no handrails
wood canopy needs repainting
Roof is in fair condition. Needs maintenance. roof areas are in good condition. Repairs and maintenance needed.
Opening noted during walk through. Repairs needed.
Some trim needs repairs
Estimated 10 years remaining on warranty

# EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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	Maintenance Cycle Schedule Years	Condition or Quality			Special Notes or Observations
<b>Exterior Walls</b>					
Exterior Wall Face & Back-Up Construction- Brick				<input type="checkbox"/>	Fair/poor condition ; normal wear for building age
Exterior Wall Face & Back-Up Construction- Plaster				<input type="checkbox"/>	staining brick due to water damage, inside corners repaired w/ foam
Exterior Load Bearing Walls				<input type="checkbox"/>	2 story addition; plaster damaged and stained
Exterior Balcony Walls / Railings				<input type="checkbox"/>	
Exterior Louvers / Sunscreens				<input type="checkbox"/>	
Exterior Painting				<input type="checkbox"/>	Recommend repainting plaster exterior walls
<b>Windows/Glazed Walls</b>					
Windows				<input type="checkbox"/>	Fair/poor condition
Curtain Walls				<input type="checkbox"/>	original windows (1942) remain at restrooms, recommend replacing
<b>Exterior Doors</b>					
Exterior Storefront / Entry Walls				<input type="checkbox"/>	Fair condition
Exterior Storefront / Entry Doors				<input type="checkbox"/>	Kitchen entry HM door/frame need painting
Exterior Doors				<input type="checkbox"/>	
Exterior Overhead / Rolling Doors				<input type="checkbox"/>	
Exterior Hardware				<input type="checkbox"/>	
Exterior Door Panic Hardware				<input type="checkbox"/>	
<b>Weather/Waterproofing</b>					
Waterproofing				<input type="checkbox"/>	Fair/poor conditions
Caulking / Sealants				<input type="checkbox"/>	Brick wall inside corners repaired w/ foam
Exterior Soffits				<input type="checkbox"/>	Soffit damage typical throughout
Finishes To Misc. Exterior Structures				<input type="checkbox"/>	
<b>Miscellaneous Exterior Building Items</b>					
<b>Canopies</b>					
Freestanding Canopies				<input type="checkbox"/>	Fair/poor condition, added external gutters
Canopies attached to building				<input type="checkbox"/>	wood frame; added gutter DS, water not contained & staining wall
<b>Exterior Building Lighting</b>					
Secure Front Entry				<input type="checkbox"/>	minimal lighting ; few wall packs & light poles
Kitchen Dock/Loading Zones				<input type="checkbox"/>	Vestible is present and adequate
					Fair condition overall
<b>Average Exterior Grade:</b>					4



BRAZOSPORT ISD



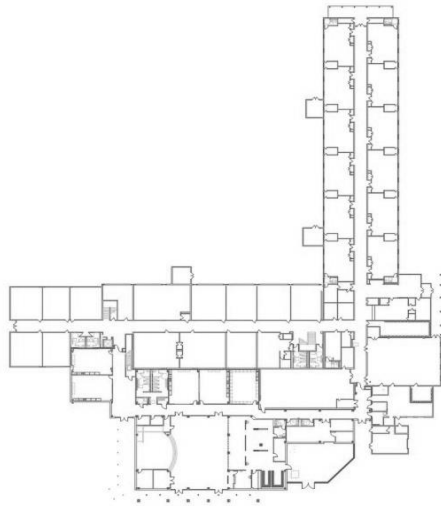
# ELISABET NEY ELEMENTARY

308 WINDING WAY

LAKE JACKSON, TEXAS 77566

INTERIOR BUILDING AREAS	
<b>Circulation:</b>	Ample circulation
<b>Interior signage:</b>	Room number signage
<b>Layout:</b>	Double loaded corridor with similar classroom layouts for each addition

General Notes:	
Interior Building Areas	
Classrooms	Classroom layout similar depending on construction date.
SPED Classrooms	Held in regular classroom. No specialized rooms for SPED.
Science Labs	Typical classroom used for this function.
Computer Labs	Typical classroom used for this function. Not enough electrical/data
Art/Music	No specialized Art/Music.
Library	Room size too small for its function. Non ADA counter.
Cafeteria	Serves as Cafeteria and Auditorium.
Kitchen/Serving	Non accessible
Gymnasium	Painted brick wall; blinds are worn
Auditorium	Shares function w/cafeateria
Administration	Non accessible counter; millwork chipped
Staff Work Areas	Old classroom used for staff work area. Not enough electrical/data
Clinic	Non compliant sink; ADA restroom



# ELISABET NEY ELEMENTARY

308 WINDING WAY

LAKE JACKSON, TEXAS 77566

## INTERIOR FINISH INFORMATION

<b>Flooring Types:</b>	Terrazzo, VCT, Tile & Carpet
<b>Walls:</b>	Painted Brick/CMU & Gyp bd
<b>Ceilings:</b>	Acoustic ceiling tile & Painted Gyp bd

BRAZOSPORT ISD



### General Notes:

#### Interior Building Condition

Ceilings	Fair overall condition
Floors	Fair/poor conditions; missing/cracked VCT flooring, stained carpet
Interior Wall Finishes	Fair condition overall
Millwork	Most millwork in fair/poor condition, some chipping
Restrooms	Student restrooms not ADA in poor condition. Public restroom very good condition, ADA compliant (Recent overall in fair condition, minor recommendations)
Food Service Areas	
Doors and Hardware	Overall fair condition
ADA Compliance	Generally not accessible



# EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

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

Special Notes or Observations
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## Interior Building Conditions

### Interior Building Finishes

	1	2	3	4	5	N/A
<b>Ceilings</b>				<input type="checkbox"/>		
Acoustical Ceilings			<input type="checkbox"/>			
Ceiling Grid Condition			<input type="checkbox"/>			
2 x4 or 2 x 2 tiles - condition and type				<input type="checkbox"/>		
Vinyl Coated or Other type installed in grid system					<input type="checkbox"/>	
Plaster Ceilings					<input type="checkbox"/>	
Drywall Ceiling			<input type="checkbox"/>			
Metal Ceilings					<input type="checkbox"/>	
Exposed / Painted Ceilings					<input type="checkbox"/>	
Soffit / Bulkhead Walls				<input type="checkbox"/>		
Special Ceilings / Soundproofing / Misc.					<input type="checkbox"/>	
<b>Floors</b>				<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"/>	
<b>Interior Wall Finishes</b>				<input type="checkbox"/>		
Interior Partition Construction			<input type="checkbox"/>			
Wall Studs at interior columns			<input type="checkbox"/>			
Glazed block & CMU corridor				<input type="checkbox"/>		
Gypsum board at interior column furrings				<input type="checkbox"/>		
Tape, Bed, Texture, & Paint interior column furrings				<input type="checkbox"/>		
Studs insulation at interior face of exterior wall				<input type="checkbox"/>		
Gypsum board at interior face of exterior wall					<input type="checkbox"/>	
Tape, Bed, Texture, & Paint interior face of exterior wall					<input type="checkbox"/>	

Poor to failing interior finishes. Fair overall condition
90 degree grid, some stain 2x2 acoustic foam, some stains
fair condition
Fair/poor conditions; missing/cracked VCT flooring, stained carpet stained carpet throughout Cracked and missing VCT throughout
CT tile missing at some restrooms
Minor cracking but good condition overall
Terrazzo finish on stairs & landing
Fair condition overall Painted CMU/brick original building / Vinyl wall covering in new addition new addition Mismatched brick after repair

# 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"/>	
<b>Millwork Cabinets</b>				<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"/>			
<b>Conveying Systems</b>						<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"/>
<b>Overall Restroom Condition &amp; Finishes</b>						
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"/>

Special Notes or Observations
Painted CMU/Brick. Electrical conduits on face of wall.
Peeling from wall in some areas Recommend repainting CMU at restrooms Most millwork in fair/poor condition, some chipping
Not ADA compliant
Some worn/bent mini blinds
Fair condition overall; shows normal wear
Student restrooms not ADA in poor condition. Public restroom very good
Mostly acoustic ceiling tile(ACT) in fair condition, some stained tile Poor condition, missing fixtures in some toilets, not ADA compliant Plam partition in new RR, Glazed brick partition in original school Fair condition Non ADA compliant in original building

# EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent  
3= Fair  
5= Failure

2= Good  
4= Poor

Maintenance Cycle Schedule Years	Condition or Quality	
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Special Notes or Observations
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Food Service Areas

overall 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"/>			
<b>Interior Doors &amp; Hardware</b>						
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"/>	
<b>Interior ADA Compliance &amp; Accessibility</b>						
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"/>
<b>ACM Materials</b>						
Presence of ACM Materials suspected?					<input type="checkbox"/>	
<b>Building Code Requirements</b>						
			<input type="checkbox"/>			

Special Notes or Observations
Equipment is in fair/good condition
Functional - water service is provided - normal wear
Functional - shows wear
Shows normal wear
Shows normal wear
Code Compliant
Shows normal wear
Shows normal wear
Normal wear
ADA Compliant
Adequate
Adequate
Overall fair condition
Some rust on HM frames
Non compliant older building, ADA compliant in new addition
Generally not accessible
RR not accessible. Fixtures not caulked correctly
Not accessible
Mostly Door number signage with braille. Raised lettering to small
Non accessible hardware original building
Sinks don't have clear space below
ACM present
yes
Unknown at this time

# EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

	Maintenance Cycle Schedule Years	Condition or Quality				Special Notes or Observations
Building code requirements met?			<input type="checkbox"/>			Unknown at this time
Energy code requirements met?			<input type="checkbox"/>			Unknown at this time
Fire code requirements met?				<input type="checkbox"/>		No sprinklers
<b>Average Interior Grade:</b>						4



# ELISABET NEY ELEMENTARY

308 WINDING WAY

LAKE JACKSON, TEXAS 77566

## PROJECT INFORMATION

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

BRAZOSPORT ISD



## General Notes:

### Mechanical Systems

Warranty	Unknown
Central Plant	Maintain pumps; Repaint Cooling tower pipes
Roof Top Units	Replace RTU, piping & insulation due to age
Ductwork	Replace control valve in AHUs old bldg; reburish.
EMS	Recommend intergrating campus to DDC including pneumatic sys

### Electrical Systems

Classroom Lighting	2x4 fluorescent
Corridor Lighting	2x4 fluorescent
Primary Power Panels	Pole mounted transformers provided Good condition
Clock/Bell/ PA	Fair - upgrade needed

### Plumbing Systems

Main Water Supply	copper pipe; replace galvanized pipe in older bldg
Drinking fountains	Some are not compliant. The bldg is in compliance.
Toilet Fixtures	ADA compliant
Lavatory Fixtures	ADA compliant

### Life Safety Systems

Fire Sprinkler	Building is not sprinklered
Fire Extinguishers	Fire extinguishers not readily visible
Fire Alarm	Present. Fair condition

### Technology

Power/data	Inadequate power/data 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

Special Notes or Observations
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## MPE&FP Systems

### HVAC

Central Plant (including chillers, pumps, piping, valves, controls, & risers)				<input type="checkbox"/>			Maintain pumps; Repaint Cooling tower pipes
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)				<input type="checkbox"/>			Replace RTU, piping & insulation due to age
Main vertical trunk ducts through roof & floors (including rated chases)				<input type="checkbox"/>			Replace control valve in AHUs old bldg; reburish.
Main horizontal trunk duct				<input type="checkbox"/>			Dutwork in the older portion should be inspected and cleaned internaly
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"/>			VAV dampers utilized.
Ceiling mounted return air grilles				<input type="checkbox"/>			see comment above
Return air silencers at main return air intake				<input type="checkbox"/>			Openings btwn AHU room & class rooms don't have sound treatment
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"/>			Verify if fans interlock with AHUs. Older area exhaust fans not running.
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"/>			Recommend replacement with the RTUs
Energy Management System				<input type="checkbox"/>			Recommend intergrating campus to DDC including pneumatic sys
HVAC system must meet NC-35 for noise criteria in occupied spaces						<input type="checkbox"/>	
Wall mounted thermostats			<input type="checkbox"/>				
Warranties still in effect							Unknown

### Plumbing

Main domestic water supply			<input type="checkbox"/>				copper pipe; replace galvanized pipe in older bldg
Water heater systems (including piping & install)			<input type="checkbox"/>				Age and condition of system
Sanitary waste water lines			<input type="checkbox"/>				Repair and pour concrete block around the cleanouts where broken
All condensate piping and drainage				<input type="checkbox"/>			Several units have broken condnesate drain lines, some are missing.
Building roof drainage piping				<input type="checkbox"/>			Recommend adding drainage piping throughout the older bldg
Toilet Fixtures - Condition and Type		<input type="checkbox"/>					ADA compliant
Flush Valves - Condition and type		<input type="checkbox"/>					
Lavatories - Condition and Type		<input type="checkbox"/>					ADA compliant
Faucets - Condition and Type		<input type="checkbox"/>					
Electrical Water coolers - Condition and Type/ ADA			<input type="checkbox"/>				Some are not compliant. The bldg is in compliance.

# 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
-------------------------------------



# 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
<b>Electrical</b>						
Primary Service & Equipment		<input type="checkbox"/>				Pole mounted transformers provided
Power company transformer		<input type="checkbox"/>				
Main building switchgear including breakers		<input type="checkbox"/>				
Distribution Feeders						Unknown at this time.
Panels (HVAC, Lighting, & power)		<input type="checkbox"/>				Good condition
Classroom lighting and type		<input type="checkbox"/>				2x4 fluorescent
Corridor lighting and type		<input type="checkbox"/>				2x4 fluorescent
Light fixture Feeders					<input type="checkbox"/>	
Wall Switches			<input type="checkbox"/>			
Receptacles			<input type="checkbox"/>			
Equipment Connections					<input type="checkbox"/>	
Electric Heating					<input type="checkbox"/>	
Clocks/Bells/PA Systems			<input type="checkbox"/>			Fair - upgrade needed
Telephone/Data Outlets			<input type="checkbox"/>			
UPS Systems					<input type="checkbox"/>	No emergency generator on site
<b>Life Safety Systems</b>						
Sprinkler Main Riser					<input type="checkbox"/>	Building is not sprinklered
General Building Wet Pipe System (per code)					<input type="checkbox"/>	
Sprinkler Heads - Condition and type						
Base Building Fire Alarm System (fully addressable)			<input type="checkbox"/>			Present. Fair condition
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 emergency generator. Battery packs utilized on the campus Adequate.
Exit Signage				<input type="checkbox"/>		
Fire Extinguisher cabinets per code					<input type="checkbox"/>	
Fire Extinguishers					<input type="checkbox"/>	Fire extinguishers not readily visible

# 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"/>			

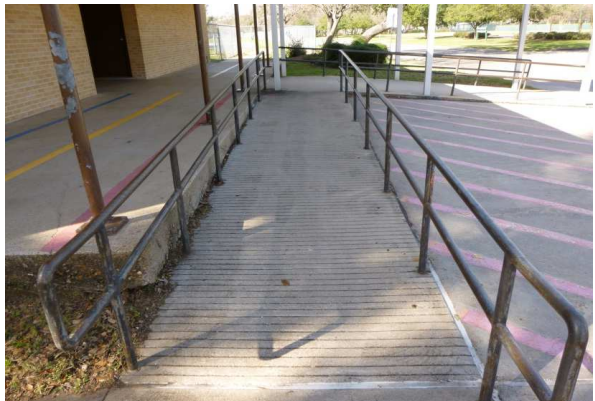
Inadequate power/data drops
Available

Average MEP Grade:

3

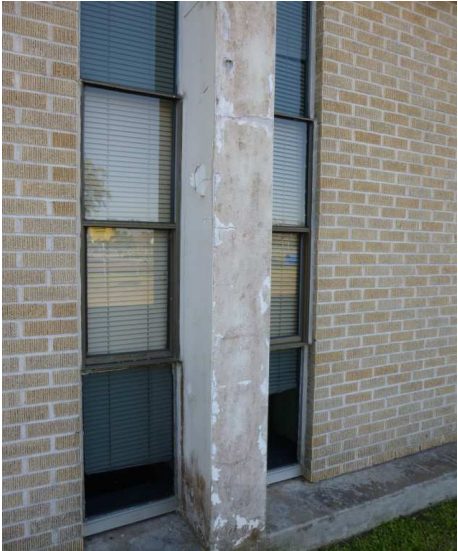
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Existing photos



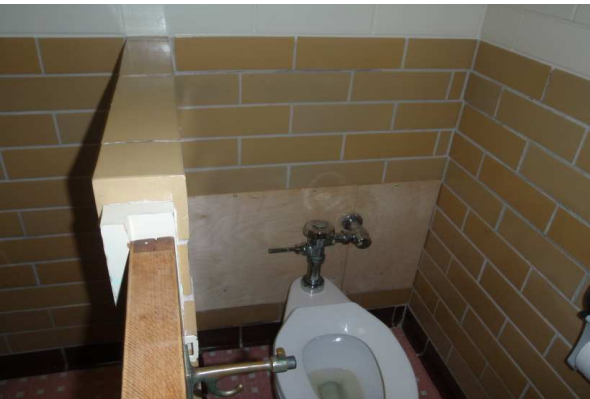
# ELISABET NEY ELEMENTARY

Existing photos



# ELISABET NEY ELEMENTARY

Existing photos



# ELISABET NEY ELEMENTARY

Existing photos



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# ELISABET NEY ELEMENTARY

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