

O.M. ROBERTS ELEMENTARY

EXECUTIVE SUMMARY



Capacity Assessment						
Design Capacity:	548	Percent Occupied: 114% 85% Capacity is assumed full				
Functional Capacity:	466					
Current Enrollment	530					
Building Constructed : 1960						
Building Current Square Footage : 59,541						
Assessment Grading						
		1-Pass		5- Fail		
		Scale: 1 2 3 4 5				
Note: Score over 3.7 recommend replacement						
Site	Parking and Drives					Inadequate visitor parking
	Sidewalks					Sidewalks are in fair condition.
	Landscape/Irrigation					Minimal landscape; mature trees; no irrigation
	Play Grounds					Playgrounds have good equipment and fall surface, but are not secure
	ADA Accessibility					ADA accessibility is fair - ramp needed at service dock
	Utilities& Drainage					Some flooding- utilities unknown at this time
	Site Lighting					Pole lighting along front drive & at parking
	Security					No perimeter fencing & admin not @ entry
Exterior	Exterior Walls					Masonry in fair condition.
	Structure/Foundation					Fair to good structure and foundation
	Windows					Aluminum storefront in poor condition
	Doors/Entrances					Exterior doors are in fair to poor condition - painting/hardware needed
	Roofing					Good condition, should serve expected life cycle
	Weather/Waterproofing					Weather/waterproofing in fair condition
	Canopies					Newer Avadek canopies in good condition, others are rusted/worn
Interior	TEA Compliance					Overall the schools in poor to fair condition.
	Educational Adequacy					Overall, finishes are poor to fair condition.
	Finishes					Restrooms are varied. Few are ADA and others are not accessible.
	Restrooms					Kitchen has exceeded standard life expectancy - full renovation rec.
	Food Service					Doors and hardware are varied as well, some have levers, but not all.
	Doors/Hardware					Not ADA or accessible throughout.
	Accessibility					ACM present
	ACM materials					Unknown building code year.
	Code requirements					
MEP	Mechanical					All but one needs replacement - Fans in fair condition.
	Units					Ducts need cleaning and control upgrade
	Ductwork					Confirmation needed that the fans are interlocked with AHU
	Exhaust					
	Electrical					Rec. maintenance on breakers in older section - new section excellent
	Building service					Good condition
	Panels					N/A
	Distribution					
	Plumbing					Majority is copper - some galv. pipe - needs repairs.
	Infrastructure					Older section is not ADA compliant
	Fixtures					
	Life Safety Systems					No sprinklers present
	Fire Sprinkler					Upgrade is recommended to continue same service
	Fire Alarm					Rec. installing an emergency lighting system & generator
	Emergency Lighting					More signage is required and the devices are mis-matched.
	Exit Signage					
	Technology					
	Data					N/A
	Wi Fi					WIFI is present

Total Score - 3.50

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OVERALL SUMMARY & RECOMMENDATION

Roberts Elementary is an older school that has had several additions/remodels over the years. The most significant challenge regarding this campus is the use of an open concept space plan. Sounds transmit through walls which were added several years after the building was completed. Security is a significant concern as administration is located far from entry. Several MEP components require repair or replacement. The building and campus are not accessible. The campus also suffers from inadequate classroom space and inadequate traffic planning.

Roberts Elementary, due to numerous infrastructure, security, and systems upgrade and replacement needs, should be removed from district use and replaced with a new facility.

EDUCATION ADEQUACY ASSESSMENT

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality					N/A
		1	2	3	4	5	
EDUCATION ADEQUACY							
Classroom Educational Adequacy							
Power						<input type="checkbox"/>	
Technology						<input type="checkbox"/>	
Classroom size						<input type="checkbox"/>	
Marker board/ tack board						<input type="checkbox"/>	
Special Education Classroom						<input type="checkbox"/>	
Rooms						<input type="checkbox"/>	
Restrooms						<input type="checkbox"/>	
Accessibility							<input type="checkbox"/>
Showers							<input type="checkbox"/>
Science Room						<input type="checkbox"/>	
Air Exchanges							<input type="checkbox"/>
Demo tables						<input type="checkbox"/>	
Sink						<input type="checkbox"/>	
Eye wash						<input type="checkbox"/>	
Fire Blanket						<input type="checkbox"/>	
Showers						<input type="checkbox"/>	
Utility shut off						<input type="checkbox"/>	
Fume hood						<input type="checkbox"/>	
Prep rooms						<input type="checkbox"/>	
Media Center						<input type="checkbox"/>	
Technology						<input type="checkbox"/>	
Reading area						<input type="checkbox"/>	
Power						<input type="checkbox"/>	
Athletic Facilities							
Outdoor courts						<input type="checkbox"/>	
Outdoor fields						<input type="checkbox"/>	
Playgrounds						<input type="checkbox"/>	
Gymnasium						<input type="checkbox"/>	
Locker rooms							<input type="checkbox"/>
Computer Facilities						<input type="checkbox"/>	
Technology						<input type="checkbox"/>	
Room size						<input type="checkbox"/>	
Electrical & Data						<input type="checkbox"/>	

Special Notes
or
Observations

Overall the schools in poor to fair condition.
Classrooms were designed to be open - causing noise issues.
Outlets that do not work and not enough per room.

Most classes fail the standard size recommended.
No marker boards - only chalk boards

Unknown at this time
No specialized science classrooms

Library

No computer labs

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"/>	No specialized art facilities
Kiln/ kiln vent						<input type="checkbox"/>	
Demo table						<input type="checkbox"/>	
Vocational Rooms							Not applicable
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.M. ROBERTS ELEMENTARY

Building Capacity Analysis

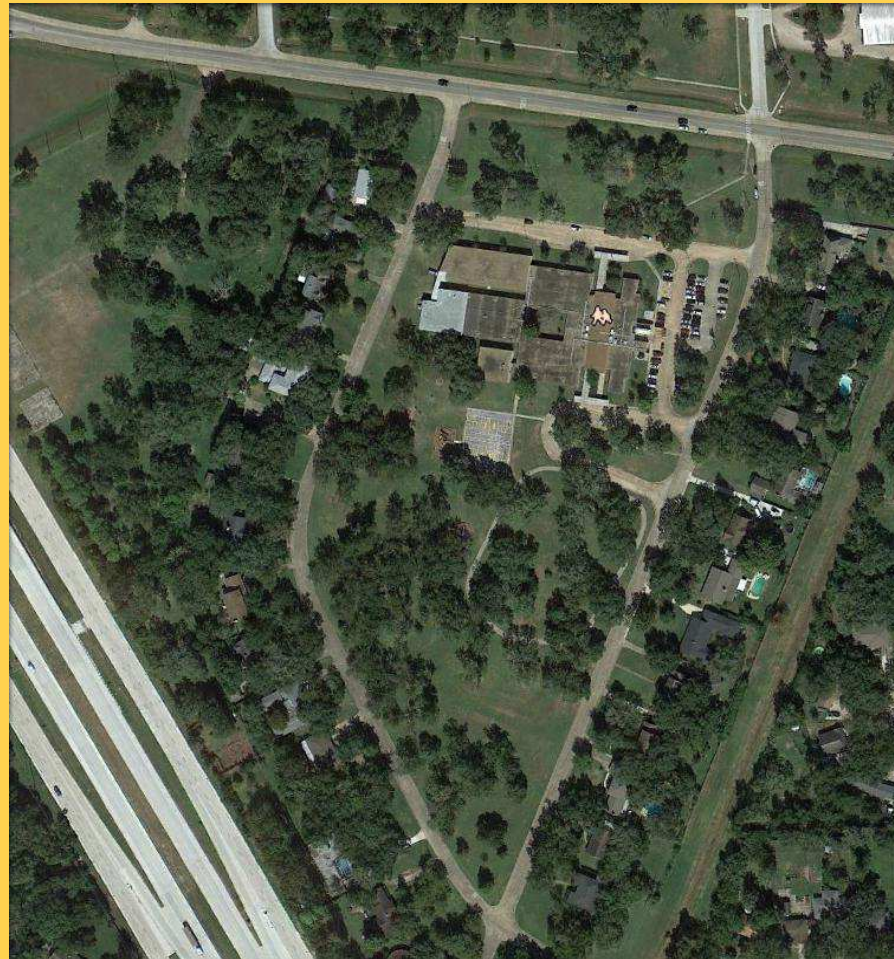
Rm No.	Room Name	Function	Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
1	Classroom	Classroom	Pre-Kindergarten	Y	22	
2	Classroom	Classroom	Elective Classroom	Y	NA	
3	Classroom	Classroom	Pre-Kindergarten	N	1	
5	Computer Lab	Computer Lab	Computer Lab	N	20	
6	Classroom	Classroom	Kindergarten	N	19	
7	Classroom	Classroom	Kindergarten	N	19	
8	Classroom	Classroom	Kindergarten	N	19	
9	Classroom	Classroom	Kindergarten	N	19	
10	Classroom	Classroom	Kindergarten	N	19	
11	Classroom	Classroom	1st Grade	Y	22	
12	Classroom	Classroom	1st Grade	N	18	
13	Classroom	Classroom	1st Grade	N	22	
14	Classroom	Classroom	1st Grade	N	17	
15	Classroom	Classroom	2nd Grade	Y	22	
16	Classroom	Classroom	1st Grade	N	17	
17	Classroom	Classroom	2nd Grade	Y	22	
18	Classroom	Classroom	2nd Grade	N	19	
19	Classroom	Classroom	3rd Grade	Y	21	
20	Classroom	Classroom	2nd Grade	N	19	
21	Classroom	Classroom	3rd Grade	Y	21	
22	Classroom	Classroom	2nd Grade	N	20	
23	Classroom	Classroom	3rd Grade	Y	21	
24	Classroom	Classroom	Elective Classroom	N	NA	
25	Classroom	Classroom	4th Grade	Y	22	
26	Classroom	Classroom	3rd Grade	N	21	
27	Classroom	Classroom	4th Grade	Y	22	
28	Classroom	Classroom	3rd Grade	N	21	
29	Classroom	Classroom	3rd Grade	Y	21	
30	Classroom	Classroom	4th Grade	Y	21	
31	Library	Library	Library 1	Y	NA	
32	Classroom	Classroom	4th Grade	Y	21	
33A	Speech	Administration	Admin Office	NA	NA	
33B	Diagnostician	Administration	Admin Office	NA	NA	
34	S.E.T.	S.E.T.	Special Education	Y	NA	
35	Resource	Resource	Special Education	Y	NA	
37	Resource	Resource	Special Education	Y	NA	
40	Music	Music	Music	Y	NA	
41	PE Office/Storage	Administration	Admin Office	NA	NA	
Total Capacity					548	466

O.M. ROBERTS ELEMENTARY

Site Plan



C O R G A N

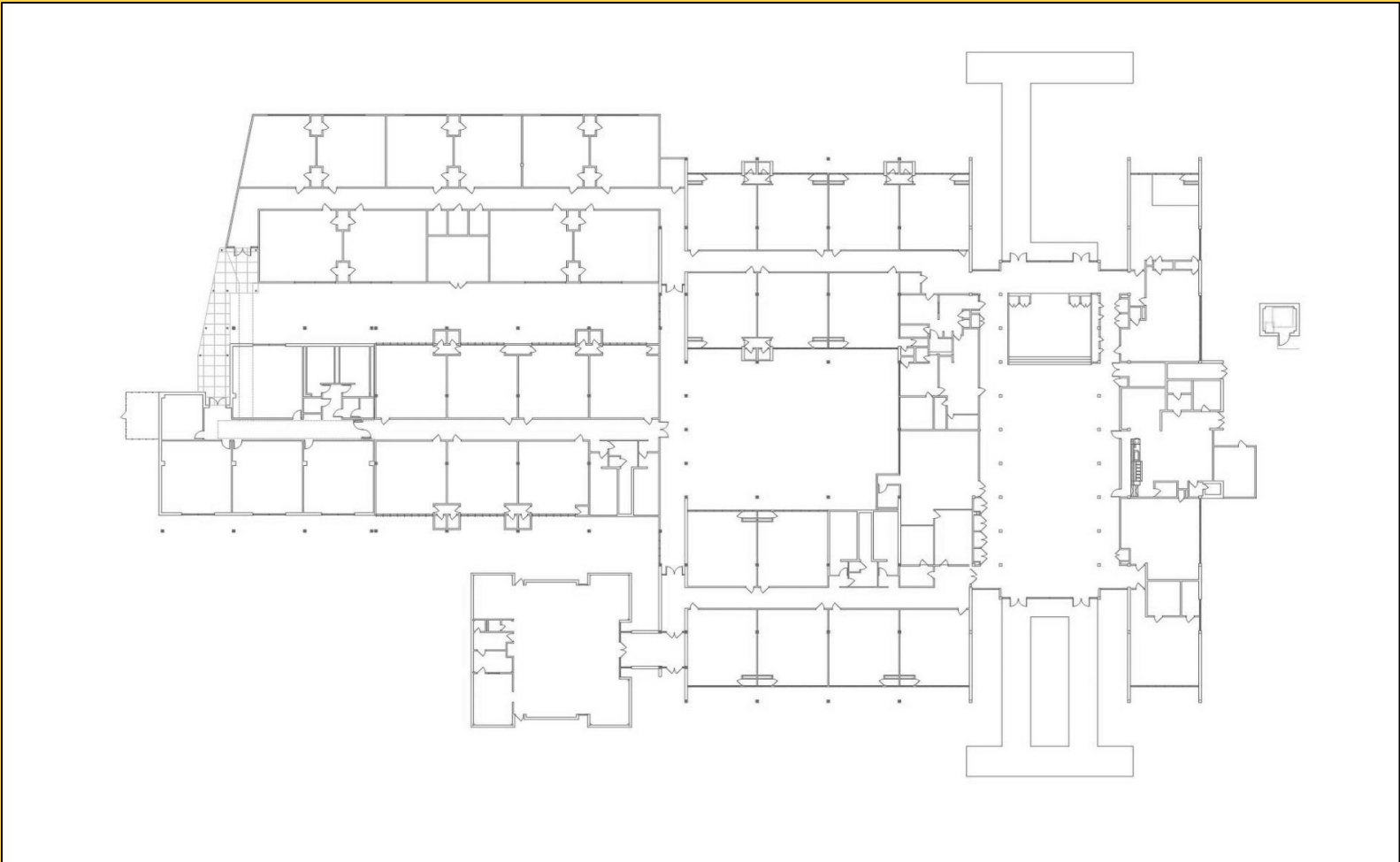


O.M. ROBERTS ELEMENTARY

Floor Plans



C O R G A N





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O.M. ROBERTS ELEMENTARY

110 South Cedar

Lake Jackson, Texas 77566

SITE INFORMATION

Current # of Parking Spaces: 75

Parent drop-off/pick-up Shared with buses - not adequate.

Bus drop-off/pick-up No bus lanes. Buses share parent pick up lanes and get blocked in often due to lack of parking

General Notes:

Site Conditions

Parking & Drives

Inadequate visitor parking

Sidewalks

Sidewalks are in fair condition.

ADA Accessibility

ADA accessibility is fair - ramp needed at service dock

Site Signage

Site signage is minimal - HC signage to be re-painted

Playground Areas

Condition

Playgrounds have good equipment and fall surface, but are not secure

Accessibility

Accessible equipment with fence around the play area

Athletic Areas

Athletic areas are in fair condition

Landscaping/Irrigation

Minimal landscape; mature trees; no irrigation

Utilities & Drainage

Some flooding- utilities unknown at this time

Dumpster Service Area

Dumpster area is in the side parking lot with no fencing

Site Lighting

Pole lighting along front drive & at parking

Security

No perimeter fencing & admin not @ entry

Chain Link Fencing

Chain link fencing only around (2) small play areas

Ornamental Fencing

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	
Site work							
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
Some flooding- utilities unknown at this time
Parking lot and outdoor walkways flood. Some water enters bldg.
Inadequate lighting at parking lots.
Fire hydrants located at side parking near street
Minimal landscape; mature trees; no irrigation
Grass appears in good/fair shape - a few spots are worn to sod. Many mature trees on site.
Not applicable.
Inadequate visitor parking
Needs restriping
Restriping needed.
Sidewalks are in fair condition.
Athletic areas are in fair condition Security fencing needed
(4) backboards and goals in good condition
Playgrounds have good equipment and fall surface, but are not secure
Accessible equipment with fence around the play area

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"/>			Pole lighting along front drive & at parking
Site Security						No perimeter fencing & admin not @ entry
Cameras			<input checked="" type="checkbox"/>			Cameras are being installed
Chain Link Fencing / Gates					<input checked="" type="checkbox"/>	Chain link fencing only around (2) small play areas
Ornamental Fencing / Gates					<input checked="" type="checkbox"/>	none
Misc. Structures						
Site Walls -Retaining / Screen			<input checked="" type="checkbox"/>			Dumpster area is in the side parking lot with no fencing around.
Dumpster Service Area				<input checked="" type="checkbox"/>		Site signage is minimal - HC signage to be re-painted
Site Signage- Directional / Handicapped				<input checked="" type="checkbox"/>		Minimal site furniture.
Site Furniture / Specialties				<input checked="" type="checkbox"/>		Bike racks in fairly good condition - some rusting
Misc. Site work / Recreational / Site Structures			<input checked="" type="checkbox"/>			ADA accessibility is fair - ramp needed at service dock
ADA Compliance/Accessibility						
Compliant Sidewalks/Curbs			<input checked="" type="checkbox"/>			
Compliant Ramps & Handrails			<input checked="" type="checkbox"/>			
HC & Van Accessible Parking Spaces				<input checked="" type="checkbox"/>		Needs to be re-painted
Accessible routes from HC parking, Bus drop off & mass transit to front door			<input checked="" type="checkbox"/>			
Average Site Grade:						3



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EXTERIOR BUILDING INFORMATION

Exterior Building Cladding Materials:	Masonry & corrugated metal fascia
Roof Type:	Built-up and modified
Exterior Window Materials:	Aluminum storefront

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General Notes:

Exterior Building Condition

Exterior Envelope

Wall Condition

Masonry in fair condition.

Window Condition

Aluminum storefront in poor condition

Doors/Entrances

Exterior doors are in fair to poor condition -

Secure Entrance

Entry has card reader, but needs vestibule.

Foundation/Structure

Fair to good structure and foundation

Roofing Areas

Existing Warranty

Good condition, should serve expected life cycle approximately 11 years remaining.

Area for repair

All areas require maintenance to ensure life cycle

Area for Replacement

none

Exterior Building

Lighting

Wall paks on building exterior. Canopy lighting.

Kitchen dock/loading entry

Doors need replacement - ramp needed

Canopies

Newer Avadek canopies in good condition, others are rusted/worn

Additional information

EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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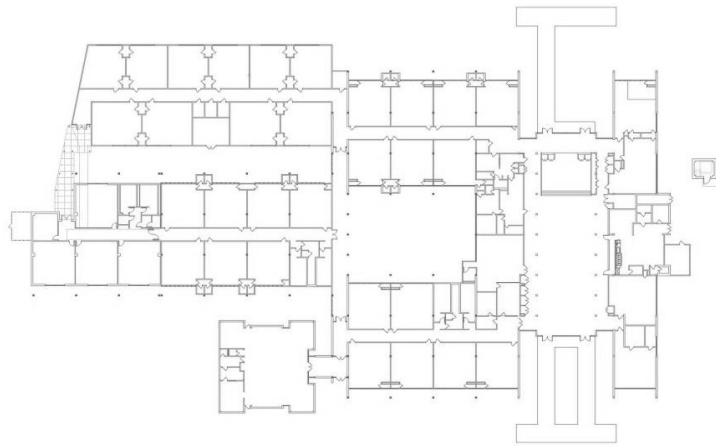
	Maintenance Cycle Schedule Years	Condition or Quality					N/A
		1	2	3	4	5	
Building Structure/Foundation							
Foundation							
Piers / Caissons / Piles / Footings				<input type="checkbox"/>			
Grade Beams				<input type="checkbox"/>			
Foundation Walls						<input type="checkbox"/>	
Special Foundation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

Special Notes or Observations
Fair to good structure and foundation
Spalling & cracking at grade beams
Unknown if present on structure.
Good condition, should serve expected life cycle
Built up and Modified roof systems are in good condition
Insulation values unknown.
Sheet metal should be maintained to ensure water tightness remains
Roof maintenance is required
approximately 11 years remaining.

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"/>				Masonry in fair condition.
Exterior Wall Face & Back-Up Construction- Plaster					<input type="checkbox"/>	
Exterior Load Bearing Walls					<input type="checkbox"/>	
Exterior Balcony Walls / Railings					<input type="checkbox"/>	
Exterior Louvers / Sunscreens					<input type="checkbox"/>	
Exterior Painting					<input type="checkbox"/>	
Windows/Glazed Walls						
Windows				<input type="checkbox"/>		Aluminum storefront in poor condition
Curtain Walls					<input type="checkbox"/>	Discoloration at spandrel panels.
Exterior Doors						
Exterior Storefront / Entry Walls				<input type="checkbox"/>		Exterior doors are in fair to poor condition - painting/hardware needed
Exterior Storefront / Entry Doors				<input type="checkbox"/>		Accessible hardware needed
Exterior Doors					<input type="checkbox"/>	Some exterior doors need replacement -such as the kitchen doors.
Exterior Overhead / Rolling Doors				<input type="checkbox"/>		
Exterior Hardware				<input type="checkbox"/>		Some hardware is not accessible
Exterior Door Panic Hardware				<input type="checkbox"/>		
Weather/Waterproofing						
Waterproofing				<input type="checkbox"/>		Weather/waterproofing in fair condition
Caulking / Sealants					<input type="checkbox"/>	Some leaking at windows
Exterior Soffits					<input type="checkbox"/>	Rusting of steel beam from water damage or dissimilar metals
Finishes To Misc. Exterior Structures				<input type="checkbox"/>		
Miscellaneous Exterior Building Items						
Canopies						
Freestanding Canopies				<input type="checkbox"/>		Newer Avadek canopies in good condition, others are rusted/worn
Canopies attached to building					<input type="checkbox"/>	
Exterior Building Lighting						
Secure Front Entry					<input type="checkbox"/>	Wall paks on building exterior. Canopy lighting.
Kitchen Dock/Loading Zones					<input type="checkbox"/>	Entry has card reader, but needs vestibule.
						Doors need replacement - ramp needed
Average Exterior Grade:						4



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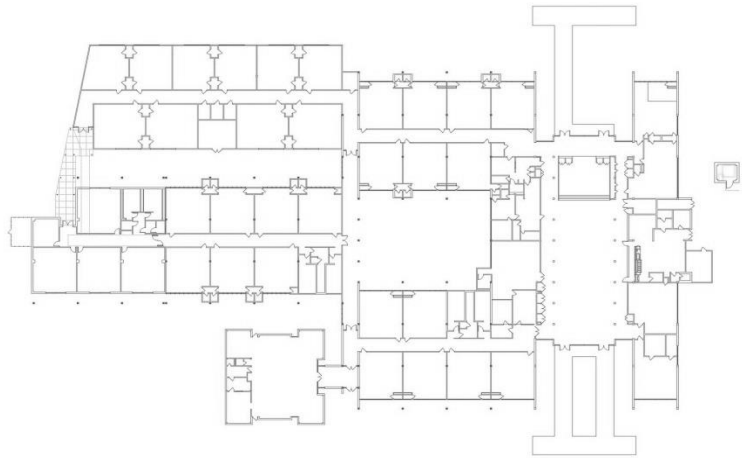
INTERIOR BUILDING AREAS

Circulation:	Safety issue - outside circulation
Interior signage:	Signage is not adequate
Layout:	Double loaded corridors & open concept classrooms. Some classrooms are accessed from exterior exterior

General Notes:

Interior Building Areas

Classrooms	Classrooms were designed to be open concept which causes a significant sound issue.
SPED Classrooms	One classroom
Science Labs	No science lab
Computer Labs	No computer lab
Art/Music	Music room (in old classroom) is next to PE room. Both are adjacent to cafeteria.
Library	Library provided in building addition. Adequate reading space.
Cafeteria	In center of school with a stage. The location can disrupt classrooms that are adjacent.
Kitchen/Serving	Fill in on this page, if applicable
Gymnasium	No gym - it is a PE room in an old classroom - too small.
Auditorium	Stage in cafeteria.
Administration	Far from entrance
Staff Work Areas	
Clinic	Near administration area - adequate function



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INTERIOR FINISH INFORMATION

Flooring Types:	Terrazzo, VCT, Carpet, Ceramic Tile
Walls:	Paint, Wall covering, Ceramic, CMU
Ceilings:	Paint, 2x2 and 2x4 Acoustic tile (ACT)

General Notes:

Interior Building Condition

Ceilings	Ceilings are in overall fair condition - some staining
Floors	Carpeting and VCT are in fair condition - some staining.
Interior Wall Finishes	Walls are various materials because of several additions.
Millwork	Poor condition. Chipping veneers
Restrooms	Restrooms are varied. Few are ADA and others are not accessible.
Food Service Areas	Kitchen has exceeded standard life expectancy - full renovation rec.
Doors and Hardware	Doors and hardware are varied as well, some have levers, but not all.
ADA Compliance	Not ADA or accessible throughout.

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

Interior Building Conditions

Interior Building Finishes

	1	2	3	4	5	N/A
Ceilings			<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"/>
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				<input type="checkbox"/>		
Interior Partition Construction						<input type="checkbox"/>
Wall Studs at interior columns						
Glazed block & CMU corridor						<input type="checkbox"/>
Gypsum board at interior column furrings						
Tape, Bed, Texture, & Paint interior column furrings						
Studs insulation at interior face of exterior wall						
Gypsum board at interior face of exterior wall				<input type="checkbox"/>		
Tape, Bed, Texture, & Paint interior face of exterior wall						<input type="checkbox"/>

Overall, finishes are poor to fair condition.
 Ceilings are in overall fair condition - some staining

Carpeting and VCT are in fair condition - some staining.

Walls are various materials because of several additions.

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"/>
ADA accessibility						<input type="checkbox"/>
Food Service Areas						

Special Notes or Observations

Poor condition. Chipping veneers

No marker boards. Chalk boards present and in okay condition.

Restrooms are varied. Few are ADA and others are not accessible.

Kitchen has exceeded standard life expectancy - full renovation rec.

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:

4



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110 South Cedar

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	N/A
Central Plant	At life expectancy - needs maintenance/replacement
Roof Top Units	All but one needs replacement - Fans in fair condition.
Ductwork	Ducts need cleaning and control upgrade
EMS	Hybrid system between DDC and pneumatic; rec. upgrade to all DDC

Electrical Systems

Classroom Lighting	Very good - T8 lamps
Corridor Lighting	Very good - T8 lamps
Primary Power Panels	Rec. maintenance on breakers in older section - new
Clock/Bell/ PA	Good condition
	Upgrade may be required to continue good service.

Plumbing Systems

Main Water Supply	Majority is copper - some galv. pipe - needs repairs.
Drinking fountains	Mixture of fixtures that were or were not.
Toilet Fixtures	Older section is not ADA compliant
Lavatory Fixtures	Older section is not ADA compliant

Life Safety Systems

Fire Sprinkler	No sprinklers present
Fire Extinguishers	N/A
Fire Alarm	Upgrade is recommended to continue same service

Technology

Power/data	N/A
Wireless	WIFI is 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
					N/A

Special Notes or Observations

MPE&FP Systems

HVAC

Central Plant (including chillers, pumps, piping, valves, controls, & risers)				<input type="checkbox"/>			At life expectancy - needs maintenance/replacement
Roof Mounted HVAC equipment (OA units, exhaust/stair press fans, etc.)				<input type="checkbox"/>			All but one needs replacement - Fans in fair condition.
Main vertical trunk ducts through roof & floors (including rated chases)			<input type="checkbox"/>				Ducts need cleaning and control upgrade
Main horizontal trunk duct			<input type="checkbox"/>				See comment above
Perimeter zone low pressure ductwork & diffusers (T-bar slots)							N/A
Interior zone Variable Air Volume Boxes			<input type="checkbox"/>				See comment above
Interior zone low pressure ductwork & diffusers							
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"/>			Confirmation needed that the fans are interlocked with AHU
Electrical connections to all roof mounted equipment				<input type="checkbox"/>			Electrical service is good - conduits are not properly supported/damaged
Electrical connections to all Central Plant equipment				<input type="checkbox"/>			Electrical connection are aged - rec. an equipment upgrade
DDC Control points for all roof mounted equipment				<input type="checkbox"/>			Units appear to be locally controlled by T-stats only
DDC Control points for all internal base building mounted equipment				<input type="checkbox"/>			Hybrid DDC and pneumatic, recommend upgrade to all DDC
DDC Control points for all internal tenant building mounted equipment							
DDC control points for all VAV's				<input type="checkbox"/>			Hybrid system between DDC and pneumatic; rec. upgrade to all DDC
Structure trim and curbing for roof mounted equipment				<input type="checkbox"/>			Rec. replacement with equipment upgrade
Energy Management System				<input type="checkbox"/>			Hybrid system between DDC and pneumatic; rec. upgrade to all DDC
HVAC system must meet NC-35 for noise criteria in occupied spaces							N/A
Wall mounted thermostats			<input type="checkbox"/>				Diff. temperature in every room - not efficient control of energy
Warranties still in effect							N/A

Plumbing

Main domestic water supply			<input type="checkbox"/>				Majority is copper - some galv. pipe - needs repairs.
Water heater systems (including piping & install)			<input type="checkbox"/>				Majority is copper - some galv. pipe - needs repairs.
Sanitary waste water lines			<input type="checkbox"/>				
All condensate piping and drainage				<input type="checkbox"/>			Condensate drainage is an issue for the entire campus, inside/out
Building roof drainage piping					<input type="checkbox"/>		Not provided. Rec. providing roof drainage to remove ponding.
Toilet Fixtures - Condition and Type				<input type="checkbox"/>			Older section is not ADA compliant
Flush Valves - Condition and type				<input type="checkbox"/>			
Lavatories - Condition and Type				<input type="checkbox"/>			Older section is not ADA compliant
Faucets - Condition and Type				<input type="checkbox"/>			
Electrical Water coolers - Condition and Type/ ADA				<input type="checkbox"/>			Mixture of fixtures that were or were not.

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"/>			Rec. maintenance on breakers in older section - new section excellent
Power company transformer			<input type="checkbox"/>			
Main building switchgear including breakers			<input type="checkbox"/>			See comments above
Distribution Feeders						N/A
Panels (HVAC, Lighting, & power)			<input type="checkbox"/>			Good condition
Classroom lighting and type			<input type="checkbox"/>			Very good - T8 lamps
Corridor lighting and type			<input type="checkbox"/>			Very good - T8 lamps
Light fixture Feeders						N/A
Wall Switches					<input type="checkbox"/>	Surface mount - not ideal; rec. replacement of worn switches
Receptacles						N/A
Equipment Connections						N/A
Electric Heating						N/A
Clocks/Bells/PA Systems				<input type="checkbox"/>		Upgrade may be required to continue good service.
Telephone/Data Outlets				<input type="checkbox"/>		See comment above
UPS Systems						N/A - no emergency generator on site.
Life Safety Systems						
Sprinkler Main Riser					<input type="checkbox"/>	No sprinklers present
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"/>			Upgrade is recommended to continue same service
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"/>	Rec. installing an emergency lighting system & generator
Exit Signage					<input type="checkbox"/>	More signage is required and the devices are mis-matched.
Fire Extinguisher cabinets per code					<input type="checkbox"/>	N/A
Fire Extinguishers					<input type="checkbox"/>	N/A

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Existing photos



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