

VELASCO ELEMENTARY

EXECUTIVE SUMMARY



Capacity Assessment								
Design Capacity:	778	Percent Occupied: 89% 85% Capacity is assumed full						
Functional Capacity:	661							
Current Enrollment	587							
Building Constructed : 2003								
Building Current Square Footage : 86,443								
Assessment Grading		1-Pass		5- Fail				
		Scale:	1	2	3	4	5	Note: Score over 3 recommend replacement
Site	Parking and Drives							Fair condition, can use updating/repairs
	Sidewalks							Fair condition, can use updating/repairs
	Landscape/Irrigation							Minimal landscaping in good to fair condition
	Play Grounds							Good condition
	ADA Accessibility							Overall ADA accessible
	Utilities& Drainage							Adequate drainage. Utilities in good condition based on bldg. age.
	Site Lighting							Well lit, pole/wall mounted lighting
	Security							No perimeter fencing, only at play areas.
Exterior	Exterior Walls							water staining; some joints need repair
	Structure/Foundation							Fair to good condition, some conditions unknown at this time
	Windows							Good condition overall
	Doors/Entrances							Overall good to fair condition
	Roofing							Roof in good condition, maintenance required.
	Weather/Waterproofing							Normal wear, fair condition
Canopies							Minimal rusting/water staining on underside of canopy	
Interior	TEA Compliance							
	Educational Adequacy							Overall good conditions with normal wear
	Finishes							Overall fair to good condition
	Restrooms							Good condition, normal wear
	Food Service							Equipment in fair condition. Functional serving lines. Normal wear.
	Doors/Hardware							Good conditions, normal wear, all are ADA compliant
	Accessibility							ADA Compliant
	ACM materials							suspected in old Velasco building, not 2003 new construction
Code requirements							Building code unknown at this time	
MEP	Mechanical							
	Units							RTU's to be replaced unknown at this time
	Ductwork							Overall condition of ducts very good condition.
	Exhaust							Good condition, not all fans running.
	Electrical							
	Building service							Very good condition at this time.
	Panels							Condition/type/load unknown at this time
	Distribution							Power distribution and condition unknown at this time
	Plumbing							
	Infrastructure							Good.
	Fixtures							ADA compliant
	Life Safety Systems							
	Fire Sprinkler							Sprinkler system present-review areas of possible leaks/stained tiles.
	Fire Alarm							Present, needs service/repair.
	Emergency Lighting							Adequate
	Exit Signage							Adequate
	Technology							
	Data							Adequate
Wi Fi							WiFi is present	

Total Score - 2.34

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EXECUTIVE SUMMARY



OVERALL SUMMARY & RECOMMENDATION

Velasco Elementary School has several issues relating to the life and wear of its infrastructure over time. Accessibility of the building is in good condition. However, not all areas of the site are properly secured. Most to all classrooms meet TEA standards, and continued maintenance of all interior finishes is necessary. In addition to interior finishes, exterior areas are showing normal wear and require maintenance. With the age of the campus, repairs should be anticipated.

RECOMMENDATION: Due to the age and wear of the existing cooling tower and access roads, it is recommended that both be removed from service and replaced. Due to interior water leaks on ceiling panels, it is recommended that roof maintenance continues and attention is brought to the existing fire sprinkler system. For additional security purposes, it is recommended that a perimeter fence be added on site.

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 good conditions with normal wear
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"/>				Specialized classroom for Special Ed.
Rooms				<input type="checkbox"/>				
Restrooms					<input type="checkbox"/>			
Accessibility		<input type="checkbox"/>						
Showers					<input type="checkbox"/>			
Science Room								Unknown
Air Exchanges						<input type="checkbox"/>		
Demo tables						<input type="checkbox"/>		
Sink						<input type="checkbox"/>		
Eye wash						<input type="checkbox"/>		
Fire Blanket						<input type="checkbox"/>		
Showers						<input type="checkbox"/>		
Utility shut off						<input type="checkbox"/>		
Fume hood						<input type="checkbox"/>		
Prep rooms						<input type="checkbox"/>		
Media Center			<input type="checkbox"/>					
Technology			<input type="checkbox"/>					
Reading area			<input type="checkbox"/>					
Power			<input type="checkbox"/>					
Athletic Facilities					<input type="checkbox"/>			Fair to good condition, some areas need maintenance
Outdoor courts					<input type="checkbox"/>			Lots of rust on concrete
Outdoor fields						<input type="checkbox"/>		Lots of wear on play fields
Playgrounds					<input type="checkbox"/>			
Gymnasium						<input type="checkbox"/>		Normal wear on VCT flooring
Locker rooms							<input type="checkbox"/>	
Computer Facilities								
Technology						<input type="checkbox"/>		
Room size							<input type="checkbox"/>	Some spaces are not TEA compliant
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							
Kiln/ kiln vent							
Demo table							
Vocational Rooms							
Demo tables							
Sink							
Eye wash							
Power							
Technology							
Average grade:							2

No designated rooms on campus

VELASCO ELEMENTARY

Building Capacity Analysis

Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
200	Music Classroom	Classroom	Music	833	Y	NA	
210	Gym	Gym	Gym ES	3573	Y	NA	
300	Library	Library	Library 1	3020	Y	NA	
320	Kiva	Classroom	Elective Classroom	425	N	15	
420	Computer Lab	Computer Lab	Computer Lab	610	N	NA	
421	Life Skills	Classroom	Special Education	805	Y	NA	
430	Content Mastery	Classroom	Intervention	360	N	NA	
460	Speech / Diagnostician	Speech	Speech Pathologist	167	N	NA	
	Computer Lab	Computer Lab	Computer Lab	1066	Y	NA	
	Computer Lab	Computer Lab	Computer Lab	830	N	NA	
500	Classroom	Classroom	1st Grade	748	N	20	
501	Classroom	Classroom	1st Grade	745	N	20	
502	Classroom	Classroom	1st Grade	720	N	20	
503	Classroom	Classroom	1st Grade	745	N	20	
504	Classroom	Classroom	1st Grade	720	N	20	
506	Classroom	Classroom	1st Grade	710	N	19	
508	Classroom	Classroom	1st Grade	740	N	20	
512	Multipurpose	Multipurpose	Core Classroom	375	N	13	
600	Science Lab	Lab	Science lab ES	962	Y	NA	
602	Classroom	Classroom	Kindergarten	860	Y	22	
604	Classroom	Classroom	Kindergarten	860	Y	22	
605	Classroom	Classroom	Kindergarten	870	Y	22	
609	Classroom	Classroom	Kindergarten	870	Y	22	
611	Classroom	Classroom	Kindergarten	870	Y	22	
613	Classroom	Classroom	Kindergarten	870	Y	22	
616	Classroom	Classroom	Kindergarten	860	Y	22	
618	Classroom	Classroom	Kindergarten	860	Y	22	
	Large Group Instruction	Classroom	Core Classroom	998	Y	24	
700	Classroom	Classroom	2nd Grade	778	Y	22	
701	Classroom	Classroom	2nd Grade	745	Y	22	
702	Classroom	Classroom	2nd Grade	750	Y	22	
703	Classroom	Classroom	2nd Grade	745	Y	22	
704	Classroom	Classroom	2nd Grade	750	Y	22	
	Large Group Instruction	Classroom	Core Classroom	2085	Y	24	
800	Classroom	Classroom	3rd Grade	778	Y	22	
801	Classroom	Classroom	3rd Grade	745	Y	22	
802	Classroom	Classroom	3rd Grade	750	Y	22	
803	Classroom	Classroom	3rd Grade	745	Y	22	
804	Classroom	Classroom	3rd Grade	750	Y	22	
900	Classroom	Classroom	4th Grade	760	Y	22	
901	Classroom	Classroom	4th Grade	745	Y	22	
902	Classroom	Classroom	4th Grade	745	Y	22	
903	Classroom	Classroom	4th Grade	745	Y	22	
904	Classroom	Classroom	4th Grade	730	Y	22	

VELASCO ELEMENTARY

Building Capacity Analysis

Rm No.	Room Name	Function		Area	Meets TEA	Design Capacity	Functional Capacity (85% D.C.)
906	Classroom	Classroom	4th Grade	740	Y	22	
908	Classroom	Classroom	4th Grade	740	Y	22	
910	Multipurpose	Multipurpose	Core Classroom	375	N	13	
Total Capacity						778	661

VELASCO ELEMENTARY

Site Plan



C O R G A N

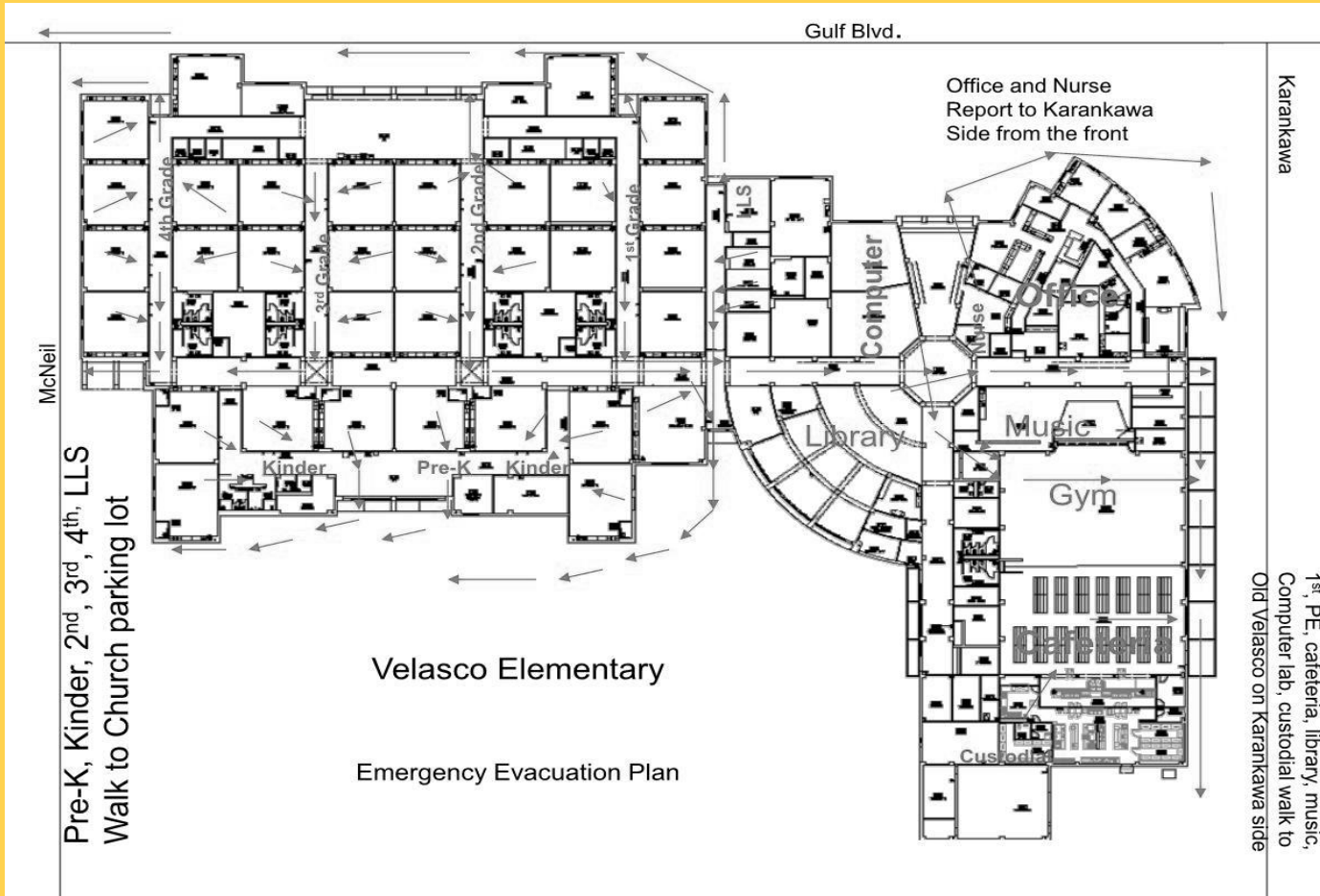


VELASCO ELEMENTARY

Floor Plans



C O R G A N





BRAZOSPORT ISD



VELASCO ELEMENTARY

401 N. GULF BLVD

FREEPORT, TX 77541

SITE INFORMATION

Current # of Parking Spaces:	89, 5 handicap
Parent drop-off/pick-up	Adequate
Bus drop-off/pick-up	Designated times for buses, adequate

General Notes:

Site Conditions

Parking & Drives	Fair condition, can use updating/repairs
Sidewalks	Fair condition, can use updating/repairs
ADA Accessibility	Overall ADA accessible
Site Signage	Fair condition
Playground Areas	
Condition	Good condition
Accessibility	One of the play areas is accessible
Athletic Areas	Lots of wear on play fields, rusting on courts.
Landscaping/Irrigation	Minimal landscaping in good to fair condition
Utilities & Drainage	Adequate drainage. Utilities in good condition based on bldg. age.
Dumpster Service Area	End of drive, no enclosure/wall
Site Lighting	Well lit, pole/wall mounted lighting
Security	No perimeter fencing, only at play areas.
Chain Link Fencing	between middle and elementary school and at central plant area
Ornamental Fencing	Only used at kindergarten playground

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
Adequate drainage. Utilities in good condition based on bldg. age.
Adequate drainage.
Well lit, pole/wall mounted lighting
Rust stains present in several locations
Present in multiple locations
Minimal landscaping in good to fair condition
significant wear at play areas
Good, minimal landscape to maintain
Not apparent if present
Fair condition, can use updating/repairs
Rust stains in many areas, rebar exposed @ some locations
Designated lanes around site
Faded, needs repainting
Additional parking needed
Fair condition, can use updating/repairs
Rust stains similar to drives/parking areas
Rust stains similar to drives/parking areas
Lots of wear on play fields, rusting on courts.
Fair condition, significant wear
Fair condition, rust stains similar to drives/parking areas
Good condition
One of the play areas is accessible
Compliant, good condition
Bark chips

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 type="checkbox"/>			Well lit, pole/wall mounted lighting
Site Security						No perimeter fencing, only at play areas.
Cameras			<input type="checkbox"/>			Currently being installed
Chain Link Fencing / Gates			<input type="checkbox"/>			between middle and elementary school and at central plant area
Ornamental Fencing / Gates			<input type="checkbox"/>			Only used at kindergarten playground
Misc. Structures						
Site Walls -Retaining / Screen			<input type="checkbox"/>			Fair condition around central plant area
Dumpster Service Area				<input type="checkbox"/>		End of drive, no enclosure/wall
Site Signage- Directional / Handicapped			<input type="checkbox"/>			Fair condition
Site Furniture / Specialties			<input type="checkbox"/>			Outdoor seating in good condition
Misc. Site work / Recreational / Site Structures			<input type="checkbox"/>			Bike racks good condition
ADA Compliance/Accessibility			<input type="checkbox"/>			Overall ADA accessible
Compliant Sidewalks/Curbs			<input type="checkbox"/>			
Compliant Ramps & Handrails			<input type="checkbox"/>			
HC & Van Accessible Parking Spaces			<input type="checkbox"/>			
Accessible routes from HC parking, Bus drop off & mass transit to front door			<input type="checkbox"/>			
Average Site Grade:						3

BRAZOSPORT ISD



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401 N. GULF BLVD

FREEPORT, TX 77541

EXTERIOR BUILDING INFORMATION

Exterior Building Cladding Materials:	Masonry
Roof Type:	Gravel Built-Up
Exterior Window Materials:	Aluminum storefront & windows

General Notes:

Exterior Building Condition	
Exterior Envelope	
Wall Condition	water staining; some joints need repair
Window Condition	Good condition overall
Doors/Entrances	Overall good to fair condition
Secure Entrance	Card reader at main entry, no vestibule
Foundation/Structure	Fair to good condition, some conditions unknown at this time
Roofing Areas	Roof in good condition, maintenance required.
Existing Warranty	Approx. 11 years remaining.
Area for repair	All areas need to be maintained
Area for Replacement	None
Exterior Building Lighting	Adequate lighting around site and at entry
Kitchen dock/loading entry	Fair condition, no dock present, only kitchen door/driveway
Canopies	Minimal rusting/water staining on underside of canopy
Additional information	

EXISTING EXTERIOR BUILDING ASSESSMENT FORM

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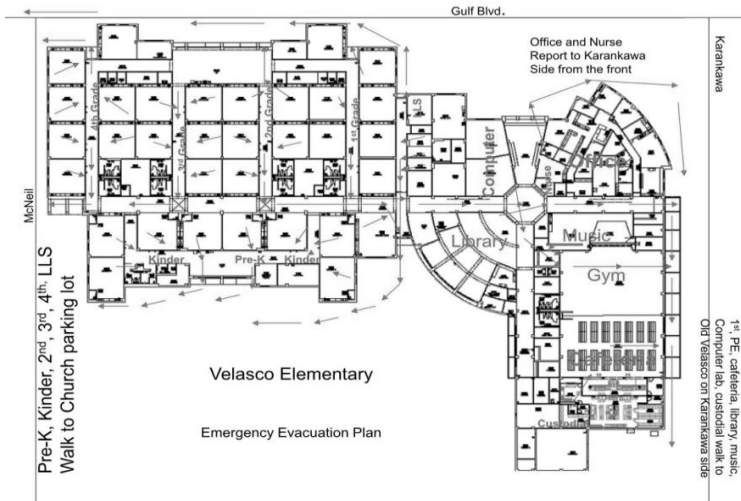
	Maintenance Cycle Schedule Years	Condition or Quality					N/A	Special Notes or Observations
		1	2	3	4	5		
Building Structure/Foundation								
Foundation								
Piers / Caissons / Piles / Footings			<input type="checkbox"/>					Fair to good condition, some conditions unknown at this time
Grade Beams			<input type="checkbox"/>					Some water staining present
Foundation Walls						<input type="checkbox"/>		
Special Foundation / Misc.						<input type="checkbox"/>		
Substructure - Slab - on - Grade								
Basement / Below Grade Exterior Walls			<input type="checkbox"/>					Fair to good condition
Interior Slab on Grade			<input type="checkbox"/>					
Entry Steps / Ramp / Porch Slabs			<input type="checkbox"/>					Fair condition with rust stains, paint needs updating
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"/>		Unknown condition or if present
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"/>					Fair condition overall
Platform & Catwalk Structures			<input type="checkbox"/>				<input type="checkbox"/>	
Misc. Attached Structures -Canopy / Porch / Rooftop			<input type="checkbox"/>					Good condition with rusting on underside
Misc. Steel -Structural Framing / Bracing						<input type="checkbox"/>		
Misc. Wood -Blocking / Framing / Rough Carpentry -Exterior						<input type="checkbox"/>		
Expansion Joints				<input type="checkbox"/>				Some joints deteriorating
Building Exterior Shell								
Roofing								
Roof Covering		<input type="checkbox"/>						Roof in good condition, maintenance required.
Traffic / Pavement Toppings							<input type="checkbox"/>	
Roof Insulation & Fill			<input type="checkbox"/>					Insulation values unknown at this time
Roofing Sheet Metal			<input type="checkbox"/>					Sheet metal needs monitoring due to salt air, Rust is occurring
Skylights							<input type="checkbox"/>	
Roof Openings / Misc.			<input type="checkbox"/>					All penetration needs to be maintained, many allow water entry.
Misc. Wall & Roof Trim							<input type="checkbox"/>	
Warranty			<input type="checkbox"/>					Approx. 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"/>				water staining; some joints need repair
Exterior Wall Face & Back-Up Construction- Plaster					<input type="checkbox"/>	Fair condition, areas of water staining & some joints need repairing
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"/>				Good condition overall
Curtain Walls					<input type="checkbox"/>	
Exterior Doors						
Exterior Storefront / Entry Walls		<input type="checkbox"/>				Overall good to fair condition
Exterior Storefront / Entry Doors		<input type="checkbox"/>				
Exterior Doors			<input type="checkbox"/>			Hollow metal service doors rusting/chipping paint
Exterior Overhead / Rolling Doors			<input type="checkbox"/>			
Exterior Hardware		<input type="checkbox"/>				
Exterior Door Panic Hardware		<input type="checkbox"/>				
Weather/Waterproofing						
Waterproofing			<input type="checkbox"/>			Normal wear, fair condition
Caulking / Sealants			<input type="checkbox"/>			Control joints with sealant pulling apart.
Exterior Soffits			<input type="checkbox"/>			Plaster soffit in fair condition
Finishes To Misc. Exterior Structures					<input type="checkbox"/>	
Miscellaneous Exterior Building Items						
Canopies						
Freestanding Canopies		<input type="checkbox"/>				Minimal rusting/water staining on underside of canopy
Canopies attached to building		<input type="checkbox"/>				Minimal rusting/water staining on underside of canopy
Exterior Building Lighting						
Secure Front Entry			<input type="checkbox"/>			Adequate lighting around site and at entry
Kitchen Dock/Loading Zones			<input type="checkbox"/>			Card reader at main entry, no vestibule
						Fair condition, no dock present, only kitchen door/driveway
Average Exterior Grade:						3

BRAZOSPORT ISD



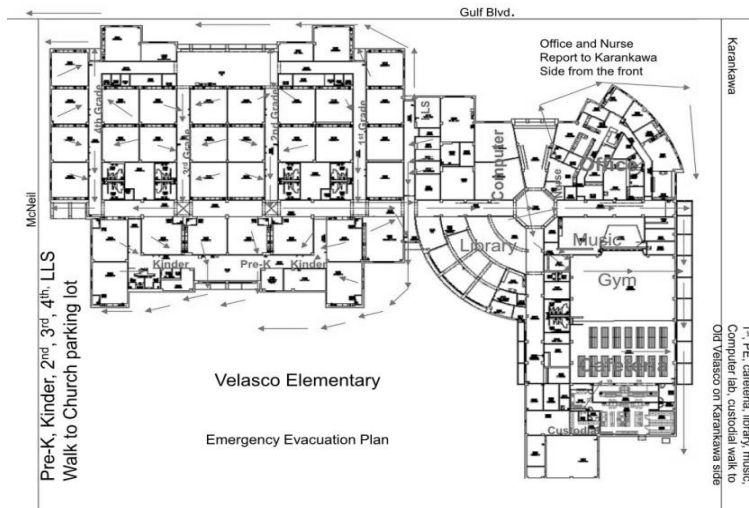
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INTERIOR BUILDING AREAS	
Circulation:	Adequate, ample circulation
Interior signage:	Room signage & RR signage. Adequate.
Layout:	All CRs located on west side of building. All shared spaces on east side of building. Double-loaded corridors.

General Notes:	
Interior Building Areas	
Classrooms	Designated side of building is for classrooms. Majority of classrooms are TEA compliant.
SPED Classrooms	Specialized classrooms adjacent to classroom wings, TEA compliant
Science Labs	One designated science lab near Library, TEA compliant
Computer Labs	Three computer labs, centrally located away from classrooms, vary in size
Art/Music	Centrally located away from classrooms
Library	Centrally located in building with exterior access, ample seating/storage
Cafeteria	Flexible seating arrangement with moveable partition to connect to gym and stage
Kitchen/Serving	Two serving lines
Gymnasium	One gym adjacent to restrooms and stage with moveable partition opening to cafeteria
Auditorium	Gym/Cafeteria can serve as auditorium
Administration	Located near main entry
Staff Work Areas	One work area for every two grades, adjacent to designated grade level classrooms
Clinic	Near main entry/administration



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INTERIOR FINISH INFORMATION	
Flooring Types:	Carpet, VCT, Ceramic tile
Walls:	Painted Gyp, Vinyl, Painted CMU
Ceilings:	ACT

BRAZOSPORT ISD



General Notes:	
Interior Building Condition	
Ceilings	Overall fair to good condition
Floors	Fair condition, normal wear
Interior Wall Finishes	Good condition, normal wear throughout
Millwork	Good condition, normal wear in some areas
Restrooms	Good condition, normal wear
Food Service Areas	Equipment in fair condition. Functional serving lines. Normal wear.
Doors and Hardware	Good conditions, normal wear, all are ADA compliant
ADA Compliance	ADA Compliant

EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

Interior Building Conditions

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

Maintenance Cycle Schedule Years	Condition or Quality					
	1	2	3	4	5	N/A
Interior Building Finishes						
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					<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"/>				

Special Notes or Observations

Overall fair to good condition
Overall fair to good condition
Fair condition, stained/holes in different areas, repairs needed
Fair condition
2x2 ACT tile, 2x4 Light fixtures
Good condition
Soundproofing in fair condition
Fair condition, normal wear
Lots of carpet stains, normal wear
Showing normal wear in high traffic areas
Fair condition
Wood stage in fair to good condition
Good condition, normal wear throughout
Gyp walls finished with vinyl covering, fair to good cond., normal wear
Painted CMU in Gym/cafe/tertia area, fair
Good condition
Good condition

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
		1	2	3	4	5	
Interior Balcony Railings						<input type="checkbox"/>	
Wall Surface Finishes & Veneers			<input type="checkbox"/>				Normal wear
Demountable / Folding / Office Partitions		<input type="checkbox"/>					Good condition
Interior Louvers / Soundproofing / Misc.			<input type="checkbox"/>				Soundproofing in fair to good condition
Interior Wall Base & Trim			<input type="checkbox"/>				Some areas of wall base needs repairing
Misc. Finishes						<input type="checkbox"/>	
Millwork Cabinets			<input type="checkbox"/>				Good condition, normal wear in some areas
Display Cases			<input type="checkbox"/>				
Marker Boards			<input type="checkbox"/>				
Building Directory			<input type="checkbox"/>				
Corner Guards						<input type="checkbox"/>	
Lockers			<input type="checkbox"/>				Built in backpack storage w/hooks, no lockers in building
Mail Boxes			<input type="checkbox"/>				Good condition
Interior Signage / Graphics -ADA Graphics			<input type="checkbox"/>				Adequate, good condition
Base Building Graphics & Signage			<input type="checkbox"/>				
Interior Finish Graphics & Signage			<input type="checkbox"/>				
A/V Equipment			<input type="checkbox"/>				Good condition, adequate/designated storage
A/V Projection Screens			<input type="checkbox"/>				Good condition, some are outdated
Interior Window Blinds			<input type="checkbox"/>				Fair condition, some needing replacement due to normal wear
Loading Dock Equipment						<input type="checkbox"/>	
Digital clocks						<input type="checkbox"/>	Not present
Wireless access			<input type="checkbox"/>				Adequate
Conveying Systems							None present
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"/>				Good condition, normal wear
Restroom Ceilings				<input type="checkbox"/>			
Restroom Fixtures			<input type="checkbox"/>				
Toilet Partitions			<input type="checkbox"/>				
Toilet Accessories				<input type="checkbox"/>			

EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent
 3= Fair
 5= Failure

2= Good
 4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality					
ADA accessibility		<input type="checkbox"/>					

Food Service Areas

Special Notes
 or
 Observations

Equipment in fair condition. Functional serving lines. Normal wear.

EXISTING INTERIOR FINISHES ASSESSMENT FORM

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

	Maintenance Cycle Schedule Years	Condition or Quality				
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"/>				
Building Code Requirements						
			<input type="checkbox"/>			

Special Notes or Observations
Equipment is in fair/good condition, Replace Air Screen
Functional - water service is provided - Normal wear
Normal wear
Undersized, Increase dry storage capacity
Shows age and wear, Clean and Repair
Code compliant
Normal wear
Normal wear
Normal wear
Code compliant
Adequate size
Adequate size
Good conditions, normal wear, all are ADA compliant
Normal wear
Food service doors are rusted
Normal wear
Some areas of wall base need replacing
ADA Compliant
suspected in old Velasco building, not 2003 new construction
suspected in old Velasco building, not 2003 new construction
Building code unknown at this time

EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent
3= Fair
5= Failure

2= Good
4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality			Special Notes or Observations
Building code requirements met?			<input type="checkbox"/>		Building code unknown at this time
Energy code requirements met?			<input type="checkbox"/>		Building code unknown at this time
Fire code requirements met?			<input type="checkbox"/>		Strobes, sprinklers, fire pull-stations
Average Interior Grade:					2



VELASCO ELEMENTARY

401 N. GULF BLVD

FREEPORT, TX 77541

PROJECT INFORMATION

HVAC Unit Brand/Models:	Unit brand/models unknown at this time
Current Design Capacity:	Design capacity unknown at this time
Current Load:	Current load unknown at this time

BRAZOSPORT ISD



General Notes:

Mechanical Systems

Warranty	Warranties unknown at this time
Central Plant	Generally Good, cooling tower begun to fail, corrosion issues.
Roof Top Units	RTU's to be replaced unknown at this time
Ductwork	Overall condition of ducts very good condition.
EMS	Yes installed and up to date, UES system.

Electrical Systems

Classroom Lighting	Good, 2x4 fluorescent
Corridor Lighting	Good, 2x4 fluorescent
Primary Power Panels	Very good condition at this time.
Clock/Bell/ PA	Condition/type/load unknown at this time
	Condition unknown at this time

Plumbing Systems

Main Water Supply	Good.
Drinking fountains	ADA compliant
Toilet Fixtures	ADA compliant
Lavatory Fixtures	ADA compliant

Life Safety Systems

Fire Sprinkler	Sprinkler system present-review areas of possible leaks/stained tiles.
Fire Extinguishers	Fire Extinguishers present, conditions unknown at this time
Fire Alarm	Present, needs service/repair.

Technology

Power/data	Adequate
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

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)						<input type="checkbox"/>
Interior zone Variable Air Volume Boxes		<input type="checkbox"/>				
Interior zone low pressure ductwork & diffusers		<input type="checkbox"/>				
Ceiling mounted return air grilles		<input type="checkbox"/>				
Return air silencers at main return air intake		<input type="checkbox"/>				
All necessary fire dampers and smoke detectors as required by code						<input type="checkbox"/>
All restroom exhaust fans, ductwork, and electrical connections			<input type="checkbox"/>			
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						<input type="checkbox"/>
Wall mounted thermostats		<input type="checkbox"/>				
Warranties still in effect						

Generally Good, cooling tower begun to fail, corrosion issues.
 RTU's to be replaced unknown at this time
 Overall condition of ducts very good condition.

Good condition, not all fans running.

Yes installed and up to date, UES system.

Warranties unknown at this time

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"/>				

Good.
 Operational service recommended

ADA compliant

ADA compliant

ADA compliant

ADA compliant

ADA compliant

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
Electrical						
Primary Service & Equipment		<input type="checkbox"/>				Very good condition at this time.
Power company transformer		<input type="checkbox"/>				
Main building switchgear including breakers		<input type="checkbox"/>				
Distribution Feeders						Power distribution and condition unknown at this time
Panels (HVAC, Lighting, & power)		<input type="checkbox"/>				Condition/type/load unknown at this time
Classroom lighting and type		<input type="checkbox"/>				Good, 2x4 fluorescent
Corridor lighting and type		<input type="checkbox"/>				Good, 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"/>				Condition unknown at this time
Telephone/Data Outlets		<input type="checkbox"/>				
UPS Systems			<input type="checkbox"/>			Project does have an emergency generator & emergency lighting.
Life Safety Systems						
Sprinkler Main Riser			<input type="checkbox"/>			Sprinkler system present-review areas of possible leaks/stained tiles.
General Building Wet Pipe System (per code)			<input type="checkbox"/>			
Sprinkler Heads - Condition and type			<input type="checkbox"/>			Review areas of possible leaks/stained tiles.
Base Building Fire Alarm System (fully addressable)				<input type="checkbox"/>		Present, needs service/repair.
All Data Points & associated wiring					<input type="checkbox"/>	
Fire Alarm Annunciation Panel					<input type="checkbox"/>	Not visible/found.
Horn Strobes & wiring		<input type="checkbox"/>				
Fire Alarm Pulls		<input type="checkbox"/>				
Emergency Lighting		<input type="checkbox"/>				Adequate
Exit Signage		<input type="checkbox"/>				Adequate
Fire Extinguisher cabinets per code					<input type="checkbox"/>	
Fire Extinguishers			<input type="checkbox"/>			Fire Extinguishers present, conditions unknown at this time

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"/>				

Adequate

WiFi is present

Some computer labs are not TEA compliant

Average MEP Grade:

2

2

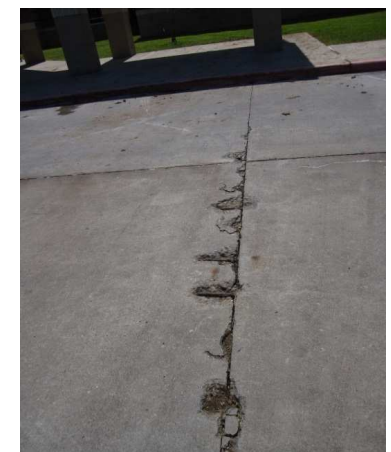
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Existing photos



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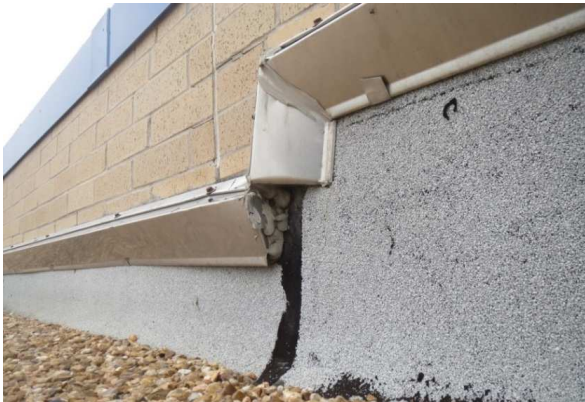
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