



**AGENDA
SPECIAL MEETING
FREEPORT CITY COUNCIL
THURSDAY, AUGUST 15, 2019 at 1:30 P.M.**

Mayor:
Troy Brimage

Council Members:
Ken Green
Brooks Bass
Sandra Loeza
Roy Yates

City Manager:
Timothy Kelty

THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, WILL MEET ON THURSDAY, THE 15th DAY OF AUGUST 2019, AT 1:30 P.M., AT THE FORMER O.A. FLEMING ELEMENTARY CAMPUS, 420 WEST 4TH STREET, FREEPORT TEXAS FOR THE FOLLOWING PURPOSES:

CALL TO ORDER: *The Mayor will call the meeting to order, declare a quorum if present, and declare notices legally posted pursuant to Open Meetings Act.*

WORK SESSION:

1. Tour O.A. Fleming campus for consideration of repurposing for City Services Complex.

ADJOURNMENT:

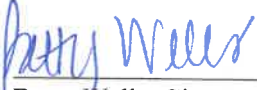
2. Adjourn.

Items not necessarily discussed in the order they appear on the agenda. The Council at its discretion may take action on any or all of the items as listed. This notice is posted pursuant to the Texas Open Meeting Act. (Chapter 551, Government Code).

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

ACCESSIBILITY STATEMENT This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (979) 233-3526.

CERTIFICATE I certify the foregoing notice was posted in the official glass case at the rear door of the City Hall, with 24 hours a day public access, 200 West 2nd Street, Freeport Texas, before 6:00 p.m. on this the 9th day of August, 2019.



Betty Wells, City Secretary
City of Freeport, Texas

O.A. Fleming Elementary

Site Plan



C O R G A N



O.A. Fleming Elementary

EXECUTIVE SUMMARY



Capacity Assessment		Scale: 1 2 3 4 5					Note: Score over 3.7 recommend replacement
		1	2	3	4	5	
Design Capacity: 493							Percent Occupied: 81% <small>85% Capacity is assumed full</small>
Functional Capacity: 419							
Current Enrollment: 340							
Building Constructed : 1991 Existing, 1998 Addition							
Building Current Square Footage : 102,000							
Assessment Grading		1- Pass					5- Fail
Site	Parking and Drives						Concrete parking
	Sidewalks						Good/fair condition
	Landscape/Irrigation						Minimum landscaping; majority at front entry
	Play Grounds						Good condition and ADA compliant
	ADA Accessibility						Accessible routes provided throughout site
	Utilities& Drainage						Overall fair condition
	Site Lighting						Adequate lighting around perimeter of site
	Security						Poor site security overall
Exterior	Exterior Walls						Fair condition, normal wear for building age
	Structure/Foundation						Fair condition
	Windows						Fair conditions
	Doors/Entrances						Fair condition, some water leakage
	Roofing						Fair condition
	Weather/Waterproofing						Fair conditions
	Canopies						Lighting at all canopies
Interior	TEA Compliance						
	Educational Adequacy						Overall fair conditions.
	Finishes						Fair condition interior finishes
	Restrooms						Fair condition, floor and wall finishes need updating
	Food Service						Poor/Fair Condition
	Doors/Hardware						Fair condition, hollow metal frame
	Accessibility						Generally ADA compliant
	ACM materials						ACM Present
	Code requirements						Unknown at this time
MEP	Mechanical						
	Units						RTUs should be replaced. Poor condition.
	Ductwork						Maintain/replace half of AHU's.
	Exhaust						Confirm AHU interlock. Not all roof mounted fans are running
	Electrical						
	Building service						Good condition
	Panels						Good condition
	Distribution						Unknown
	Plumbing						
	Infrastructure						Replace galvanized pipe with copper.
	Fixtures						ADA review required.
	Life Safety Systems						
	Fire Sprinkler						Not sprinklered
	Fire Alarm						Fire alarm present. Fair condition. Needs upgrade.
	Emergency Lighting						No EM lights with battery packs. Install an emergency light sys
	Exit Signage						No generator EM with battery packs. Install an emergency light sys
	Technology						
	Data						Fair number of teacher/student drops
	Wi Fi						Available

Total Score - 3.29



O.A. Fleming Elementary

431 WEST 4TH STREET FREEPORT, TX 77541

SITE INFORMATION

Current # of Parking Spaces:

Front lot 72 parking, 2 HC

lot 15 parking, 1 HC

Parent drop-off/pick-up
Front of school parent drop off not adequate

Bus drop-off/pick-up
Bus drop off located side of the school with staff parking

Side

BRAZOSPORT ISD

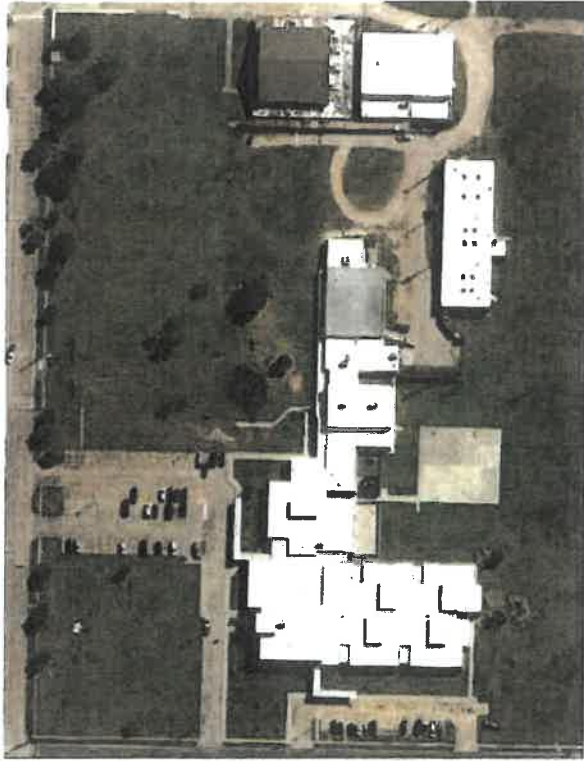


Brazosport Independent School District

COASTAL TEXAS

General Notes:

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



BRAZOSPORT ISD



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

O.A. Fleming Elementary

431 WEST 4TH STREET
FREEPORT, TX 77541

PROJECT INFORMATION

HVAC Unit Brand/Models:

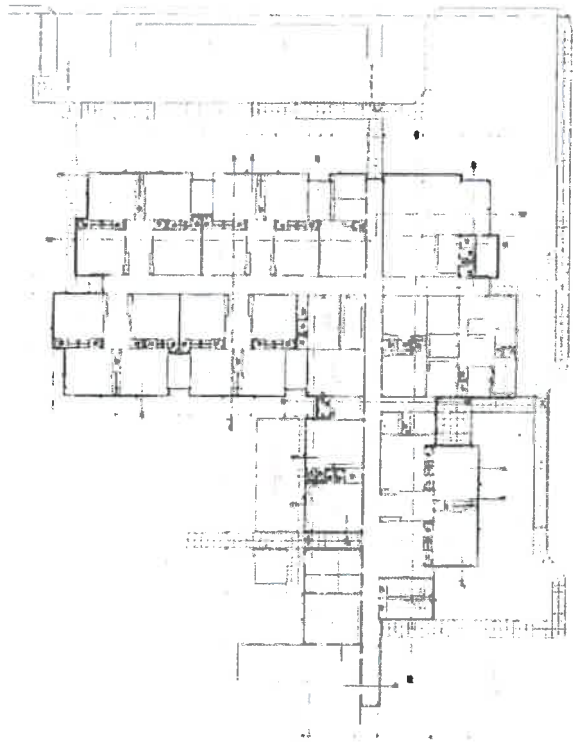
Unknown at this time

Current Design Capacity:

Unknown at this time

Current Load:

Unknown at this time



BRAZOSPORT ISD



General Notes:

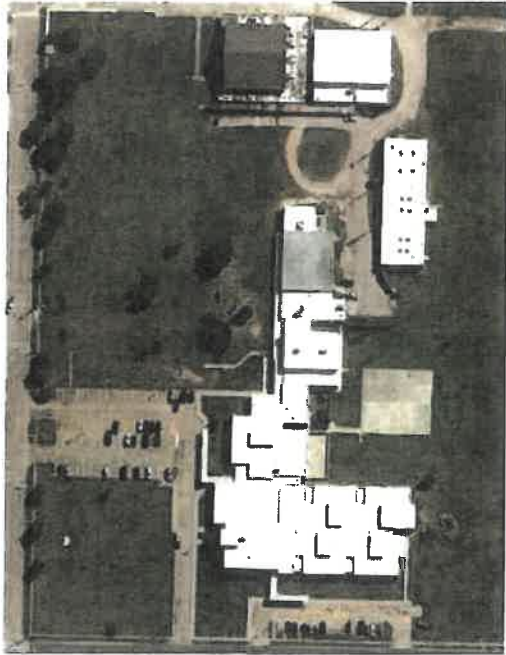
Interior Building Condition	
Ceilings	Fair condition overall
Floors	Fair condition
Interior Wall Finishes	Fair condition overall
Millwork	Overall fair condition, worn and outdated due to age
Restrooms	Fair condition, floor and wall finishes need updating
Food Service Areas	Poor/Fair Condition
Doors and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

O.A. Fleming Elementary

431 WEST 4TH STREET FREEPORT, TX 77541

INTERIOR FINISH INFORMATION

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



BRAZOSPORT ISD



O.A. Fleming Elementary

431 WEST 4TH STREET
FREEPORT, TX 77541

EXTERIOR BUILDING INFORMATION

Exterior Building Cladding Materials:

Concrete tilt-up w brick & CMU

Roof Type:

Low slope

Exterior Window Materials:

Double pane, alum. Frame storefront

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