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Introduction

Rawlins County USD 105 Facility Assessment



This Facilities Assessment Report is conducted for the Rawlins County USD 105 School District. Its purpose is to define deficiencies of the District's existing buildings. The areas of each building that were inspected during the assessment include mechanical systems, electrical systems, site, building exteriors, roofs, and interior spaces.

The plan is to complete the assessment in three phases. In Phase I, GLMV Architecture, LST Consulting Engineers, and DCS Services are doing the following four tasks and then presenting a detailed report to the committee, board members, faculty and staff.

1. Reviewing the existing building plans for the Elementary School, Junior/Senior High School, Agriculture and Maintenance Shop, and District Office.
2. Visiting each of the District buildings.
3. Performing a site assessment of each District building.
4. Meeting with available faculty and staff of each school.



Existing building plans were reviewed prior to field observations. Those plans were compared with existing facilities, and discrepancies between the two were noted.

While conducting field observations, GLMV met with available faculty and staff to help identify ways that facilities impact student performance and teaching activities.



For Phase II of the assessment, major issues at each facility will be listed, recommendations on how to correct the issues and cost estimates associated with correcting issues will be provided. Also provided in Phase II will be ADA and Life Safety assessments of each facility and recommendations on how to bring each building up to code compliance.

Phase III will provide schematic plans and updated cost estimates associated with addressing facility and School District needs.

Detailed reports used for this assessment are combined and provided in a separate document.



TOP ISSUES— ELEMENTARY SCHOOL

1. Life Safety
2. ADA Accessibility
3. Building Exterior
4. Roof Condition
5. Suspicious Material
6. Mechanical Systems
7. Electrical and Lighting
8. Interior Finishes
9. Site Condition

The Elementary School Assessment Includes:

1. A Building Assessment summary completed by GLMV Architecture. This report highlights deficiencies documented in categories of Site, Building Exterior, Roof, ADA Compliance, Life Safety, Security, Suspicious Materials, and Interiors.
2. A Systems Assessment summary completed by LST Consulting Engineers. This report ranks existing systems as Good, Fair, and Poor. The systems documented include: Plumbing, Electrical, Mechanical, Communications, and Fire Safety.
3. More detailed assessments used for this report are combined in a separate document.
4. Testing should be conducted by a certified technician with a qualified laboratory to confirm if suspicious products contain hazardous materials.

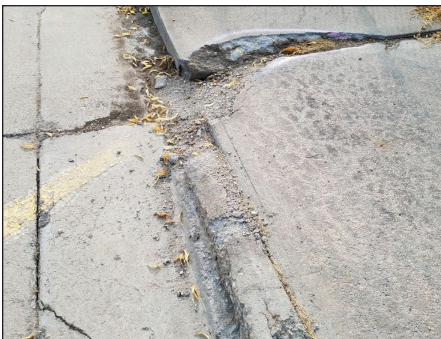


Elementary School Assessment

Architecture | Structural | Civil



HIGH-VOLTAGE EQUIPMENT



DAMAGED SIDEWALK



NO ADA CURB CUTS



SECURE PLAYGROUND

SITE

1. Some areas of perimeter fencing need replaced.
2. Additional fencing recommended for securing playground area.
3. High-voltage equipment within arm's reach along fencing.
4. High-voltage equipment, gas meter, and air conditioning units all exposed in playground area.
5. Sidewalks have cracks in areas.
6. North sidewalks have multiple cracks and areas of erosion.
7. Parking striping is faded, chipping, and needs repainted.
8. Heavy curb erosion on north side needs repaired.
9. Additional building signage recommend being more visible.
10. Not all off-site sidewalks have ADA curb cuts for accessibility.
11. Student drop-off may interfere with bus drop-off.
12. Some site drainage issues around site.
13. Storm water drainage concern at building courtyard running into air handling unit.
14. Some settlement of concrete causing low spots near building foundation.
15. Street lighting provided along east is City-owned. All other parking locations do not have lighting.
16. Recommend code analysis to determine if handicap parking stalls requirements are met.
17. Exterior landings for egress doors need ramps to meet ADA accessibility.
18. Exterior benches and tables are like new, but not secured in place.
19. Mechanical screens are rusted and need painted.
20. Additional ground covering needed around exposed concrete foundations for playground equipment.
21. Pre-school playground equipment needs repainted.
22. Playground fence access points need to be secured.
23. Basketball goal location creates a tripping hazard with concrete curbing. Recommend relocating.
24. Storage shed panels are deteriorating.
25. Dumpster enclosure brick is deteriorating.

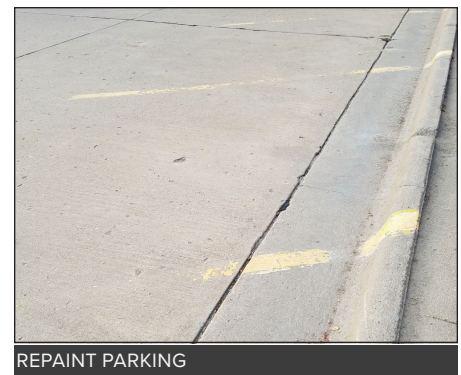
BUILDING EXTERIOR

NORTH ELEVATION

1. Brick tuck point is needed.
2. There are minor cracks at brick face.
3. Sealants need replaced.
4. Joints at gutters and downspouts are leaking and rusting.
5. Downspouts are rusted.
6. Metal fascia panels are coming loose.
7. Flashing needs replaced at canopy.
8. Structural steel is rusting at canopy.
9. Soffit panels are coming loose at canopy.
10. Soffit panels are rusting behind gutters.
11. Window gaskets and sealants are deteriorating.
12. Windows at cafeteria need replaced (moisture is migrating inside windowpanes and glazing sealant is deteriorating).
13. Teachers informed us that windows need replaced.
14. Sealant is needed around louvers.
15. Exterior doors are under 3 feet wide and non-ADA-compliant.
16. Door hinges are rusting.



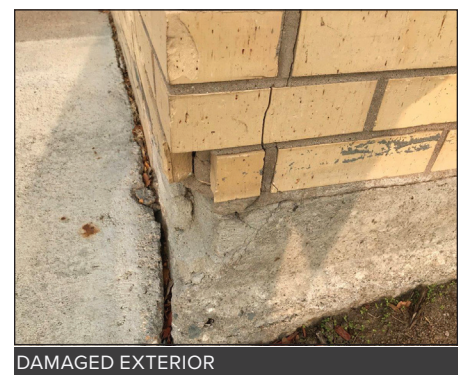
STORM DRAINAGE



REPAINT PARKING



BRICK TUCK POINTING



DAMAGED EXTERIOR

WEST ELEVATION

1. Concrete planter caps at entry need adjusted and re-grouted.
2. Some bricks are spalling. Tuck point is needed.
3. Staining at face brick needs cleaned.
4. Multiple bricks are spalling at building corner.
5. There's cracking at building joints and building corner.
6. Sealants need replaced.
7. Joints at gutters and downspouts are leaking and rusting.
8. Downspout is damaged and needs replaced.
9. Older window systems need replaced.
10. Teachers informed us that windows need replaced.
11. Delivery doors are at end of life, rusted and need replaced.
12. Exterior door hinges are rusted.

Elementary School Assessment

Architecture | Structural | Civil



BRICK CLEANING



LEAKING GUTTER



WINDOW GASKETS



MISSING SEALANT

SOUTH ELEVATION

1. Brick is stained and needs cleaned.
2. Brick tuck pointing is needed.
3. Areas of brick are spalling.
4. Cracked bricks at building corners.
5. Cracking at building joint by gym.
6. Sealants need replaced.
7. Sealants are needed at mechanical penetrations.
8. Downspouts are damaged.
9. Splashblocks are needed.
10. Gutter joints are rusting.
11. Fascia panels are rusting.
12. Soffits are cracking at older building addition.
13. Metal soffit panels have multiple holes and loose fasteners.
14. Structural steel at entry canopy is rusting.
15. Multiple glass blocks are damaged and need replaced.
16. Windows at gym are damaged and need replaced.
17. Teachers informed us that windows need replaced.
18. Doors are under 3 feet wide and not ADA accessible.
19. Doors at gym are at end of life and need replaced.

EAST ELEVATION

1. Minor cracking throughout brick finish and at building corner.
2. There is minor cracking in brick at corner of building and throughout elevation.
3. Sealants are needed at mechanical penetrations.
4. Sealants need replaced.
5. There are leaks in gutter joints.
6. Downspouts are rusting and paint is chipping.
7. Soffit fasteners are rusting.
8. Minor cracking at concrete entry canopy.
9. Soffits are rusting behind gutters.
10. Window sealants are deteriorating.
11. Finishes on windows are weathering.
12. Gaskets are deteriorating at windows.
13. Teachers informed us that windows need replaced.

14. Main doors are under 3 feet wide and not ADA compliant.
15. Storefront at entry doors is single-pane glazing. Recommend a secure main entry vestibule.



ROOF

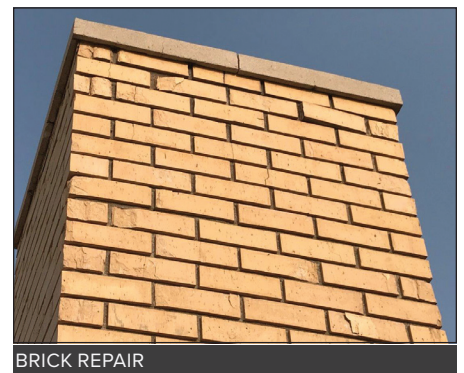
THERMOPLASTIC POLYOLEFIN (TPO)

1. Soft spots throughout roof.
2. Spalling brick.
3. Tuck pointing needed at brick.
4. Second story windows need replaced.
5. No overflow drains.
6. Roof drain is missing cover.
7. Recommend installing access door where access window is located. Window access to roof is not code compliant.



METAL FOLDED SEAM

1. Bent seams in metal panels.
2. Rusted and loose fasteners.
3. Some panels are beginning to rust.
4. Hail damage observed on metal panels.
5. Sealants at skylight need replaced.
6. Skylight is cracking.
7. Fascia at eave is beginning to rust.
8. Flashing and sealant at mechanical penetrations need replaced.
9. Sealant at metal panel joints needs replaced.
10. Gutters need general cleaning.
11. Additional downspouts are needed.
12. Rusted piping needs painted.
13. Multiple water leaks observed on the interior.



ETHYLENE PROPYLENE DIENE MONOMER (EPDM)

1. Roof is mostly flat with slight slope.
2. Wood fascia needs painted.
3. Reglet flashing needs replaced.
4. Flashing is rusted at fascia.
5. Gutter is rusting.
6. Mechanical curb flashing needs replaced.

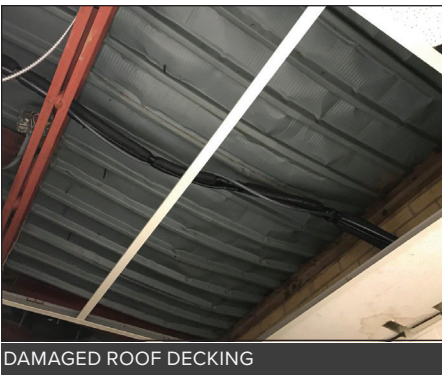


Elementary School Assessment

Architecture | Structural | Civil



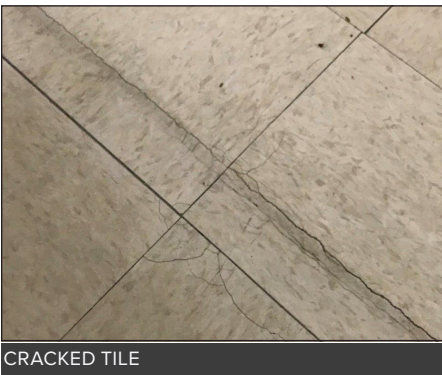
PONDING WATER



DAMAGED ROOF DECKING



WINDOW CONDENSATION



CRACKED TILE

Roof, EPDM—Continued

7. Mechanical exhaust vents are rusting and have hail damage.
8. Soffits are loose, and need secured.
9. Multiple water leaks observed on the interior.
10. Evidence of ponding water.

ADA REQUIREMENTS

1. Locker room restroom is not ADA accessible.
2. Classroom sinks are not ADA accessible.
3. Recommend remodeling classroom restroom to meet ADA requirements.

CIRCULATION

1. Stairs to basement are not to code and are unable to be altered to meet code.
2. Corridor width to music room does not meet code.

SUSPICIOUS MATERIAL

1. Damaged 9x9 tile in kitchen.
2. Adhered ceiling tile may contain asbestos; recommend abatement and installing new ceiling.
3. Structural fireproofing may contain asbestos.

LIFE SAFETY

1. Some emergency signage is outdated and/or not illuminated. Recommend updating emergency egress signage.
2. Fire-rated wall needed at chemical storage.
3. Fire-rated windows and doors needed at office.
4. Fire-rated doors needed along corridor.
5. Building area may be over allowable square footage. Recommend code analysis to determine.
6. Recommend code analysis to determine code deficiencies.
7. No high/low drinking fountain stations.
8. Loft storage access is not code compliant.
9. Stagnant water and smell in boy's basement locker room.
10. Exposed electrical panel in corridor.

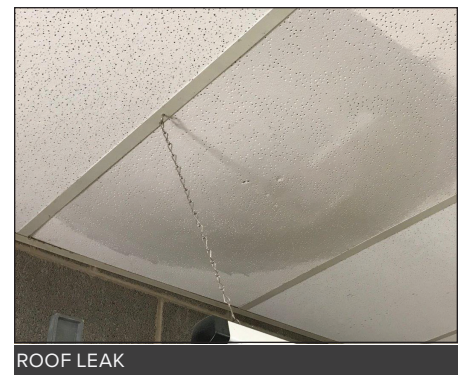
SECURITY

1. Recommend reconfiguring entry vestibule for security.
2. Windows are operable but not escapable.
3. Classroom doors must be locked from the corridor side.
4. Basement available but is not accessible. Recommend an accessible, rated storm shelter for site.



INTERIORS

1. HVAC may need to be replaced due to return air being in corridors. New fire-rated doors would eliminate louvers for proper return air circulation.
2. Cracked plaster in storage rooms.
3. Cracked concrete masonry unit (CMU) in areas.
4. Classroom casework needs replaced.
5. Sealant on concrete floor is peeling.
6. Terrazzo tile is cracked.
7. Vinyl composition tile (VCT) cracked in areas.
8. Exterior door panel is rusting and damaged.
9. Some doors have non-ADA hardware.
10. Width of exterior doors are not to code.
11. Some doors do not meet push/pull clearances.
12. Cafeteria windows have moisture in between panes, frame is rusting, and sealant needs replaced.
13. Cracked and water-damaged ceiling tiles.
14. Ceiling grid needs replaced in kitchen storage.
15. Adhered tiles delaminating in corridor.
16. Water-damaged perforated metal panel in gym.
17. Additional boy's restroom needed.
18. Teachers stated sewer smells emitting from classroom toilets.
19. Gym padding has temporary patching.
20. Bleachers are missing handrails and intermediate steps.
21. Concrete stage floor needs resealed.
22. Handrails needed at stage stairs.
23. Additional science classroom storage needed.
24. Staff requested additional space for teacher research and classroom storage.



Elementary School Assessment

Plumbing | Electrical | Mechanical | Communications | Fire Safety



WALL-MOUNTED MANUAL FLUSH VALVE



WALL-HUNG MANUAL FLUSH VALVE



WALL-MOUNTED WASH-FOUNTAIN



BLACK STEEL PIPING ON ROOF

PLUMBING SYSTEMS ASSESSMENT

FAIR

1. **Water Closets:** Public: Wall-mount, manual flush valve; private: floor-mount flush valve
2. **Urinals:** Wall-mounted manual flush valve
3. **Lavatories:** Private: Pedestal-mount with lever handles; Public: wall-mount wash fountain with sensor faucets and wall-mount with lever handle faucet
4. **Drinking Fountains/Water Coolers:** Stainless-steel, multi-station, push-button unit, ADA height with bottle filler
5. **Janitor Sinks:** 2x2 floor-mount fiberglass unit with wall-mounted faucet (good condition); cast-iron p-trap mounted sink with hose bibb faucets
6. **Circulation Pumps:** Kitchen: pump taken out of service; School: Bell and Gossett (2017)
7. **Roof Drains:** Downspouts to below-grade storm drain
8. **Gas Service(s):** Meter on site adjacent to building
9. **Wall Hydrants:** Loose key style; likely not freezeproof; newer knob type
10. **Kitchen:** Commercial plumbing fixtures, hand washing sink
11. **Kitchen Hood:** Type: Hood: no fire suppression in hood
12. **Sinks:** Classrooms: single basin, knob-handle, drinking fountain spout - verify hot water; Art: two-basin laundry tub, lever handle faucet. Consider adding plaster trap; Office: single-compartment stainless-steel sink with lever handle faucet

POOR

1. **Water Heaters:** Kitchen: 1996 A.O. Smith 80-gallon gas-fired (nearing end of life); School: (2010) Bradford White 100-gallon gas-fired
2. **Drainage and Vent Piping:** Cast iron/PVC/galvanized
3. **Water Piping:** Copper; replace main building shut-off and/or relocate to more accessible location
4. **Gas Piping:** Black steel; repair roof supports
5. **Showers:** Tiled gang showers with knob-handles, poor condition

HVAC

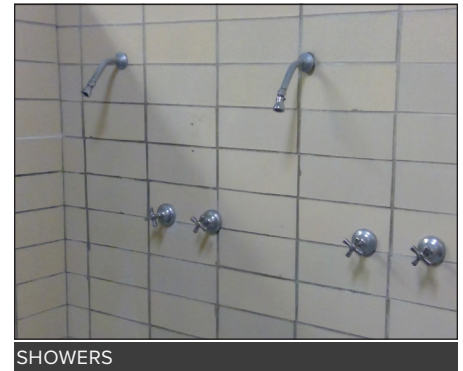
FAIR

1. **Ventilation Air:** Via rooftop units (RTUs) and grade-mounted RTUs. Split systems lacking proper outdoor air.
2. **Air Distribution Devices:** 2x2 lay-in supply diffusers and perforated return grilles; surface ceiling and floor-mount grilles/diffusers; duct-mounted diffusers; large round high-volume diffusers in gym

Elementary School Assessment

Plumbing | Electrical | Mechanical | Communications | Fire Safety

3. **Controls:** Mix of Honeywell, White Rodgers programmable thermostat
4. **Unit Heaters:** Hot Dawg gas-fired heater in mechanical room
5. **Wall Heater:** N/A



POOR

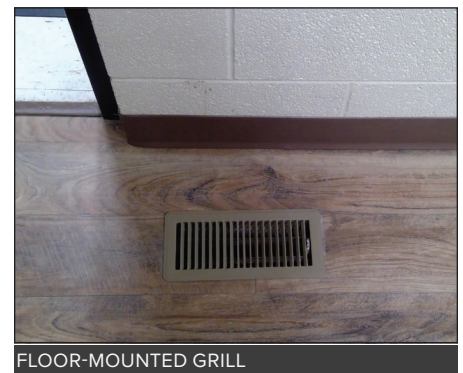
1. **Air Distribution Ductwork:** Sheetmetal/flex; uninsulated exterior ductwork
2. **HVAC System:** Classrooms: 2002 Lennox Grade-mounted rooftop units. (Some replaced with 2018 Rheem units); Classroom Corridors: 1964 Janitrol RTUS (heat only); Offices: Sanyo Ductless split systems/Window A/C; Cafeteria: R22 - Trane split system, gas-fired furnace (2007); Kitchen: Rheem ductless split systems; Gym: 2019 Twinned Coleman furnaces paired with Rheem split system condenser/evaporator coils; 1991 Addition: 2016 Rheem rooftop units (good condition); 2017 Carrier RTU; Music Room: 2018 Rheem split system; Water heater room: janitrol horizontal heater
3. **Exhaust - General:** Ceiling exhaust for bathrooms, consider upgrading fan; rooftop exhaust for 1991 addition
4. **Kitchen Exhaust:** Dishwasher: No hood; verify dishwasher has steam reclamation process; Cooking Line: Hood airflow may need updated to meet current standards (tempered make-up air)
5. **Refrigerant Lines:** Repair missing and damaged exterior refrigerant piping insulation



ELECTRICAL

FAIR

1. **Electrical Services:** 3-phase, pad-mount transformer
2. **Switchboards:** 3-phase service enclosure (MCB with breakers for building panels)
3. **Branch Circuit Panelboards:** Square D Panels
4. **Enclosed Disconnect Switches:** Heavy-duty type disconnects for equipment are acceptable
5. **Feeders (Exposed to View):** Installed in EMT type conduit raceways and wiremold to devices
6. **Wiring Devices (Switches, Receptacles):** Surface- and recessed-mounted; ivory with ivory coverplates, occupancy sensor switches in newest addition
7. **Emergency Lighting (Condition & Code):** Single- and twin-head unitary lighting equipment indoors
8. **Building Lighting Controls:** Time clock control
9. **Gym Lighting:** LED High-bay fixtures



Elementary School Assessment

Plumbing | Electrical | Mechanical | Communications | Fire Safety



PAD-MOUNTED ELECTRICAL TRANSFORMER



POWER DISTRIBUTION PANELBOARD



FLUORESCENT AMBIENT LIGHTING



EXIT SIGNAGE

Electrical—Continued

POOR

1. **Power Distribution Panelboards: Square D Panels**
2. **Load Centers: Cutler Hammer**
3. **Ambient Lighting (Class, Halls, Offices, etc.):** Recessed and surface-mounted T8 fluorescent luminaires, fluorescent strips; some classrooms updated to LED; recommend replacing all lighting with LED
4. **Exit Signage (Condition & Code):** Internally illuminated, white with red letters; some non-illuminated. Replace older units.
5. **Exterior Building-mounted Lighting:** Decorative wall sconces with LED replacement lamps, HID wall packs
6. **Playground Lighting:** Wall-mounted flood light
7. **Parking/Sidewalk:** Wall-mounted flood light

COMMUNICATIONS

FAIR

1. **Communications Raceway Systems:** Bare cabling bundles and surface raceway
2. **Telephone/Voice System Equipment:** Wall-mount telephone punchdown blocks in office area
3. **Telephone/Voice Backbone Cabling:** N/A
4. **Telephone/Voice Horizontal Cabling:** Twisted pair and CAT5e
5. **Telephone/Voice Outlets:** Voice outlets with ivory cover plates. Likely obsolete
6. **Data/Network System Equipment:** Wall-mounted and floor-mounted server racks
7. **Data/Network Horizontal Cabling:** CAT5e cable
8. **Data/Network Outlets:** Dedicated surface and recessed outlets with stainless or ivory cover plates
9. **Intercom/PA Equipment:** Networked PA via phones in classrooms; Simplex control board
10. **Intercom/PA Speakers:** Wall-mounted loudspeaker and networked phones
11. **Intercom/PA Devices:** System integration with telephone handsets

FIRE ALARM

FAIR

1. **Fire Alarm Control Panel:** Notifier NFS-320 panel
2. **Remote Annunciators:** N/A
3. **Manual Pull Stations:** Notifier devices at exits
4. **Notification Appliances:** Wall-mounted horns/strobes throughout

POOR

1. **Smoke and Heat Detectors:** Ceiling smoke detectors in some locations; recommend investigating need for full coverage.



PLAYGROUND LIGHTING



COMMUNICATIONS RACEWAY



CEILING-MOUNTED SMOKE DETECTORS



MANUAL PULL STATION

Junior/Senior High School Assessment

Summary

TOP ISSUES— JUNIOR/SENIOR HIGH SCHOOL

1. Life Safety
2. ADA Accessibility
3. Security
4. Suspicious Material
5. Building Exterior
6. Roof Condition
7. Plumbing Systems
8. Mechanical Systems
9. Interior Finishes
10. Site Condition

The Junior/Senior High School Assessment Includes:

1. A Building Assessment summary completed by GLMV Architecture. This report highlights deficiencies documented in categories of Site, Building Exterior, Roof, ADA Compliance, Life Safety, Security, Suspicious Materials, and Interiors.
2. A Systems Assessment summary completed by LST Consulting Engineers. This report ranks existing systems as Good, Fair, and Poor. The systems documented include: Plumbing, Electrical, Mechanical, Communications, and Fire Safety.
3. More detailed assessments used for this report are combined in a separate document.
4. Testing should be conducted by a certified technician with a qualified laboratory to confirm if suspicious products contain hazardous materials.



Junior/Senior High School Assessment

Architecture | Structural | Civil



STUDENT PARKING



PARKING STALLS



RETAINING WALL



SOIL EROSION

SITE

1. Cracked sidewalks and settlement in multiple areas.
2. Asphalt parking has erosion occurring.
3. Student parking is gravel with multiple holes, and washout in northeast corner.
4. Parking lot and on-street parking need repainted.
5. Areas of concrete curbing are damaged.
6. Paths to arrive on-site are not ADA accessible.
7. Bus and parent loading/unloading may be located along same street, causing traffic congestion.
8. Elevation changes throughout site create multiple areas where erosion is occurring.
9. Some low spots observed near building foundation.
10. Handicap parking stalls need signage.
11. Recommend moving handicap stall to have closest possible path of travel to building entry.
12. Stairs missing outer handrails.
13. Retaining walls failing along athletic track.
14. Retaining wall at school entry has minor cracks.
15. Field has excessive crown for water drainage.
16. Scoreboard is weathered with some minor dents.
17. Some cracking showing just under the surface.
18. Paint is peeling and concrete masonry unit (CMU) has heavy cracks.
19. Bleachers do not meet code, are not accessible, and are weathered.
20. Visitor bleachers have washout occurring.
21. Some washout causing sport field lighting foundation to deteriorate.
22. Sport field light poles are rusting and need painted.

BUILDING EXTERIOR

NORTH ELEVATION

1. Sealants need replaced.
2. Downspouts and scuppers are starting to rust.
3. Some windows are cracked.
4. Lintels above windows need repainted.
5. Film on upper windows is deteriorating.
6. Mechanical room louver needs replaced.

7. Doors to mechanical room need replaced.
8. Areas of cast stone and brick need cleaned.

WEST ELEVATION

1. Areas of cast stone and brick need cleaned.
2. Brick tuck point is needed.
3. Some brick and stone are spalling.
4. Areas at windowsills are spalling.
5. Cracking at building corners.
6. Sealants need replaced.
7. Scuppers are rusting.
8. Some rust is occurring at music entry canopy.
9. Some window screens are damaged.
10. Lintels above windows need repainted.

SOUTH ELEVATION

1. Sealants and joints need replaced.

EAST ELEVATION

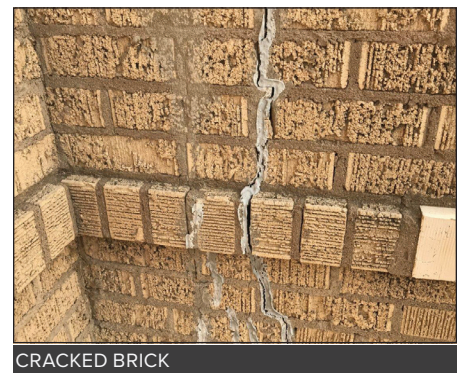
1. Brick tuck point is needed.
2. Brick and cast stone detailing need cleaned.
3. Areas of cast stone and brick are spalling.
4. Metal canopy frame is starting to rust.
5. Areas of brick are cracking.
6. There are minor cracks in EIFS.
7. There is cracking at CMU block.
8. Sealants need replaced.
9. Sealants are needed around mechanical louvers and penetrations.
10. Scuppers and downspouts are rusting.
11. Lintels at exit stairs are starting to rust.
12. Fire egress stairs do not meet code requirements. Recommend new enclosed stair towers and possibly new elevator.
13. Multiple single-pane windows and glass block windows need replaced.
14. Windows at auditorium look to be at end of life and need replaced.
15. Door at band room addition needs repainted.
16. Door frames are rusting at locker rooms.
17. Wood door panel is starting to delaminate.
18. Some hardware is not ADA accessible and hinges are rusting.



FOUNDATION WASHOUT



DETERIORATED CMU



CRACKED BRICK



DETERIORATED PANEL

Junior/Senior High School Assessment

Architecture | Structural | Civil



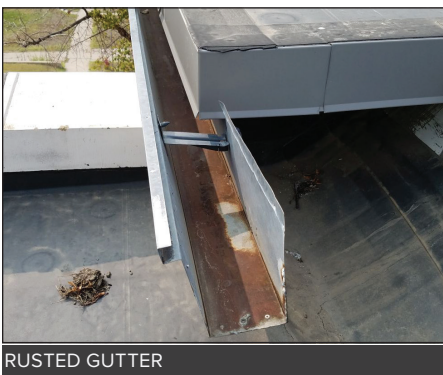
DETERIORATED WINDOW



FLASHING SEALANT



LOOSE ROOF MEMBRANE



RUSTED GUTTER

ROOF

BALLAST

1. Cracking occurring at face brick.
2. Roof cap joints need replaced.
3. Top of stucco wall needs flashing/sealant.
4. No overflow scuppers.
5. Scuppers beginning to rust.
6. Hail damage at exhaust vents.
7. Louver is rusting.

EPDM

1. Soft spots in roof insulation throughout.
2. Roof membrane is loose/bubbling in areas.
3. Roof membrane is weathered.
4. Wood door and frame are deteriorating.
5. Recommend roof access ladders for high roofs.
6. Gutter is rusted.
7. Ponding occurring in areas.

METAL FOLDED SEAM

1. Panel seams are rusting.
2. Seams over music room addition may need to be re-secured to stop roof leaks.
3. Sealants need replaced at windows.
4. Tuck point needed at glass block.
5. Downspouts are rusted.
6. Possible pest entry points are: metal flashing at brick chimney, chimney vents, gutter flashing, behind gutters, ridge vent, and EPDM joint at MFS. Recommend tightening joints, adding mesh and/or sealant to secure these locations after removing pests.

ADA REQUIREMENTS

1. Restroom and showers are not ADA accessible.
2. Kitchen restroom is not ADA accessible.
3. Office restroom is not ADA accessible.
4. Athletic showers are accessible, but restroom equipment is not.
5. Public restrooms for gym are not ADA accessible.

6. Bleachers are not to code with missing handrail and no intermediate step.
7. Stage handrails are not to code.
8. Fume hood is not ADA compliant.



HAIL DAMAGE

CIRCULATION

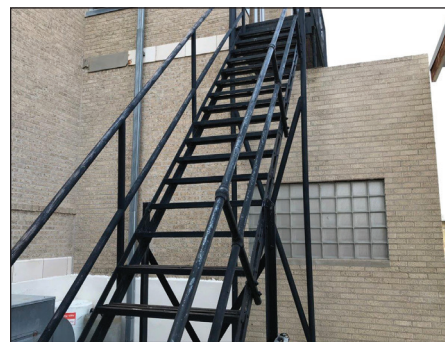
1. Stairs to/from cafeteria do not meet code requirements.
2. Recommend reworking egress stairs to provide ADA-accessible exit.
3. Recommend providing enclosed egress stairs for second story exits.
4. Handrails and guardrails are not to code.
5. Boiler room ramp is not to code.
6. Elevator does not meet current code requirements. Recommend new elevator with stair tower.
7. Attic access above stage is not safe with unsecured ladder.
8. Recommend providing cafeteria and kitchen at first floor.
9. Office needs to be separate from kitchen space.
10. Informed by staff of possible bat infestation above gymnasium. Recommend further investigation of pest removal process.



ROOF OPENINGS

SUSPICIOUS MATERIAL

1. Exposed insulation may contain asbestos.
2. 9x9 tile in cafeteria may contain asbestos.
3. Adhered ceiling tiles may contain asbestos.



NON-COMPLIANT EGRESS STAIR

LIFE SAFETY

1. Emergency egress signage needed in areas.
2. Corridor doors and transoms are not rated.
3. Recommend code analysis to determine if building area requirements are met.
4. Area separation doors are swinging against the path of egress.
5. Recommend code analysis to determine if area separation requirements are met.
6. No high/low drinking fountain stations.



NON-COMPLIANT ELEVATOR

SECURITY

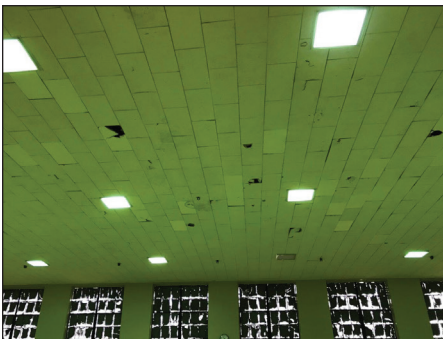
1. No vestibule at building entry.
2. Additional cameras could provide better coverage of the site.

Junior/Senior High School Assessment

Architecture | Structural | Civil



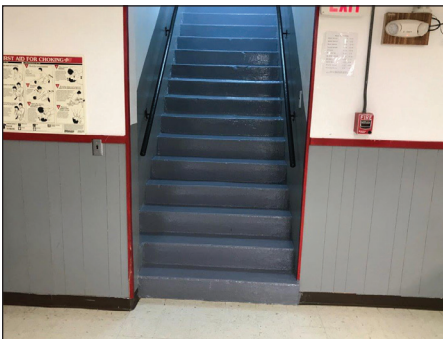
CRACKED FLOORING



DAMAGED CEILING TILES



BASEMENT CAFETERIA



NON-ADA EGRESS

Security—Continued

3. Windows are operable but not escapable.
4. Building entries have large glass openings with no secure vestibules.
5. No dedicated storm shelter, but a basement is available.

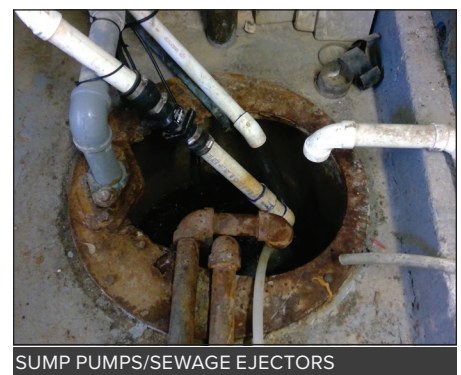
INTERIORS

1. Cracked/damaged plaster.
2. Wood wainscot trim is split/damaged.
3. Dented louver in gym.
4. Laminate countertop damaged at concession stands.
5. Cabinets are not ADA-compliant height.
6. Cracked and damaged mosaic tiles.
7. Cracked VCT.
8. Some interior doors are difficult to open.
9. Some interior doors need hinges adjusted.
10. Daylight appearing through exterior door.
11. Some doors do not have ADA-compliant hardware.
12. Locker room door does not have proper pull clearance.
13. Recommend frosted glass at showers to obscure vision from egress stairs.
14. Music window gasket is failing.
15. Damaged gypsum needs repaired.
16. Damaged ceiling tile in gym.
17. Water-damaged panels at stage.
18. Damaged ceiling panel.
19. Staff requested acoustic metal panels in gymnasium.
20. Water-damaged ceiling tiles.
21. Stage flooring needs refinished.
22. Missing handrail at center court bleacher steps.
23. Bleachers are beginning to wear.
24. Some student lockers need replaced.
25. Epoxy tables are worn.

PLUMBING SYSTEMS ASSESSMENT

FAIR

1. **Water Closets:** Public: floor-mount, manual flush valve; Private: floor-mount flush valve; Music Addition: floor-mount sensor flush valve
2. **Drinking Fountains/Water Coolers:** Single height and bi-level ADA unit, some with bottle-filler; locker room unit is in disrepair
3. **Janitor Sinks:** 2x2 floor-mount fiberglass unit with wall-mounted faucet (good condition)
4. **Gas Service(s):** Meter at building
5. **Kitchen:** Commercial plumbing fixtures, handwashing sink
6. **Sinks:** Lab: Laundry tub and integral lab sinks
7. **Emergency Shower:** Lab: corner drain, emergency shower head



POOR

1. **Urinals:** School: Floor-mounted urinals with manual flush valve; Music Addition: wall-mounted sensor flush valve (good condition); Football Locker: wall-mounted urinals with manual flush valve
2. **Lavatories:** Private: Wall-mount with knob handles; Public: wall-mount with blade handle faucets; Music Addition: self rimming lavatories with lever handle faucet (good condition); Football Locker: wall-hung with knob handle faucets
3. **Water Heaters:** Kitchen: 1995 Bradford White 75-gallon gas-fired (nearing end of life); School: (1996) State 100-gallon gas-fired (nearing end of life); Music Addition: (2008) Rheem instantaneous gas-fired water heater (good condition)
4. **Circulation Pumps:** Kitchen: Pump taken out of service; School: circulation pump likely in need of service or replacement
5. **Drainage and Vent Piping:** Cast-iron/PVC/galvanized
6. **Water Piping:** Copper and galvanized; recommend replacing water service with copper and new ball valves
7. **Gas Piping:** Black steel
8. **Sump Pumps/Sewage Ejectors:** Basement: 3 sump pumps; have pumps serviced or replaced; Kitchen; sewage ejector doesn't have lid; have pump serviced or replaced; recommend duplex pump for redundancy.
9. **Showers:** Small Locker Room: exposed piping; knob-handle showers in locker rooms; Football Locker: tiled gang shower with single-handle showers
10. **Wall Hydrants:** Hose bibb with knob, likely not freezeproof; Music Addition: newer loose key style
11. **Kitchen Hood:** No fire suppression in hood

Junior/Senior High School Assessment

Plumbing | Electrical | Mechanical | Communications | Fire Safety



SMALL LOCKER ROOM SHOWERS



NO FIRE SUPPRESSION IN KITCHEN HOOD



EXTERIOR WALL HYDRANT



HVAC SYSTEM BOILERS

HVAC

FAIR

1. **Air Distribution Ductwork:** Sheetmetal/flex
2. **Air Distribution Devices:** 2x2 lay-in supply diffusers and perforated return grilles; surface ceiling and wall-mount grilles/diffusers; duct-mounted diffusers; large round high-volume diffusers in gym
3. **Unit Heaters:** Hydronic forced air unit heater in weight room

POOR

1. **Ventilation Air:** Via operable windows/window AC units - likely inadequate
2. **HVAC System:** Two Columbia Boilers (age unknown, likely recently replaced in last 10 years); Piping in good condition; Radiators throughout 1925 and 1948 portions; Window A/C units; Arkla split system; Ductless mini-split systems; Music addition - rooftop unit and Trane split systems (2008); Kitchen: Horizontal split system (2015); Gym: high-volume, low speed fans/old ducted heating unit
3. **Controls:** Boiler control panel; Honeywell dial thermostat; Trane programmable thermostat in Music Addition
4. **Exhaust - General:** Inadequate exhaust in school; Private restrooms: ceiling cabinet fans; Roof-mounted exhaust for Music Addition (good condition)
5. **Kitchen Exhaust:** Dishwasher: No hood, verify dishwasher has steam reclamation process; Cooking Line: Hood airflow may need updated to meet current standards (tempered make-up air)
6. **Refrigerant Lines:** Repair missing and damaged exterior refrigerant piping insulation

ELECTRICAL

FAIR

1. **Electrical Services:** 3-phase, pad-mount transformer
2. **Power Distribution Panelboards:** N/A
3. **Branch Circuit Panelboards:** Square D and GE Panels; recommend replacing older cutler hammer panels
4. **Enclosed Disconnect Switches:** Heavy-duty type disconnects for equipment are acceptable
5. **Feeders (Exposed to View):** Installed in EMT type conduit raceways, MC cable, and wiremold to devices

Junior/Senior High School Assessment

Plumbing | Electrical | Mechanical | Communications | Fire Safety

6. **Wiring Devices (Switches, Receptacles):** Surface and recessed-mounted; ivory with ivory or galvanized cover plates, occupancy sensor switches in newest addition
7. **Emergency Lighting (Condition & Code):** Single and Twin-head unitary lighting equipment indoors; recommend replacing older units
8. **Building Lighting Controls:** Time clock control
9. **Gym Lighting:** LED high-bay fixtures
10. **Parking/Sidewalk:** N/A



POOR

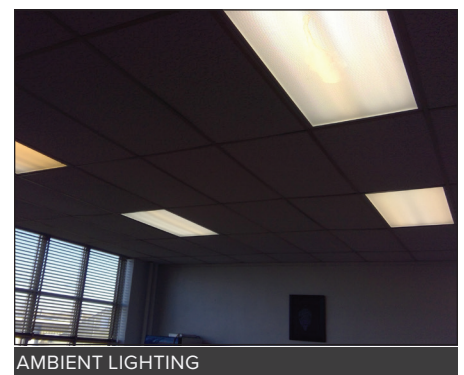
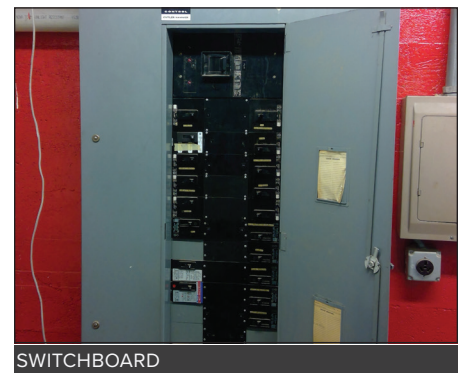
1. **Switchboards:** 600A Cutler Hammer; recommend replacing old breakers with new to ensure proper function
2. **Load Centers:** Cutler Hammer and Square D panels and breaker enclosures
3. **Ambient Lighting (Class, Halls, Offices, etc.):** Recessed and surface-mounted T8 fluorescent luminaires, fluorescent strips; some fixtures with LED replacement tubes; recommend replacing all lighting fixtures with integral LED
4. **Exit Signage (Condition & Code):** Internally illuminated, white with red letters; some non-illuminated. Replace older units
5. **Exterior Building-Mounted Lighting:** LED and HID wall packs and flood lights, additional lighting recommended
6. **Auditorium Lighting:** Surface high bay fixtures; recommend replacing with LED



COMMUNICATIONS

FAIR

1. **Communications Raceway Systems:** Bare cabling bundles and surface raceway
2. **Telephone/Voice System Equipment:** Service at exterior wall
3. **Telephone/Voice Backbone Cabling:** N/A
4. **Telephone/Voice Horizontal Cabling:** N/A
5. **Telephone/Voice Outlets:** N/A
6. **Data/Network System Equipment:** Floor-mounted server racks
7. **Data/Network Horizontal Cabling:** CAT5e cable
8. **Intercom/PA Equipment:** Networked PA via phones in classrooms; Simplex control board
9. **Intercom/PA Speakers:** Networked phones
10. **Intercom/PA Devices:** System integration with telephone handsets.



Junior/Senior High School Assessment

Plumbing | Electrical | Mechanical | Communications | Fire Safety



EXTERIOR LIGHTING



NON-ILLUMINATED EXIT SIGN



DATA NETWORK OUTLETS



SMOKE DETECTOR

Communications—Continued

POOR

1. **Data/Network Outlets:** Cabling direct to devices in most locations; surface-mount outlets with ivory cover plates

FIRE ALARM

FAIR

1. **Fire Alarm Control Panel:** Notifier NFS-320 panel
2. **Remote Annunciators:** Notifier Annunciator in vestibule
3. **Manual Pull Stations:** Notifier devices at exits
4. **Notification Appliances:** Ceiling- and wall-mounted horns/strobes throughout

POOR

1. **Smoke and Heat Detectors:** Ceiling smoke detectors in some locations; recommend investigating need for full coverage

Agriculture and Maintenance Shop Assessment

Summary

TOP ISSUES— AGRICULTURE AND MAINTENANCE SHOP

1. Life Safety
2. Security
3. Building Exterior
4. Electrical and Lighting
5. Plumbing Systems
6. Interior Finishes

The Agriculture and Maintenance Shop Assessment Includes:

1. A Building Assessment summary completed by GLMV Architecture. This report highlights deficiencies documented in categories of Site, Building Exterior, Roof, ADA Compliance, Life Safety, Security, Suspicious Materials, and Interiors.
2. A Systems Assessment summary completed by LST Consulting Engineers. This report ranks existing systems as Good, Fair, and Poor. The systems documented include: Plumbing, Electrical, Mechanical, Communications, and Fire Safety.
3. More detailed assessments used for this report are combined in a separate document.

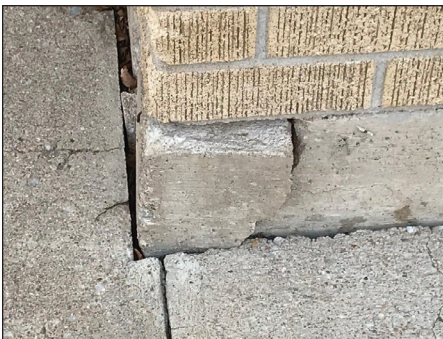


Agriculture and Maintenance Shop Assessment

Architecture | Structural | Civil



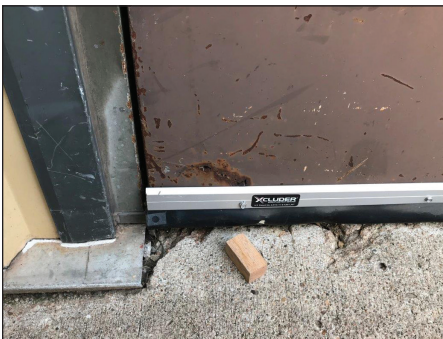
DAMAGED WINDOW



CRACKED FOUNDATION



MISSING DOWNSPOUT



RUSTED DOOR AND FRAME

SITE

1. Reference Junior/Senior High School site assessment.

BUILDING EXTERIOR

NORTH ELEVATION

1. Metal panels are damaged and have holes.
2. Sealants need replaced.
3. Gutters have areas of rust and leaking at joints.
4. Window sealants and gaskets are starting to malfunction.
5. Window frames are weathered.
6. Exhaust vents are rusted.
7. Doors and frames have rust.
8. Hinges are starting to rust.
9. Overhead door trim is rusting at base.

WEST ELEVATION

1. Some metal panels are dented.
2. Brick tuck point is needed.
3. Cracking at foundation corner and brick.
4. Sealants need replaced.
5. Gaskets and sealants are malfunctioning at window.

SOUTH ELEVATION

1. Some cracking in brick.
2. Sealants need replaced.
3. Gutters are leaking and showing signs of rust at joints.
4. Gutters are starting to show signs of weathering.
5. Eave panels at soffits are coming loose.
6. Areas of soffit panels are cracking and coming loose.
7. Some operable windows are coming loose and malfunctioning.
8. Window gaskets and sealants are starting to malfunction.
9. Glazing sealants are starting to malfunction.
10. Bottom panel of overhead door is bent.
11. Door weather gaskets need replaced.

Agriculture and Maintenance Shop Assessment

Architecture | Structural | Civil

EAST ELEVATION

1. Brick tuck point is needed.
2. There are some cracked brick faces and brick joints.
3. Sealants need replaced.
4. Doors and frames are rusting.
5. Door hardware starting to rust.
6. Doors and frames are rusting.



ROOF

METAL FOLDED SEAM

1. There is hail damage on roof.
2. There is some rust on roof panels.
3. Fasteners are rusted at upper roof.
4. Ladder is needed to access roof.
5. Sealants need replaced.
6. Gutters are rusting at lower roof by main entry.
7. Roof vents have hail damage.
8. Exhaust vents are rusting.
9. Water is ponding at hail dents.



ADA REQUIREMENTS

1. Wash basin for hand washing sink is not ADA accessible.

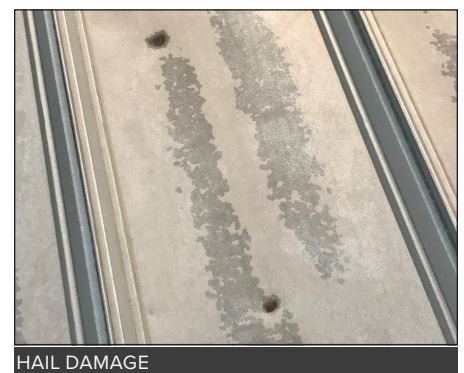
CIRCULATION

1. Steel mesh on tread needs additional supports to minimize deflection.
2. Landing required at door before ramping down to maintenance bay. Recommend removing door and ramp.
3. Staff requested additional space and ventilation in shop areas.



LIFE SAFETY

1. Rated doors and windows needed between classrooms/office and shop areas.
2. No high/low drinking fountains.
3. Drinking fountain exceeds maximum height installation.



Agriculture and Maintenance Shop Assessment

Architecture | Structural | Civil



CRACKED CMU



DAMAGED TILE



DAMAGED DOOR AND PANELS



STAGNANT WATER

SECURITY

1. No exterior cameras observed on the building.
2. Windows are operable but not escapable.
3. Main and side entry doors have large amount of glass.

INTERIORS

1. Cracked CMU in multiple areas.
2. Heavy cracking and displacement of CMU at maintenance bay.
3. Cracked tile in restroom.
4. Needs touch-up paint in general.
5. Laminate countertop is chipped in areas.
6. Cabinets are worn with panels warping.
7. Damaged vinyl composition tile (VCT) needs replaced.
8. Minor cracks in concrete floor.
9. Door panels are worn and scratched.
10. Daylighting through overhead doors.
11. General touch-up paint needed.
12. Some doors have non-accessible hardware.
13. Replace damaged door handle.
14. Gasket at overhead door needs replaced.
15. Multiple doors do not have proper push/pull clearances.
16. Wood window gaskets are deteriorating.
17. Wood sills show signs of water damage.

Agriculture and Maintenance Shop Assessment

Plumbing | Electrical | Mechanical | Communications | Fire Safety

PLUMBING SYSTEMS ASSESSMENT

FAIR

1. **Water Closets:** Floor-mount, manual flush valve
2. **Urinals:** Wall-mounted urinals with manual flush valve
3. **Lavatories:** Shop: circular foot operated wash fountain
4. **Janitor Sinks:** 2x2 floor-mount fiberglass unit with wall-mounted faucet
5. **Water Piping:** Copper
6. **Gas Service(s):** From meter at High School
7. **Sinks:** Composite two-compartment sink with lever handle faucet; Wash bay; two-compartment stainless-steel commercial sink



FLOOR-MOUNTED MANUAL FLUSH VALVE

POOR

1. **Drinking Fountains/Water Coolers:** None
2. **Water Heaters:** Bradford White 40-gallon gas-fired unit (1999) may be approaching end of life
3. **Circulation Pumps:** None
4. **Drainage and Vent Piping:** Cast-iron/PVC/galvanized
5. **Gas Piping:** Black steel
6. **Eyewash:** Eyewash attachment at two-handle lavatory; recommend dedicated eye wash station.



CIRCULAR WASH FOUNTAIN

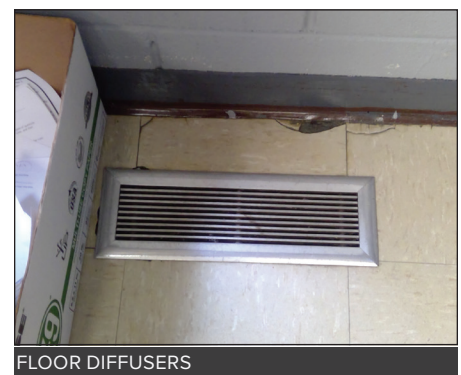
HVAC

FAIR

1. **Ventilation Air:** Via split system and shop ventilation fans
2. **Air Distribution Devices:** Round ceiling diffusers; linear bar floor diffusers
3. **HVAC System:** Split System: (2013) Payne; horizontal above classroom, age and type unknown; Greenhouse: Evaporative cooler
4. **Controls:** Honeywell programmable thermostat
5. **Unit Heaters:** Shop/Wash Bay: Reznor gas-fired forced air heaters (likely original '79, may need replaced soon); Greenhouse: Modine gas-fired forced air heaters (likely original '79, may need replaced soon)
6. **Shop Exhaust:** Welding exhaust hood; recommend verifying operation and servicing fan if required



EYE WASH



FLOOR DIFFUSERS

Agriculture and Maintenance Shop Assessment

Plumbing | Electrical | Mechanical | Communications | Fire Safety



EVAPORATIVE COOLER

HVAC—Continued

POOR

1. **Air Distribution Ductwork:** Sheetmetal/flex
2. **Exhaust - General:** Ceiling cabinet fans; recommend replacing; wall-mounted exhaust fans (likely near end of life)
3. **Refrigerant Lines:** Repair missing and damaged exterior refrigerant piping insulation

ELECTRICAL

FAIR

1. **Electrical Services:** Underground service from High School transformer. Service gear at exterior wall.
2. **Switchboards:** N/A
3. **Power Distribution Panelboards:** N/A
4. **Wiring Devices (Switches, Receptacles):** Surface- and recessed-mounted; ivory with ivory or stainless cover plates
5. **Exit Signage (Condition & Code):** Internally illuminated, white with red letters
6. **Building Lighting Controls:** Unknown
7. **Parking/Sidewalk:** Building-mounted LED flood light
8. **Wash Bay Lighting:** Wall-mounted vapor light fixtures and standard strips



UNIT HEATER

POOR

1. **Branch Circuit Panelboards:** Westinghouse panel; recommend replacing
2. **Load Centers:** Cutler Hammer panel; recommend replacing
3. **Enclosed Disconnect Switches:** Heavy-duty type disconnects for equipment; recommend replacing old units to ensure proper function
4. **Feeders (Exposed to View):** Installed in EMT type conduit raceways, MC cable, and wiremold to devices
5. **Ambient Lighting (Class, Halls, Offices, etc.):** Surface incandescent; Recessed, and surface-mounted T8 fluorescent luminaires, fluorescent strips
6. **Emergency Lighting (Condition & Code):** Recommend additional emergency lighting solutions
7. **Exterior Building-Mounted Lighting:** HID wall packs
8. **Shop Lighting:** Fluorescent strips



WALL-MOUNTED EXHAUST FANS



WELDING EXHAUST HOOD

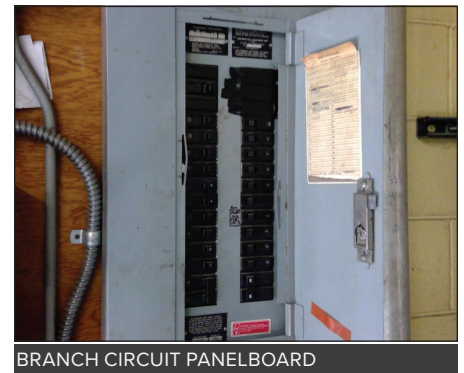
Agriculture and Maintenance Shop Assessment

Plumbing | Electrical | Mechanical | Communications | Fire Safety

COMMUNICATIONS

FAIR

1. **Communications Raceway Systems:** Bare cabling bundles and surface raceway
2. **Telephone/Voice System Equipment:** Service at exterior wall
3. **Telephone/Voice Backbone Cabling:** N/A
4. **Telephone/Voice Horizontal Cabling:** N/A
5. **Telephone/Voice Outlets:** N/A
6. **Data/Network System Equipment:** Wall-mounted server racks
7. **Data/Network Horizontal Cabling:** CAT5e cable
8. **Data/Network Outlets:** Surface-mount outlets with ivory cover plates
9. **Intercom/PA Equipment:** Networked PA via phones in classrooms
10. **Intercom/PA Speakers:** Networked phones
11. **Intercom/PA Devices:** System integration with telephone handsets



BRANCH CIRCUIT PANELBOARD



AMBIENT LIGHTING

FIRE ALARM

FAIR

1. **Fire Alarm Control Panel:** Via High School
2. **Remote Annunciators:** N/A
3. **Smoke and Heat Detectors:** N/A
4. **Manual Pull Stations:** Notifier devices at exits

POOR

1. **Notification Appliances:** Verify quantity and spacing of notification devices



DATA/NETWORK SYSTEM EQUIPMENT



MANUAL PULL STATION

TOP ISSUES— DISTRICT OFFICE

1. Life Safety
2. ADA Accessibility
3. Building Exterior
4. Interior Finishes

The District Office Assessment Includes:

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3. More detailed assessments used for this report are combined in a separate document.



District Office Assessment

Architecture | Structural | Civil



MISSING LIGHT COVER



WINDOW FRAMING



WINDOW FASTENERS



DOOR HINGES

SITE

1. Reference Elementary School site assessment.

BUILDING EXTERIOR

NORTH ELEVATION

1. Exterior sealants need replaced.
2. Section of gutter is missing and causing staining on brick.
3. Metal fascia is rusting behind gutters.
4. Soffit lighting has missing lightbulb.
5. Finish paint is peeling on soffit.
6. Windows are looking to be close to end of life expectancy.
7. Windows are weathered.
8. Gaskets and seals are deteriorating.
9. Main entry door panel and hardware are weathered.

WEST ELEVATION

1. Exterior lighting is missing the cover and birds are nesting.
2. Control joint sealant needs replaced.
3. Exterior door panel is beginning to fade.
4. Exterior door hinges are rusting.

ROOF

TPO

1. Roof membrane is loose in areas.
2. Cap flashing is rusted.
3. Section of gutter is rusted.
4. Loose roofing membrane at flashing and curbing.
5. Ponding water occurring behind mechanical unit.

ADA REQUIREMENTS

1. ADA restroom does not meet current codes.
2. Sinks in classroom/office are not ADA accessible.
3. Sink needs piping insulation.

LIFE SAFETY

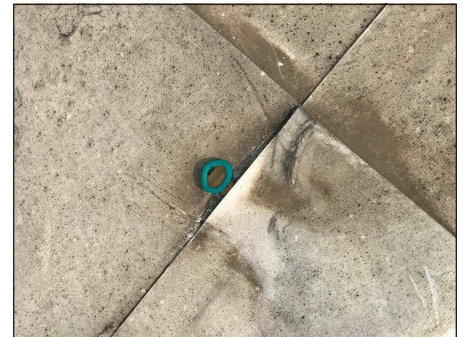
1. Code analysis recommended to determine if area separation requirements are met.
2. No high/low drinking fountains. Recommend bottle filling station.

SECURITY

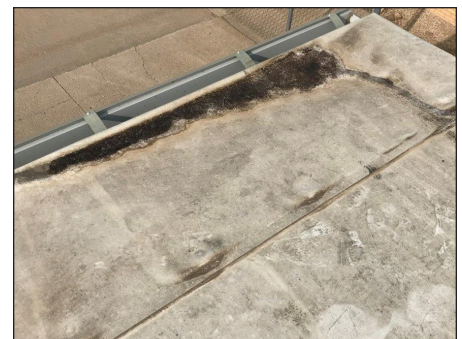
1. Building entry does not have secure access or vestibule.
2. No exterior cameras observed.
3. Entry for District Office has large glass openings.

INTERIORS

1. Wall base is worn.
2. Cabinet fronts are chipping and delaminating.
3. Carpet is worn.
4. Cracked VCT.
5. Interior door panels are worn.
6. Interior door frames need touch up paint.
7. Wood window gaskets are failing and causing water damage.
8. Cracked and water damaged ceiling tiles.
9. Rust occurring in light fixture.
10. Only one light working in IT office.
11. District office may need additional space for breakroom/IT server storage/print room.



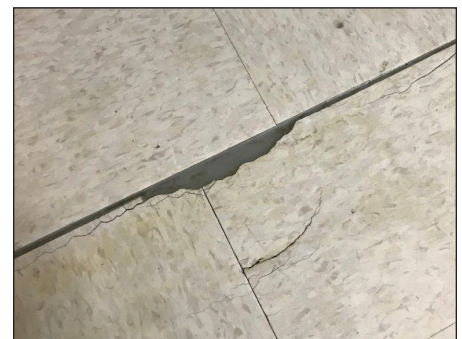
LOOSE ROOF MEMBRANE



PONDING WATER



NON-ADA-COMPLIANT RESTROOM



CRACKED TILE

District Office Assessment

Plumbing | Electrical | Mechanical | Communications | Fire Safety

The mechanical/electrical/plumbing report for the District Office is included in the Elementary School MEP report. Please see **Tab 2, page 10**.