

Benton High School



BUILDING SCORE

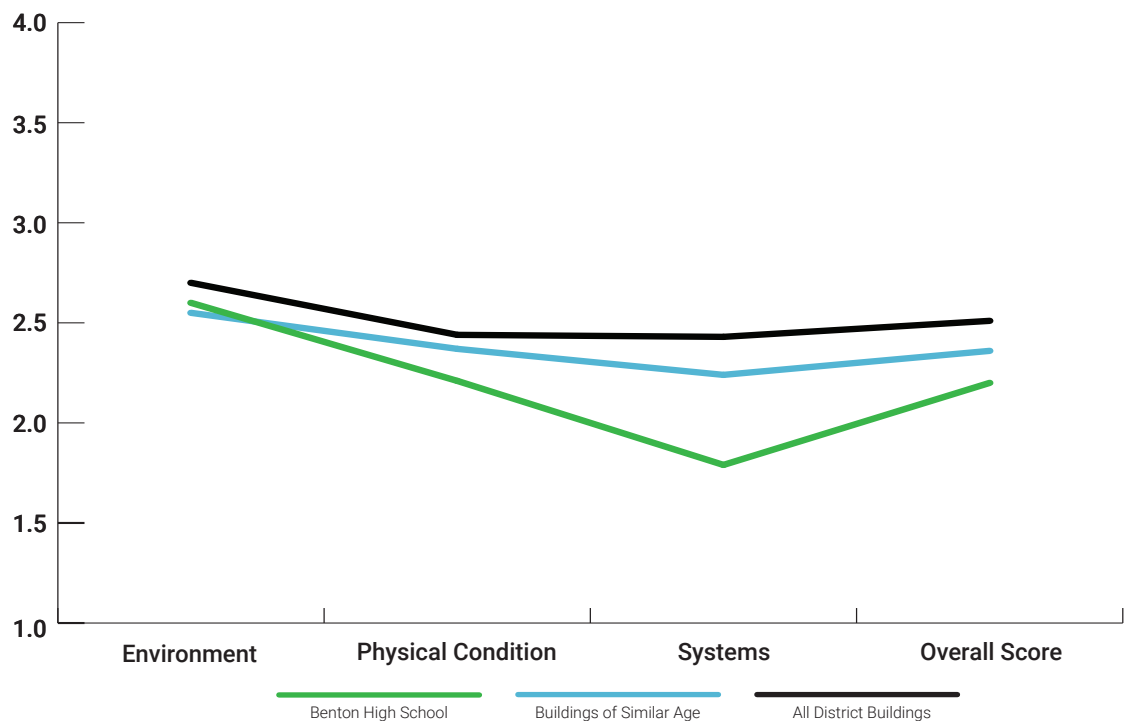
2.21

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Benton High School	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.60	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.21	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	1.79	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.20	2.36	2.51



Benton High School

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
999	884	728	776	617

CONSTRUCTION

BUILDING SQUARE FOOTAGE

122,109 SF

1939 Original	57,832 SF
1963 Addition	21,370 SF
1964 Addition	2,500 SF
1968 Addition	20,457 SF
1990 Addition	11,900 SF
2002 Addition	8,050 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type

144 SF / 168 SF / 202 SF

STRENGTH + CHALLENGES

STRENGTHS

- Historic appeal and community presence
- Integrity and strength of the structure
- Exterior windows are newer and reasonably energy efficient
- Flat roof conditions
- Solar array

CHALLENGES

- Condition of plumbing, HVAC, electrical systems, and natural and electrical lighting
- Accessibility
- Organization of interior spaces, discontinuity of building additions
- Design that accommodates safety and security
- Parking and pickup/dropoff space
- Limited playing fields
- Steep grades

DESCRIPTION

Vehicle access is very unique, as it is only approachable from one direction along Southwest Parkway. With its extreme slopes and grade changes, no one would accuse this site of being flat as a pancake. As you head east, the grade change rises in excess of 35 feet. The site is fully developed and has limited parking and only one practice field in addition to its competition football/soccer/track field. The original building is a stout, proud structure with modest carved limestone accents. Additions have been constructed in the prevailing style and method of their time period, but ultimately all interior spaces are traditional classrooms off of a relatively narrow, main corridor. Some may argue there's never been any reason to update the building, but it is time to reconsider that position.

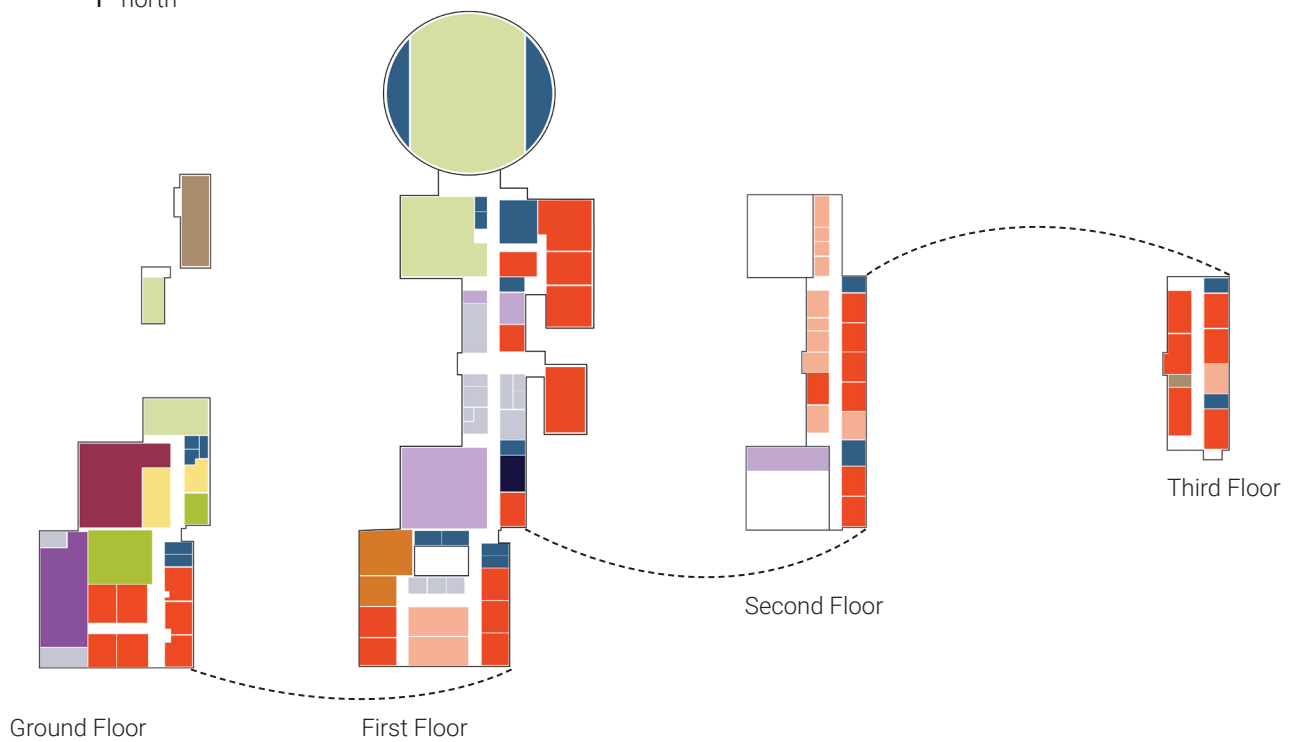
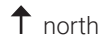
BENTON HIGH SCHOOL SCORES

building score
can range from
1.00 - 4.00

		Benton High School	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	1.81	1.95
	Fields	2.00	2.47	2.48
	Bleachers	1.00	1.50	1.83
	Envelope	3.00	1.84	2.08
	Roofing	2.38	2.48	2.55
	Interior	2.33	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	2.00	2.62	2.86
ENVIRONMENT	Acoustics	4.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	2.00	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	2.00	2.83	3.00
SYSTEMS	HVAC	1.00	2.56	2.82
	Plumbing	1.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	2.13	2.48	2.61
	Electrical Systems	2.33	1.93	2.08
	Electrical Safety & Security	2.50	2.21	2.31
	Interior Lighting	2.33	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.20	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale



Benton Field House



BUILDING SCORE

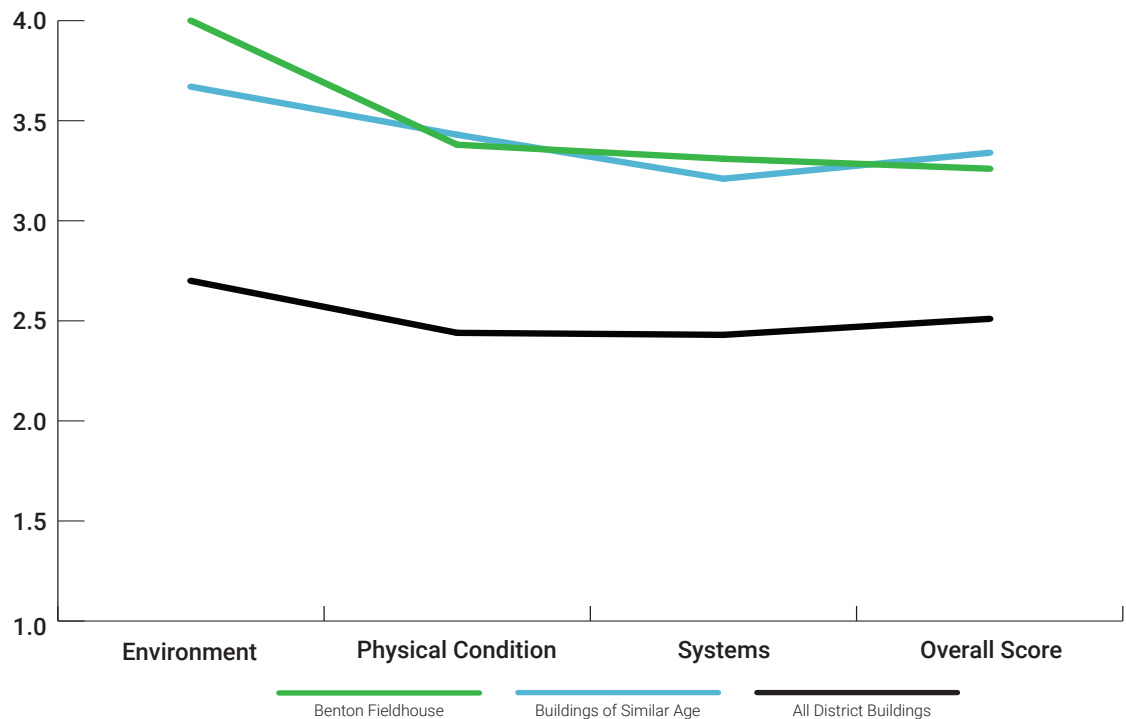
3.26

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Benton Enright-Morgan Field house	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	4.00	3.67	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	3.38	3.43	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	3.31	3.21	2.43
OVERALL SCORE Average of all date points gathered	3.26	3.34	2.51



Benton Enright-Morgan Fieldhouse

CONSTRUCTION	BUILDING SQUARE FOOTAGE		8,640 SF
	2013 Original	8,640 SF	

STRENGTH +
CHALLENGES

STRENGTHS

- Current construction systems, technology
- Energy efficiency
- Durable construction materials

CHALLENGES

- Accessibility to the building location
- Site groundwater drainage

DESCRIPTION

One of the newest buildings in the District, the building provides locker rooms and spaces for athletic programs in a location between the competition field and practice field. It is durably constructed with precast concrete panels and straightforward materials that serve their purpose well. Advancements in technology and energy efficiency have resulted in some of the electrical systems and lighting becoming dated. Accessibility is an issue, as the building sits approximately 20 feet higher than the parking lot and high school. It can only be reached from there by stairs, or by parking at the adjacent elementary school and walking considerable distance. The land surrounding the building is, by necessity, very level and, as a result, collects groundwater runoff and does not drain quickly.

BENTON FIELDHOUSE SCORES

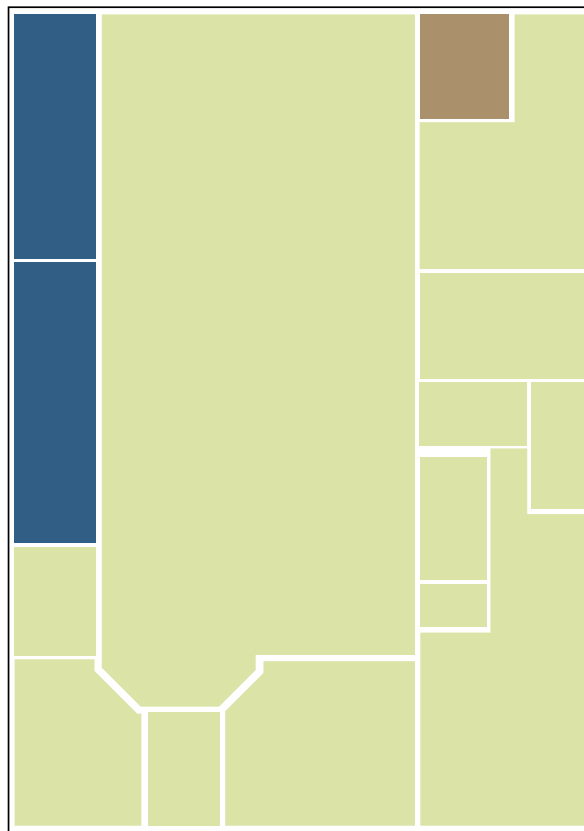
building score
can range from
1.00 - 4.00

		Benton Fieldhouse	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	2.60	1.95
	Fields	N/A	3.33	2.48
	Bleachers	N/A	3.00	1.83
	Envelope	4.00	3.00	2.08
	Roofing	4.00	3.80	2.55
	Interior	3.50	3.71	2.65
	Furniture	N/A	4.00	3.09
	Specialty	N/A	3.75	2.86
ENVIRONMENT	Acoustics	N/A	3.50	3.09
	Daylight & Views	4.00	4.00	3.48
	Safety & Security	4.00	3.67	2.28
	Way finding	N/A	4.00	1.63
	Thermal Comfort	4.00	3.20	3.00
SYSTEMS	HVAC	4.00	3.60	2.82
	Plumbing	4.00	3.60	3.27
	Electrical	4.00	2.80	2.05
	Electrical Power	4.00	3.60	2.61
	Electrical Systems	2.50	3.00	2.08
	Electrical Safety & Security	3.00	2.57	2.31
	Interior Lighting	2.00	3.00	2.64
	Exterior Lighting	3.00	3.50	1.64
GRAND TOTAL		3.26	3.34	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Ground Floor



Bessie Ellison Elementary



BUILDING SCORE

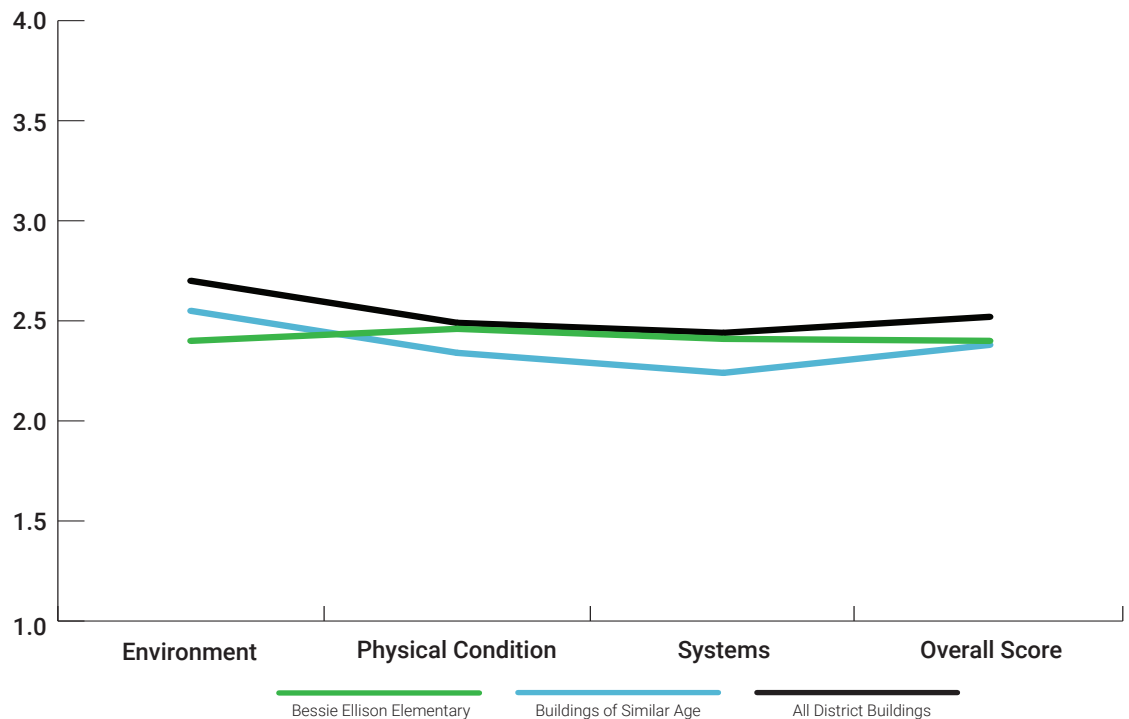
2.40

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Bessie Ellison Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.40	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.46	2.27	2.49
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.41	2.24	2.44
OVERALL SCORE Average of all date points gathered	2.40	2.36	2.52



Bessie Ellison Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
378	328	335	352	353

CONSTRUCTION

BUILDING SQUARE FOOTAGE		44,264 SF
1954 Original	9,299 SF	
1959 Addition	6,285 SF	
1966 Addition	21,040 SF	
2002 Addition	7,640 SF	

SQUARE FEET PER STUDENT

Low for this building type	/	THIS BUILDING	/	High for this building type	82 SF / 132 SF / 157 SF
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STRENGTH + CHALLENGES

STRENGTHS

- Size of site and available play fields
- Exterior windows are newer and reasonably energy efficient
- Roof conditions
- Solar array

CHALLENGES

- Condition of mechanical, electrical, and plumbing systems
- Interior finish conditions and general appearance
- Masonry construction makes modifications to space difficult and expensive

DESCRIPTION

The site has gentle, workable slopes that drain to a pond and wooded creek, and the building itself is placed comfortably. Constructed of masonry, the building has very little character or presence, but the main entrance is easily identified by its drop-off drive and funky 60's era canopy. The envelope shows many signs of mounting needs for maintenance and repairs. The interior is functional but utilitarian, with a simple organization of classrooms off double-loaded corridors. The majority of plumbing, mechanical, and electrical systems are outmoded and should be considered for significant replacements

BESSIE ELLISON ELEMENTARY SCORES

building score
can range from
1.00 - 4.00

		Bessie Ellison Elementary	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	3.00	1.81	1.95
	Fields	2.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	2.00	1.84	2.08
	Roofing	3.00	2.48	2.55
	Interior	2.25	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	2.00	2.62	2.86
ENVIRONMENT	Acoustics	3.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	1.00	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	3.00	2.83	3.00
SYSTEMS	HVAC	3.00	2.56	2.82
	Plumbing	3.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	3.00	2.48	2.61
	Electrical Systems	2.00	1.93	2.08
	Electrical Safety & Security	3.00	2.21	2.31
	Interior Lighting	2.25	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.40	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Bode Middle School



BUILDING SCORE

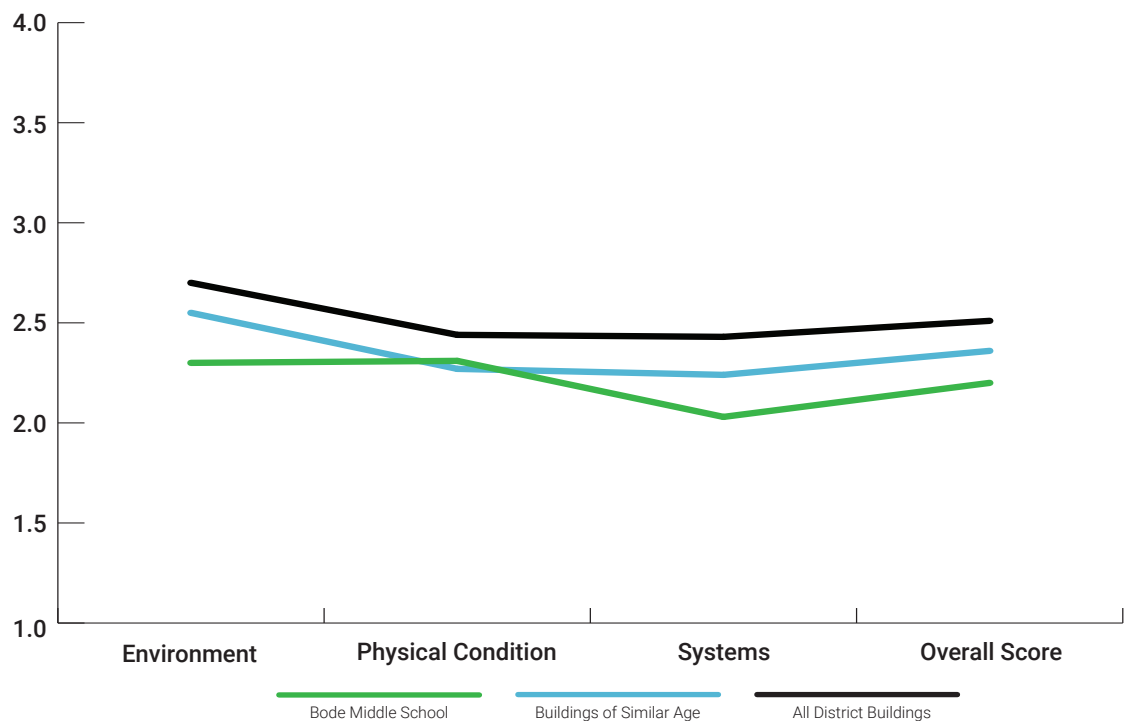
2.30

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Bode Middle School	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.30	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.31	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.03	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.20	2.36	2.51



Bode Middle School

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
510	460	501	503	484

CONSTRUCTION

BUILDING SQUARE FOOTAGE

66,606 SF

1926 Original	57,832 SF
1966 Addition	14,480 SF
2002 Addition	11,800 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type

114 SF / 133 SF / 133 SF

STRENGTH + CHALLENGES

STRENGTHS

- Exterior appeal and community presence
- Integrity and strength of the structure
- Exterior windows are newer and reasonably energy efficient
- Flat roof conditions
- Solar array
- Usable site area and available play fields

CHALLENGES

- Condition of HVAC and electrical systems
- Accessibility
- Organization of interior spaces
- Design that accommodates safety and security

DESCRIPTION

A stately building, it is placed in grand symmetric fashion on a property flanked by neighborhoods on three sides and grand properties across from the main entrance on Noyes Boulevard. Level grading throughout most of the site has some steep transitions adjoining many properties to the north, south and west. There is a reasonable amount of parking available for staff and visitors, including enough off-street areas for bus and car pickup/dropoff. The building envelope is in very good shape overall, save for some tuckpointing and other items needing repair. The interior, though well-maintained, can't hide the fact that many finishes are simply old and many spaces feel very closed and uninspired. Terrazo floors and stairs, and some original wood floors and cabinetry offer points of interest, but most spaces are of a newer vintage and lack character. Most building systems, particularly electrical, are outdated.

BODE HIGH SCHOOL SCORES

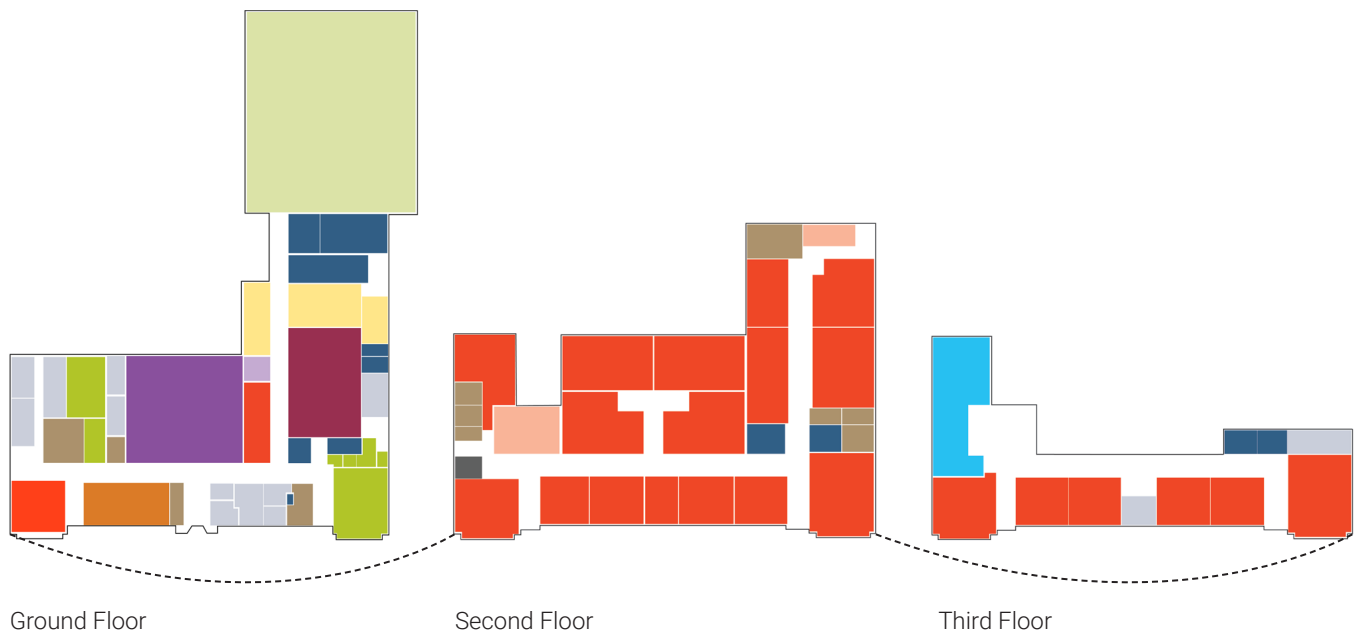
building score
can range from
1.00 - 4.00

		Bode High School	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	1.00	1.81	1.95
	Fields	2.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	3.00	1.84	2.08
	Roofing	3.33	2.48	2.55
	Interior	1.83	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	2.00	2.62	2.86
ENVIRONMENT	Acoustics	2.50	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	3.00	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	1.00	2.83	3.00
SYSTEMS	HVAC	1.00	2.56	2.82
	Plumbing	3.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	2.25	2.48	2.61
	Electrical Systems	2.00	1.93	2.08
	Electrical Safety & Security	3.00	2.21	2.31
	Interior Lighting	2.00	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.20	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Carden Park Elementary



BUILDING SCORE

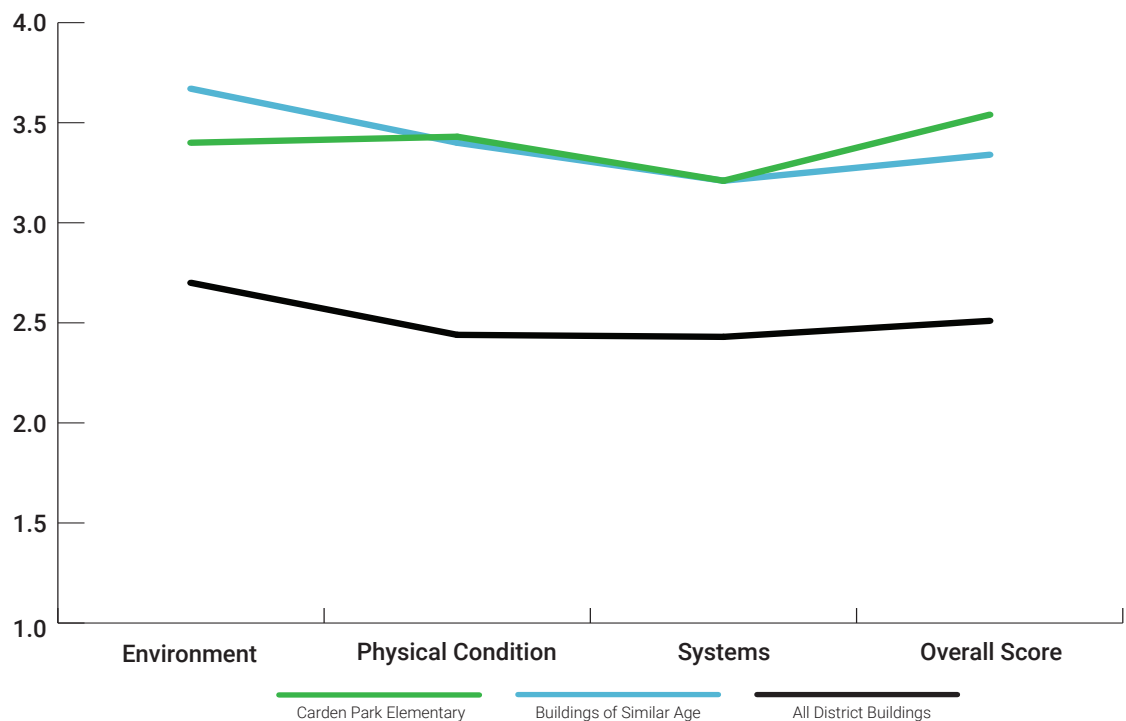
3.54

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Carden Park Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	3.40	3.67	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	3.43	3.40	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	3.71	3.21	2.43
OVERALL SCORE Average of all date points gathered	3.54	3.34	2.51



Carden Park Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
699	608	586	616	621

CONSTRUCTION

BUILDING SQUARE FOOTAGE 75,844 SF

2014 Original 75,844 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type 82 SF / **129 SF** / 157 SF

STRENGTH + CHALLENGES

STRENGTHS

- Current construction systems, technology
- Space to accommodate needs
- Energy efficiency
- Furniture and finishes new and in good condition

CHALLENGES

- Groundwater seepage and erosion
- Acoustics in Commons
- Glare and heat gain from south facing windows

DESCRIPTION

Situated on a hillside site with panoramic views towards downtown, Carden Park is one of the District's two newest schools. The school, parking lots and play fields are situated on terraced portions of land across the site with the largest elevation differential from corner to corner in the District. Fitting the components of the building in with the contours of the site was handled well in the design, but could not assure a trouble-free result. Managing stormwater runoff has clearly been a struggle as certain areas do not drain well and erosion is taking its toll. Ground water has caused frost heave in paved areas. The building design embraces current educational needs for flexible learning environments, and has a colorful, open, inviting central area, but acoustics should be improved. The exterior of the building, though attractive, includes wood siding that is deteriorating. The building serves to remind us that newer buildings have needs, also, and should not be ignored.

CARDEN PARK ELEMENTARY SCORES

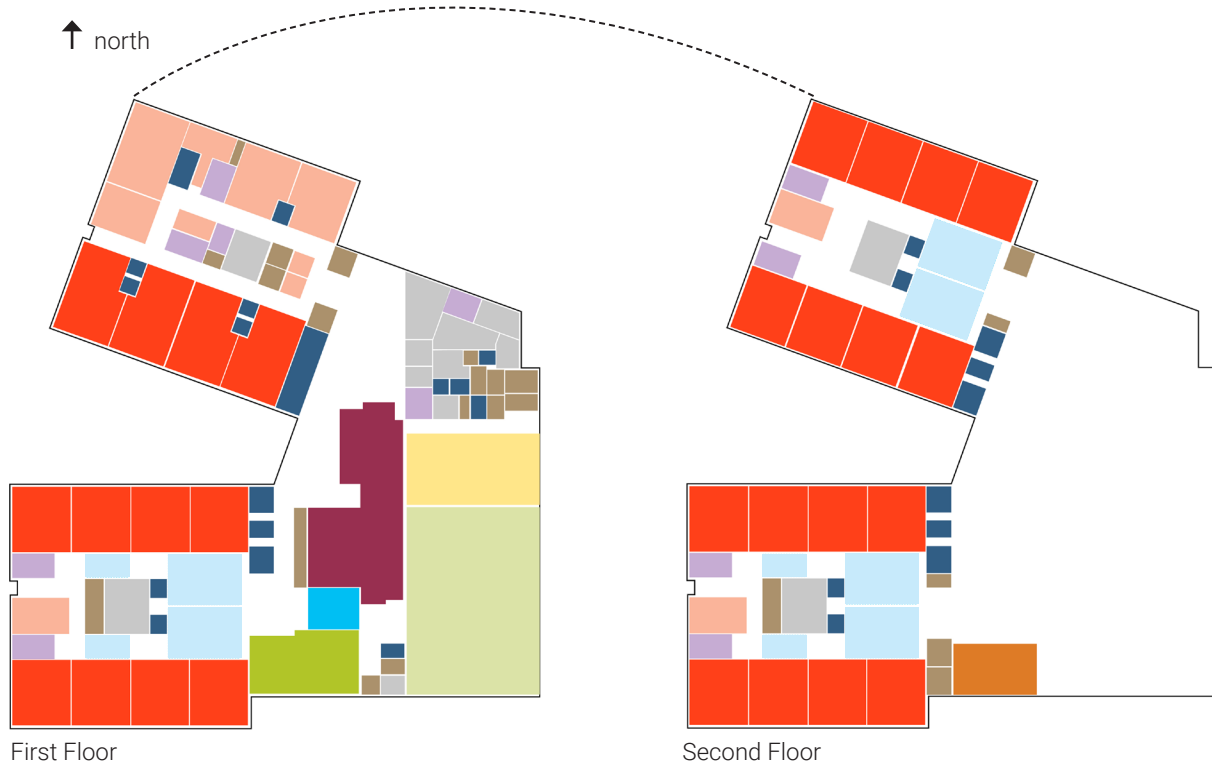
building score
can range from
1.00 - 4.00

		Carden Park	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	2.60	1.95
	Fields	3.00	3.33	2.48
	Bleachers	N/A	3.00	1.83
	Envelope	3.00	3.00	2.08
	Roofing	4.00	3.80	2.55
	Interior	4.00	3.71	2.65
	Furniture	4.00	4.00	3.09
	Specialty	4.00	3.75	2.86
ENVIRONMENT	Acoustics	3.00	3.50	3.09
	Daylight & Views	4.00	4.00	3.48
	Safety & Security	4.00	3.67	2.28
	Way finding	4.00	4.00	1.63
	Thermal Comfort	2.00	3.20	3.00
SYSTEMS	HVAC	3.00	3.60	2.82
	Plumbing	4.00	3.60	3.27
	Electrical	4.00	2.80	2.05
	Electrical Power	4.00	3.60	2.61
	Electrical Systems	3.00	3.00	2.08
	Electrical Safety & Security	4.00	2.57	2.31
	Interior Lighting	3.67	3.00	2.64
	Exterior Lighting	4.00	3.50	1.64
GRAND TOTAL		3.54	3.34	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Central High School



BUILDING SCORE

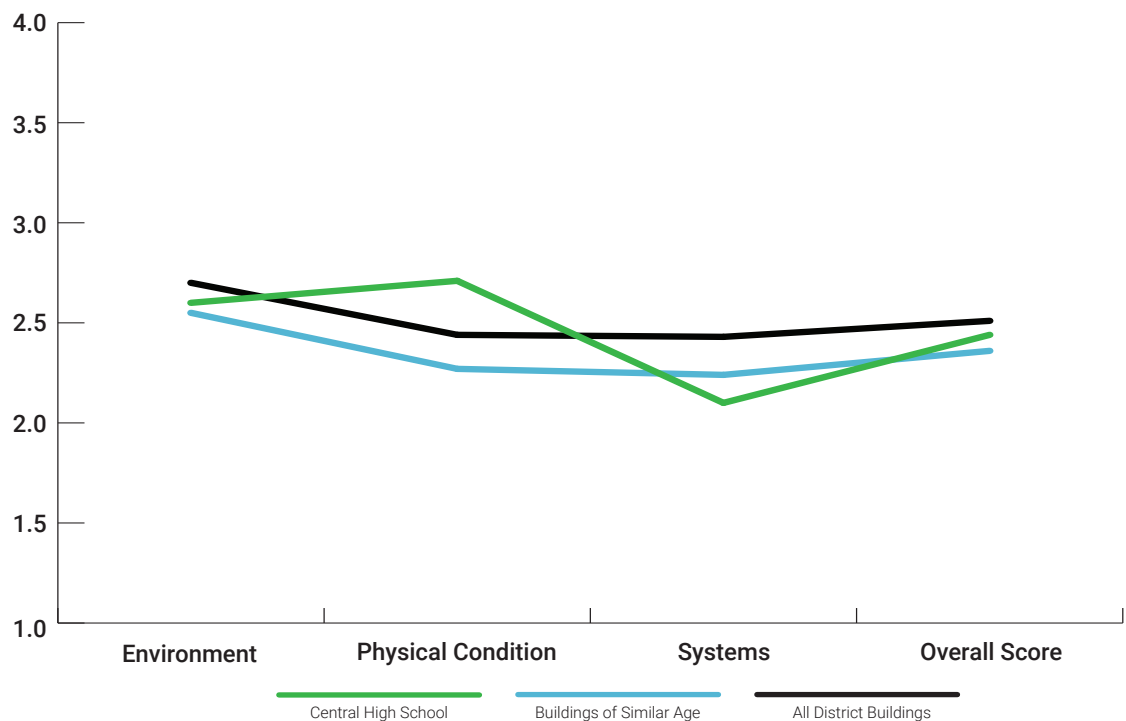
2.45

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Central High School	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.60	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.71	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.10	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.44	2.36	2.51



Central High School

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
1,937	1,732	1,655	1,716	1,614

CONSTRUCTION

BUILDING SQUARE FOOTAGE

238,109 SF

1930 Original	101,490 SF
1961 Addition	47,950 SF
1968 Addition	58,260 SF
2002 Addition	13,700 SF
2013 Addition	16,709 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type

144 SF / 144 SF / 202 SF

STRENGTH + CHALLENGES

STRENGTHS

- Presence, integrity and strength of the original building
- Exterior windows are newer and reasonably energy efficient
- Furniture
- Media Center addition

CHALLENGES

- Condition of HVAC and electrical systems
- Accessibility
- Organization of interior spaces
- Lack of space for collaboration and educational support functions
- Design that accommodates safety and security

DESCRIPTION

Saint Joseph's largest high school and oldest original building, with classic architectural elements at its original eastern entrance, leaves a strong initial impression. Unfortunately, viewing the eastern façade is probably the least experienced portion of the building for various reasons. The 2013 addition provides a welcome presence and generous outside views and natural light. There are a few steep grade transitions on site, but overall, level grading provides useable outdoor spaces and playfields. The sports fields are located on city property, not the school district's. Parking is inadequate for a school of this size, and some entry points are confusing or inaccessible. The building envelope is a mix of good and poor conditions, and the smokestack is a unique feature. The interior, aside from the new addition, contains old and uninspired finishes throughout additions that are a labyrinth to navigate. The limitations of the plan results in spaces and office suites that are not organized well. The building lacks a "man trap" and other design features expected for safety and security in contemporary schools. Most building systems, particularly HVAC and electrical, are outdated.

CENTRAL HIGH SCHOOL SCORES

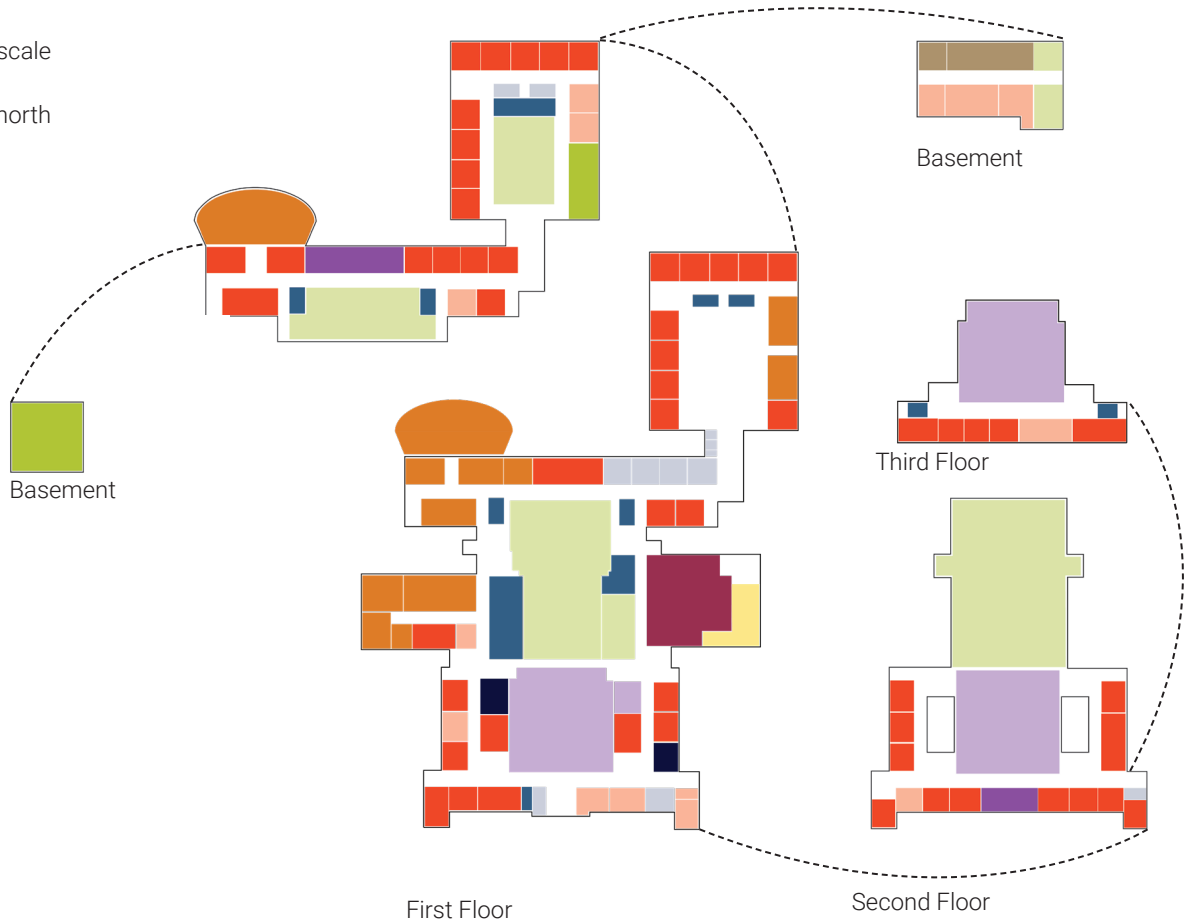
building score
can range from
1.00 - 4.00

		Central High School	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	1.81	1.95
	Fields	N/A	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	2.00	1.84	2.08
	Roofing	3.00	2.48	2.55
	Interior	3.25	2.51	2.65
	Furniture	4.00	2.92	3.09
	Specialty	2.00	2.62	2.86
ENVIRONMENT	Acoustics	4.00	3.00	3.09
	Daylight & Views	3.00	3.61	3.48
	Safety & Security	2.00	1.93	2.28
	Way finding	2.00	1.39	1.63
	Thermal Comfort	2.00	2.83	3.00
SYSTEMS	HVAC	1.67	2.56	2.82
	Plumbing	3.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	2.00	2.48	2.61
	Electrical Systems	1.67	1.93	2.08
	Electrical Safety & Security	2.00	2.21	2.31
	Interior Lighting	2.50	2.51	2.64
	Exterior Lighting	2.00	1.17	1.64
GRAND TOTAL		2.44	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Central Press & Concessions



BUILDING SCORE

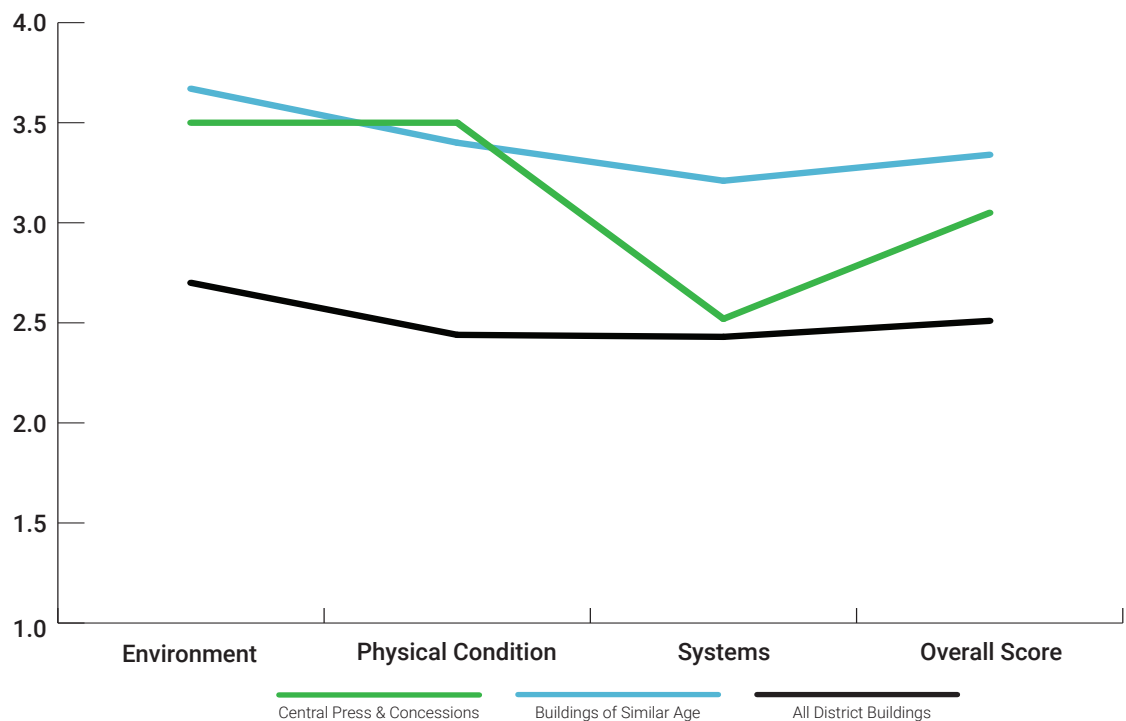
3.06

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Central Press & Concessions	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	3.50	3.67	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	3.50	3.40	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.52	3.21	2.43
OVERALL SCORE Average of all date points gathered	3.05	3.34	2.51



Central Press & Concessions

CONSTRUCTION	BUILDING SQUARE FOOTAGE		2,900 SF
	2012 Original	2,900 SF	

STRENGTH +
CHALLENGES

STRENGTHS

- New construction and systems
- Better insulation values, energy efficiency
- Durable construction materials

CHALLENGES

- Bleacher and building accessibility
- Lack of handwashing station in concessions

DESCRIPTION

The building is durably constructed of masonry that serves its purpose well. The lighting system is very basic by current technology standards, but this is forgivable in a building that has limited day-to-day usage. Due to the remote location, the building can be considered a security risk. Lack of a handwashing sink in the concessions area is a health code violation. Accessibility is the complex's most pressing issue, lacking in many aspects. This is also a concern for the bleachers.

CENTRAL PRESS & CONCESSIONS SCORES

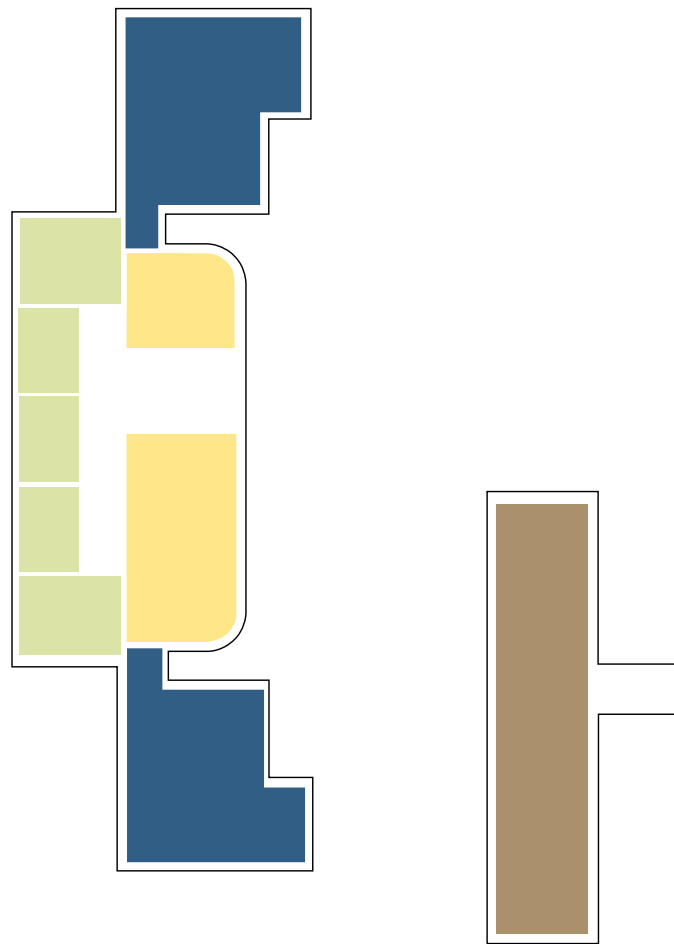
building score
can range from
1.00 - 4.00

		Central Press & Concessions	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	3.00	2.60	1.95
	Fields	3.00	3.33	2.48
	Bleachers	3.00	3.00	1.83
	Envelope	4.00	3.00	2.08
	Roofing	4.00	3.80	2.55
	Interior	4.00	3.71	2.65
	Furniture	4.00	4.00	3.09
	Specialty	3.00	3.75	2.86
ENVIRONMENT	Acoustics	N/A	3.50	3.09
	Daylight & Views	N/A	4.00	3.48
	Safety & Security	4.00	3.67	2.28
	Way finding	N/A	4.00	1.63
	Thermal Comfort	3.00	3.20	3.00
SYSTEMS	HVAC	3.00	3.60	2.82
	Plumbing	2.00	3.60	3.27
	Electrical	2.00	2.80	2.05
	Electrical Power	4.00	3.60	2.61
	Electrical Systems	N/A	3.00	2.08
	Electrical Safety & Security	1.00	2.57	2.31
	Interior Lighting	2.67	3.00	2.64
	Exterior Lighting	3.00	3.50	1.64
GRAND TOTAL		3.05	3.34	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Ground Floor



Coleman Elementary



BUILDING SCORE

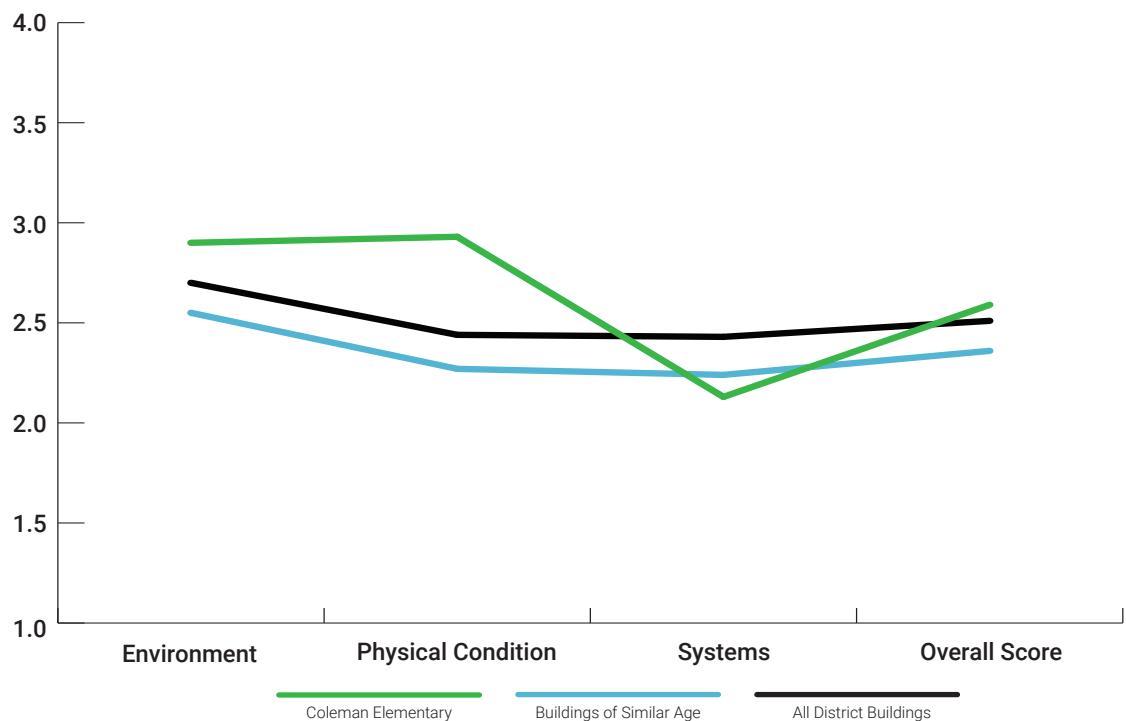
2.59

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Coleman Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.90	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.93	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.13	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.59	2.36	2.51



Coleman Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
537	444	392	415	427

CONSTRUCTION

BUILDING SQUARE FOOTAGE 44,264 SF

1966 Original	30,182 SF
1990 Addition	9,270 SF
2001 Addition	4,812 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type **82 SF / 113 SF / 157 SF**

STRENGTH + CHALLENGES

STRENGTHS

- Integrity and strength of the building
- Exterior windows are newer and reasonably energy efficient
- Flat roof conditions
- Solar array

CHALLENGES

- Available space on site would make additions challenging
- Condition of electrical power system
- Electrical systems are outdated
- Interior finish conditions and general appearance
- Masonry construction makes modifications to space difficult and expensive

DESCRIPTION

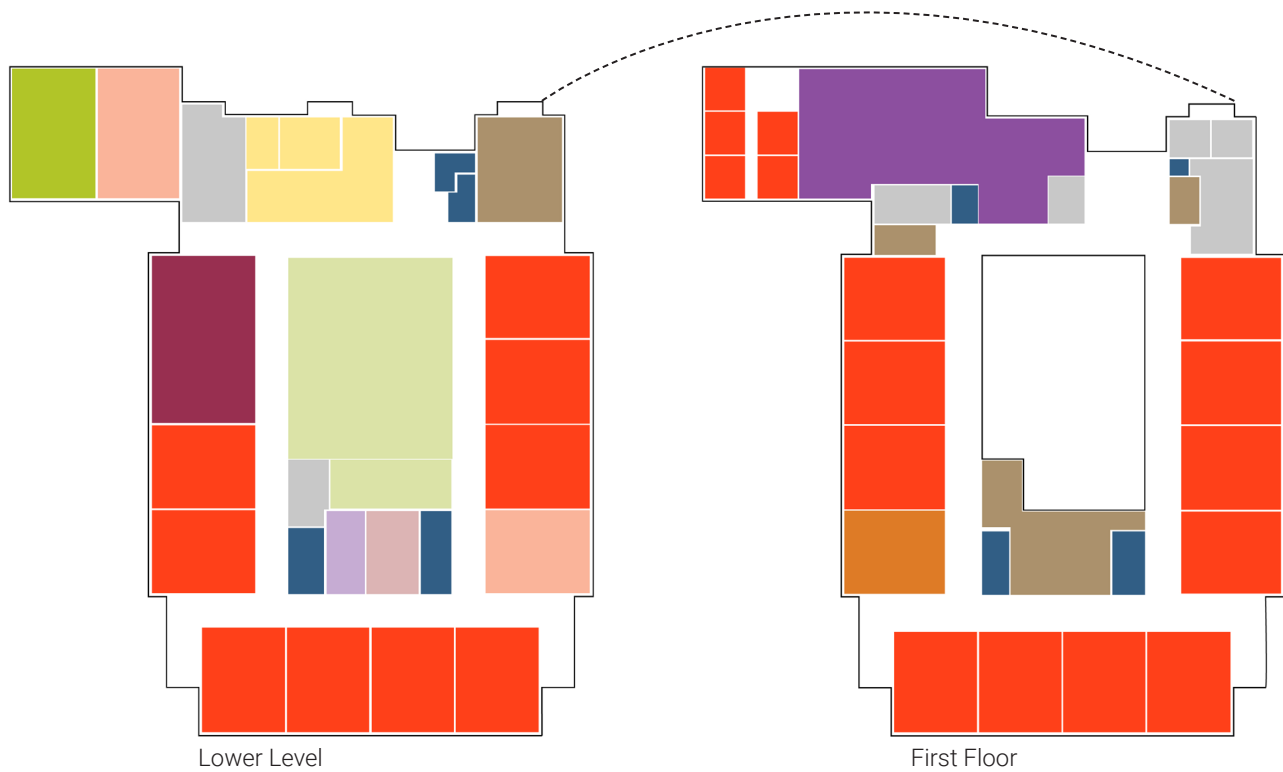
The site has gradual slope and the building itself is placed comfortably without severe transition slopes. The building has a pleasing appearance, additions have not compromised that, and the main entrance is easily identified. The envelope shows many signs of mounting needs for maintenance and repairs. The interior is functional but utilitarian, with a simple organization of classrooms and support spaces surrounding a central gym. Walls are primarily of masonry construction and finishes tend to be older, but well-maintained. Durable construction that is standing the test of time.

COLEMAN ELEMENTARY SCORES

building score
can range from
1.00 - 4.00

		Coleman Elementary	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	3.00	1.81	1.95
	Fields	4.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	2.50	1.84	2.08
	Roofing	3.50	2.48	2.55
	Interior	2.50	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	2.00	2.62	2.86
ENVIRONMENT	Acoustics	3.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	2.50	1.93	2.28
	Way finding	2.00	1.39	1.63
	Thermal Comfort	3.00	2.83	3.00
SYSTEMS	HVAC	2.00	2.56	2.82
	Plumbing	2.50	3.17	2.27
	Electrical	2.00	1.93	2.05
	Electrical Power	2.00	2.48	2.61
	Electrical Systems	2.00	1.93	2.08
	Electrical Safety & Security	3.00	2.21	2.31
	Interior Lighting	2.50	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.59	2.36	2.51

**2018-19 SPACE
UTILIZATION**



Edison Elementary



BUILDING SCORE

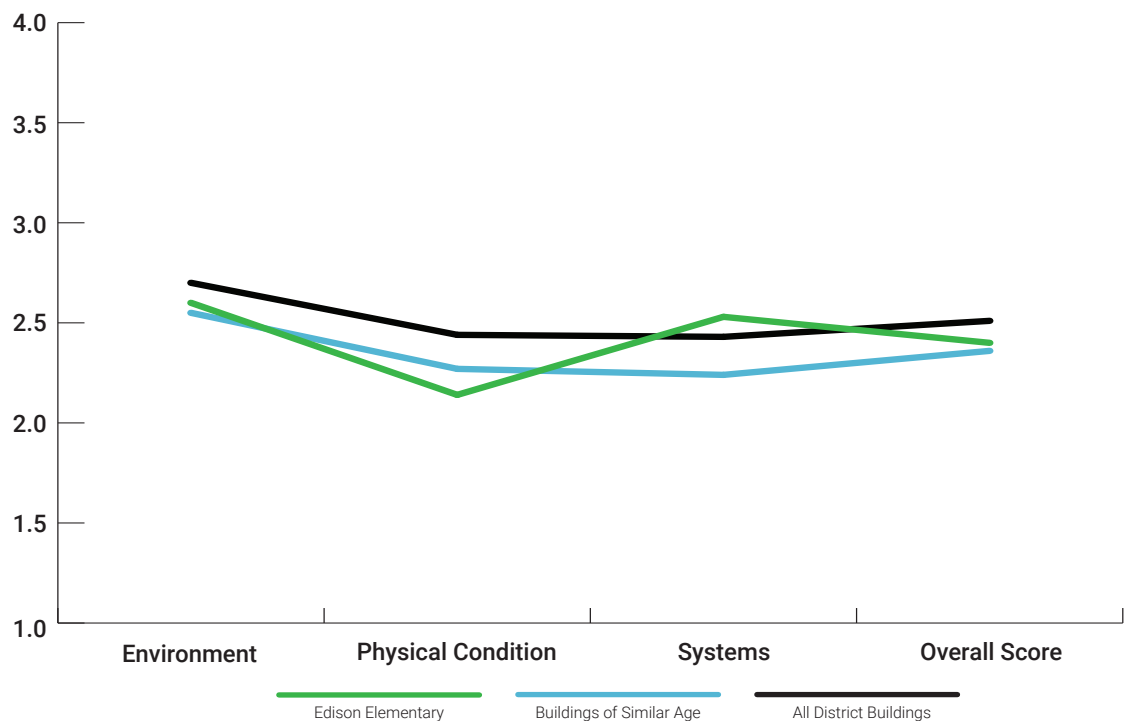
2.40

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Edison Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.60	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.14	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.53	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.40	2.36	2.51



Edison Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
458	400	393	362	370

CONSTRUCTION

BUILDING SQUARE FOOTAGE **44,442 SF**

1930 Original	24,482 SF
1955 Addition	13,800 SF
2002 Addition	6,160 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type

82 SF / **113 SF** / 157 SF

STRENGTH + CHALLENGES

STRENGTHS

- Historic appeal and community presence
- Integrity and strength of the structure
- Durability of interior finishes
- Condition of HVAC systems, natural and electrical lighting
- Exterior windows are newer and reasonably energy efficient
- Flat roof conditions
- Solar array

CHALLENGES

- Condition of plumbing and electrical power systems
- Slate roof deterioration
- Deterioration of exterior brick
- Accessibility
- Organization of interior spaces
- Design that accommodates safety and security
- Parking and pickup/dropoff space
- Green playfields

DESCRIPTION

This is one of three buildings originally constructed in the early 1930's that were built from the same plan, with minor variations between them. Each of them have developed different personalities due to their unique sites and different additions that have been made over the years. This site is lacking in numerous ways. It consists of a steeply terraced grassed area facing 22nd Street with some drainage issues, and paved parking and play areas covering the remaining $\frac{3}{4}$ of the site. There is very little parking available for staff and visitors, so some rely on street parking in the surrounding neighborhood. The building is lacking in many ways, but it is old and grand and stout as a rock. Terrazo floors and stairs, original wood doors, and original tile accents are historical construction details you don't find today. On the other hand, nostalgia can only carry so much impact when the slate roof is failing and most building systems, particularly electrical, are outdated. The plan of the building being from an era before safety and security were concerns, it lacks a "man trap" and other design features expected in contemporary schools.

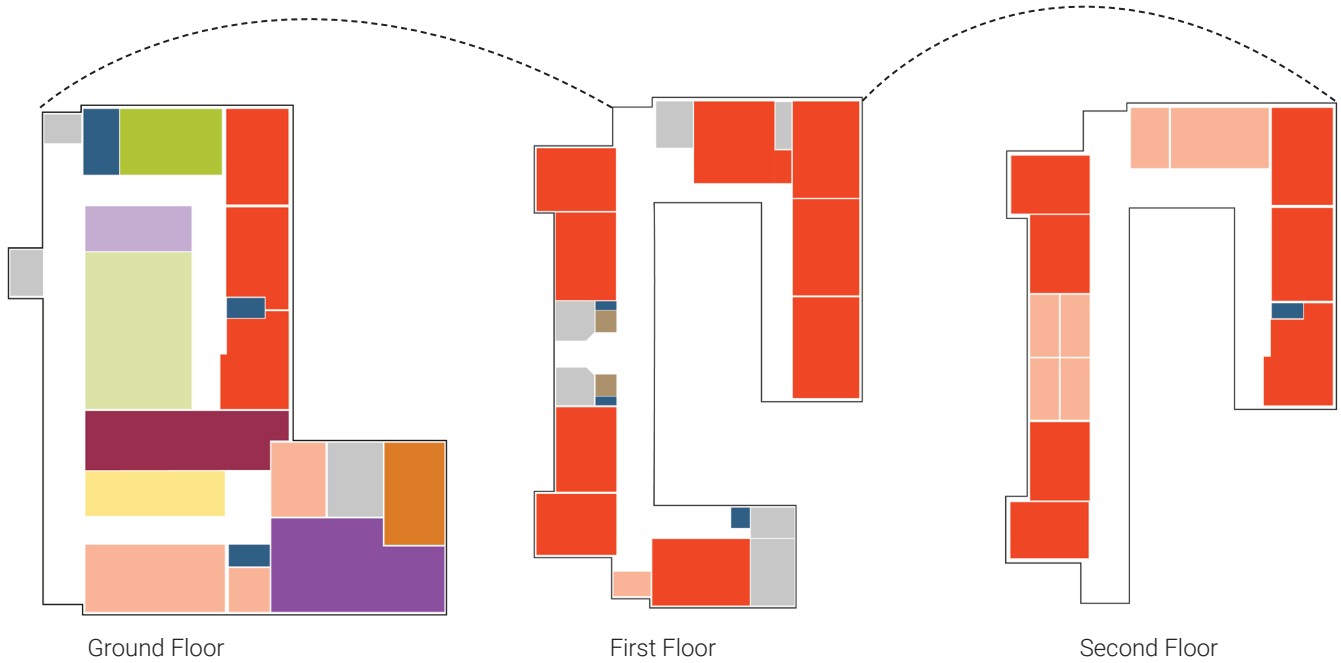
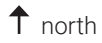
EDISON ELEMENTARY SCORES

building score
can range from
1.00 - 4.00

		Edison Elementary	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	1.00	1.81	1.95
	Fields	2.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	2.00	1.84	2.08
	Roofing	2.00	2.48	2.55
	Interior	3.00	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	2.00	2.62	2.86
ENVIRONMENT	Acoustics	3.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	2.00	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	3.00	2.83	3.00
SYSTEMS	HVAC	4.00	2.56	2.82
	Plumbing	3.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	3.50	2.48	2.61
	Electrical Systems	1.75	1.93	2.08
	Electrical Safety & Security	2.00	2.21	2.31
	Interior Lighting	3.00	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.40	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale



Eugene Field Elementary



BUILDING SCORE

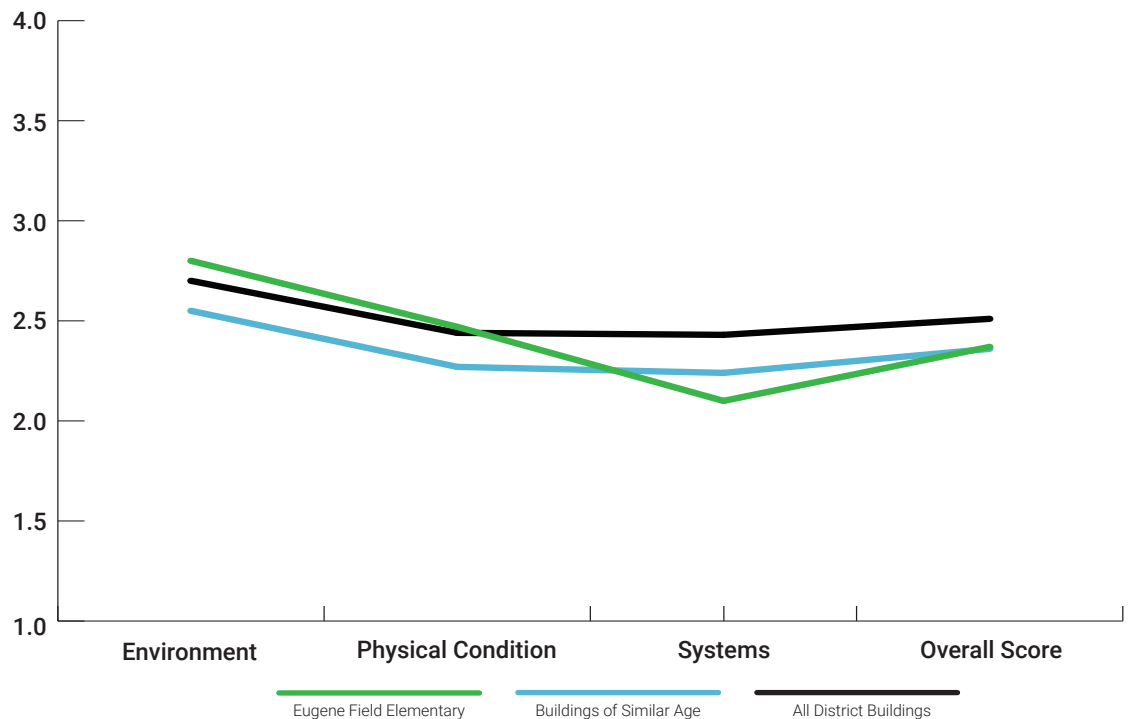
2.61

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Eugene Field Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.80	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.47	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.10	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.37	2.36	2.51



Eugene Field Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
428	376	324	266	251

CONSTRUCTION

BUILDING SQUARE FOOTAGE **35,663 SF**

1918 Original	3,313 SF
1954 Addition	3,382 SF
1955 Addition	16,758 SF
1974 Original	2,048 SF
1987 Addition	885 SF
2002 Addition	9,277 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type **82 SF / 110 SF / 157 SF**

STRENGTH + CHALLENGES

STRENGTHS

- Exterior windows are newer and reasonably energy efficient
- Generous amount of daylight in some building addition areas

CHALLENGES

- Condition of envelope
- Condition of mechanical, electrical, and plumbing systems
- Interior finish conditions and general appearance
- Level changes

DESCRIPTION

This is the District's second smallest building, but rivals two of the District's largest for most building additions: five. The resulting mashup of styles and plan organization make for a facility like no other. The combination of age and a variety of envelope construction technologies show different degrees of durability, none of them impressive. The play areas are level, parking area a bit excessively sloped, and transitions from area to area are steep, including stepped building floors. The interiors show a wide range of materials and styles, little character, and an abundance of stairs. The majority of plumbing, mechanical, and electrical systems are outmoded and should be considered for significant replacements.

EUGENE FIELD ELEMENTARY SCORES

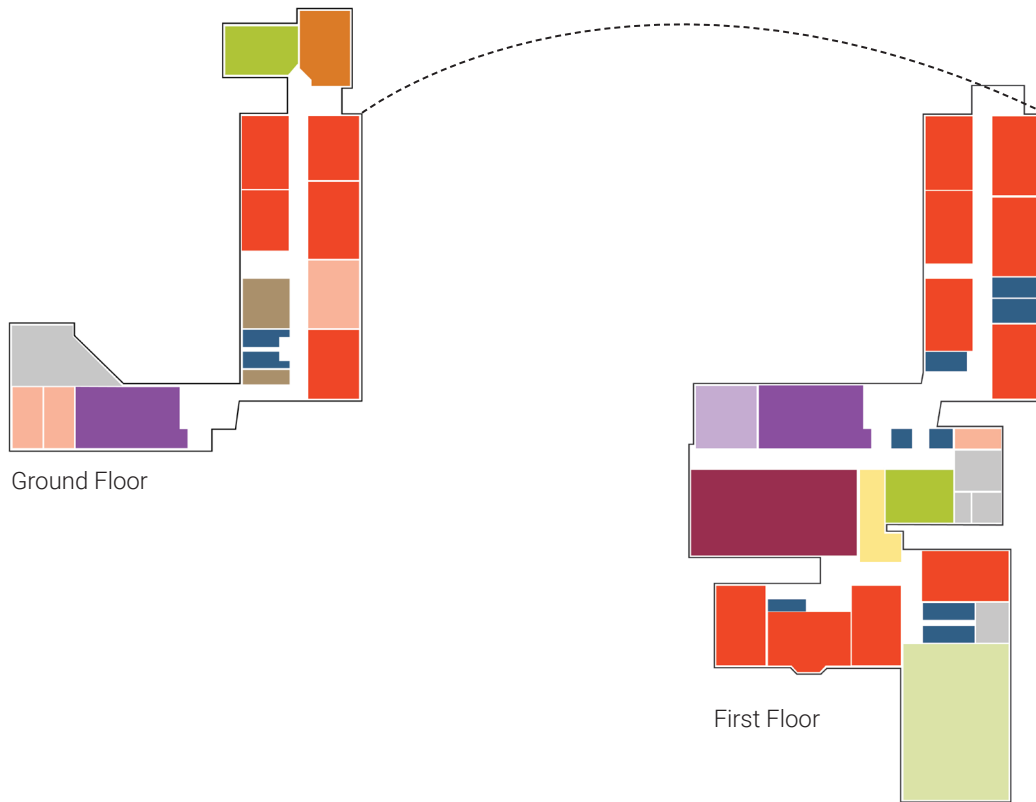
building score
can range from
1.00 - 4.00

		Eugene Field Elementary	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	1.81	1.95
	Fields	3.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	1.50	1.84	2.08
	Roofing	3.00	2.48	2.55
	Interior	2.80	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	2.00	2.62	2.86
ENVIRONMENT	Acoustics	3.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	3.00	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	3.00	2.83	3.00
SYSTEMS	HVAC	2.00	2.56	2.82
	Plumbing	2.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	2.50	2.48	2.61
	Electrical Systems	2.00	1.93	2.08
	Electrical Safety & Security	3.00	2.21	2.31
	Interior Lighting	2.33	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.37	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Hosea Elementary



BUILDING SCORE

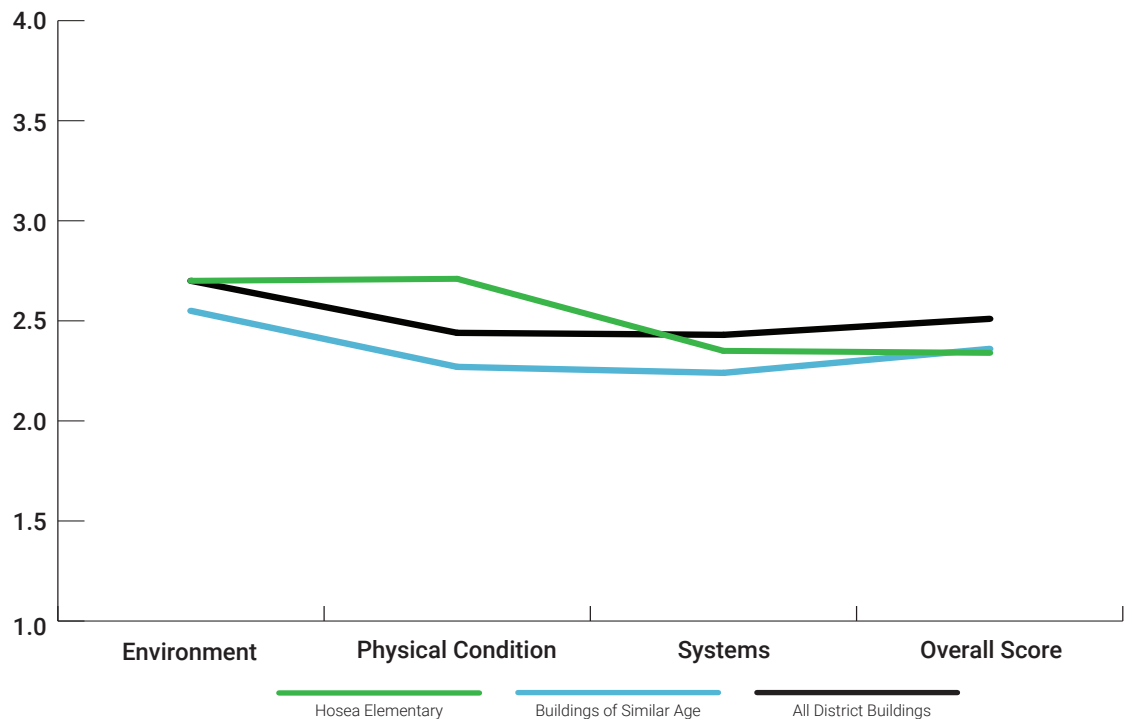
2.34

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Hosea Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.70	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.71	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.35	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.34	2.36	2.51



Hosea Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
516	472	519	405	410

CONSTRUCTION

BUILDING SQUARE FOOTAGE **42,341 SF**

1952 Original	31,186 SF
1961 Addition	6,100 SF
2001 Addition	5,055 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type **82 SF / 82 SF / 157 SF**

STRENGTH + CHALLENGES

STRENGTHS

- Generous, level site
- Natural light in classrooms
- Exterior windows are newer and reasonably energy efficient

CHALLENGES

- Condition of paving, envelope and electrical systems
- Mobile classrooms have replaced outdoor play space
- Site organization, parking and entry location
- Interior finish conditions and general appearance
- Accessibility of roof

DESCRIPTION

An unremarkable building with a basic double-loaded corridor design, it does not have a mantrap at the entry and the expansive plan does not serve good design practices for safety and security. With two additions, it has a workable, but piecemeal plan missing cohesion. Placement of four mobile classroom units have taken away much outdoor play space and indicate enrollment far exceeding the capacity of the building. The site is very level – good for efficient site usage, but not for effective rainwater drainage. Overflow parking, maintenance and dock delivery drive on the west side is constructed of gravel. The interiors have little character. The electrical systems are outmoded and should be considered for significant replacements.

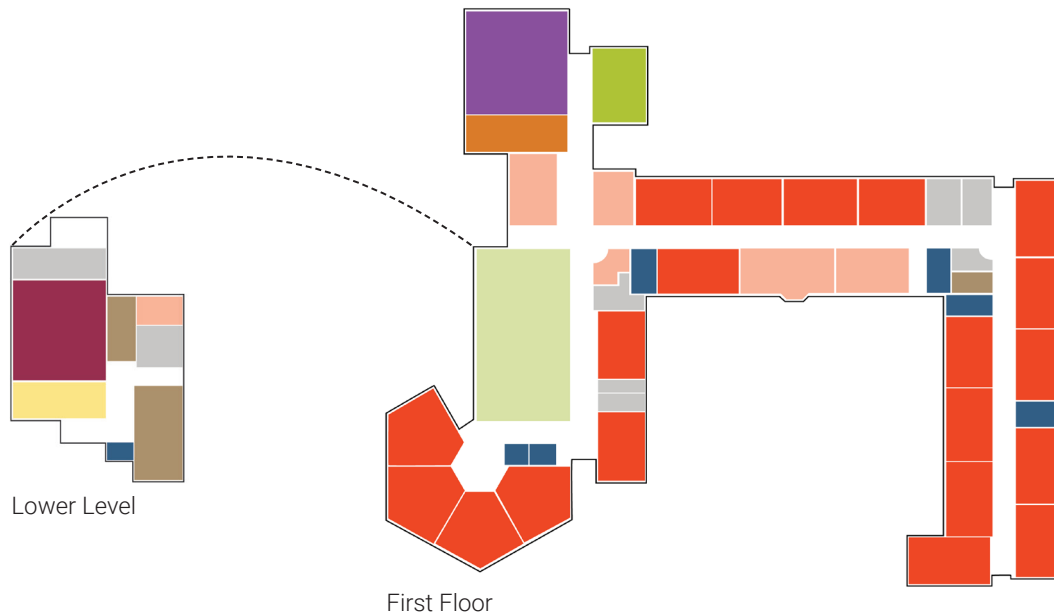
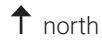
HOSEA ELEMENTARY SCORES

building score
can range from
1.00 - 4.00

		Hosea Elementary	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	1.81	1.95
	Fields	4.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	2.00	1.84	2.08
	Roofing	2.00	2.48	2.55
	Interior	2.00	2.51	2.65
	Furniture	4.00	2.92	3.09
	Specialty	3.00	2.62	2.86
ENVIRONMENT	Acoustics	4.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	1.50	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	3.00	2.83	3.00
SYSTEMS	HVAC	3.00	2.56	2.82
	Plumbing	3.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	2.13	2.48	2.61
	Electrical Systems	2.00	1.93	2.08
	Electrical Safety & Security	3.00	2.21	2.31
	Interior Lighting	3.67	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.34	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale



Hyde Elementary



BUILDING SCORE

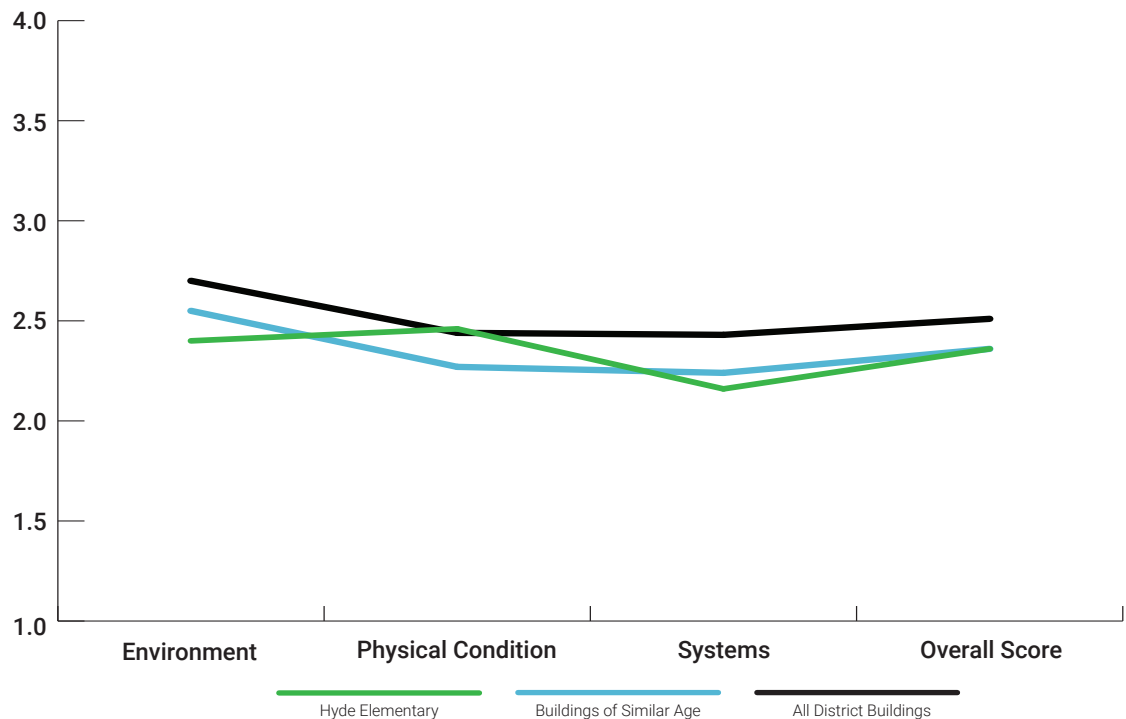
2.36

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Hyde Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.40	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.46	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.16	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.36	2.36	2.51



Hyde Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
477	420	395	336	340

CONSTRUCTION

BUILDING SQUARE FOOTAGE 39,224 SF

1952 Original	22,571 SF
1961 Addition	13,300 SF
2001 Addition	3,353 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type **82 SF / 99 SF / 157 SF**

STRENGTH + CHALLENGES

STRENGTHS

- Integrity and strength of the building
- Durability of interior finishes
- Exterior windows are newer and reasonably energy efficient
- Solar array

CHALLENGES

- Limited site size with steep slopes, poor accessibility
- Organization, wayfinding and access to the building
- Condition of electrical systems and lighting
- Slate roof deterioration
- Design that accommodates safety and security
- Parking and pickup/drop-off space
- Green playfields

DESCRIPTION

This is one of three buildings originally constructed in the early 1930's that were built from the same plan, with minor variations between them. Each of them have developed different personalities due to their unique sites and different additions that have been made over the years. This site is extremely small and is dominated by steeply graded and terraced land. The main entry is approximately 30 feet above a narrow residential street. A small parking lot provides somewhat accessible entry through the back of the building. The building is old and stout, with terrazzo floors and stairs, and original wood doors, contrasted by nondescript building additions. The slate roof is failing and most building systems, particularly electrical, are outdated and should be gutted completely if keeping the building is considered. The plan of the building being from an era before safety and security were concerns, it lacks a "man trap" and other design features expected in contemporary schools.

HYDE ELEMENTARY SCORES

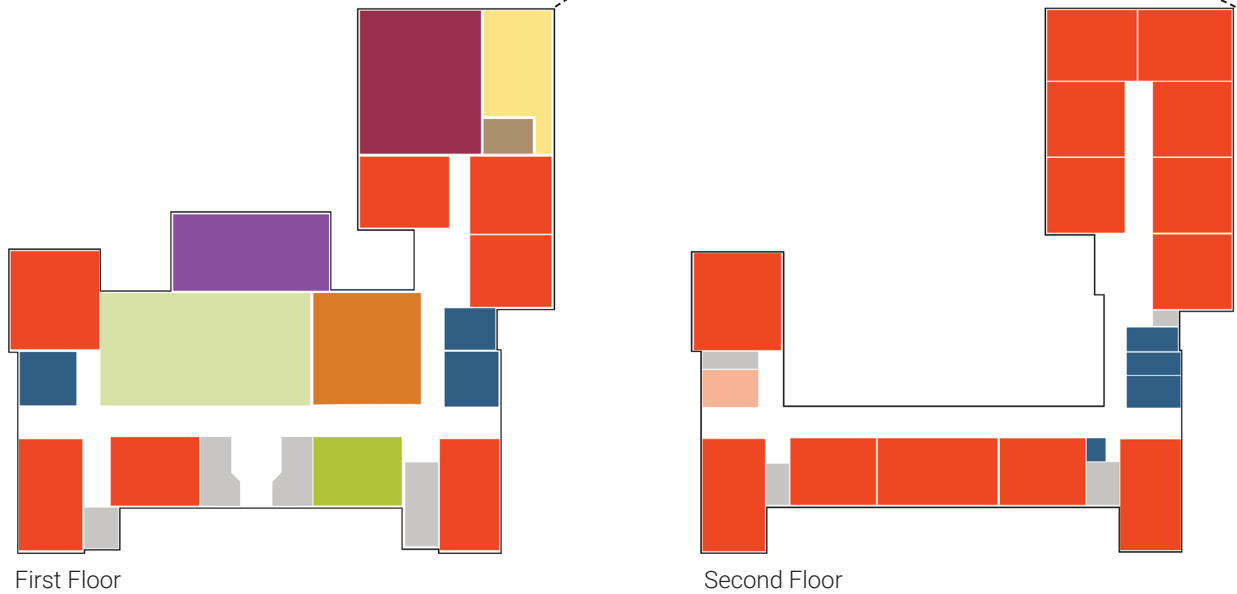
building score
can range from
1.00 - 4.00

		Hyde Elementary	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	1.00	1.81	1.95
	Fields	2.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	3.00	1.84	2.08
	Roofing	2.20	2.48	2.55
	Interior	3.00	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	3.00	2.62	2.86
ENVIRONMENT	Acoustics	3.00	3.00	3.09
	Daylight & Views	4.00	2.61	3.48
	Safety & Security	2.00	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	2.00	2.83	3.00
SYSTEMS	HVAC	2.00	2.56	2.82
	Plumbing	3.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	2.56	2.48	2.61
	Electrical Systems	2.00	1.93	2.08
	Electrical Safety & Security	2.50	2.21	2.31
	Interior Lighting	2.25	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.36	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Lafayette High School



BUILDING SCORE

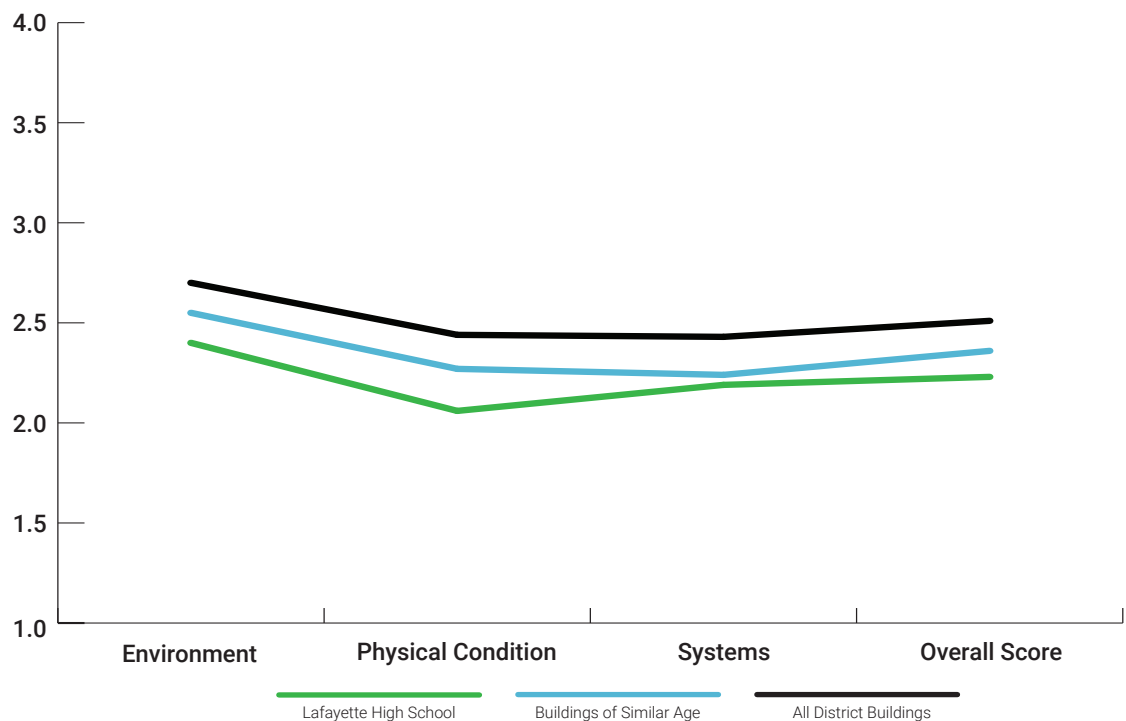
2.23

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Lafayette High School	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.40	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.06	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.19	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.23	2.36	2.51



Lafayette High School

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
1,611	1,380	775	756	684

CONSTRUCTION

BUILDING SQUARE FOOTAGE

156,641 SF

1916 Original	80,548 SF
1938 Addition	9,830 SF
1960 Addition	13,260 SF
1968 Addition	28,040 SF
1990 Addition	14,283 SF
2002 Addition	10,680 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type

144 SF / **202 SF** / 202 SF

STRENGTH + CHALLENGES

STRENGTHS

- Integrity of the building structure
- Exterior windows are newer and reasonably energy efficient
- Solar array

CHALLENGES

- Condition of HVAC and electrical systems
- Deterioration of exterior brick
- Accessibility
- Organization of interior spaces
- Design that accommodates safety and security
- Parking and pickup/dropoff space

DESCRIPTION

The original building is over 100 years old and the complex now includes five additions, making its plan organization inefficient. Its site has been completely developed and includes some steeply terraced areas, isolated access points, and deteriorating paving and improvements. Parking availability is limited. The masonry exterior needs repair in many places, but the building is old and grand and stout as a rock. The majority of interior materials are worn, the bleachers in need of replacement. Most building systems are outdated and should be gutted and replaced. There is no air conditioning. After a brief time spent inside, school spirit is obvious and the halls bleed green, but this should not cloud the reality that there are many capital needs for this facility.

LAFAYETTE HIGH SCHOOL SCORES

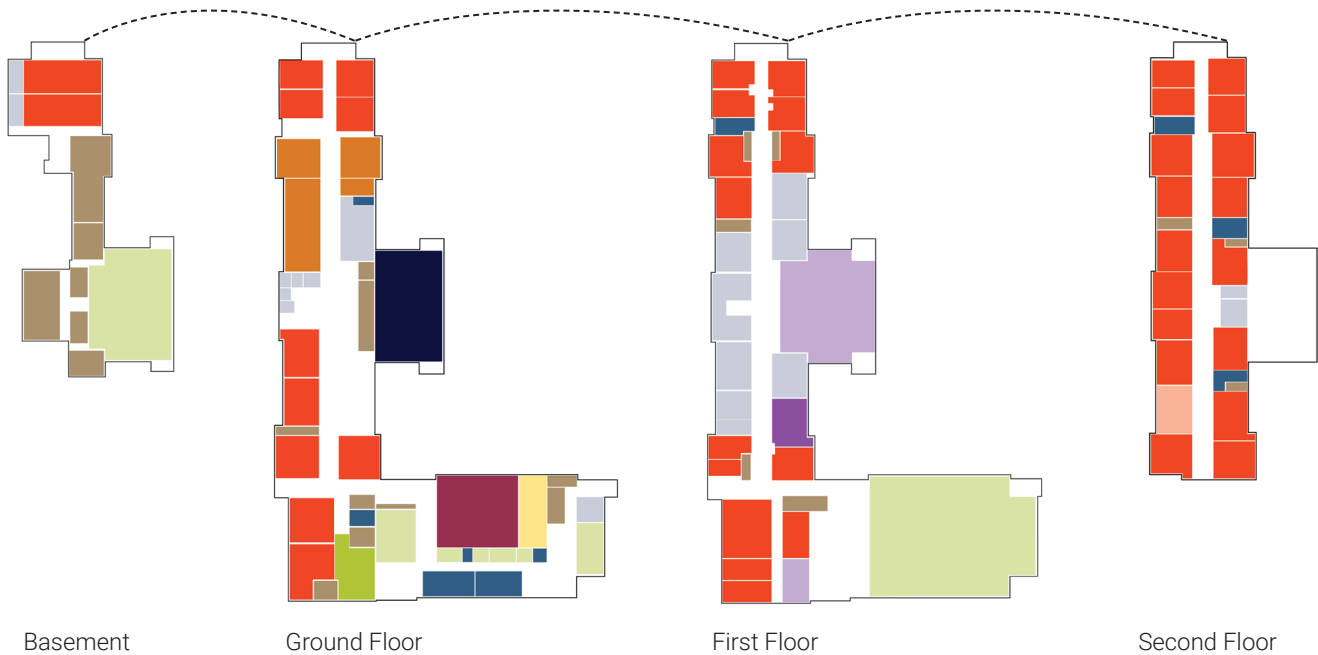
building score
can range from
1.00 - 4.00

		Lafayette High School	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	1.81	1.95
	Fields	2.00	2.47	2.48
	Bleachers	1.00	1.50	1.83
	Envelope	2.00	1.84	2.08
	Roofing	2.50	2.48	2.55
	Interior	2.00	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	2.00	2.62	2.86
ENVIRONMENT	Acoustics	2.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	2.00	1.93	2.28
	Way finding	2.00	1.39	1.63
	Thermal Comfort	2.00	2.83	3.00
SYSTEMS	HVAC	2.00	2.56	2.82
	Plumbing	4.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	2.00	2.48	2.61
	Electrical Systems	2.00	1.93	2.08
	Electrical Safety & Security	2.00	2.21	2.31
	Interior Lighting	2.50	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.23	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Lafayette Field House



BUILDING SCORE

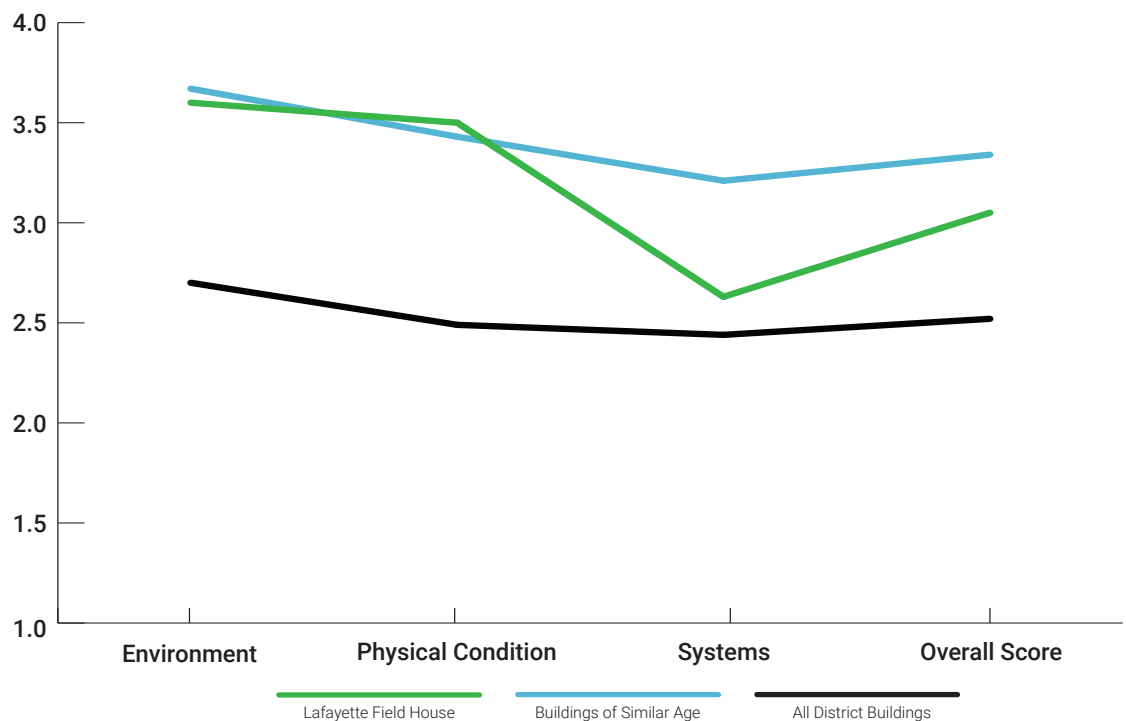
3.05

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Lafayette Field House	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	3.60	3.67	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	3.50	3.40	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.63	3.21	2.43
OVERALL SCORE Average of all date points gathered	3.05	3.34	2.51



Lafayette Field House

CONSTRUCTION	BUILDING SQUARE FOOTAGE		6,180 SF
	2014 Original	6,180 SF	

STRENGTH +
CHALLENGES

STRENGTHS

- Integrity of the field house structure

CHALLENGES

- Condition of pavement and minor support buildings
- Condition of bleachers
- Inadequate parking area and condition of paving

DESCRIPTION

The field house is an efficient response to a sloping site – maybe too efficient. It includes a modest amount of space, so the roof of its west side lower level is even with the adjacent ground. As a result, the building is fenced to prevent people from walking on the roof and damaging it. One-story areas of the building's masonry require cleaning, and the two-story press box shows evidence of failing details that should be repaired to ensure the longevity of the building. Elsewhere on the athletic complex, the bleachers are not up to current design standards and a ticket booth and storage shed are built of simple wood construction that is not enduring well over time. Parking availability is limited and the paving is deteriorated. The site has steeply sloped areas on the perimeter that are difficult to maintain, and a steep parking entry.

LAFAYETTE FIELD HOUSE

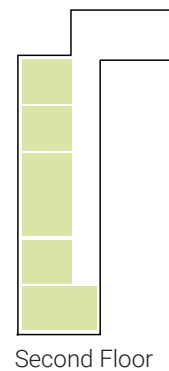
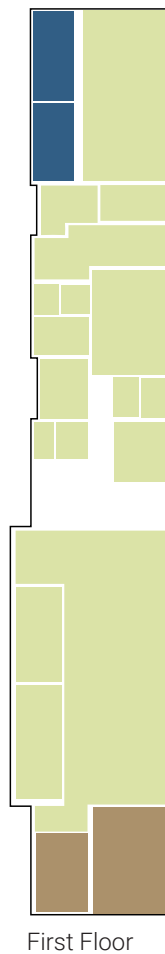
building score
can range from
1.00 - 4.00

		Lafayette Field House	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	3.00	2.60	1.95
	Fields	N/A	3.33	2.48
	Bleachers	N/A	3.00	1.83
	Envelope	2.00	3.00	2.08
	Roofing	4.00	3.80	2.55
	Interior	4.00	3.71	2.65
	Furniture	4.00	4.00	3.09
	Specialty	4.00	3.75	2.86
ENVIRONMENT	Acoustics	4.00	3.50	3.09
	Daylight & Views	4.00	4.00	3.48
	Safety & Security	2.00	3.67	2.28
	Way finding	4.00	4.00	1.63
	Thermal Comfort	4.00	3.20	3.00
SYSTEMS	HVAC	4.00	3.60	2.82
	Plumbing	4.00	3.60	3.27
	Electrical	2.00	2.80	2.05
	Electrical Power	2.00	3.60	2.61
	Electrical Systems	2.00	3.00	2.08
	Electrical Safety & Security	1.00	2.57	2.31
	Interior Lighting	3.00	3.00	2.64
	Exterior Lighting	3.00	3.50	1.64
GRAND TOTAL		3.05	3.34	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Lindbergh Elementary



BUILDING SCORE

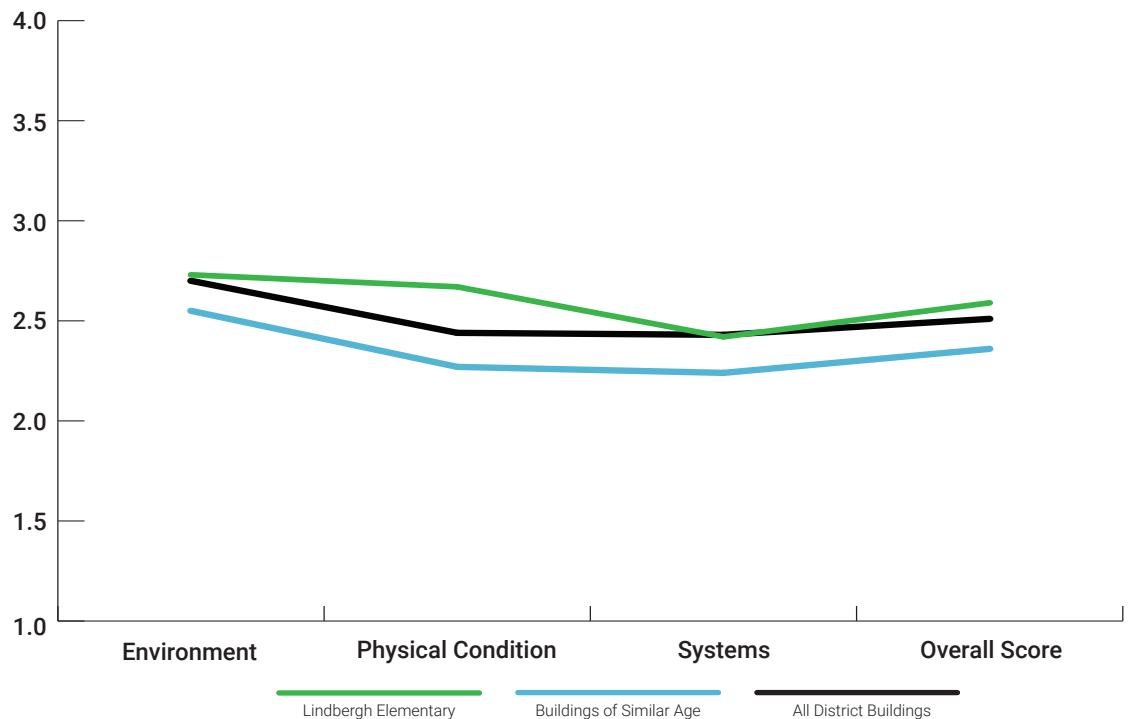
2.55

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Lindbergh Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.73	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.67	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.42	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.59	2.36	2.51



Lindbergh Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
553	492	530	539	545

CONSTRUCTION

BUILDING SQUARE FOOTAGE **58,021 SF**

1931 Original	30,596 SF
1966 Addition	10,125 SF
2002 Addition	17,300 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type **82 SF / 109 SF / 157 SF**

STRENGTH + CHALLENGES

STRENGTHS

- Exterior appeal and community presence
- Integrity and strength of the building
- Exterior windows are newer and reasonably energy efficient
- Flat roof conditions
- Solar array

CHALLENGES

- Electrical systems are outdated
- Accessibility
- Design that accommodates safety and security

DESCRIPTION

A stately building with classic, symmetric design and a central cupola, its property is completely developed. Level grading throughout most of the site has some moderately steep, but short and manageable transitions. Parking is limited and there is no off-street bus and car pickup/dropoff. The building envelope is in good shape overall, the newer addition in better shape. The interior, though well-maintained, can't hide the fact that most spaces are very worn and most finishes are original to the 1931 construction. Classrooms in the original building have generous daylighting and high ceilings. Most building systems, particularly electrical, are outdated and should be gutted completely if keeping the building is considered. The plan of the building being from an era before safety and security were concerns, it lacks a "man trap" and other design features expected in contemporary schools.

LINDBERGH ELEMENTARY SCORES

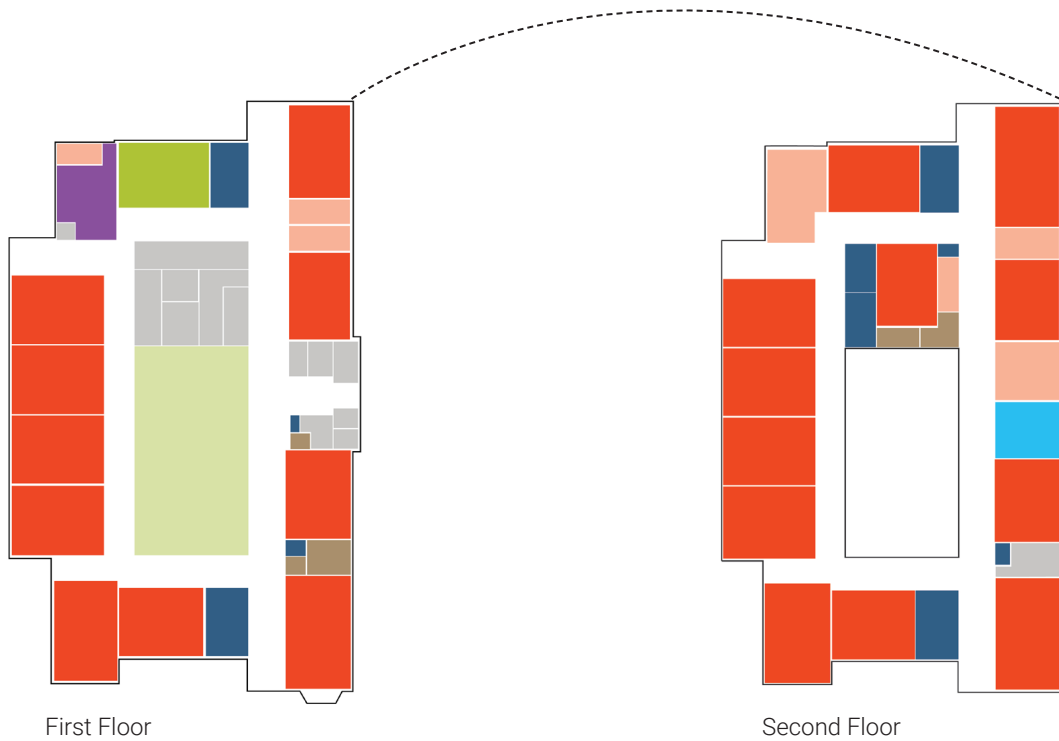
building score
can range from
1.00 - 4.00

		Lindbergh Elementary	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	3.00	1.81	1.95
	Fields	3.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	2.00	1.84	2.08
	Roofing	3.33	2.48	2.55
	Interior	2.00	2.64	2.65
	Furniture	3.00	2.92	3.09
	Specialty	4.00	2.62	2.86
ENVIRONMENT	Acoustics	2.67	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	3.00	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	3.00	2.83	3.00
SYSTEMS	HVAC	3.00	2.56	2.82
	Plumbing	3.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	3.33	2.48	2.61
	Electrical Systems	2.00	1.93	2.08
	Electrical Safety & Security	3.00	2.21	2.31
	Interior Lighting	2.00	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.59	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Mark Twain Elementary



BUILDING SCORE

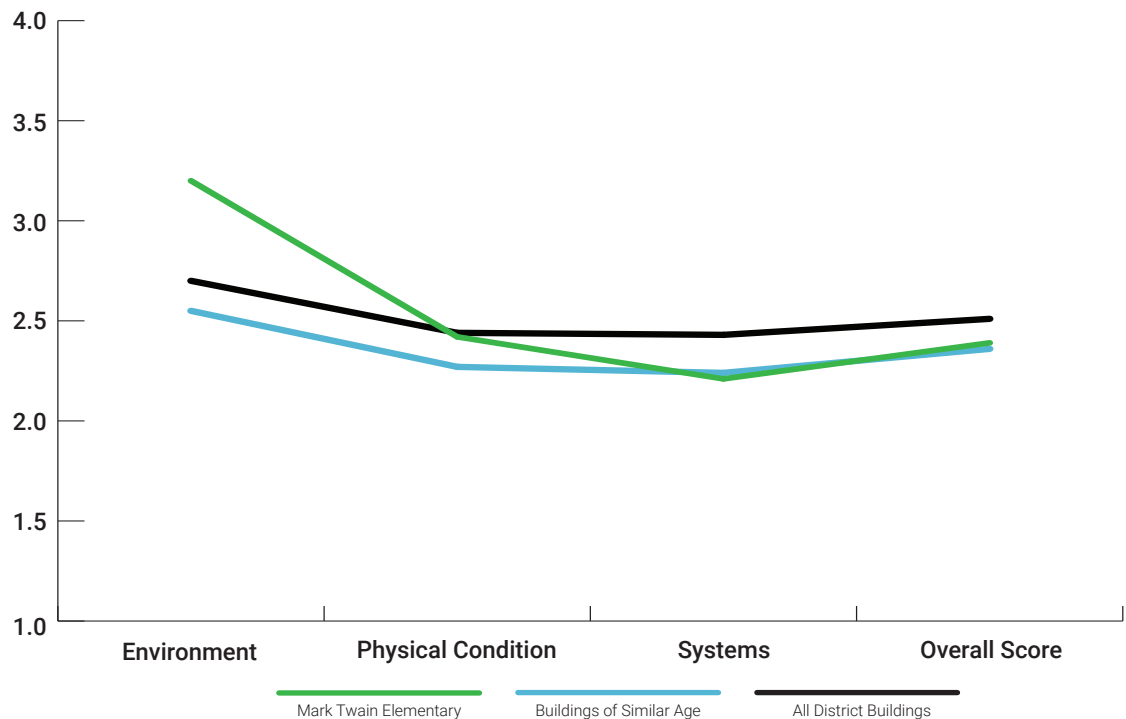
2.37

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Mark Twain Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	3.20	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.42	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.21	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.39	2.36	2.51



Mark Twain Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
453	324	341	306	292

CONSTRUCTION

BUILDING SQUARE FOOTAGE		36,107 SF
1954 Original	30,596 SF	
2001 Addition	4,285 SF	

SQUARE FEET PER STUDENT

Low for this building type	/	THIS BUILDING	/	High for this building type	82 SF / 106 SF / 157 SF
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STRENGTH + CHALLENGES

STRENGTHS

- Generous, level site
- Natural light in classrooms
- Exterior windows are newer and reasonably energy efficient

CHALLENGES

- Condition of paving and electrical systems
- Interior finish conditions and general appearance
- Inability to access roof

DESCRIPTION

A modest building design with a few distinguishing design features, it is a basic double-loaded corridor design in a U-shape. There is no roof hatch to gain access to the roof. It does not have a mantrap at the entry. Its cafeteria is very inaccessible, located in the basement, under the gym. The site is level, but flanked by steep hillsides leading to neighboring homes and Truman Middle School. Unfortunately, the play areas pool water after rains. There is a reasonable amount of on-site parking and an entry drive for vehicles. The interiors have little character. The electrical systems are outmoded and should be considered for significant replacements.

MARK TWAIN ELEMENTARY SCORES

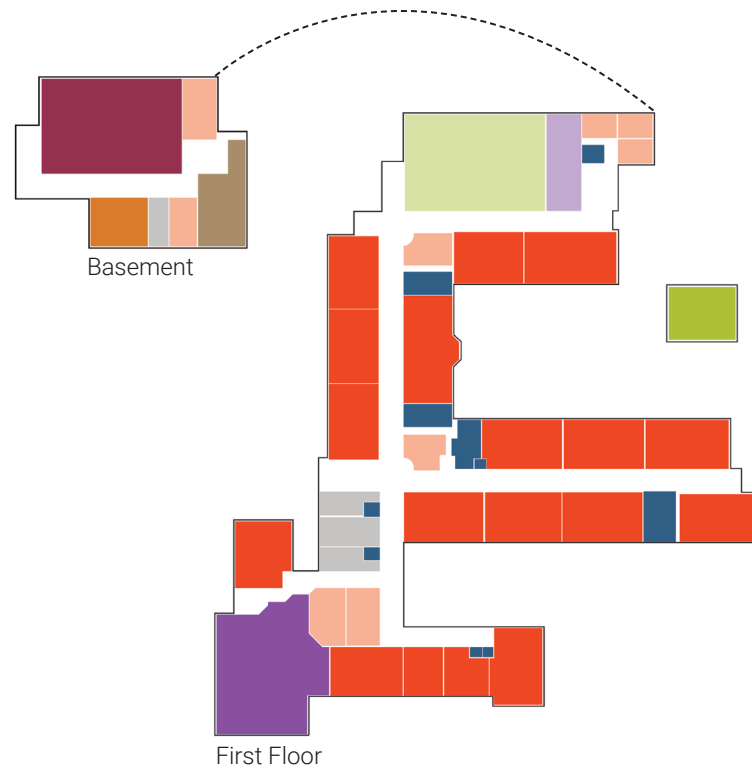
building score
can range from
1.00 - 4.00

		Mark Twain Elementary	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	1.81	1.95
	Fields	3.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	1.00	1.84	2.08
	Roofing	2.25	2.48	2.55
	Interior	2.67	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	3.00	2.62	2.86
ENVIRONMENT	Acoustics	4.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	2.00	1.93	2.28
	Way finding	2.00	1.39	1.63
	Thermal Comfort	4.00	2.83	3.00
SYSTEMS	HVAC	4.00	2.56	2.82
	Plumbing	3.00	3.17	3.27
	Electrical	1.50	1.93	2.05
	Electrical Power	3.33	2.48	2.61
	Electrical Systems	1.50	1.93	2.08
	Electrical Safety & Security	1.00	2.21	2.31
	Interior Lighting	2.33	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.39	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Oak Grove Elementary



BUILDING SCORE

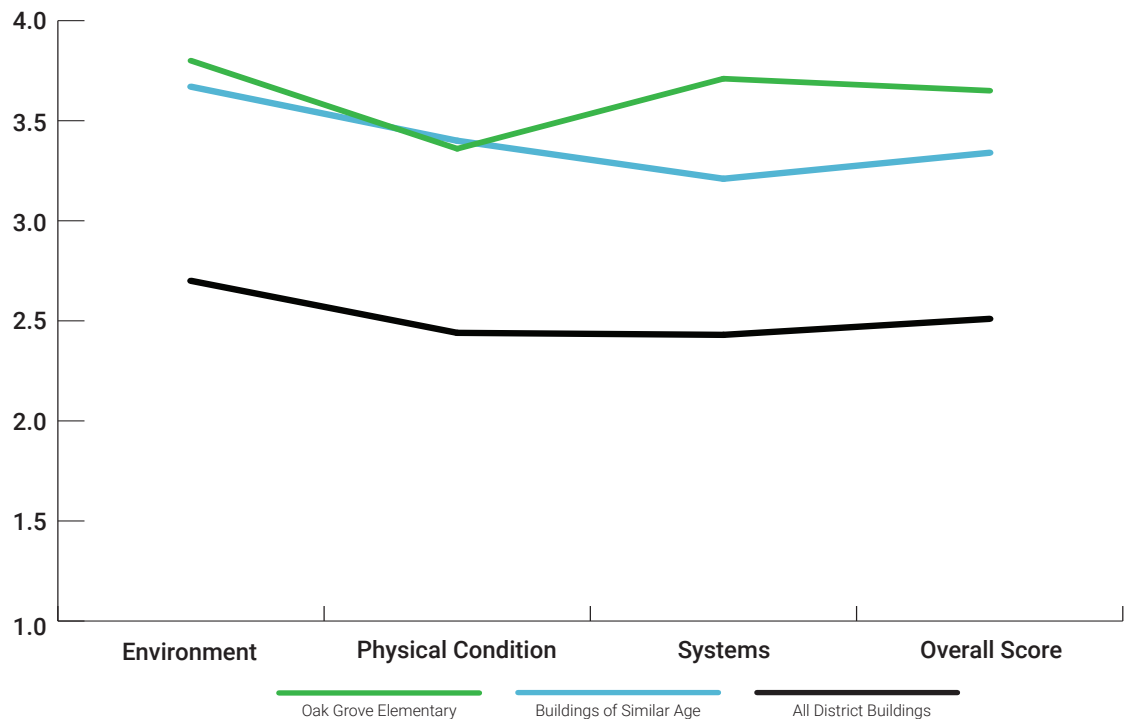
3.65

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Oak Grove Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	3.80	3.67	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	3.36	3.40	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	3.71	3.21	2.43
OVERALL SCORE Average of all date points gathered	3.65	3.34	2.51



Oak Grove Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
790	732	516	485	489

CONSTRUCTION

BUILDING SQUARE FOOTAGE		80,969 SF
2014 Original	80,969 SF	

SQUARE FEET PER STUDENT

Low for this building type	/	THIS BUILDING	/	High for this building type	82 SF / 157 SF / 157 SF
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STRENGTH + CHALLENGES

STRENGTHS

- Current construction systems, technology
- Energy efficiency
- Furniture and finishes new and in good condition

CHALLENGES

- Multiple leaks throughout building at high clerestory windows
- Water seepage across parking lot

DESCRIPTION

The site is similar to Robidoux's - a visitor must drive up a sloped hillside and park in a moderately-sloped parking lot, and a generous play area is located behind the school at a higher terraced portion of the site. The site continues to slope upward towards the back of the property. Oak Grove is one of the District's two newest schools, so its physical condition is one of the best in the District, though it is facing challenges due to leaks. The building design embraces current educational needs for flexible learning environments, and has a large preschool unit. The building's design includes sloped metal roofs that help create open, light-filled spaces inside.

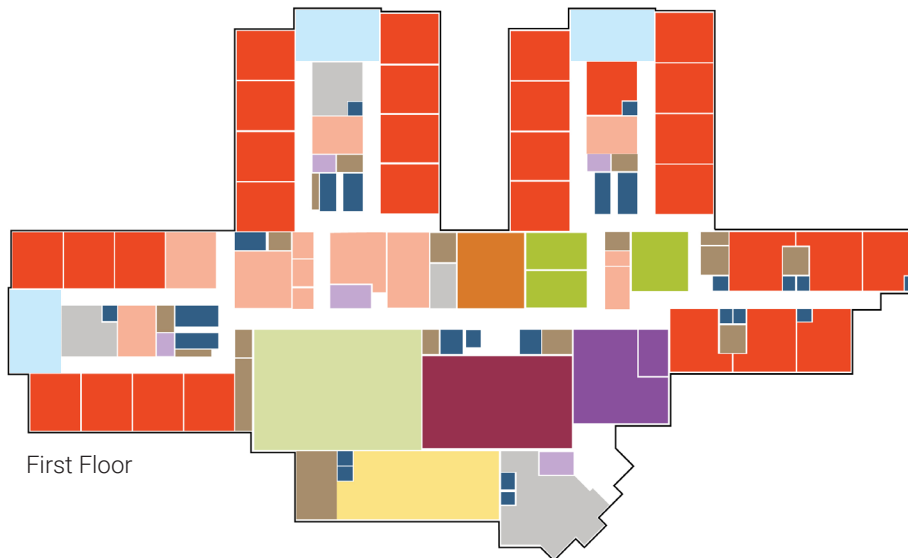
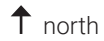
OAK GROVE ELEMENTARY SCORES

building score
can range from
1.00 - 4.00

		Oak Grove Elementary	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	3.00	2.60	1.95
	Fields	4.00	3.33	2.48
	Bleachers	N/A	3.00	1.83
	Envelope	2.00	3.00	2.08
	Roofing	3.00	3.80	2.55
	Interior	3.50	3.71	2.65
	Furniture	4.00	4.00	3.09
	Specialty	4.00	3.375	2.86
ENVIRONMENT	Acoustics	4.00	3.50	3.09
	Daylight & Views	4.00	4.00	3.48
	Safety & Security	4.00	3.67	2.28
	Way finding	4.00	4.00	1.63
	Thermal Comfort	3.00	3.20	3.00
SYSTEMS	HVAC	4.00	3.60	2.82
	Plumbing	4.00	3.60	3.27
	Electrical	2.00	2.80	2.05
	Electrical Power	4.00	3.60	2.61
	Electrical Systems	4.00	3.00	2.08
	Electrical Safety & Security	4.00	2.57	2.31
	Interior Lighting	3.67	3.00	2.64
	Exterior Lighting	4.00	3.50	1.64
GRAND TOTAL		3.65	3.34	2.51

2018-19 SPACE UTILIZATION

not to scale



First Floor



Parkway Elementary



BUILDING SCORE

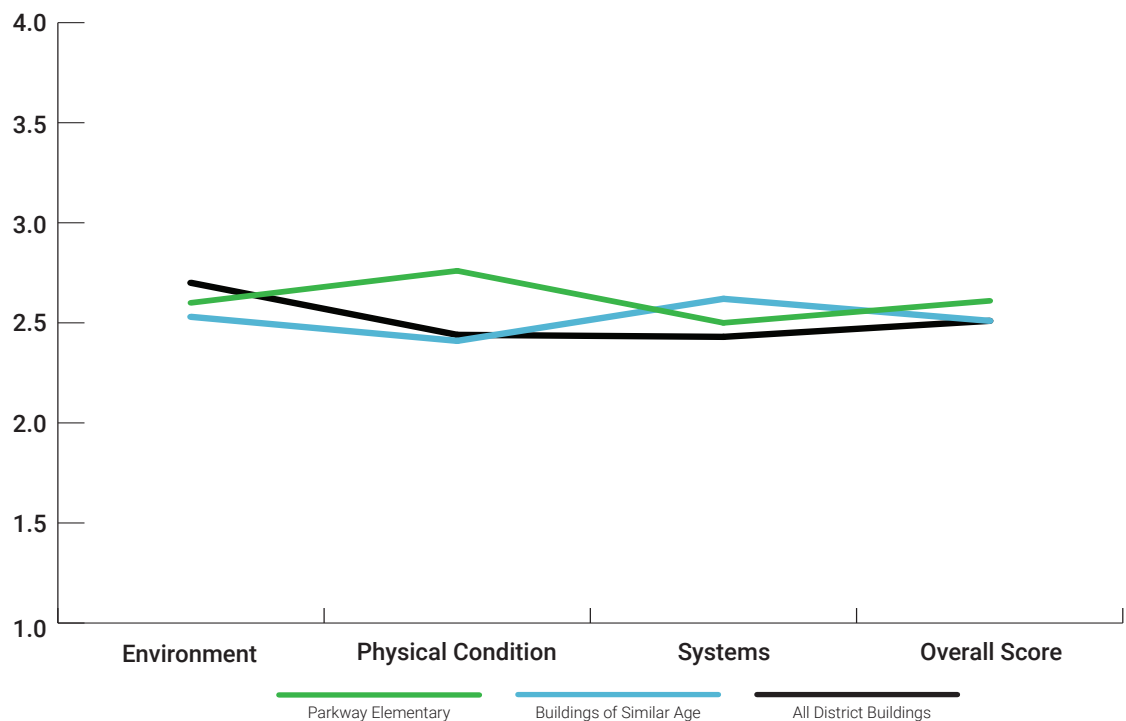
2.61

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Parkway Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.60	2.53	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.76	2.41	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.50	2.62	2.43
OVERALL SCORE Average of all date points gathered	2.58	2.51	2.51



Parkway Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
507	444	399	415	421

CONSTRUCTION

BUILDING SQUARE FOOTAGE **43,118 SF**

1972 Original	80,969 SF
2002 Addition	9,993 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type **82 SF / 108 SF / 157 SF**

STRENGTH + CHALLENGES

STRENGTHS

- Integrity and strength of the building
- Exterior windows are newer and reasonably energy efficient
- Flat roof conditions
- Solar array
- Condition of plumbing, HVAC, and electrical systems
- Condition and quality of interior electrical lighting

CHALLENGES

- Exterior lighting
- Ability to find one's way and navigate the site
- Design that accommodates safety and security
- Lack of natural light and windows
- Interior finish conditions and general appearance
- Block construction makes modifications to space difficult and expensive

DESCRIPTION

A generous site with little natural slope leaves plenty of room for play fields and parking, though the number of available parking spaces is minimal and provides for staff only. The building is a one-story, dark brick 1970's-era design with few windows and few distinguishing features. The envelope shows many signs of mounting needs for maintenance and repairs, such as brick that has weathered mortar joints. The interior is functional but utilitarian, with a simple organization of spaces along a double-loaded corridor. Walls are primarily of block construction and finishes tend to be older and worn, but well-maintained. Overall, it is an uninspired architectural environment for educating children, but of durable construction that is standing the test of time. The plan of the building being from an era before safety and security were concerns, it lacks a "man trap" and other design features expected in contemporary schools.

PARKWAY ELEMENTARY SCORES

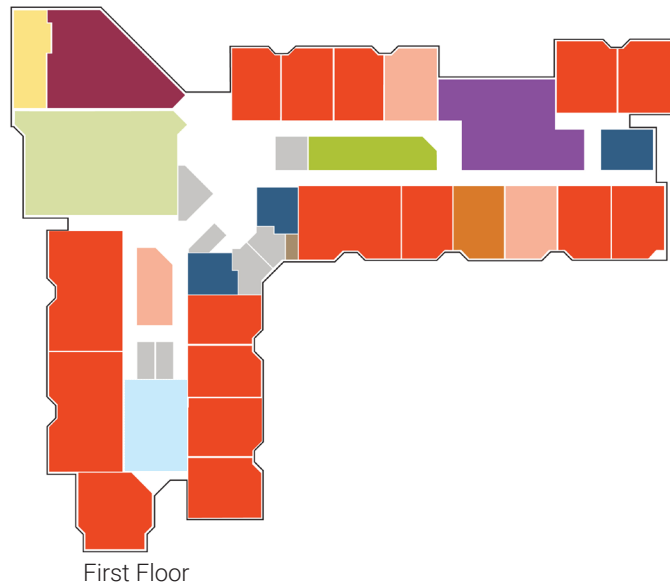
building score
can range from
1.00 - 4.00

		Parkway Elementary	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	3.00	2.25	1.95
	Fields	2.00	1.67	2.48
	Bleachers	N/A	2.00	1.83
	Envelope	3.00	2.67	2.08
	Roofing	2.33	2.36	2.55
	Interior	3.00	2.33	2.65
	Furniture	3.00	3.00	3.09
	Specialty	3.00	3.00	2.86
ENVIRONMENT	Acoustics	3.00	3.00	3.09
	Daylight & Views	3.00	2.67	3.48
	Safety & Security	2.00	2.33	2.28
	Way finding	1.00	1.00	1.63
	Thermal Comfort	4.00	3.67	3.00
SYSTEMS	HVAC	3.00	3.33	2.82
	Plumbing	3.00	3.67	3.27
	Electrical	2.00	2.00	2.05
	Electrical Power	3.50	3.40	2.61
	Electrical Systems	2.50	2.13	2.08
	Electrical Safety & Security	2.00	2.25	2.31
	Interior Lighting	3.00	3.20	2.64
	Exterior Lighting	1.00	1.00	1.64
GRAND TOTAL		2.58	2.51	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Pershing Elementary



BUILDING SCORE

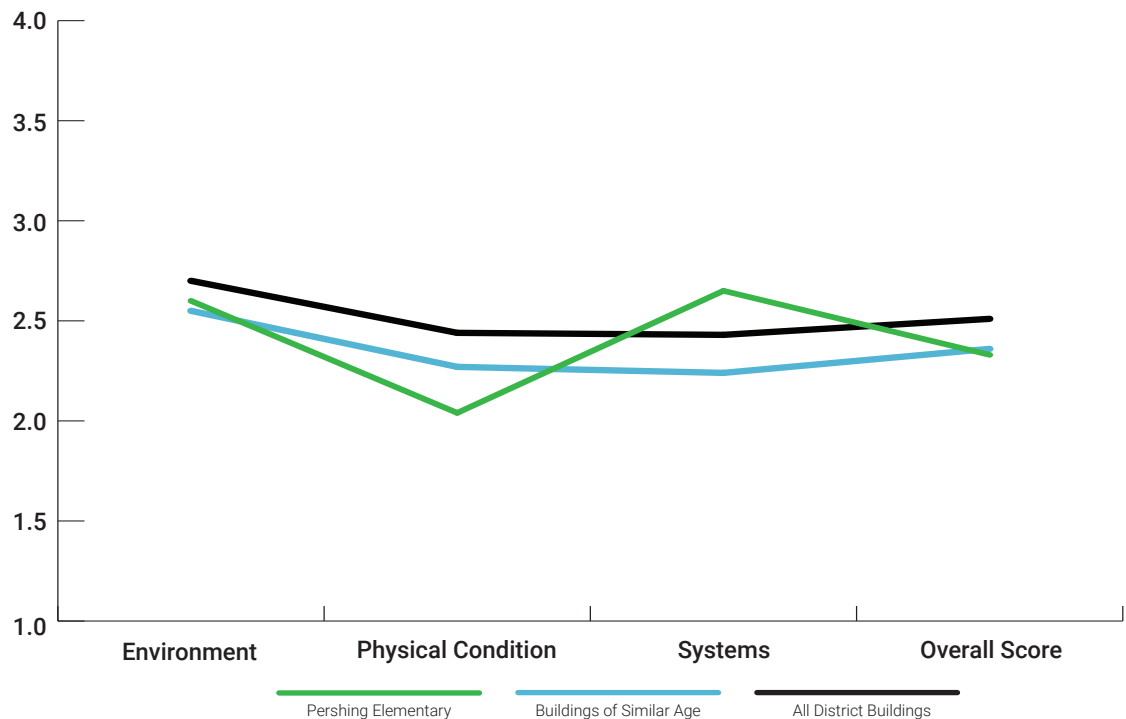
2.33

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Pershing Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.60	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.04	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.65	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.33	2.36	2.51



Pershing Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
378	280	304	254	251

CONSTRUCTION

BUILDING SQUARE FOOTAGE		35,055 SF
1925 Original	12,987 SF	
1952 Addition	5,168 SF	
1963 Addition	12,544 SF	
2002 Addition	4,356 SF	

SQUARE FEET PER STUDENT

Low for this building type	/	THIS BUILDING	/	High for this building type	82 SF / 115 SF / 157 SF
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STRENGTH + CHALLENGES

STRENGTHS

- Exterior windows are newer and reasonably energy efficient
- Natural daylight into classrooms
- Solar array

CHALLENGES

- Limited site accessibility and site condition
- Organization, wayfinding and access to the building
- Condition of electrical systems and lighting
- Design that accommodates safety and security
- Parking and pickup/drop-off space

DESCRIPTION

General Pershing may have won the Great War, but his namesake school is losing its battle against time. The exterior masonry walls are showing deterioration and most routes of travel require use of stairs, limiting modern accessibility. Other than the recent addition of air conditioning, mechanical and electrical systems are worn and outdated. Mobile classrooms and an outdoor shelter, constructed of wood, are deteriorating. The shelter attracts birds, which are creating unsanitary conditions. The school's multiple additions have created a complicated layout, constrained on a site with aggressive contours. As a result, it is difficult to deliver educational services in an organized manner, with flexibility to handle needs effectively. The plan of the building being from an era before safety and security were concerns, it lacks a "man trap" and other design features expected in contemporary schools.

PERSHING ELEMENTARY SCORES

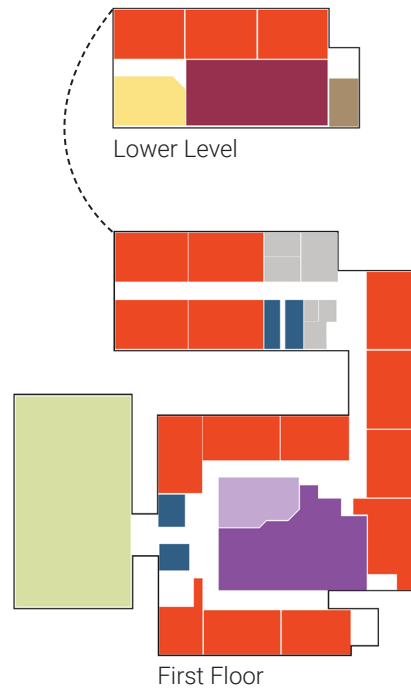
building score
can range from
1.00 - 4.00

		Pershing Elementary	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	1.00	1.81	1.95
	Fields	2.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	1.25	1.84	2.08
	Roofing	3.00	2.48	2.55
	Interior	2.00	2.51	2.65
	Furniture	2.00	2.92	3.09
	Specialty	3.00	2.62	2.86
ENVIRONMENT	Acoustics	3.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	2.00	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	3.00	2.83	3.00
SYSTEMS	HVAC	4.00	2.56	2.82
	Plumbing	4.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	3.00	2.48	2.61
	Electrical Systems	2.00	1.93	2.08
	Electrical Safety & Security	3.00	2.21	2.31
	Interior Lighting	2.20	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.33	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Pickett Elementary



BUILDING SCORE

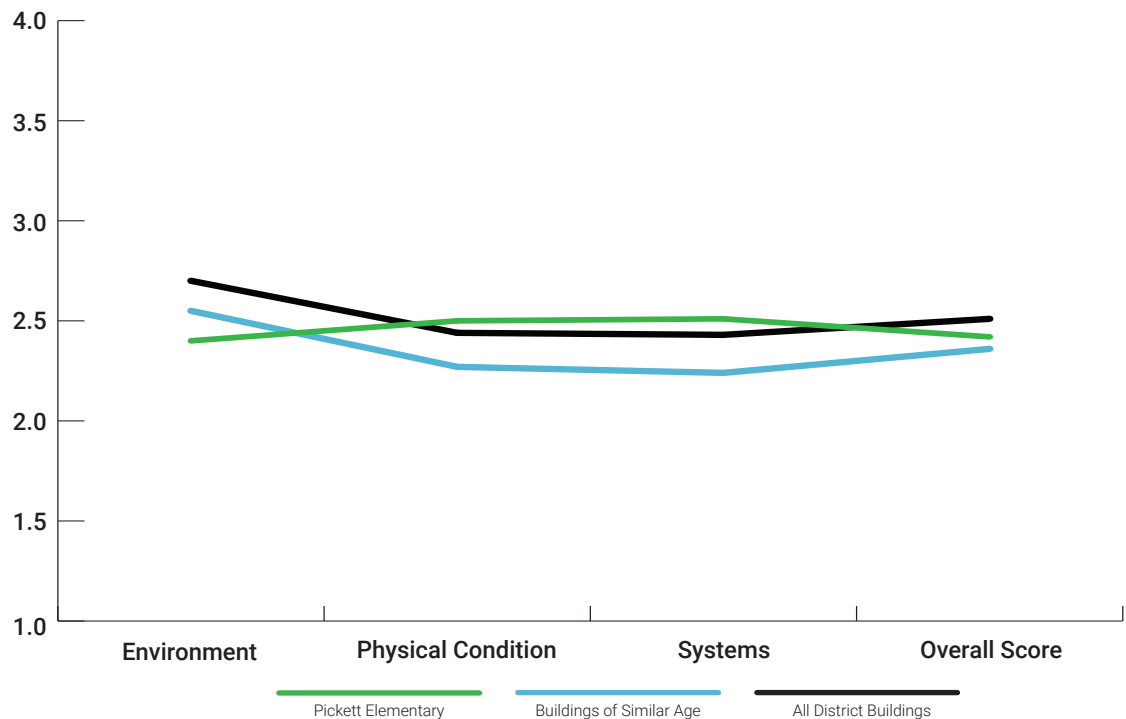
2.42

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Pickett Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.40	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.50	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.51	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.42	2.36	2.51



Pickett Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
378	280	301	233	224

CONSTRUCTION

BUILDING SQUARE FOOTAGE **34,097 SF**

1955 Original	15,341 SF
2001 Addition	10,456 SF
Addition	8,300 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type **82 SF / 113 SF / 157 SF**

STRENGTH + CHALLENGES

STRENGTHS

- Generous, level site
- Natural light in classrooms
- Exterior windows are newer and reasonably energy efficient

CHALLENGES

- Condition of paving and exterior elements
- Lack of storage space
- Electrical systems
- Interior finish conditions and general appearance
- Envelope repairs needed

DESCRIPTION

An undistinguished 1950's building design that has received two small building additions, it is a long double-loaded corridor design. The plan is deficient in providing support and administrative space, with an underwhelming entry, no security mantrap, and narrow corridors. The interiors have little character, with original, durable finishes in corridors and restrooms. The site is level, but much of the perimeter includes steep transitions leading to neighboring properties. Play areas and grass fields are adequate. There is a minimal amount of on-site parking and two pickup/dropoff drives for vehicles, with an approach drive unusually close to a residential street. It is also unconventional to have a back access drive extending off the residential street. The electrical systems include some poorly installed components and, in general, should be considered for significant replacements. The plan of the building being from an era before safety and security were concerns, it lacks a "man trap" and other design features expected in contemporary schools.

PICKETT ELEMENTARY SCORES

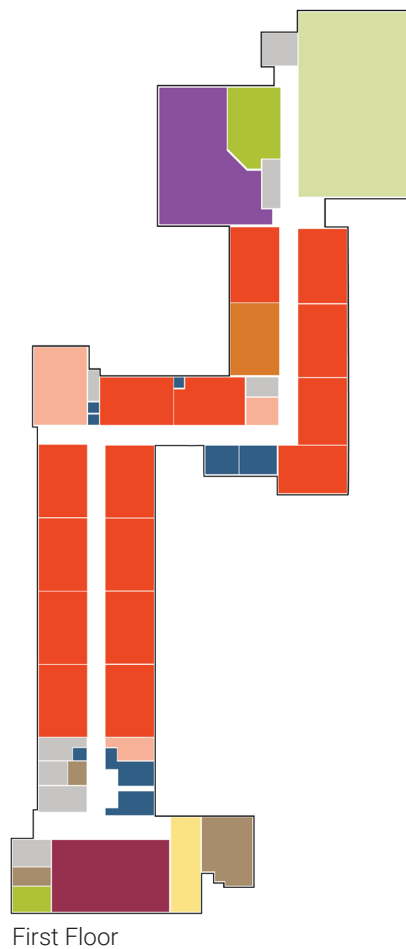
building score
can range from
1.00 - 4.00

		Pickett Elementary	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	1.81	1.95
	Fields	2.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	2.00	1.84	2.08
	Roofing	2.50	2.48	2.55
	Interior	3.00	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	3.00	2.62	2.86
ENVIRONMENT	Acoustics	2.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	1.00	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	4.00	2.83	3.00
SYSTEMS	HVAC	3.00	2.56	2.82
	Plumbing	4.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	3.50	2.48	2.61
	Electrical Systems	1.60	1.93	2.08
	Electrical Safety & Security	2.00	2.21	2.31
	Interior Lighting	3.00	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.42	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Robidoux Middle School



BUILDING SCORE

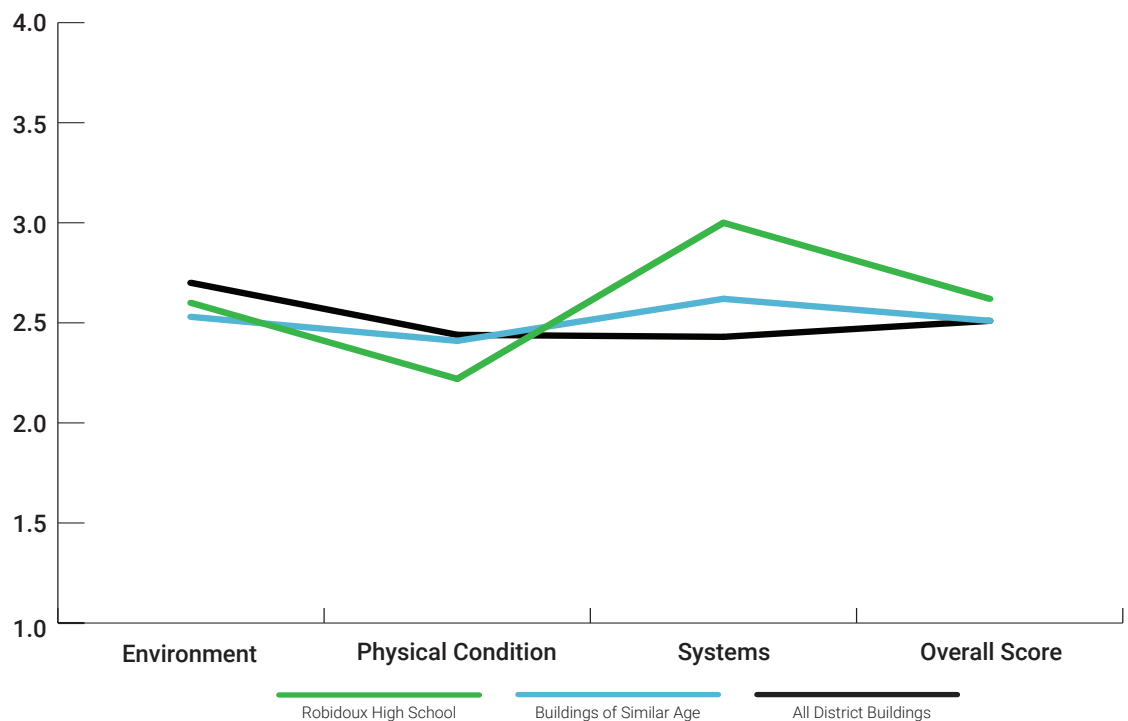
2.62

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Robidoux Middle School	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.60	2.53	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.22	2.41	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	3.00	2.62	2.43
OVERALL SCORE Average of all date points gathered	2.62	2.51	2.51



Robidoux Middle School

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
540	500	449	411	424

CONSTRUCTION

BUILDING SQUARE FOOTAGE

54,602 SF

1974 Original	52,977 SF
2001 Addition	1,625 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type

114 SF / 122 SF / 133 SF

STRENGTH + CHALLENGES

STRENGTHS

- Integrity and strength of the building
- Exterior windows are newer and reasonably energy efficient
- Flat roof conditions
- Solar array
- Condition of plumbing systems, HVAC, and electrical systems
- Condition and quality of electrical lighting

CHALLENGES

- Site slopes make additions challenging
- Electrical systems are outdated
- Ability to find one's way and navigate the site
- Design that accommodates safety and security
- Lack of natural light and windows
- Interior finish conditions and general appearance
- Block construction makes modifications to space difficult and expensive

DESCRIPTION

The site has a remarkable amount of natural slope downward from west to east, though the building itself is placed comfortably without severe transition slopes, thanks to a generous amount of land. Long flights of stairs lead to a soccer/football/practice field on a land terrace near equal to the building's roof elevation. The drive approach is steep, which creates driving challenges in winter weather. The building is a severe 1970's-era design with few windows and no distinguishing features, so it is even difficult to find the main entrance. The plan of the building being from an era before safety and security were concerns, it lacks a "man trap" and other design features expected in contemporary schools. The envelope shows many signs of mounting needs for maintenance and repairs. The interior is functional but utilitarian, with a simple organization of spaces along a double-loaded corridor. Walls are primarily of block construction and finishes tend to be older and worn, but well-maintained. Overall, it is an uninspired architectural environment for educating children, but of durable construction that is standing the test of time.

ROBIDOUX MIDDLE SCHOOL SCORES

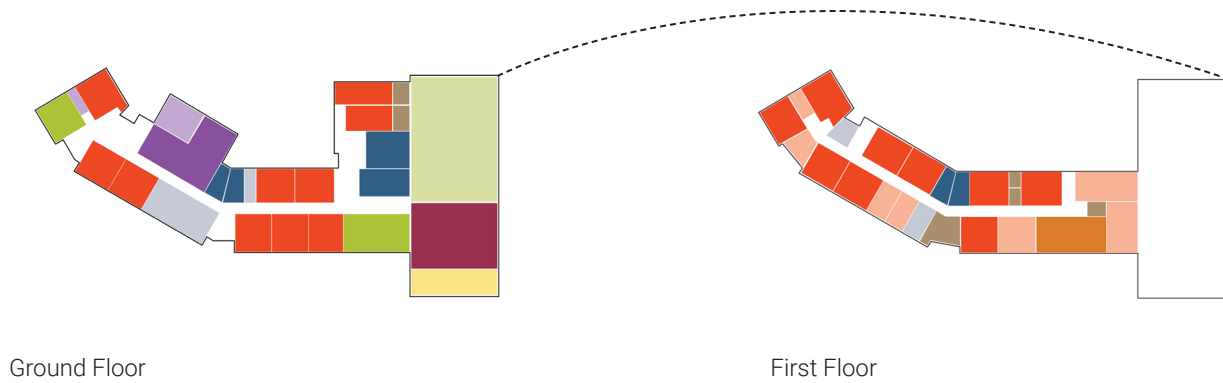
building score
can range from
1.00 - 4.00

		Robidoux Middle School	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	2.25	1.95
	Fields	2.00	1.67	2.48
	Bleachers	N/A	2.00	1.83
	Envelope	2.00	2.67	2.08
	Roofing	2.57	2.36	2.55
	Interior	2.00	2.33	2.65
	Furniture	3.00	3.00	3.09
	Specialty	2.00	3.00	2.86
ENVIRONMENT	Acoustics	2.00	3.00	3.09
	Daylight & Views	4.00	2.67	3.48
	Safety & Security	2.00	2.33	2.28
	Way finding	1.00	1.00	1.63
	Thermal Comfort	4.00	3.67	3.00
SYSTEMS	HVAC	4.00	3.33	2.82
	Plumbing	4.00	3.67	3.27
	Electrical	2.00	2.00	2.05
	Electrical Power	4.00	3.40	2.61
	Electrical Systems	2.00	2.13	2.08
	Electrical Safety & Security	3.00	2.25	2.31
	Interior Lighting	4.00	3.20	2.64
	Exterior Lighting	1.00	1.00	1.64
GRAND TOTAL		2.62	2.51	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Skaith Elementary



BUILDING SCORE

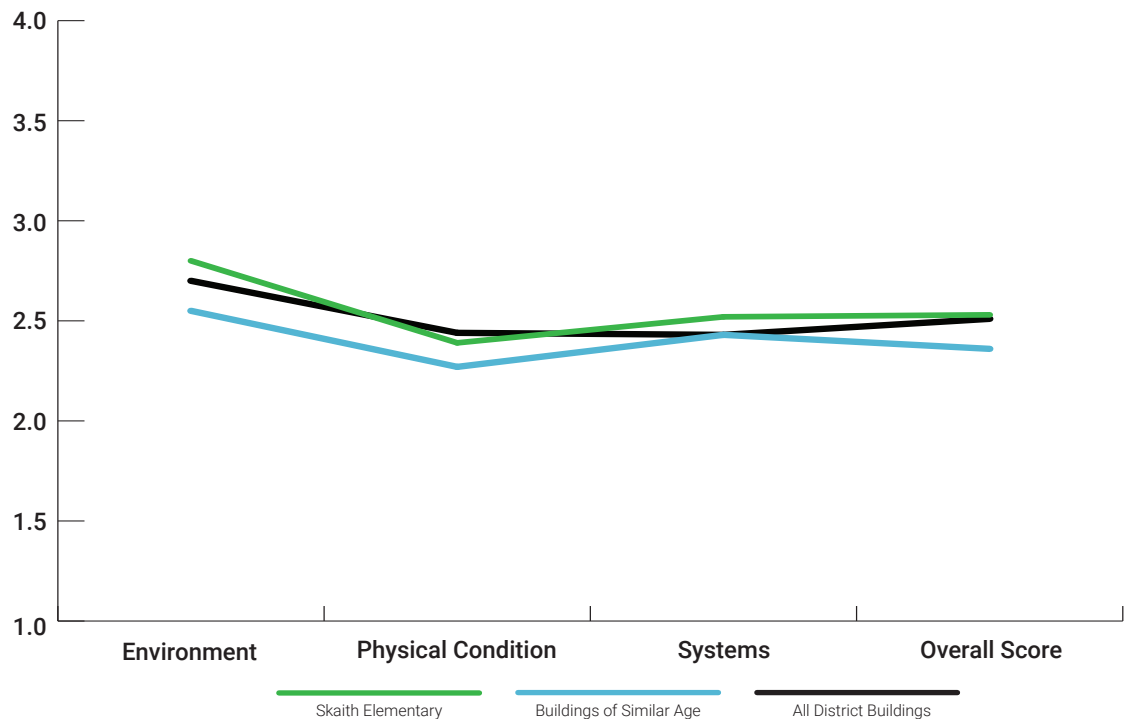
2.53

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Skaith Elementary	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.80	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.39	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.52	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.53	2.36	2.51



Skaith Elementary

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
537	468	411	358	366

CONSTRUCTION

BUILDING SQUARE FOOTAGE		41,641 SF
1965 Original	10,577 SF	
1966 Addition	17,005 SF	
1971 Addition	9,744 SF	
2002 Addition	4,315 SF	

SQUARE FEET PER STUDENT

Low for this building type	/	THIS BUILDING	/	High for this building type	82 SF / 101 SF / 157 SF
----------------------------	---	---------------	---	-----------------------------	-------------------------

STRENGTH + CHALLENGES

STRENGTHS

- Integrity and strength of the building
- Exterior windows are newer and reasonably energy efficient
- Flat roof conditions
- Solar array
- Condition of plumbing, HVAC, and electrical lighting

CHALLENGES

- Site slopes and exterior stairs are challenging in icy conditions
- Electrical systems are outdated
- Ability to identify the entry
- Design that accommodates safety and security
- Lack of natural light and windows in some portions
- Interior finish conditions and general appearance
- Block construction makes modifications to space difficult and expensive

DESCRIPTION

The school itself handles large transitions of slope downward from east to west, leaving generally level parking and play areas elsewhere on the site. Flights of stairs lead you from terrace to terrace on the exterior. The approach from Leonard Road is sloped and can create driving challenges in winter weather. The building is a severe 1970's-era design with few windows and no distinguishing features, including the main entrance. The plan of the building being from an era before safety and security were concerns, it lacks a "man trap" and other design features expected in contemporary schools. The window system along the east face, though a newer retrofit, is also severe in appearance and showing signs of thermal expansion and wear. Otherwise, the envelope is in need of some repairs, though durable overall. The interior is functional but utilitarian, with a simple organization of spaces along a double-loaded corridor. Walls are primarily of block construction and finishes tend to be older and worn, but well-maintained. Overall, it is an uninspired architectural environment for educating children, of durable construction but with many needs.

SKAITH ELEMENTARY SCORES

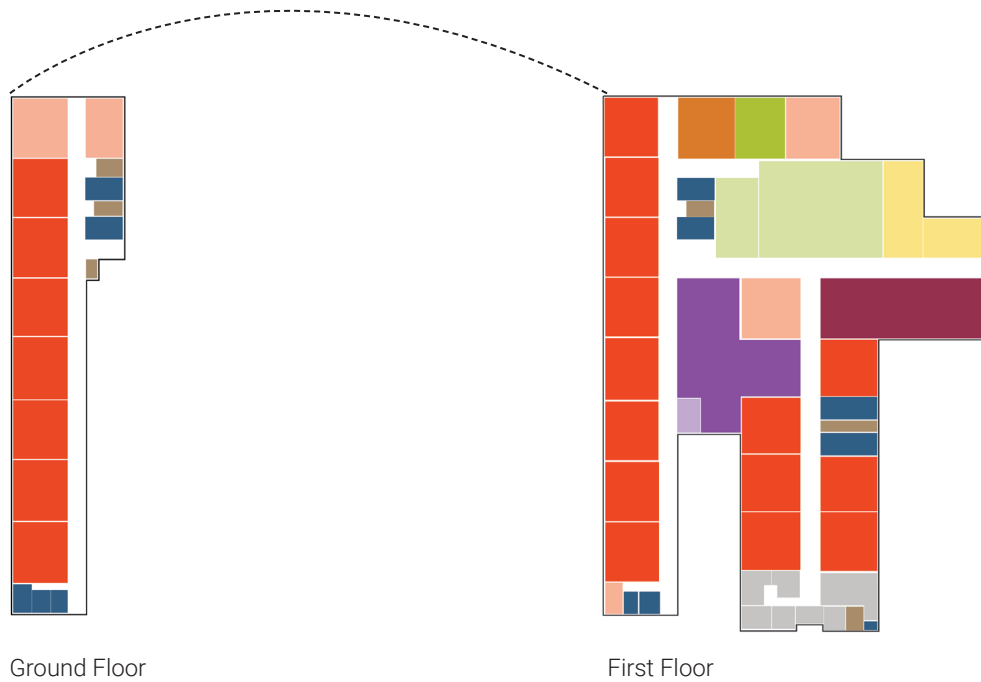
building score
can range from
1.00 - 4.00

		Skaith Elementary	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	1.81	1.95
	Fields	3.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	2.00	1.84	2.08
	Roofing	2.71	2.48	2.55
	Interior	3.00	2.51	2.65
	Furniture	2.00	2.92	3.09
	Specialty	2.00	2.62	2.86
ENVIRONMENT	Acoustics	3.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	1.00	1.93	2.28
	Way finding	2.00	1.39	1.63
	Thermal Comfort	4.00	2.83	3.00
SYSTEMS	HVAC	4.00	2.56	2.82
	Plumbing	4.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	3.33	2.48	2.61
	Electrical Systems	1.50	1.93	2.08
	Electrical Safety & Security	1.33	2.21	2.31
	Interior Lighting	3.00	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.53	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Spring Garden Middle School



BUILDING SCORE

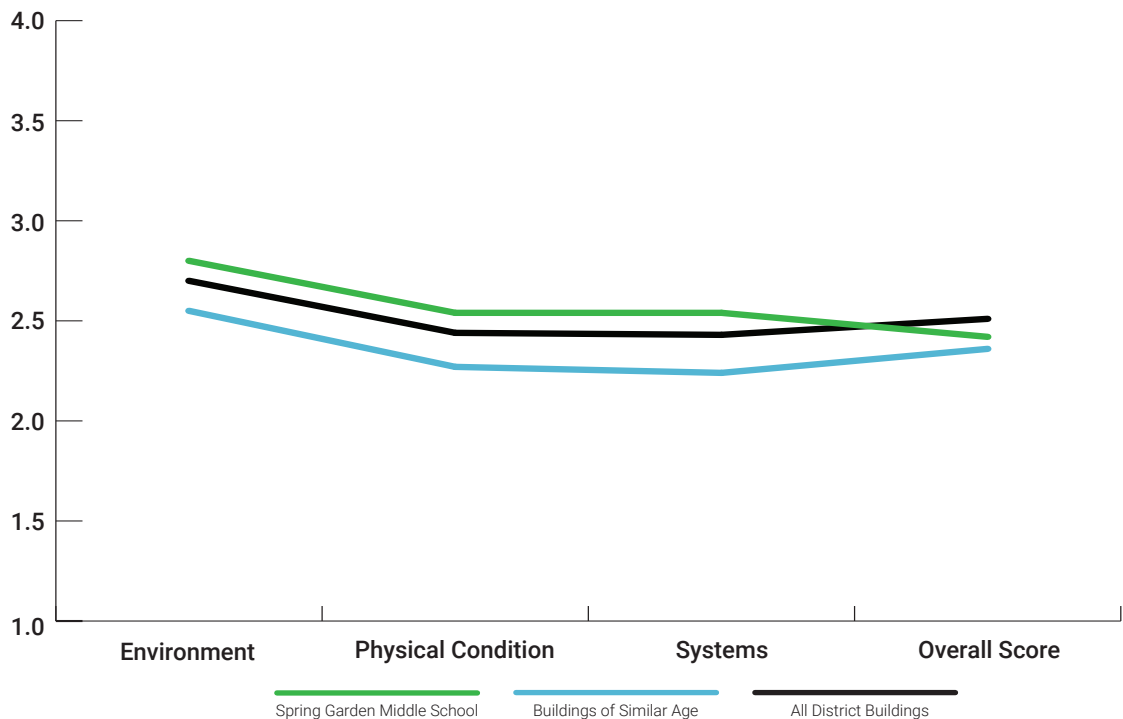
2.42

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Spring Garden Middle School	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.80	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.54	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.54	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.42	2.36	2.51



Spring Garden Middle School

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
556	496	525	453	387

CONSTRUCTION

BUILDING SQUARE FOOTAGE

59,752 SF

1967 Original	34,051 SF
1972 Addition	11,875 SF
2001 Addition	13,826 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type

114 SF / 114 SF / 133 SF

STRENGTH + CHALLENGES

STRENGTHS

- Integrity and strength of the building
- Exterior windows are newer and reasonably energy efficient
- Condition of plumbing and HVAC

CHALLENGES

- Site slopes and exterior stairs are challenging in icy conditions
- Electrical systems are outdated
- Design that accommodates safety and security
- Lack of natural light and windows in some portions
- Interior finish conditions and general appearance
- Block construction makes modifications to space difficult and expensive

DESCRIPTION

The school itself accommodates moderate transitions of slope, leaving generally level parking and play areas elsewhere on the site. Size of the site itself leaves room for expansion, though all current development is concentrated in the northeast corner of the site. Paving and general site condition shows wear and tear from deferred maintenance, and traffic management is workable but not ideal. The building is a 1970's-era design, somewhat unremarkable but with more windows and a relative pleasing appearance compared to similar buildings in the District (i.e. Robidoux, Skaith, Truman). The plan of the building being from an era before safety and security were concerns, it lacks a "man trap" and other design features expected in contemporary schools. The envelope is in need of some repairs, though durable overall. The interior is functional but utilitarian, with a simple organization of spaces along a double-loaded corridor. Walls are primarily of block construction and finishes tend to be older and worn, but well-maintained. Overall, it is an uninspired architectural environment for educating children, of durable construction but with many needs.

SPRING GARDEN MIDDLE SCHOOL SCORES

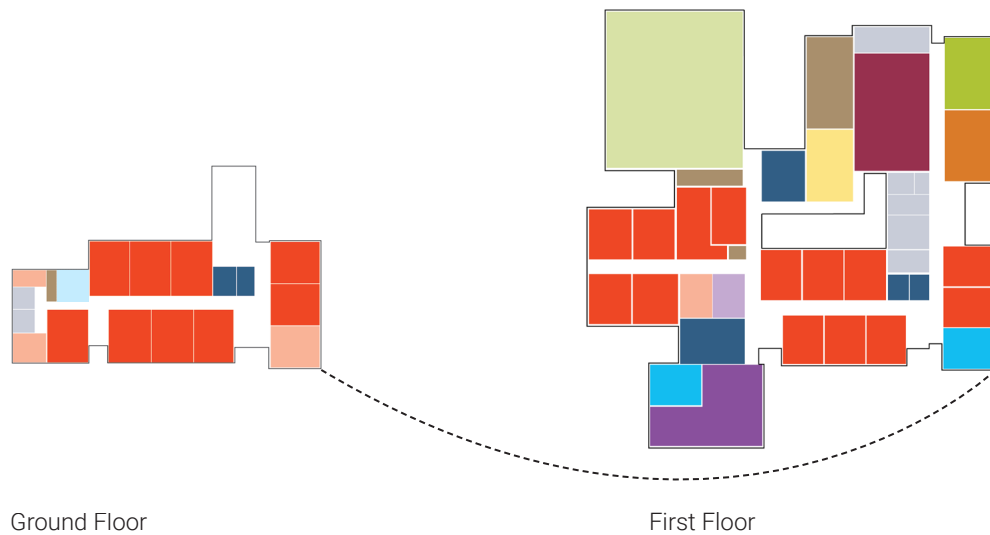
building score
can range from
1.00 - 4.00

		Spring Garden Middle School	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	1.00	1.81	1.95
	Fields	2.00	2.47	2.48
	Bleachers	3.00	1.50	1.83
	Envelope	2.00	1.84	2.08
	Roofing	2.33	2.48	2.55
	Interior	3.00	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	4.00	2.62	2.86
ENVIRONMENT	Acoustics	3.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	1.00	1.93	2.28
	Way finding	2.00	1.39	1.63
	Thermal Comfort	4.00	2.83	3.00
SYSTEMS	HVAC	4.00	2.56	2.82
	Plumbing	4.00	3.17	3.27
	Electrical	2.50	1.93	2.05
	Electrical Power	1.33	2.48	2.61
	Electrical Systems	2.67	1.93	2.08
	Electrical Safety & Security	2.00	2.21	2.31
	Interior Lighting	2.83	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.42	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Truman Middle School



BUILDING SCORE

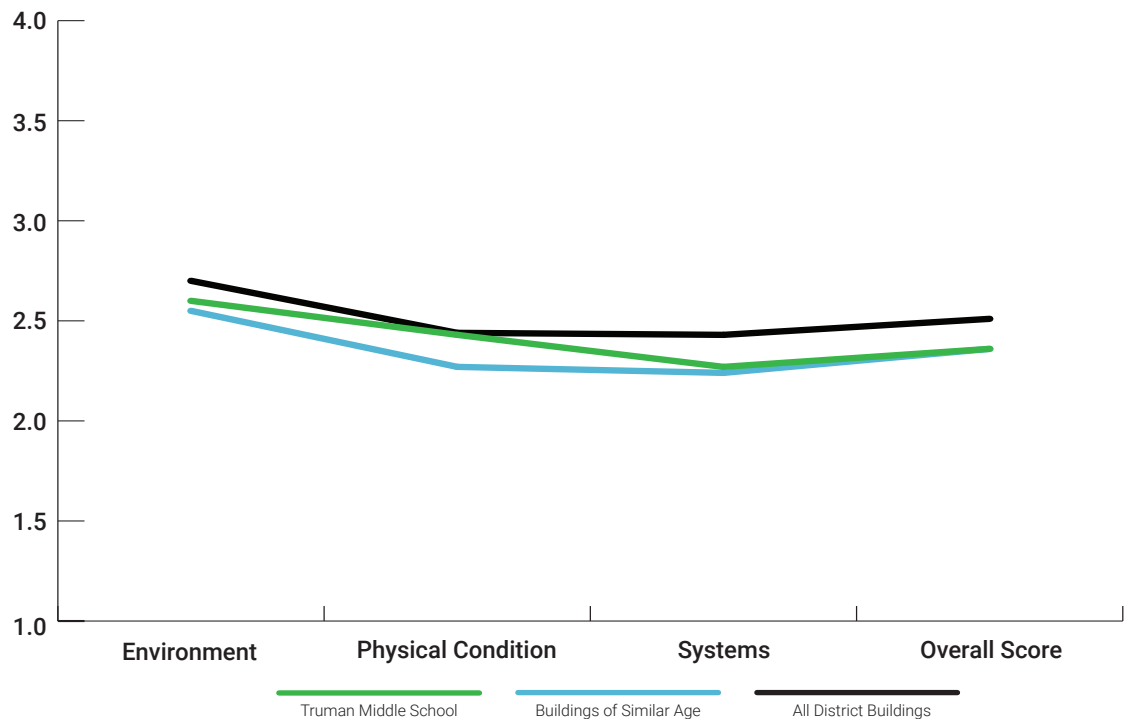
2.36

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Truman Middle School	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.60	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.43	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.27	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.36	2.36	2.51



Truman Middle School

CAPACITY

DESE Max. Capacity	Optimum Capacity	18-19 Enrollment	5 YR Projection	10 YR Projection
515	484	506	480	444

CONSTRUCTION

BUILDING SQUARE FOOTAGE

63,100 SF

1972 Original	21,847 SF
1947 Addition	35,523 SF
2002 Addition	5,730 SF

SQUARE FEET PER STUDENT

Low for this building type / **THIS BUILDING** / High for this building type

114 SF / **125 SF** / 133 SF

STRENGTH + CHALLENGES

STRENGTHS

- Integrity and strength of the building
- Exterior windows are newer and reasonably energy efficient
- Daylight into spaces
- Flat roof conditions
- Solar array
- Condition of plumbing systems

CHALLENGES

- Site slopes distinctly separate usable areas
- Electrical systems are outdated
- Ability to find one's way and navigate the site
- Design that accommodates safety and security
- Interior finish conditions and general appearance
- Block construction makes modifications to space difficult and expensive

DESCRIPTION

The site is quite large, with a substantial portion of undeveloped land, including a wooded area to the northeast. Can this be developed, and if so, for what? A better understanding of land use restrictions and contour mapping would help to determine that. The site is shared with Mark Twain Elementary, with Truman situated at the highest portion of the site. Its play field to the north is separated by an elevation difference of approximately 25 or more feet, connected by a long stairway. Parking at the main entrance is limited, and additional parking is located in a less-than-ideal location to the north, accessed from one point. Originally built in the 1960's, the building has some design character within its very long, double-loaded corridor design. The envelope shows many signs of mounting needs for maintenance and repairs. The interior is functional but utilitarian, walls are primarily of block construction and finishes tend to be older and worn, but well-maintained. The plan of the building being from an era before safety and security were concerns, it lacks a "man trap" and other design features expected in contemporary schools.

TRUMAN MIDDLE SCHOOL SCORES

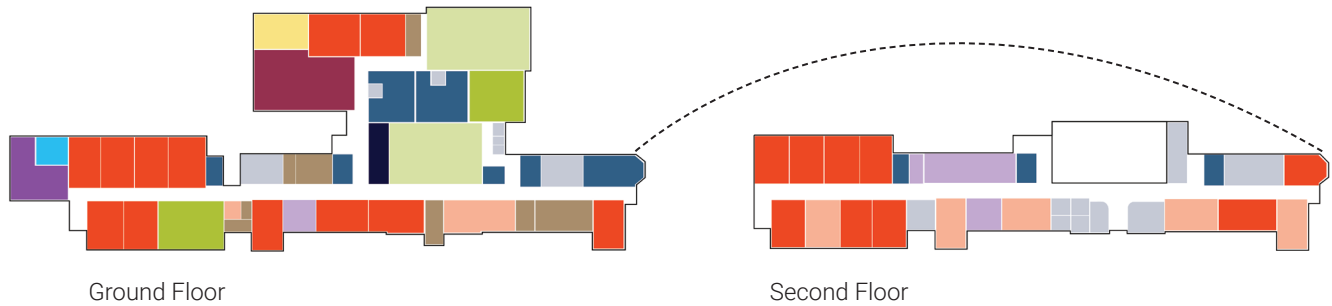
building score
can range from
1.00 - 4.00

		Truman Middle School	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	1.00	1.81	1.95
	Fields	2.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	2.00	1.84	2.08
	Roofing	4.00	2.48	2.55
	Interior	2.00	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	3.00	2.62	2.86
ENVIRONMENT	Acoustics	3.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	2.00	1.93	2.28
	Way finding	2.00	1.39	1.63
	Thermal Comfort	2.00	2.83	3.00
SYSTEMS	HVAC	2.00	2.56	2.82
	Plumbing	4.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	3.00	2.48	2.61
	Electrical Systems	1.67	1.93	2.08
	Electrical Safety & Security	1.50	2.21	2.31
	Interior Lighting	3.00	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.36	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Webster Learning Center



BUILDING SCORE

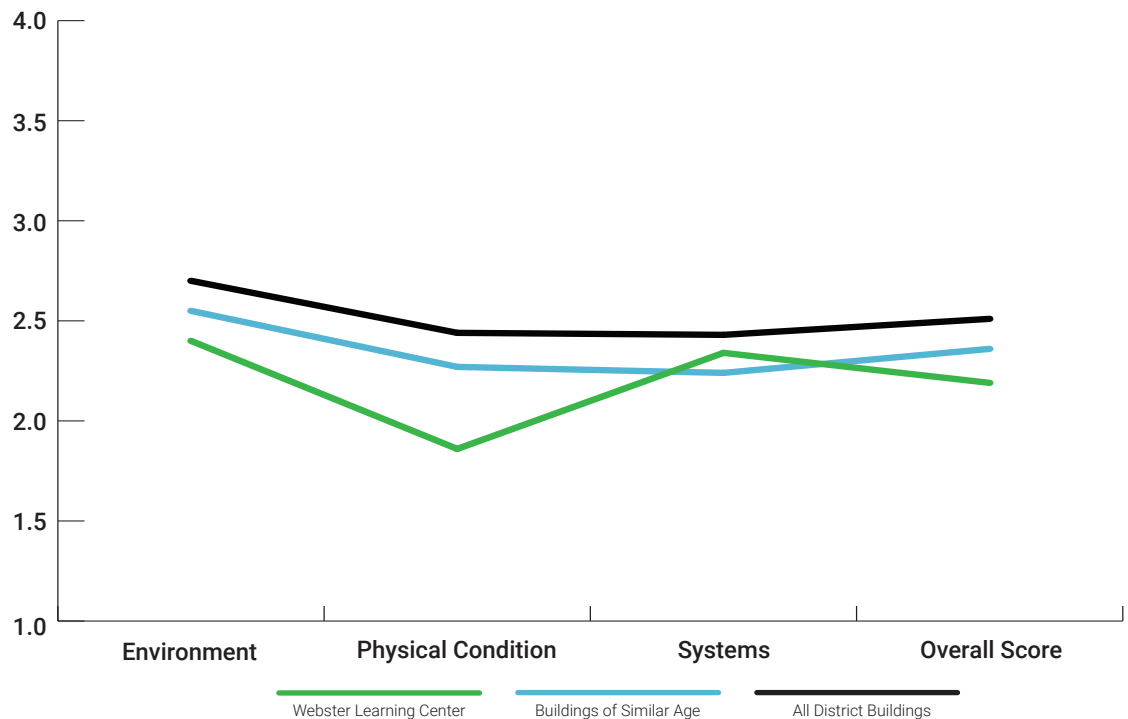
2.19

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Webster Learning Center	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.40	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	1.86	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.34	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.19	2.36	2.51



Webster Learning Center

CONSTRUCTION	BUILDING SQUARE FOOTAGE	24,750 SF
	1931 Original	27,275 SF
	1947 Addition	815 SF
	2002 Addition	8,970 SF

STRENGTH + CHALLENGES

STRENGTHS

- Integrity and strength of the building
- Durability of interior finishes
- Exterior windows are newer and reasonably energy efficient
- Solar array

CHALLENGES

- Limited site size with steep slopes, poor accessibility
- Organization, wayfinding and access to the building
- Condition of electrical systems and lighting
- Slate roof deterioration
- Design that accommodates safety and security
- Parking and pickup/dropoff space

DESCRIPTION

Built in 1931, the original school is a replica of Thomas Edison Elementary save for some details and the additions that followed. Currently housing the alternative school and adult education programs, it is set up to have a separate entry for each function, though the adult education entry is isolated and barely adequate. The site has prominent slopes from sidewalk to usable space on north, east and west sides of the site, with the south offering the only reasonable access to the site. The slate roof is at the end of its usable life now, and the interiors are worn, outdated, and have been updated in a somewhat ad-hoc fashion over the years. The plan of the building being from an era before safety and security were concerns, it lacks a "man trap" and other design features expected in contemporary schools. Should the building be invested in to continue using for years to come? The use of the building will need to be weighed against the limitations of the site.

WEBSTER LEARNING CENTER

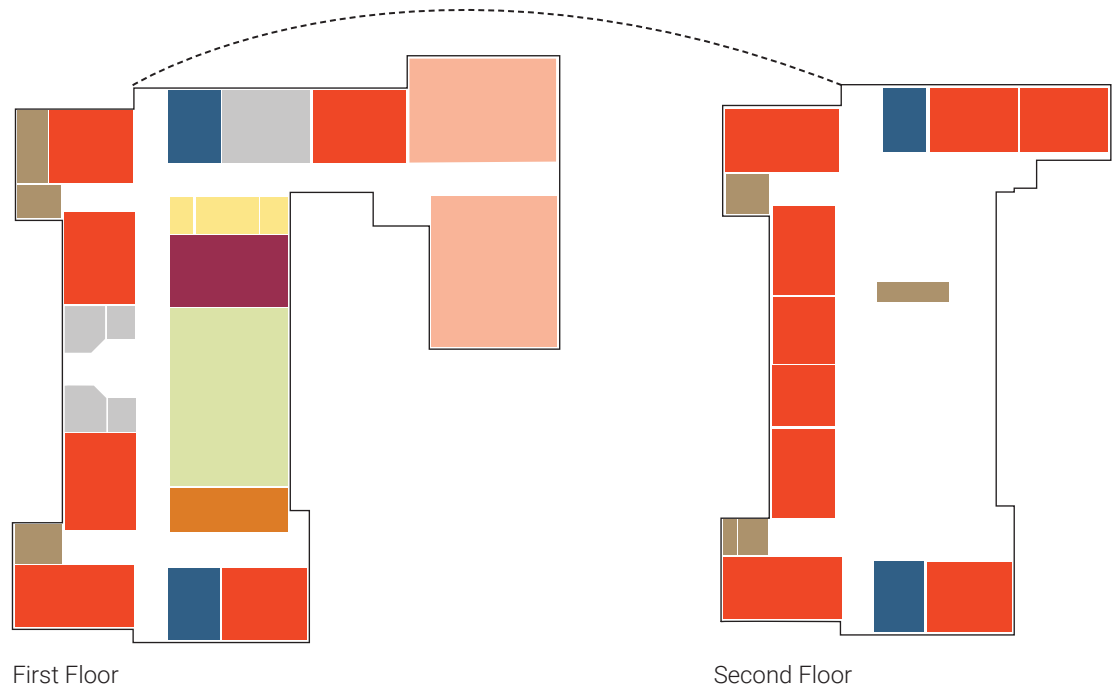
building score
can range from
1.00 - 4.00

		Webster Learning	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	1.00	1.81	1.95
	Fields	2.00	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	2.00	1.84	2.08
	Roofing	1.00	2.48	2.55
	Interior	3.00	2.51	2.65
	Furniture	2.00	2.92	3.09
	Specialty	2.00	2.62	2.86
ENVIRONMENT	Acoustics	3.00	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	2.00	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	2.00	2.83	3.00
SYSTEMS	HVAC	2.00	2.56	2.82
	Plumbing	4.00	3.17	2.27
	Electrical	2.00	1.93	2.05
	Electrical Power	3.50	2.48	2.61
	Electrical Systems	1.75	1.93	2.08
	Electrical Safety & Security	1.50	2.21	2.31
	Interior Lighting	3.00	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.19	2.36	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Administration Building



BUILDING SCORE

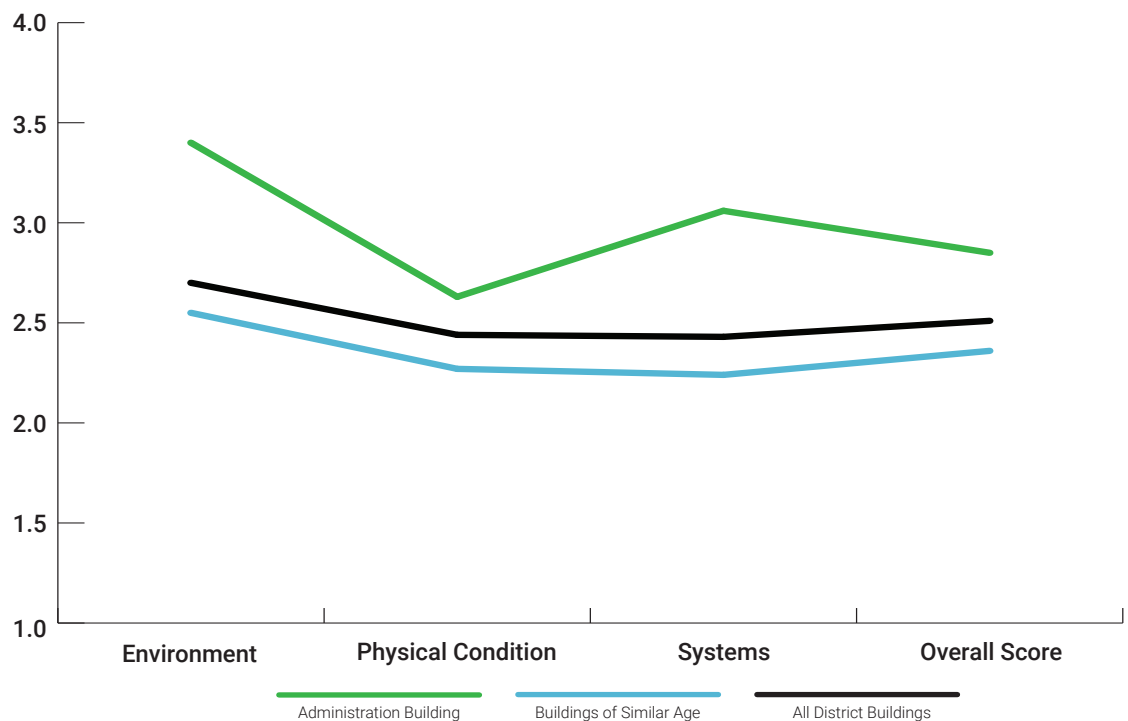
2.85

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Administrative Office	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	3.40	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.63	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	3.06	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.85	2.36	2.51



Administration Building

CONSTRUCTION

BUILDING SQUARE FOOTAGE

36,920 SF

1900 Original 36,920 SF

**STRENGTH +
CHALLENGES**

STRENGTHS

- Preservation of historic interior finishes
- Quality of interior experience
- Condition of HVAC systems
- Condition of plumbing systems
- Condition and quality of natural and electrical lighting
- Exterior windows are newer and reasonably energy efficient
- Integrity of limestone envelope

CHALLENGES

- Electrical systems are outdated
- Tile roof structural deterioration
- Deterioration of exterior limestone details
- Water infiltration through exterior envelope
- Accessibility
- Organization and usability of interior spaces

DESCRIPTION

Built in 1900, this building is an architectural gem for the city. The exterior's classic design in limestone is exceeded by the rich interior detailing of the public spaces. Marble columns, stained glass, a steel and glass library mezzanine, and a copper dome are some of the highlights of construction. The building was constructed under a cooperative agreement between the School District and Public Library, and is now on the National Register of Historic Buildings. As a result, the District is committed to preserving the building in its original state, which means they cannot cut corners with repairs and renovations. The building has a few important needs for repair that should be prioritized. To not do so would only ensue deterioration would become exponentially more complicated and expensive to repair at a later date.

ADMINISTRATION BUILDING SCORES

building score
can range from
1.00 - 4.00

		Administration Offices	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	1.00	1.81	1.95
	Fields	N/A	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	1.00	1.84	2.08
	Roofing	1.80	2.48	2.55
	Interior	4.00	2.51	2.65
	Furniture	4.00	2.92	3.09
	Specialty	4.00	2.62	2.86
ENVIRONMENT	Acoustics	4.00	3.00	3.09
	Daylight & Views	4.00	2.61	3.48
	Safety & Security	3.00	1.93	2.28
	Way finding	2.00	1.39	1.63
	Thermal Comfort	4.00	2.83	3.00
SYSTEMS	HVAC	4.00	2.56	2.82
	Plumbing	4.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	3.00	2.48	2.61
	Electrical Systems	2.00	1.93	2.08
	Electrical Safety & Security	3.00	2.21	2.31
	Interior Lighting	3.50	2.51	2.64
	Exterior Lighting	3.00	1.17	1.64
GRAND TOTAL		2.85	2.36	2.51

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Hillyard Technical Center



BUILDING SCORE

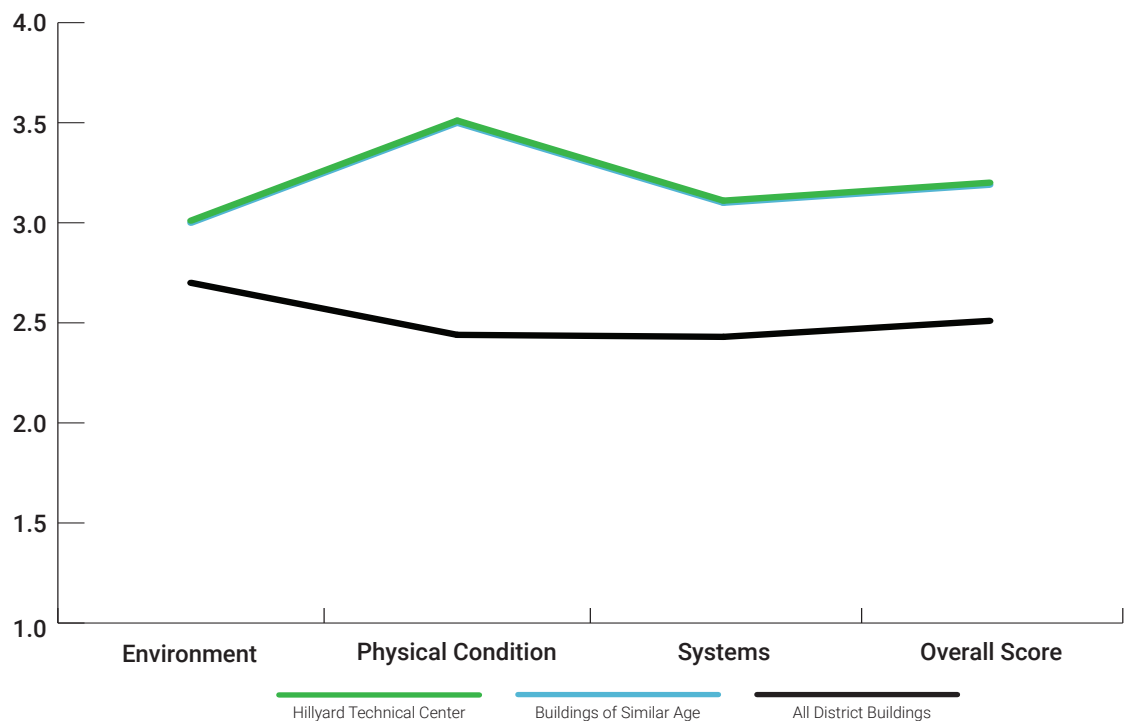
3.23

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Hillyard Technical Center	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	3.00	3.00	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	3.50	3.50	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	3.10	3.10	2.43
OVERALL SCORE Average of all date points gathered	3.19	3.19	2.51



Hillyard Technical Center

CONSTRUCTION	BUILDING SQUARE FOOTAGE	119,500 SF
	1984 Original	31,186 SF
	2008 Addition	7,535 SF
	2016 Addition	8,150 SF

STRENGTH + CHALLENGES

STRENGTHS

- Interior furnishings and equipment
- Condition of mechanical, electrical and plumbing systems

CHALLENGES

- Lack of natural light and windows
- Condition of paved areas and exterior improvements
- Lack of fire sprinkler system
- Wayfinding and orientation in the building is not clear

DESCRIPTION

An unremarkable and pedestrian building that has gotten a shot in the arm due to its pleasant and inspiring entry addition. Masonry envelope construction and interior walls provide for a durable structure, but flexibility and the ability to make future remodeling difficult and expensive. Furnishings and fixtures inside the building are current and serve the diverse programs well. The majority of plumbing, mechanical, and electrical systems are in good shape, with the exception that there is no fire sprinkler system in the building. The site is impressive, the largest and most open of any in the District, but elevation changes (slopes) mean potential future uses would need to be carefully planned.

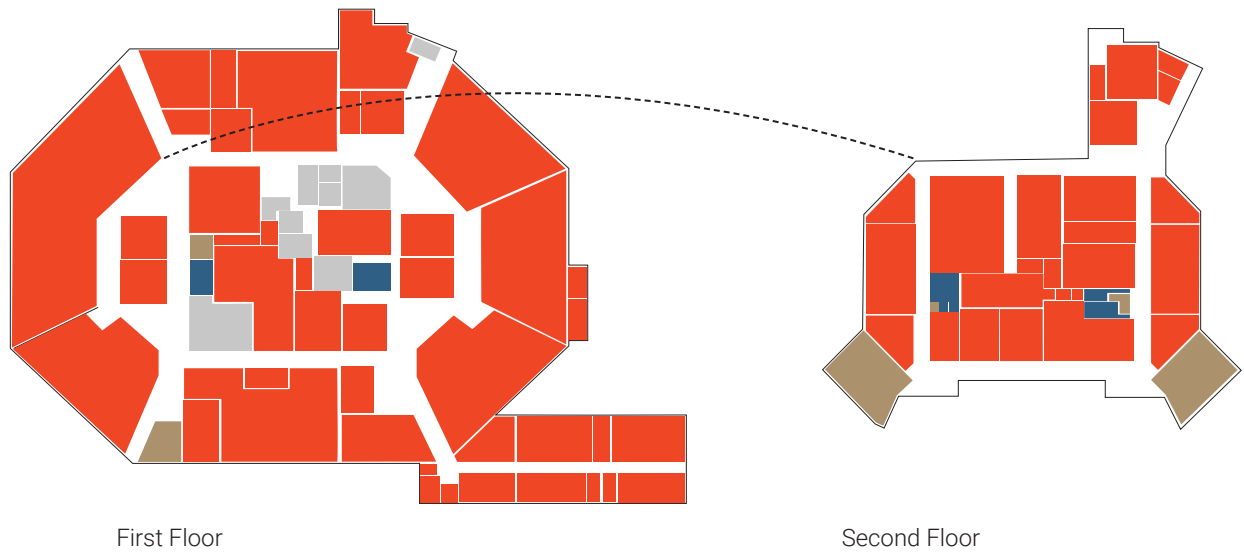
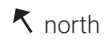
HILLYARD TECHNICALCENTER

building score
can range from
1.00 - 4.00

		Hillyard Technical	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	2.00	1.95
	Fields	N/A	N/A	2.48
	Bleachers	N/A	N/A	1.83
	Envelope	3.00	3.00	2.08
	Roofing	4.00	4.00	2.55
	Interior	4.00	4.00	2.65
	Furniture	4.00	4.00	3.09
	Specialty	4.00	4.00	2.86
ENVIRONMENT	Acoustics	4.00	4.00	3.09
	Daylight & Views	1.00	1.00	3.48
	Safety & Security	4.00	4.00	2.28
	Way finding	2.00	2.00	1.63
	Thermal Comfort	4.00	4.00	3.00
SYSTEMS	HVAC	4.00	4.00	2.82
	Plumbing	3.00	3.00	3.27
	Electrical	2.00	2.00	2.05
	Electrical Power	3.50	3.50	2.61
	Electrical Systems	3.00	3.00	2.08
	Electrical Safety & Security	3.00	3.00	2.31
	Interior Lighting	3.33	3.33	2.64
	Exterior Lighting	3.00	3.00	1.64
GRAND TOTAL		3.19	3.19	2.51

2018-19 SPACE UTILIZATION

not to scale



Keatley Center



BUILDING SCORE

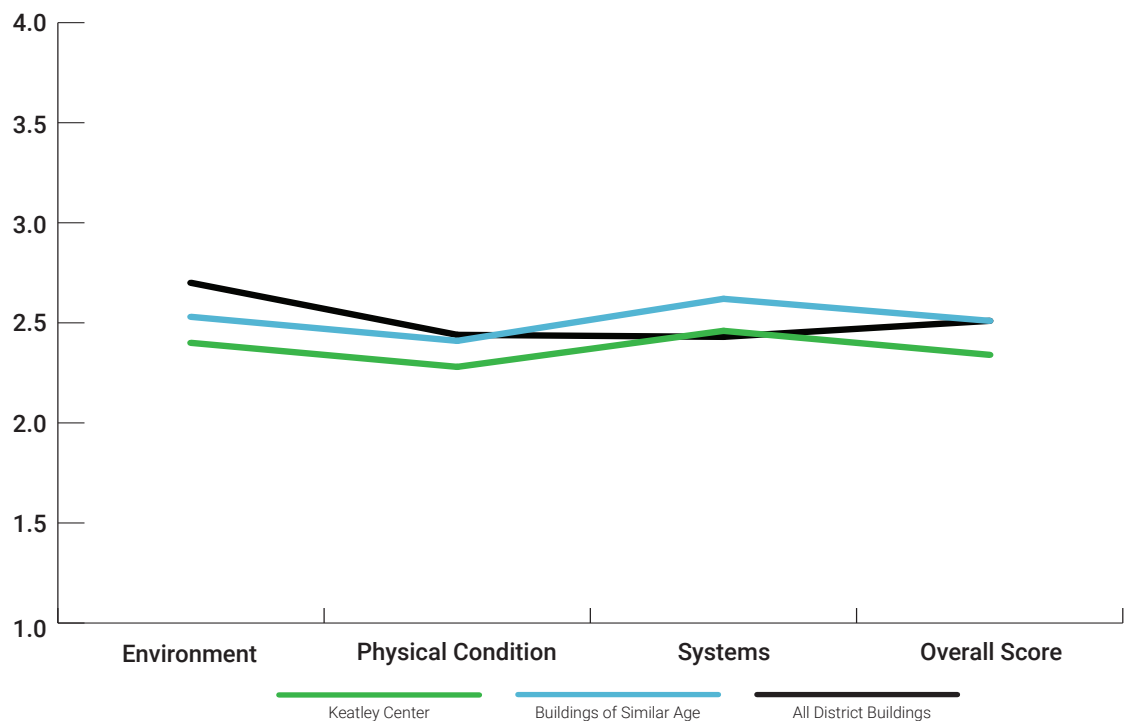
2.29

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Keatley Center	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.40	2.53	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.28	2.41	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.46	2.62	2.43
OVERALL SCORE Average of all date points gathered	2.34	2.51	2.51



Keatley Center

CONSTRUCTION	BUILDING SQUARE FOOTAGE		15,450 SF
	1974 Original	15,450 SF	

STRENGTH +
CHALLENGES

STRENGTHS

- Integrity of the building envelope
- Plumbing system
- Solar array

CHALLENGES

- Limited site size with steep slopes, poor accessibility
- Lack of parking and pickup/dropoff space
- Condition of electrical systems and lighting
- Interior finishes and conditions
- Play space for toddlers and accessibility from their rooms

DESCRIPTION

This building houses the District's Parents as Teachers program and a gym that is used by Truman Middle School for basketball games, among other groups. It serves its user's needs within a solid, unassuming building that has mounting needs for repair and modernization. The interior finishes are lacking and spaces include few windows, resulting in very little natural light inside the building. Steep contours at the edges of the property are difficult to maintain but form a usable site. The facility has a small number of parking spaces along the south alley, but this is woefully under capacity for gym usage, and difficult for parents bringing young children into the building.

KEATLEY CENTER

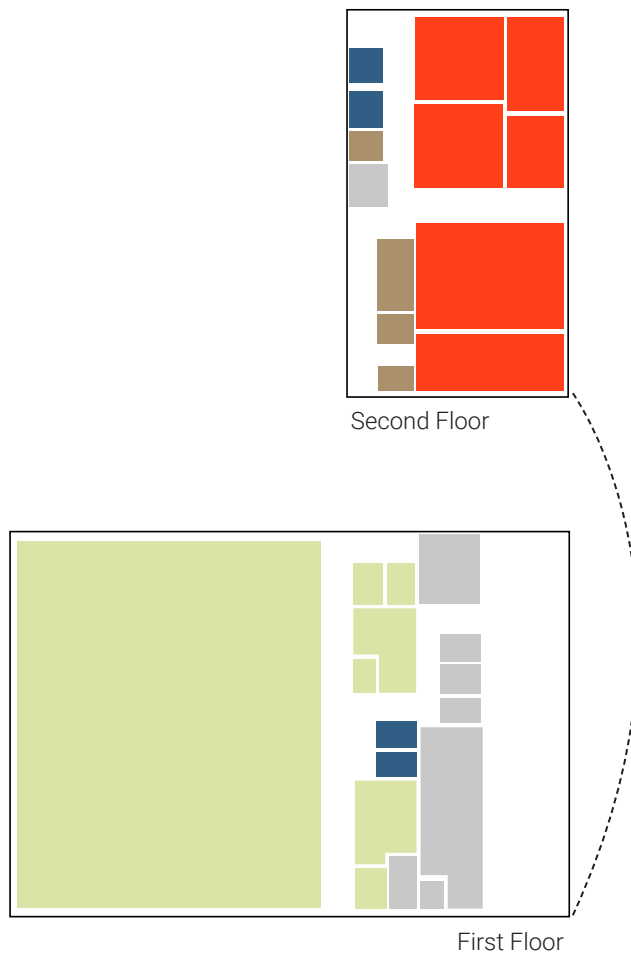
building score
can range from
1.00 - 4.00

		Keatley Center	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	2.25	1.95
	Fields	1.00	1.67	2.48
	Bleachers	2.00	2.00	1.83
	Envelope	3.00	2.67	2.08
	Roofing	1.00	2.36	2.55
	Interior	2.25	2.33	2.65
	Furniture	3.00	3.00	3.09
	Specialty	4.00	3.00	2.86
ENVIRONMENT	Acoustics	4.00	3.00	3.09
	Daylight & Views	1.00	2.67	3.48
	Safety & Security	3.00	2.33	2.28
	Way finding	1.00	1.00	1.63
	Thermal Comfort	3.00	3.67	3.00
SYSTEMS	HVAC	3.00	3.33	2.82
	Plumbing	4.00	3.67	3.27
	Electrical	2.00	2.00	2.05
	Electrical Power	3.00	3.40	2.61
	Electrical Systems	1.67	2.13	2.08
	Electrical Safety & Security	2.00	2.25	2.31
	Interior Lighting	3.00	3.20	2.64
	Exterior Lighting	1.00	1.00	1.64
GRAND TOTAL		2.34	2.51	2.51

2018-19 SPACE UTILIZATION

not to scale

↑ north



Maintenance & Operations



BUILDING SCORE

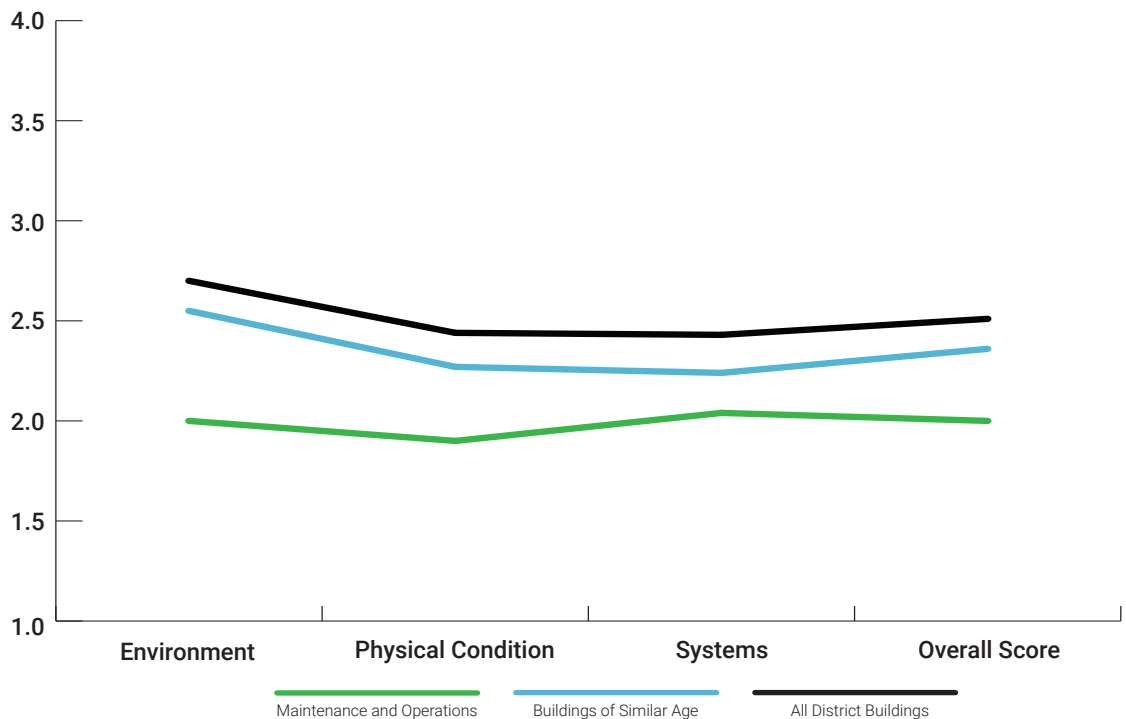
2.00

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	ISD Maintenance	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.00	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	1.90	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.04	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.00	2.36	2.51



Maintenance and Operations

CONSTRUCTION

BUILDING SQUARE FOOTAGE

N/A

1964 Original N/A

**STRENGTH +
CHALLENGES**

STRENGTHS

- Space to accommodate multiple needs

CHALLENGES

- Condition of interior spaces
- Condition of HVAC systems
- Condition of electrical power system
- Electrical systems are outdated

DESCRIPTION

Located south of downtown in a light industrial area, the building covers the majority of its site to the edge of the sidewalk in typical urban fashion. It houses a majority of facilities maintenance functions such as shop space, warehousing, and office space. In a past life, it served as the home of the Hillyard Technical Center. Such a varied past shows inside, in a building that is a conglomeration of unique spaces and repurposing of existing space. As an older support building that is able to serve its purpose without a need to please the public, it has accumulated significant needs for capital improvement across almost all building systems and components.

MAINTENANCE AND OPERATIONS

building score
can range from
1.00 - 4.00

		ISD Maintenance	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	1.81	1.95
	Fields	N/A	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	2.00	1.84	2.08
	Roofing	2.00	2.48	2.55
	Interior	1.50	2.51	2.65
	Furniture	2.00	2.92	3.09
	Specialty	N/A	2.62	2.86
ENVIRONMENT	Acoustics	N/A	3.00	3.09
	Daylight & Views	2.00	3.61	3.48
	Safety & Security	2.00	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	3.00	2.83	3.00
SYSTEMS	HVAC	2.00	2.56	2.82
	Plumbing	3.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	2.00	2.48	2.61
	Electrical Systems	2.00	1.93	2.08
	Electrical Safety & Security	2.00	2.21	2.31
	Interior Lighting	2.33	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.00	2.36	2.51

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Main Warehouse



BUILDING SCORE

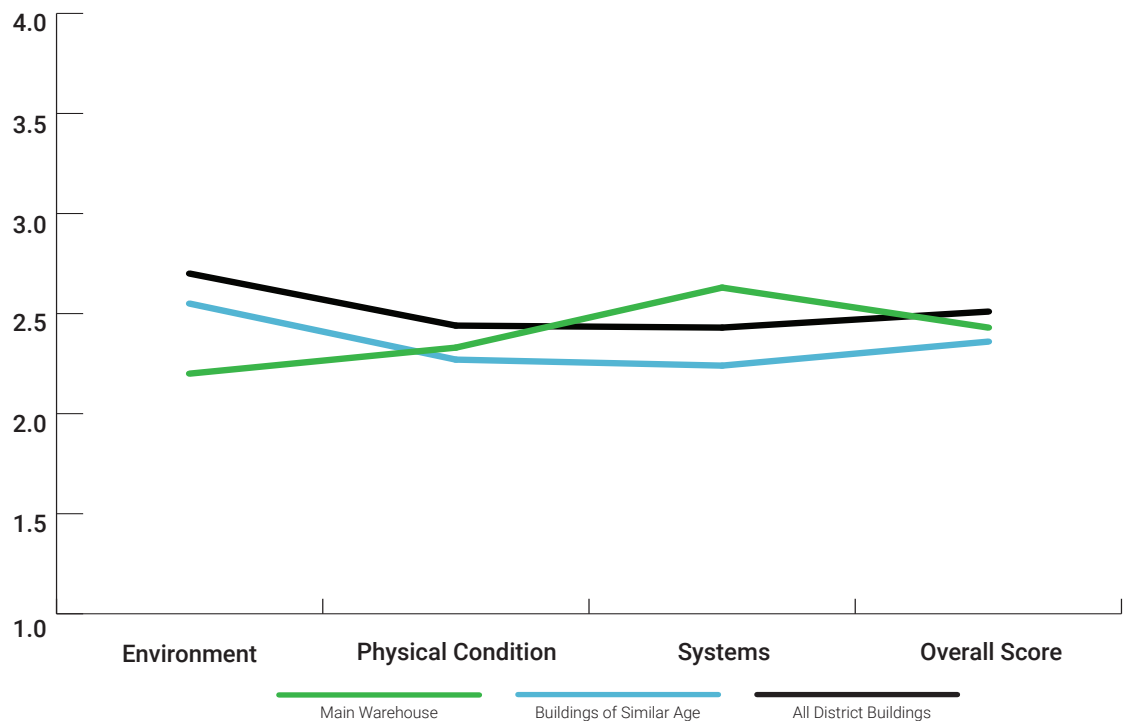
2.43

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Main Warehouse	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.20	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	2.33	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.63	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.43	2.36	2.51



Main Warehouse

CONSTRUCTION	BUILDING SQUARE FOOTAGE		N/A
	1950 Original	N/A	

STRENGTH + CHALLENGES	STRENGTHS
	CHALLENGES

- Location

CHALLENGES

- Tight maneuverability on site
- Condition of construction systems
- Condition of HVAC systems
- Condition of electrical power system
- Electrical systems are outdated

DESCRIPTION

An unassuming metal building with a few additions, situated in a quiet industrial area, its site is fenced, has a gravel yard and is surrounded by trees on adjoining properties. As a support building, it has received little capital investment over the years, so the needs are accumulating and cannot be ignored much longer. Mechanical, electrical and plumbing system would all benefit from replacement, and the building itself is lacking. It holds an ambiguous place where total replacement is justified, but perhaps not necessary and outranked by more pressing needs within the District.

MAIN WAREHOUSE

building score
can range from
1.00 - 4.00

		Main Warehouse	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	1.00	1.81	1.95
	Fields	N/A	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	2.00	1.84	2.08
	Roofing	1.00	2.48	2.55
	Interior	3.00	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	4.00	2.62	2.86
ENVIRONMENT	Acoustics	3.00	3.00	3.09
	Daylight & Views	1.00	3.61	3.48
	Safety & Security	1.00	1.93	2.28
	Way finding	2.00	1.39	1.63
	Thermal Comfort	4.00	2.83	3.00
SYSTEMS	HVAC	4.00	2.56	2.82
	Plumbing	4.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	2.00	2.48	2.61
	Electrical Systems	3.00	1.93	2.08
	Electrical Safety & Security	2.00	2.21	2.31
	Interior Lighting	3.00	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.43	2.36	2.51

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Secondary Warehouse & Grounds



BUILDING SCORE

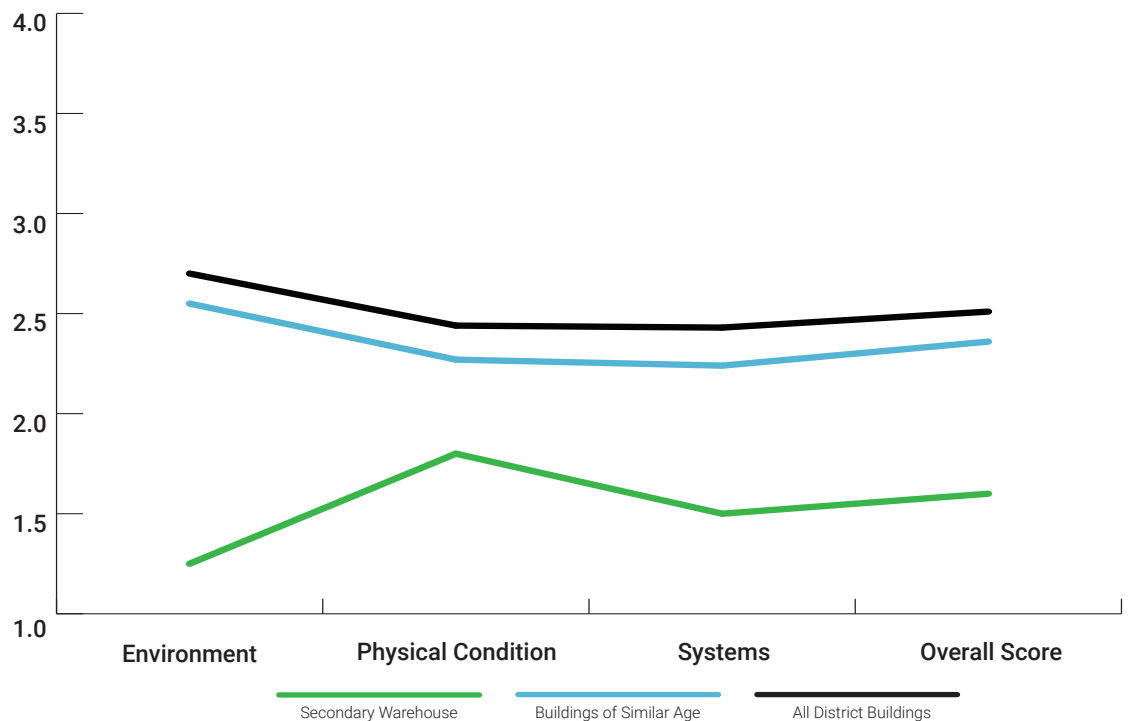
1.60

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Secondary Warehouse	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	1.25	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	1.80	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	1.50	2.24	2.43
OVERALL SCORE Average of all date points gathered	1.60	2.36	2.51



Secondary Warehouse & Grounds

CONSTRUCTION	BUILDING SQUARE FOOTAGE		N/A
	1921 Original	N/A	

STRENGTH + CHALLENGES	STRENGTHS
	CHALLENGES

- Location

- Tight maneuverability on site
- Condition of construction systems
- Condition of HVAC systems
- Condition of electrical power system
- Electrical systems are outdated

DESCRIPTION

Located in an industrial area south of downtown, the site consists of the building and a small gravel vehicle lot. Clearly, this is a facility with limited access by the public and a small part of a large support system, so it is understandable that this has not been a focus for capital expenditures. However, this building has reached a point where it is necessary to make a major commitment to upgrading systems for ensuring employees general safety, efficiency and functionality. The building envelope itself is a simple structure but it, too, is well-worn and has many needs. Combine all these deficiencies and the best decision may be to retire and replace this building altogether.

MAIN WAREHOUSE

building score
can range from
1.00 - 4.00

		Secondary Warehouse	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	2.00	1.81	1.95
	Fields	N/A	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	1.00	1.84	2.08
	Roofing	2.00	2.48	2.55
	Interior	2.00	2.51	2.65
	Furniture	2.00	2.92	3.09
	Specialty	N/A	2.62	2.86
ENVIRONMENT	Acoustics	N/A	3.00	3.09
	Daylight & Views	1.00	3.61	3.48
	Safety & Security	1.00	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	2.00	2.83	3.00
SYSTEMS	HVAC	1.00	2.56	2.82
	Plumbing	1.00	3.17	3.27
	Electrical	2.00	1.93	2.05
	Electrical Power	1.00	2.48	2.61
	Electrical Systems	1.00	1.93	2.08
	Electrical Safety & Security	2.00	2.21	2.31
	Interior Lighting	2.00	2.51	2.64
	Exterior Lighting	2.00	1.17	1.64
GRAND TOTAL		1.60	2.36	2.51

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Troester Media Center



BUILDING SCORE

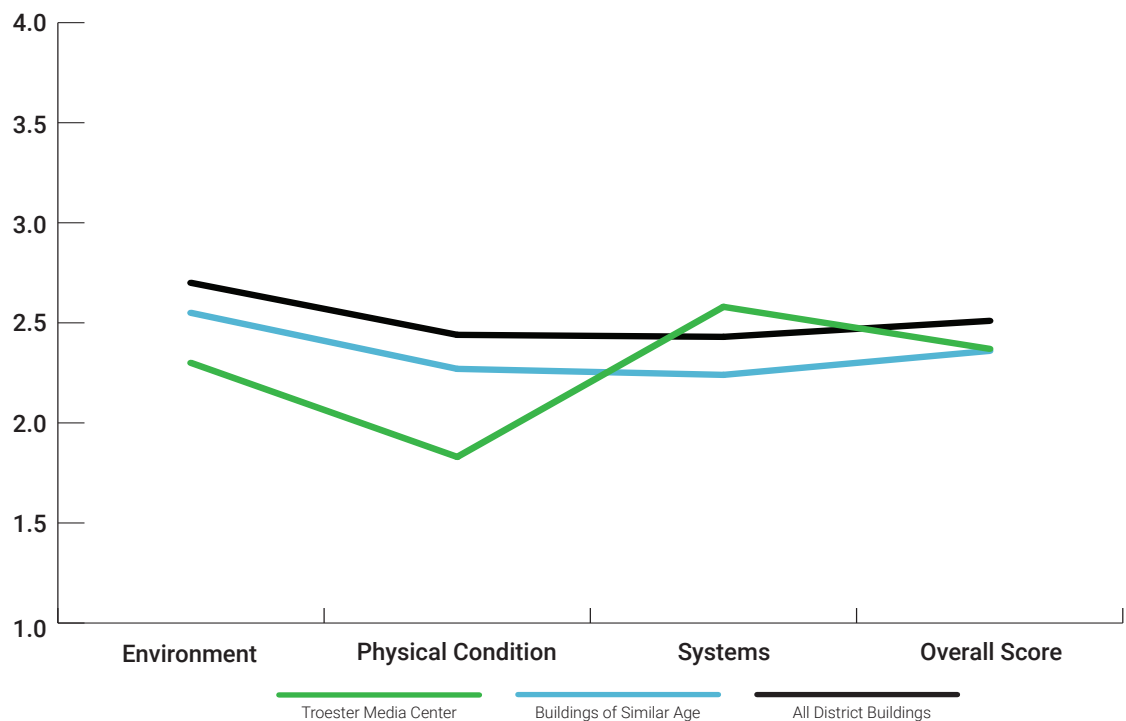
2.37

building score
can range from
1.00 - 4.00

ALL BUILDING SCORE AVERAGE

2.51

	Troester Media Center	Buildings of Similar Age	All District Buildings
ENVIRONMENT Five factors ranked on a scale of 1-4	2.30	2.55	2.70
PHYSICAL CONDITION Condition of the building, site, and furnishings, ranked on a scale of 1-4	1.83	2.27	2.44
SYSTEMS Conditions of mechanical, electrical, and plumbing systems ranked on a scale of 1-4	2.58	2.24	2.43
OVERALL SCORE Average of all date points gathered	2.37	2.36	2.51



Troester Media Center

CONSTRUCTION	BUILDING SQUARE FOOTAGE	24,750 SF
---------------------	--------------------------------	------------------

1925 Original	15,780 SF
1938 Addition	3,320 SF
1960 Addition	5,650 SF

**STRENGTH +
CHALLENGES**

STRENGTHS

- Large site with generous parking space
- Condition and quality of natural and electrical lighting
- Exterior windows are newer and reasonably energy efficient
- Solar array

CHALLENGES

- Envelope deterioration
- Condition of electrical power system
- Accessibility
- Exterior does not accommodate safety and security well

DESCRIPTION

The original building has modest nods to art deco styling imparted in its sturdy and practical construction. Smaller in square footage than most buildings in the District, it had two additions constructed by 1960. Age and deterioration have left it distressed and in need of repairs and improvements throughout both interior and exterior, so it doesn't evoke the charm and nostalgia that other older schools do. Troester currently houses the District's IT department, administrative spaces, and has space available for meetings and other district events. A generous amount of space is available on site for parking, so scheduled meetings and events are frequent. The site has steeply sloped transitions to the west sidewalk, and level areas are fully paved.

TROESTER MEDIA CENTER

building score
can range from
1.00 - 4.00

		Troester Media Center	Buildings of Similar Age	All District Buildings
PHYSICAL CONDITION	Site	1.00	1.81	1.95
	Fields	N/A	2.47	2.48
	Bleachers	N/A	1.50	1.83
	Envelope	1.00	1.84	2.08
	Roofing	2.00	2.48	2.55
	Interior	3.00	2.51	2.65
	Furniture	3.00	2.92	3.09
	Specialty	1.00	2.62	3.00
ENVIRONMENT	Acoustics	2.50	3.00	3.09
	Daylight & Views	4.00	3.61	3.48
	Safety & Security	2.00	1.93	2.28
	Way finding	1.00	1.39	1.63
	Thermal Comfort	2.00	2.83	3.00
SYSTEMS	HVAC	2.00	2.56	2.82
	Plumbing	4.00	3.17	3.27
	Electrical	1.50	1.93	2.05
	Electrical Power	2.67	2.48	2.61
	Electrical Systems	3.00	1.93	2.08
	Electrical Safety & Security	3.00	2.21	2.31
	Interior Lighting	3.50	2.51	2.64
	Exterior Lighting	1.00	1.17	1.64
GRAND TOTAL		2.37	2.36	2.51

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