





ROSEHILL ELEMENTARY
FACILITY EVALUATION

OVERALL SUMMARY

ACI Boland Architects along with MFEC and BHC Rhodes Engineers visited each of the elementary schools over a several week process. Each school was evaluated and scored using the A4LE School Facility Appraisal document included in this report. The school's principal and maintenance personnel were present at the building walk-throughs to offer insight into building positives and negatives.

The overall Assessment scores are indicated as follows:

•	Rushton Elementary School	523 points
•	Belinder Elementary School	557 points
	Tomahawk Elementary School	562 points
-	Rosehill Elementary School	656 points
	East Antioch Elementary School	669 points

Google

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SUMMARY

Rosehill Elementary is a two story school with approximately 550 students from ages Kindergarten through 6th grade. The building is open for before and after school programs (Y-Care) from 7:00 a.m. to 6:00 p.m. School hours are from 8:00 a.m. to 3:10 p.m. The building is 82,146 s.f. with 23 classrooms, 2 SPED classrooms, 2 Reading, Music, Art, cafeteria/kitchen, gymnasium, library, and administrative areas including nurse's office and staff lounge/ work room.

The school is located on a large 20 acre site with ample playfields on the east side. There is no parking in front of the school, only a few parallel parking spaces around the circle. There is a locked metal gate in the center to prevent parents from circling back around. Staff parks on north side of the building next to the Receiving area. Part of the staff parking has a chain link fence and is locked at night. SPED students from a nearby parochial school (Holy Spirit) are bussed over daily for about 90 minutes in the afternoon, but return to their school before afternoon parent pickup.

Classrooms are approximately 937 s.f. with 2 corner windows in south 2 story wing, and high windows in the east/west one story wing. There are conventional style student desks. There are no collaboration spaces for the students. There are only coat hooks for students, no cubbies. There is a plastic laminate sink cabinet. Some rooms have small refrigerators and microwaves in them.

The **corridors** have a low ceiling height, in some areas only 7'-2" high. Some drinking fountains are not ADA accessible and protrude into the corridor exit path.

Kindergarten **classrooms** are the same size as regular classrooms. There are small storage closets and individual toilets which are not ADA accessible. There is a separate alcove with wood shelves and coat hooks but no individual cubbies.

The **Library** is spacious but could use more natural light. There are several vertical power poles around the check out desk resulting in a cluttered unsightly appearance. There is a separate work room and storage room.

The **cafeteria** is an adequately sized room with glue lam beams at roof structure. The room still has the old basketball court markings on the floor. The kitchen flooring is patchy and peeling up and has a lot of rust marks that are unsightly and unsafe. There is no serving line in the kitchen, this function occurs in the cafeteria. Some of the kitchen serving equipment is moved into the cafeteria for kids to be served. There are fans in the kitchen so air circulation may be a problem. Dry Storage room has patchy rusty floors. The exterior Receiving door and frame is rusted and needs replacing.

The **gymnasium** is small with wood floors and acoustical panels on the walls. There are some safety wall pads on the wall behind basketball goals. The cross courts have wall mounted basketball goals. There is a lay-in acoustical tile ceiling in between concrete roof beams. The Stage has a curtain and steps down to the gym floor, but no ramp or ADA access.

There is an **Enhanced learning room** in the basement for small group instruction during the day and YCare after school. The Storm Shelter is located in the interior corridor of the east classroom wing close to gym.

Student **toilets** are not all ADA accessible. The exterior toilet doors are not needed so they are locked. There are no staff toilets in the classroom wings or in the basement.

There are not **chair lifts** on stairs. There is no elevator to the basement level.

There is a **PLC classroom** for the Professional Learning Community group to meet.

Other classrooms include **Music, Speech, Social Worker and PTA room**. Art Room has worn out base cabinets. No separate storage room or adjacent kiln room. There is a kiln down the hall in a storage room

Exterior **building materials** are brick, concrete columns, EIFS, aluminum windows and metal copings. The exterior walls do not have rigid insulation in the original brick/block masonry walls.

HVAC system is not balanced. Some areas are hot and some are cold at the same time. Some of the roof top units are screened. The roof has scuppers and downspouts and some areas roof drains with downspouts penetrating the roof overhang. Downspouts dump water on grade. Concrete gutters are also part of the original design. There are some skylights in the roof in some areas but most of them were removed in previous remodel project. There is interior ladder access to the roof through the Receiving/custodian room.



GUIDE FOR

SCHOOL FACILITY APPRAISAL

ROSEHILL ELEMENTARY

APPRAISAL

Directions for Appraising Facilities

Elementary School Appraisal Prior to evaluating a building, the appraiser should become familiar with the educational program provided within the existing school facility. It is essential to determine other pertinent factors about the facility, which will provide background information sufficient to insure a thorough and accurate appraisal. Particularly helpful are the building's architectural plans, specifications and layout, if these are available. If possible, the school plant should be appraised at a time when school is in session, so that the actual use of the building is more apparent.

Although the Appraisal Guide is designed for individual appraiser use, ideally the school facility should be evaluated at the same time by three to five appraisers. The ratings of each of the appraisers should then be used to arrive at a consensus for each item. The final rating is the result of careful review of the individual scores.

The instrument uses an additive scoring method, with each item having a maximum number of allowable points. A total of 1,000 points is distributed among these six major categories:

Section		Maximum Points
1.0	The School Site	100
2.0	Structural and Mechanical Features	200
3.0	Plant Maintainability	100
4.0	School Building Safety and Security	200
5.0	Educational Adequacy	200
6.0	Environment for Education	200

Prior to Step I

Appraisal Review the educational program; identify the number of faculty members and students; and examine the floor and plot plans carefully.

Overview of Step II

the Building Upon approach to the site, look for traffic patterns, school safety signs, neighborhood environment, etc. Begin the appraisal by taking a preliminary tour of the entire building noting both exterior and interior features. Information obtained prior to arrival at the campus recorded in the Building Data Record should be verified. The appraisal weights should not be determined during this initial walk through. The appraisal is better accomplished as separate individual steps in the process.

Assignment Step III

of Scores After the completion of the preliminary inspection, go through the entire instrument section by section. The appraisal will be more accurate if each item is carefully considered, while it is appropriately observed. **Do not try to evaluate from memory** - use actual observation when making the appraisal decision.

Items that are needed/required, but are non-existent, should be given a 0 score. If an item is not needed and is non-existent, full credit should be allowed.

Note the Table of Weights for assistance in determining the score to be given each item. Each item should first be considered in the following terms: Non-Existent, Very Inadequate, Poor, Borderline, Satisfactory and Excellent. The weight (score) should then be assigned for that item. Place score in space provided in the Points Allotted column, total the score for each Section and insert in the space provided. The Section totals should then be tabulated and indicated in the Points Assigned column of the Appraisal Summary. Use the space provided in the Justification for Allocation of Points to provide notes justifying the scores at the extreme ends of the scale (e.g., very inadequate or excellent).

Building Data Record

Name of Appriaser:		ACI Boland Architects		D;	ate of Appraisal	12/1/2017		
Building Name):	Rosehill E	Rosehill Elementary School					
Street Address	5:	9801 Rosehill Road						
City, State, Zip	Code:	Lenexa, Kansas 66215						
Telephone Number(s):		913-993-4	800					
School Distric	t:	Shawnee	Mission School	District				
Setting:	🗌 Urban		Suburban		Small City		Rural	
	Site Acreage:		20	-	Building Squar	e Footage	82,146	
	Grades Hous	ed:	x	_	Student Capaci	ity	544	
	# of Teaching	stations:	x	_	# of Floors	2		
	Student Enro	llment:	544	<u>.</u>	As of:	12/1/2017		
	Dates of Con	struction:	Original Buildi	ng - 1965, Ad	ditions and Reno	vations 1967, 19	977 and 1996	
Energy Source):	🗌 Fue	el Oil	Gas	Electric	🗌 Solar		
Air Conditioning:		Ro	Roof Top		Central	Room U	nits	
Heating:		🗌 Ce	Central		oof Top	Individual Unit		
		Foi	orced Air 🗌 Ste		eam	Hot Water		
Types of Construction		Exterior Surfacing			Floor Construction			
Load Bearing Masonry		Brick			U Wood Joist	ts		
Steel Frame		Stucco			Steel Fram	le		
Concrete Fra	ame		☐ Metal			Slab on Gr	ade	
U Wood			U Wood			Structural S	Slab	
Other	Steel roof jois	sts	Other		_	Other		

APPRAISAL GUIDE FOR SCHOOL FACILITIES

Table of Weights and	Maximum Points Allotted	Non- Existent	Very Inadequate 1 - 29%	Poor 30 - 49%	Borderline 50 - 69%	Satisfactory 70 - 89%	Excellent 90 - 100%
Categories	5	0	1	2	3	4	5
•	10	0	2	4	6	8	10
	15	0	3	6	9	12	15
	20	0	4	8	12	16	20
	25	0	5	10	15	20	25

6

Appraisal Summary	Section	Possible Points	Total Earned	Percent	Rating By Category
	1.0 The School Site	100	83	83%	
	2.0 Structural and Mechanical	200	129	65%	
	3.0 Plant Maintainability	100	63	63%	
	4.0 School Building Safety & Security	200	150	75%	
	5.0 Educational Adequacy	200	120	60%	
	6.0 Environment for Education	200	111	56%	
	TOTAL	1,000	656	66%	

1.0 **The School Site**

SHAWNEE
NOISSIM
SCHOOL
DISTRICT

7

100 Points

1.1	Site is large enough to meet present and future educational needs as defined by state and local requirements.	25	22
1.2	Site is easily accessible and conveniently located for the present and future population.	20	18
1.3	Location is removed from undesirable business, industry, traffic and natural hazards.	10	9
1.4	Site is well landscaped and developed to meet educational needs.	10	8
1.5	Well equipped athletic areas are adequate with sufficient solid- surface parking.	10	8
1.6	Topography is varied enough to provide desirable appearance and without steep inclines.	5	4
1.7	Site has stable, well drained soil free of erosion.	5	3
1.8	Site is suitable for special instructional needs, e.g. outdoor learning.	5	4
1.9	Pedestrian services including adequate sidewalks with designated crosswalks, curb cuts and correct slopes.	5	4
1.10	Sufficient on-site, solid surface parking is provided for faculty, students, staff and community.	5	3
	Total - The School Site	100	83

Table of Weights and	Maximum Points Allotted	Non- Existent	Very Inadequate 1 - 29%	Poor 30 - 49%	Borderline 50 - 69%	Satisfactory 70 - 89%	Excellent 90 - 100%
Categories	5	0	1	2	3	4	5
-	10	0	2	4	6	8	10
	20	0	4	8	12	16	20
	25	0	5	10	15	20	25

1.1

2.0 Structural and Mechanical Features

200 Points

Structural

2.1	Structure meets all barrier-free requirements both externally and internally.	15	8
2.2	Roofs appear sound, have positive drainage, and are weather- tight.	15	10
2.3	Foundations are strong and stable with no observable cracks.	10	8
2.4	Exterior and interior walls have sufficient expansion joints and are free of deterioration.	10	8
2.5	Entrances and exits are located so as to permit efficient student traffic flow.	10	8
2.6	Building "envelope" generally provides for energy conservation (See criteria).	10	7
2.7	Structure is free of friable asbestos and toxic materials.	10	9
2.8	Interior walls permit sufficient flexibility for a variety of class sizes.	10	1

Table of Weights and	Maximum Points Allotted	Non- Existent	Very Inadequate 1 - 29%	Poor 30 - 49%	Borderline 50 - 69%	Satisfactory 70 - 89%	Excellent 90 - 100%
Categories	10	0	2	4	6	8	10
	15	0	3	6	9	12	15

Mechanical/Electrical

2.9 Adequate light sources are well maintained, properly placed and are not subject to overheating.

8

Internal water supply is adequate with sufficient pressure to meet health and safety requirements.	15	8
Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications .	15	10
Electrical controls are safely protected with disconnect switches easily accessible.	10	5
Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled.	10	5
Number and size of restrooms meet requirements.	10	7
Drainage systems are properly maintained and meet requirements.	10	5
Fire alarms, smoke detectors and sprinkler systems are properly maintained and meet requirements.	10	9
Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas.	10	8
Exterior water supply is sufficient and available for normal usage.	5	2
Total - Structural and Mechanical Features	200	129

Table of Weights and	Maximum Points Allotted	Non- Existent	Very Inadequate 1 - 29%	Poor 30 - 49%	Borderline 50 - 69%	Satisfactory 70 - 89%	Excellent 90 - 100%
Categories	5	0	1	2	3	4	5
-	10	0	2	4	6	8	10
	15	0	3	6	9	12	15

2.10

2.11

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2.16

2.17

2.18

3.0 Plant Maintainability

East Antioch Elementary School Appraisal

- 10 ROSEHILL ELEMENTARY FACILITY EVALUATION
- **3.1 Exterior windows, doors and walls** are of material and finish requiring minimum maintenance.
- 3.2 Floor surfaces throughout the building require minimum care.
- **3.3 Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain.
- **3.4 Built-in equipment** is designed and constructed for ease of maintenance.
- **3.5 Finishes and hardware**, with a compatible keying system, are of durable quality.
- **3.6 Restroom fixtures** are wall mounted and of quality finish.
- **3.7** Adequate **custodial storage space** with water and drain is accessible throughout the building.
- **3.8** Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area.
- **3.9 Outdoor light fixtures, electric outlets**, equipment, and other fixtures are accessible for repair and replacement.
 - **Total Plant Maintainability**

are.	15	7
ice	10	7
of	10	5
,	10	9
	10	5
S	10	5
	10	6
other	10	7

100

15

Table of Weights and	Maximum Points Allotted	Non- Existent	Very Inadequate 1 - 29%	Poor 30 - 49%	Borderline 50 - 69%	Satisfactory 70 - 89%	Excellent 90 - 100%
Categories	10	0	2	4	6	8	10
-	15	0	3	6	9	12	15

100 Points

12

63

4.0 Building Safety and Security

Site Safety

4.1	Student loading areas are segregated from other vehicular traffic and pedestrian walkways.	15 4
4.2	Walkways , both on and offsite, are available for safety of pedestrians.	10 5
4.3	Access streets have sufficient signals and signs to permit safe entrance to and exit from school area.	5 4
4.4	Vehicular entrances and exits permit safe traffic flow.	5 4
4.5	Athletic field equipment is properly located and is free from hazard.	5 4
Building	Safety	
4.6	The heating unit(s) is located away from student occupied areas.	20 16
4.7	Multi-story buildings have at least two stairways for student egress.	15 14
4.8	Exterior doors open outward and are equipped with panic hardware.	10 9
4.9	Emergency lighting is provided throughout the building with exit signs on separate electrical circuits.	10 8
4.10	Classroom doors are recessed and open outward.	10 8
4.11	Building security systems are provided to assure uninterrupted operation of the educational program.	10 8

Table of Weights and	Maximum Points Allotted	Non- Existent	Very Inadequate 1 - 29%	Poor 30 - 49%	Borderline 50 - 69%	Satisfactory 70 - 89%	Excellent 90 - 100%
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	15	0	3	6	9	12	15
	20	0	4	8	12	16	20

Building Safety (cont.)

4.12	Flooring (including ramps and stairways) is maintained in a nonslip condition.	5	4
4.13	Stairs (interior and exterior) meet standards (maximum 7" rise to 11" tread) and steps range in number from 3 - 16.	5	5
4.14	Glass is properly located and protected with wire or safety material to prevent accidental student injury.	5	4
4.15	Fixed projections in the traffic areas do not extend more than 8" from the corridor wall.	5	3
4.16	Traffic areas terminate at an exit or a stairway leading to an egress.	5	4
Emergen	icy Safety		
4.17	Adequate fire safety equipment is properly located.	15	8
4.18	There are at least two independent exits from any point in the building.	15	13
4.19	Fire-resistant materials are used throughout the structure.	15	13
4.20	Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided.	15	12

200

150

Table of Weights and	Maximum Points Allotted	Non- Existent	Very Inadequate 1 - 29%	Poor 30 - 49%	Borderline 50 - 69%	Satisfactory 70 - 89%	Excellent 90 - 100%
Categories	5 15	0 0	1 3	2 6	3 9	4 12	5 15

Total - Building Safety and Security

5.0 Educational Adequacy

Academic Learning Space

5.1	Size of academic learning areas meets desirable standards.	10 3
5.2	Classroom space permits arrangements for small group activity.	10 2
5.3	Location of academic learning areas is near related educational activities and away from disruptive noises.	10 6
5.4	Personal space in the classroom away from group instruction allows privacy time for individual students.	5 1
5.5	Storage for student materials is adequate.	5 1
5.6	Storage for teacher materials is adequate.	5 1
<u>Speciali</u>	zed Learning Space	
5.7	Size of specialized learning area(s) meets standards.	15 6
5.8	Design of specialized learning area(s) is compatible with instructional need.	10 3
5.9	Library/Resource/Media Center provides appropriate and attractive space.	15 12
5.10	Gymnasium and outdoor facilities adequately serve physical education instruction.	15 11
5.11 5.12	Pre-kindergarten and kindergarten space is appropritae for age of students and nature of instruction.	10 9 10 8
J. 14	Music Frogram is provided adequate sound-ireated space.	IU 0

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	15	0	3	6	9	12	15
	25	0	5	10	15	20	25

200 Points

Specialized Learning Space (cont.)

5.13	Space for art is appropriate for instruction, supplies and equipment.	10	8
5.14	Space for technology education permits use of state-of-the- art equipment.	10	4
5.15	Space for small groups and remedial instruction is provided adjacent to classrooms.	5	0
5.16	Storage for student and teacher material is adequate.	5	3
<u>Support</u>	<u>Space</u>		
5.17	Teacher's lounge and work areas support teachers as professionals.	10	6
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage and food preparation.	10	6
5.19	Administrative offices are consistent in appearance and function with the maturity of the students served.	10	10
5.20	Counselor's office insures privacy and sufficient storage.	5	5
5.21	Clinic is near administrative offices and is equipped to meet requirements.	5	5
5.22	Suitable reception space is available for students, teachers and visitors.	5	5
5.23	Administrative personnel are provided sufficient work space and privacy.	5	5
	Total - Educational Adequacy	200	120

Table of Weights and	Maximum Points Allotted	Non- Existent	Very Inadequate 1 - 29%	Poor 30 - 49%	Borderline 50 - 69%	Satisfactory 70 - 89%	Excellent 90 - 100%
Categories	5	0	1	2	3	4	5
	10	0	2	4	6	8	10

6.0 Environment for Education

Exterior Environment

6.1	Overall design is aesthetically pleasing and appropriate for the age of students.	15 8
6.2	Site and buildings are well landscaped.	10 8
6.3	Exterior noise and surrounding environment do not disrupt learning.	10 8
6.4	Entrances and walkways are sheltered from sun and inclement weather.	10 8
6.5	Building materials provide attractive color and texture.	5 4
Interior E	Environment	
6.6	Color schemes, building materials and decor provide an impetus to learning.	20 10
6.7	Year around comfortable temperature and humidity are provided throughout the building.	15 8
6.8	Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement.	15 12
6.9	Lighting system provides proper intensity, diffusion and distribution of illumination.	15 12
6.10	Sufficient drinking fountains and restroom facilities are conveniently located.	15 9
6.11	Communication among students is enhanced by commons area.	10 2

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	15	0	3	6	9	12	15
	20	0	4	8	12	16	20

200 Points

Interior Environment (cont.)

- 6.12 Traffic flow is aided by appropriate foyers and corridors.
 6.13 Areas for students to interact are suitable to the age group.
 6.14 Large group areas are designed for effective management of students.
 6.15 Acoustical treatment of ceilings, walls and floors provides effective sound control.
 6.16 Window design contributes to a pleasant environment.
 6.17 Furniture and equipment provide a pleasing atmosphere.
 - **Total Environment for Education**

10	4
10	4
10	4
10	4
10	4
10	2
200	111

Table of Weights and	Maximum Points Allotted	Non- Existent	Very Inadequate 1 - 29%	Poor 30 - 49%	Borderline 50 - 69%	Satisfactory 70 - 89%	Excellent 90 - 100%
Categories	10	0	2	4	6	8	10

Justification for Allocation of Points

BUILDING NAME AND LEVEL:

Name of School Building

BUILDING FEATURES THAT CLEARLY EXCEED CRITERIA:

1.	Item 1	New admin area is nice			
2.	Item 2	New roof recently			
3.	Item 3	20 acres is ample site for new building			
4.	Item 4				
5.	Item 5				
BUILDING FEATURES THAT ARE NON-EXISTENT OR VERY INADEQUATE:					
1.	Item 1	Lacing in Staff toilet facilities			
2.	Item 2	No chair lift or elevator to lower level			
3.	Item 3	No fire sprinklered			
4.	Item 4	HVAC not balanced			

- 5. Item 5 No Kitchen servery
- 6. Item 6
- 7. Item 7
- 8. Item 8
- 9. Item 9

12/1/2017
Rosehill Elementary School
ACI Boland Architects

SITE PLAN



FLOOR PLAN



21 SHAWNEE MISSION SCHOOL DISTRICT

FACILITY OBSERVATIONS

Architectural Observations



Kindergarten casework: upper cabinets need doors to hide clutter.



No individual cubby storage is provided in Kindergarten rooms, only coat hooks.



Classroom needs individual cubbies and different teaching areas.

Kindergarten toilets not ADA accessible.





Kindergarten: Alcove with shelves and coat hooks instead of cubbies.

Small storage closet in classrooms.



Need new flooring in Kitchen Dry Storage area.

Kitchen flooring needs updating. Old kitchen equipment.

Corridor ceilings are only 7'-4" tall in some areas.

Receiving door has rusted frame. Needs replacing.

Storage in main Corridor.

No Chair lift or elevator to lower level.

Enhanced learning and Y-Care area in basement is also a Storm Shelter: So, no natural light.

1

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Small gymnasium. Side courts are small.

N

S

Stage steps, no chair lift or ADA ramp.

Art room has no kiln adjacent. Kiln in storage room down the hall. No separate Art Storage room.

Chair storage in Corridor, no separate room.

Library has unsightly exposed power columns in the center.

Gutter/downspouts dump water on playgrounds.

Parent pick up backs up onto Rosehill Road during afternoon pickup. No parking lot in front of school, only a few parallel spaces around the circle.

Locked gate at front circular entry loop to restrict parents during afternoon pick up from circling back around.

Roof needs repair in some areas.

Some Roof top units not screened.

MEP Observations

Exposed PEX piping installed for hot water

Exterior Light fixture where lens has yellowed with age

Inaccessible drinking fountain

Flue and vent pipe within 10'-0" of outside air intake

No insulation on domestic water piping

Storage in front of main electrical service panel

Rooftop unit condenser coil fins are damaged

Second Electrical Service

Surface mounted power and data raceway

SHAWNEE MISSION SCHOOL DISTRICT

Typical Teachers Desk

Kitchen piping has insulation gaps and exposed piping

SITE ANALYSIS

Existing Conditions

The existing school building and parking is situated on the northwestern portion of the site. The existing playgrounds are located on the east side of the existing building, centrally located in the site. There are various existing grass ballfields along the eastern portion of the property. The southeast part of the site is fairly flat. The northeast part of the site is moderately sloped (2-3%) from the existing playground to the northeast corner. There are sidewalk connections along Rosehill Road and up to the building. There are approximately 105 parking stalls located around the existing main entry drives and on the north side of the existing building. There appears to be enough space for approximately 32 vehicles to queue onsite and not be on Rosehill Road. The site appears to be reasonably well drained. There is also some extra green space at the southwest corner of the property.

Replacement School Assessment

If a replacement school was to be built on the same site while the existing school would remain open, the best situated location would likely be the more southeastern portion of the property where existing grass ballfields are located. This is a very flat, large open piece of ground that would be easily developable for the new school building. The site is also large enough that a plan could be developed that allows for some of the future parking and drives to be constructed with the new building while the existing building is still in operation. It would depend on how much impervious surface is proposed as to whether any detention or stormwater treatment facilities would be needed. There is a large of amount of green space existing on the site. Currently, there is only sanitary sewer available near the northwest corner of the property, so a Johnson County Wastewater sanitary main extension would potentially be required for the project. JCW may allow a longer service line to the new building. All other utilities are readily available around the proposed building location to serve the new building.

Rosehill Elementary Existing Utility Map

In let

Johnson - Gas Main

ARCHITECTURAL NARRATIVE

Principal: Cory Strathman | Mascot: Rockets | S. F. 82,146 s.f. | 18.2 acres | 2 story | 1965 original building Additions and Renovations in 1967, 1977, 1988, 1996 and 2014

- 1. Attendance according to the Principal: 550
- Building is open at 7:00. Class hours are from 8:00 to 3:10. They have before and after school programs YCare.
- 3. This is a 3 to 4 section school
- 4. Site: The main entry and administrative area was remodeled in 2014.
- 5. No parking lot in front of school on west side, just a few parallel spaces around the circle. Principal said it is a problem, especially when they have events at the school.
- Parent pick up is located in the circular drive off Rosehill Road. The staff has a locked gate across part of the circular drive to prevent parents from circling back around again.
- 7. Staff parking is on the north side of the school. The Receiving room access is on the north side of the building. There is a chain link gate that is locked in the evening on the north side, located next to Receiving room.
- Parochial School: SPED students from nearby Holy Spirit church are bussed over daily for about 90 minutes. This occurs before the parent traffic stacks up.
- Large playground with 4 play structures (3 large and 1 small). Several ball fields, soccer, walking trails.
- 10. Building materials are brick and aluminum windows in all classrooms.
- 11. The Administration area was remodeled in 2014.
- 12. There is no elevator to the basement.

- 13. No fire sprinkler system.
- 14. Roof ladder access is in the Custodian room on north side of building.
- 15. Classrooms are approximately 937 sf. There are 2 corner windows in the classrooms in south 2 story wing. There are mostly high windows in the east/ west classroom wings which provide more wall space in the classroom. There is a plastic laminate sink cabinet. Some rooms have small refrigerator and microwave.
- 16. No Collaboration space adjacent to the classrooms.
- Corridor ceilings are low, approximately 7'-2" a.f.f.. Some doors swing into corridor.
- 18. Classrooms 1st thru 6th have no cubby storage. There are hooks on wall for back packs etc. Typical desks.
- Kindergarten classrooms are the same size as regular upper grade classrooms. Small storage closet and small individual toilet that is not ADA accessible. Separate alcove with coat hooks, shelf and bench.
- Library has 5 vertical power poles around the checkout desk resulting in a cluttered appearance. Office and work room is stacked with book shelves. Low ceilings and not much natural light coming in.
- 21. Drinking fountains in corridors. Most of them are protruding into the corridor space.
- 22. There is no chair lift at stairs.
- 23. Cafeteria has glue lam beam structure. Cafeteria still has basketball court markings on the floor, but goals were removed. There is no server line in the kitchen. Equipment is moved out into the cafeteria for serving.

- 24. Kitchen has old flooring that looks patched and rusty. There are fans in the kitchen. Need to verify if air circulation is a problem. Dry storage room has rust on the floors. Exterior door to Receiving is rusted and needs replacing.
- Gymnasium is small. Wood floor. Acoustical wall panels. Wall pads. Wall mounted basketball goals. Lay in acoustical tile ceiling in between roof beams.
- 26. Stage with curtain. Steps from gym floor to stage, but no ramp.
- 27. HVAC system not balanced. Some areas are hot and some are cold at the same time.
- 28. Basement: Enhanced learning (small group instruction) during the day and YCare after school.
- 29. PE Office/storage room (on the southeast corner) has wood steps up to a loft storage area. A lot of clutter. Maintenance staff said there had been termite damage in the past.
- 30. Art room has old worn out base cabinets. No separate storage or adjacent kiln.
- 31. Kiln is located in a storage room across from administration area.
- 32. Storm Shelter is located in the interior corridor of east classroom wing (down the hall from the gym).

- 33. Student toilets are not all ADA accessible. The exterior doors are locked and not needed.
- 34. No Staff toilets in the classroom wings including the basement.
- 35. 2 Reading rooms
- 36. Math room
- 37. SPED, 2 resource rooms
- Classroom for PLC (Professional Learning Community)
- 39. Music room
- 40. Speech room in the south classroom wing.
- 41. Social Worker office next to administration area.
- 42. PTA room has sink and storage cabinets.
- 43. Enhanced learning (tutoring?) rooms are in the basement. Small group instruction. Hooks for backpacks. Kitchen area with old cabinets. Large room.

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MEP NARRATIVE

General Project Information

Owner:	Shawnee Mission School District
School Name:	Rosehill Elementary School
Project Address 1:	9801 Rosehill Rd
City: Lenexa	State: KS
	Floor Area: 82,146 sf
Building Stories:	2
Building Use Type:	Elementary School

Team Contact Information

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General

- Corridors included accessible lay-in ceilings. Majority of Classroom spaces did not have accessible ceilings to conceal new wiring, piping, ductwork etc.
- The building is not equipped with a fire sprinkler system.
- Observations regarding code deficiencies are in reference to the current 2012 IBC code series adopted by local jurisdictions. Should local jurisdictions adopt codes newer than the 2012 IBC, additional updates may be required to building systems. Items of note include:
 - 2015 IBC requires a full FEMA storm shelter which would require backup generator power, ventilation and restrooms.
 - 2015 IBC added requirements for carbon monoxide detection in select classrooms served by fuel fired equipment.

• Kitchen had not been updated recently.

Mechanical

- Kitchen
 - Multiple wall fans installed to circulate air. Space was very humid although dishwasher exhaust was ducted.
 - Significant amount of piping was missing sections of insulation.

• System Descriptions

- The majority of the building is served from rooftop units with duct heaters located in room to vary supply air temperature.
- Majority of the rooftop units are 2-3 years old a couple were 10 years old. Typical life span of a rooftop unit is 15 years. A couple of the rooftop unit's condenser coil fins are damaged, which limits performance and efficiency.
- Split systems serve the lower level classrooms. For a classroom application these systems do a poor job handling ventilation air and do a poor job at air filtration.
- Some classrooms contain ceiling fans.
- A couple classrooms had concentric diffusers, which made for poor air circulation.
- Controls Systems
 - A full BMS control system is currently installed to serve all HVAC equipment.
- Library had a portable dehumidifier in the space most likely due to high humidity levels.
- A couple of the rooftop units looked to have outside air intakes within 10'-0" of plumbing vents.
- Additional Updates required to bring systems up to current codes:
 - Provide minimum ventilation per current codes to each classroom.
 - Energy recovery will be required when minimum ventilation rates are brought up to code.
 - Provide minimum 10'-0" distance from exhaust to outside air intake.
- Additional Updates required to bring systems up to current SMSD Standards:
 - HVAC equipment efficiencies shall be increased.
 - Each classroom shall be provided with its own thermostat.

ROSEHILL ELEMENTARY FACILITY EVALUATION

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Plumbing Systems

- Hot Water
 - Domestic hot water system consists of multiple gas-fired water heaters distributed around the building.
 Majority of water heaters are around 5-10 years old.
 - Domestic hot water supply was not sufficient in many areas. Some restrooms had been updated with exposed PEX piping hot water supply piping.
 - A small point of use water heater had been added to a janitor's closet due to lack of hot water for the adjacent restrooms.
 - There were a lot of piping off of hot water piping that didn't have any insulation on them.
 - Majority of the classrooms don't have hot water.
- Water Supply
 - Water service didn't appear to have a reduced pressure backflow preventer.
 - Water pressure appeared to be sufficient.
- Roof Drains
 - Majority of roof drains are discharged to grade by down spouts and not piped to storm sewer. This causes drainage issues around the building. A few were piped down to storm sewer.
- None of the restroom groups appeared to have been updated. The majority of the restrooms had floor mounted urinals and water closets.
- The nurse area did have a shower.
- Additional Updates required to bring systems up to current codes:
 - Several water coolers and plumbing fixtures are not ADA compliant and need to be replaced.
 - All handwashing sinks will need to have thermostat mixing valves installed to limit maximum water hot water temperature to 110°F.
 - Hot water piping shall be insulated per energy code.
- Additional Updates required to bring systems up to current SMSD Standards:
 - Replace all faucets and flush valves with Toto sensor devices.
 - Hot water recirculation line shall tie into hot water line with-in 3 feet of every hand washing sink.
 - All classrooms shall be provided with a sink that has hot water in the classroom.
 - Replace majority of water closets and urinals with new wall-mounted fixtures.

Electrical Systems

- Lighting
 - Exterior illumination at rear parking area of building did not appear sufficient. Wall mounted light fixtures were aged and lenses were significantly yellowed.
 - Exterior illumination at front drop-off area of the building did appear sufficient.
 - Interior illumination was uniform with light fixtures in good condition. However many classrooms only had one level of lighting control in the space, on or off.
 - Restrooms nearest gym could benefit from additional illumination.
 - New entry remodel had dedicated exterior emergency illumination. All other exterior exits did not appear to have exterior emergency illumination.
 - A portion of the exit signs were aged and need replacement to provide easy to read signage.

- Power
 - Electrical service consists of two separate underground electrical services with main distribution panels located in two different rooms in the building.
 - Extension cords and power supplies were common in classrooms due to insufficient quantities and locations
 of electrical receptacles.
 - Power systems appeared to have available space and spare for future improvements, depending on scope.
 Several of the electrical panels had been updated.
 - The basement included several electrical panels accessible to the public.
 - Panel ECP2 in room 102 does not have the code required working clearance.

Special Systems (Fire Alarm, Intercom, Data Systems)

- Fire Alarm system was an analog system and would not support a new mass notification system. An entirely new fire alarm system and infrastructure may be required to bring the system up to current codes. Corridors had smoke detectors installed throughout.
- Intercom system appeared functional and sufficient.
- Data systems appeared functional and sufficient.
- Additional Updates required to bring systems up to current codes:
 - Electrical
 - » All receptacles to be replaced with tamper resistant devices.
 - » Additional Exterior lighting and emergency lighting to ensure sufficient illumination.
 - Lighting New lighting controls with occupancy sensors installed in entire building.
 - Fire Alarm Complete Replacement of all devices and control panels to support a mass notification system.
 - Intercom system None
 - Data systems None
- Additional Updates required to bring systems up to current SMSD Standards:
 - Electrical
 - » Energy Metering added to all electrical equipment.
 - » Additional receptacles added throughout classrooms.
 - Lighting
 - » New LED light fixtures installed in all areas, interior and exterior
 - » Dimming Controls added in classrooms.
 - Fire Alarm Complete Replacement of all devices and control panels to support a mass notification system.
 Additional Smoke Detection may be required.
 - Intercom system New Valcom Intercom System
 - Data systems Dedicated IT closets for Data Racks and data associated equipment.

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