



EAST ANTIOCH 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:**

- |   |                   |
|---|-------------------|
| • <b>Rushton Elementary School</b>      | <b>523 points</b> |
| • <b>Belinder Elementary School</b>     | <b>557 points</b> |
| • <b>Tomahawk Elementary School</b>     | <b>562 points</b> |
| • <b>Rosehill Elementary School</b>     | <b>656 points</b> |
| • <b>East Antioch Elementary School</b> | <b>669 points</b> |



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## SUMMARY

East Antioch Elementary is a two story school with approximately 349 students from ages Kindergarten through 6th grade and a SPED classroom. 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 55,542 s.f. with 19 classrooms, cafeteria, new kitchen (2017), gymnasium, library, art, music, band/strings and administrative areas including nurse's office and staff lounge/work room. The library does not have an office or work room. There is a small social worker office located in the north classroom wing. Each classroom (1st thru 6th grade) has a small collaboration space in the adjacent main corridor. The classrooms are small at approximately 700 s.f. with no student cubbies in the room. Two of the kindergarten classrooms have adjacent toilets, but the 3rd one does not have adjacent toilets. Some of the older toilet rooms are not ADA accessible. There is also a Speech room adjacent to the Kindergarten wing. The Nurses office was remodeled in 2014 and has a shower. There are no toilets on basement level. There is no Art storage or kiln room.



The building is a brick, EIFS, metal panels and concrete building with steel roof joists and some concrete structure as well. The roof system is a built up roof with scuppers, gutters and downspouts. There are no interior permanent ladders to access the roof. There are 2 HVAC rooms in the basement and one on the main level. There is a chair lift at one set of stairs to basement, but no elevator. The chair lift doesn't always work.

The school is located in a residential neighborhood on West 74th Street and Lowell Avenue. The rest of the site is surrounded by individual homes. The main entry and administrative area was relocated to the north east kindergarten wing of the building in 2014. The parent drop off and pick up is located off Lowell Avenue. There are only 2 small SPED busses that pick up at south door adjacent to gym. 70 % of the students are walkers. The shorter queuing line can exit to the north on Lowell Avenue and the longer queuing line turns to the south at Lowell Avenue. There is a dead end on 74th street that some parents park on during pick up time in the afternoon. There is a parent drop off location at the gymnasium in the morning.

There are 2 outdoor courtyard areas on the west side of the school. The north courtyard is not used but the south courtyard is used and has a pond, benches, landscaping and storage building.

There are grass ball fields on north side of the site with asphalt playgrounds and 2 play structures. There is an asphalt play ground on south side with no play structure on it. The school site has some trees and a chain link fence around the outdoor HVAC units. Most entries into the building are handicapped accessible. Toilets in building are largely non ADA compliant. The building is not fire sprinkled.





APPRAISAL

**GUIDE FOR**

**SCHOOL FACILITY APPRAISAL**

**EAST ANTIOCH**  
**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:

<u>Section</u>		<u>Maximum Points</u>
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 Appraisal

#### Step I

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

### Overview of the Building and Grounds

#### Step II

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 of Scores

#### Step III

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 **Date of Appraisal:** 10/30/2017

**Building Name:** East Antioch Elementary School

**Street Address:** 7342 Lowell

**City, State, Zip Code:** Overland Park, Kansas 66204

**Telephone Number(s):** 913-993-3200

**School District:** Shawnee Mission School District

**Setting:** ☐ Urban ☒ Suburban ☐ Small City ☐ Rural

Site Acreage: 6.56 Building Square Footage 55,542

Grades Housed: x Student Capacity 349

# of Teaching Stations: x # of Floors 2

Student Enrollment: 349 As of: 11/28/2017

Dates of Construction: Original Building - 1958, Additions and Renovations in 1960, 1964, 1968, 1996, 1994, 2009, 2014 and 2017

**Energy Source:** ☐ Fuel Oil ☒ Gas ☐ Electric ☐ Solar

**Air Conditioning:** ☒ Roof Top ☐ Window Units ☐ Central ☐ Room Units

**Heating:** ☐ Central ☒ Roof Top ☐ Individual Unit  
☒ Forced Air ☐ Steam ☐ Hot Water

Types of Construction	Exterior Surfacing	Floor Construction
<input checked="" type="checkbox"/> Load Bearing Masonry	<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Wood Joists
<input type="checkbox"/> Steel Frame	<input type="checkbox"/> Stucco	<input type="checkbox"/> Steel Frame
<input type="checkbox"/> Concrete Frame	<input checked="" type="checkbox"/> Metal	<input checked="" type="checkbox"/> Slab on Grade
<input type="checkbox"/> Wood	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Structural Slab
<input checked="" type="checkbox"/> Other <u>Steel roof joists</u>	<input checked="" type="checkbox"/> Other <u>EIFS</u>	<input type="checkbox"/> Other _____

## APPRAISAL GUIDE FOR SCHOOL FACILITIES

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

Appraisal Summary	Section	Possible Points	Total Earned	Percent	Rating By Category
	1.0 The School Site	100	69	69%	
	2.0 Structural and Mechanical	200	153	77%	
	3.0 Plant Maintainability	100	69	69%	
	4.0 School Building Safety & Security	200	151	76%	
	5.0 Educational Adequacy	200	117	59%	
	6.0 Environment for Education	200	110	55%	
	<b>TOTAL</b>	<b>1,000</b>	669	67%	



## 1.0 The School Site

100 Points

1.1	<b>Site is large enough</b> to meet present and future educational needs as defined by state and local requirements.	25	11
1.2	<b>Site is easily accessible</b> and conveniently located for the present and future population.	20	15
1.3	<b>Location</b> is removed from undesirable business, industry, traffic and natural hazards.	10	10
1.4	Site is <b>well landscaped and developed</b> to meet educational needs.	10	7
1.5	Well equipped <b>athletic areas</b> are adequate with sufficient solid-surface parking.	10	7
1.6	<b>Topography</b> is varied enough to provide desirable appearance and without steep inclines.	5	4
1.7	Site has stable, well drained <b>soil free of erosion</b> .	5	4
1.8	Site is suitable for <b>special instructional needs</b> , e.g. outdoor learning.	5	4
1.9	<b>Pedestrian services</b> including adequate sidewalks with designated crosswalks, curb cuts and correct slopes.	5	4
1.10	Sufficient <b>on-site, solid surface parking</b> is provided for faculty, students, staff and community.	5	3
<b>Total - The School Site</b>		<b>100</b>	<b>69</b>

Table of  
Weights  
and  
Categories

Maximum Points Allotted	Non- Existent	Very Inadequate 1 - 29%	Poor 30 - 49%	Borderline 50 - 69%	Satisfactory 70 - 89%	Excellent 90 - 100%
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

## 2.0 Structural and Mechanical Features

200 Points

### Structural

2.1	Structure meets all <b>barrier-free</b> requirements both externally and internally.	15	12
2.2	<b>Roofs</b> appear sound, have positive drainage, and are weather-tight.	15	12
2.3	<b>Foundations</b> are strong and stable with no observable cracks.	10	12
2.4	<b>Exterior and interior walls</b> have sufficient expansion joints and are free of deterioration.	10	8
2.5	<b>Entrances and exits</b> are located so as to permit efficient student traffic flow.	10	6
2.6	<b>Building "envelope"</b> generally provides for energy conservation (See criteria).	10	6
2.7	Structure is <b>free of friable asbestos</b> and <b>toxic materials</b> .	10	8
2.8	Interior walls permit sufficient <b>flexibility</b> for a variety of class sizes.	10	8

Table of  
Weights  
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10	0	2	4	6	8	10
15	0	3	6	9	12	15

### Mechanical/Electrical

2.9	<b>Adequate light sources</b> are well maintained, properly placed and are not subject to overheating.	15	12
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<b>2.10</b>	<b>Internal water supply</b> is adequate with sufficient pressure to meet health and safety requirements.	<b>15</b>	<b>12</b>
<b>2.11</b>	Each teaching/learning area has adequate convenient <b>wall outlets</b> , phone and computer cabling for <b>technology applications</b> .	<b>15</b>	<b>12</b>
<b>2.12</b>	<b>Electrical controls</b> are safely protected with <b>disconnect switches</b> easily accessible.	<b>10</b>	<b>8</b>
<b>2.13</b>	<b>Drinking fountains</b> are adequate in number and placement, and are properly maintained including provisions for the disabled.	<b>10</b>	<b>6</b>
<b>2.14</b>	Number and size of <b>restrooms meet requirements</b> .	<b>10</b>	<b>6</b>
<b>2.15</b>	<b>Drainage systems</b> are properly maintained and meet requirements.	<b>10</b>	<b>6</b>
<b>2.16</b>	<b>Fire alarms, smoke detectors and sprinkler systems</b> are properly maintained and meet requirements.	<b>10</b>	<b>8</b>
<b>2.17</b>	<b>Intercommunication system</b> consists of a central unit that allows dependable <b>two-way communication</b> between the office and instructional areas.	<b>10</b>	<b>8</b>
<b>2.18</b>	<b>Exterior water supply</b> is sufficient and available for normal usage.	<b>5</b>	<b>3</b>
<b>Total - Structural and Mechanical Features</b>		<b>200</b>	<b>153</b>

Table of  
Weights  
and  
Categories

<b>Maximum Points Allotted</b>	<b>Non- Existent</b>	<b>Very Inadequate 1 - 29%</b>	<b>Poor 30 - 49%</b>	<b>Borderline 50 - 69%</b>	<b>Satisfactory 70 - 89%</b>	<b>Excellent 90 - 100%</b>
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15

### 3.0 Plant Maintainability

100 Points

3.1	<b>Exterior windows, doors and walls</b> are of material and finish requiring minimum maintenance.	15	10
3.2	<b>Floor surfaces</b> throughout the building require minimum care.	15	8
3.3	<b>Ceilings and walls</b> throughout the building, including service areas, are easily cleaned and resistant to stain.	10	6
3.4	<b>Built-in equipment</b> is designed and constructed for ease of maintenance.	10	6
3.5	<b>Finishes and hardware</b> , with a compatible keying system, are of durable quality.	10	9
3.6	<b>Restroom fixtures</b> are wall mounted and of quality finish.	10	6
3.7	Adequate <b>custodial storage space</b> with water and drain is accessible throughout the building.	10	8
3.8	Adequate <b>electrical outlets and power</b> , to permit routine cleaning, are available in every area.	10	8
3.9	<b>Outdoor light fixtures, electric outlets</b> , equipment, and other fixtures are accessible for repair and replacement.	10	8
<b>Total - Plant Maintainability</b>		<b>100</b>	<b>69</b>

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



## 4.0 Building Safety and Security

200 Points

### Site Safety

4.1	<b>Student loading areas</b> are segregated from other vehicular traffic and pedestrian walkways.	15	5
4.2	<b>Walkways</b> , both on and offsite, are available for safety of pedestrians.	10	8
4.3	<b>Access streets</b> have sufficient signals and signs to permit safe entrance to and exit from school area.	5	4
4.4	<b>Vehicular entrances and exits</b> permit safe traffic flow.	5	2
4.5	<b>Athletic field equipment</b> is properly located and is free from hazard.	5	3

### Building Safety

4.6	The <b>heating unit(s)</b> is located away from student occupied areas.	20	16
4.7	Multi-story buildings have at least <b>two stairways</b> for student egress.	15	8
4.8	<b>Exterior doors</b> open outward and are equipped with panic hardware.	10	10
4.9	<b>Emergency lighting</b> is provided throughout the building with exit signs on separate electrical circuits.	10	8
4.10	<b>Classroom doors</b> are recessed and open outward.	10	8
4.11	<b>Building security systems</b> are provided to assure uninterrupted operation of the educational program.	10	8

Table of  
Weights  
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Maximum Points Allotted	Non- Existent	Very Inadequate 1 - 29%	Poor 30 - 49%	Borderline 50 - 69%	Satisfactory 70 - 89%	Excellent 90 - 100%
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

**Building Safety** (cont.)

<b>4.12</b>	<b>Flooring</b> (including ramps and stairways) is maintained in a nonslip condition.	<b>5</b>	<b>5</b>
<b>4.13</b>	<b>Stairs</b> (interior and exterior) meet standards (maximum 7" rise to 11" tread) and steps range in number from 3 - 16.	<b>5</b>	<b>4</b>
<b>4.14</b>	<b>Glass</b> is properly located and protected with wire or safety material to prevent accidental student injury.	<b>5</b>	<b>4</b>
<b>4.15</b>	<b>Fixed projections</b> in the traffic areas do not extend more than 8" from the corridor wall.	<b>5</b>	<b>3</b>
<b>4.16</b>	<b>Traffic areas</b> terminate at an exit or a stairway leading to an egress.	<b>5</b>	<b>4</b>

**Emergency Safety**

<b>4.17</b>	Adequate <b>fire safety equipment</b> is properly located.	<b>15</b>	<b>12</b>
<b>4.18</b>	There are at least <b>two independent exits</b> from any point in the building.	<b>15</b>	<b>15</b>
<b>4.19</b>	<b>Fire-resistant materials</b> are used throughout the structure.	<b>15</b>	<b>12</b>
<b>4.20</b>	Automatic and manual <b>emergency alarm system</b> with a distinctive sound and flashing light is provided.	<b>15</b>	<b>12</b>

**Total - Building Safety and Security**

<b>200</b>	<b>151</b>
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Table of  
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<b>Maximum Points Allotted</b>	<b>Non- Existent</b>	<b>Very Inadequate 1 - 29%</b>	<b>Poor 30 - 49%</b>	<b>Borderline 50 - 69%</b>	<b>Satisfactory 70 - 89%</b>	<b>Excellent 90 - 100%</b>
5	0	1	2	3	4	5
15	0	3	6	9	12	15



## 5.0 Educational Adequacy

200 Points

### Academic Learning Space

5.1	<b>Size of academic learning areas</b> meets desirable standards.	10	3
5.2	<b>Classroom space</b> permits arrangements for small group activity.	10	2
5.3	<b>Location of academic learning areas</b> is near related educational activities and away from disruptive noises.	10	6
5.4	<b>Personal space</b> in the classroom away from group instruction allows privacy time for individual students.	5	0
5.5	<b>Storage for student materials</b> is adequate.	5	3
5.6	<b>Storage for teacher materials</b> is adequate.	5	3

### Specialized Learning Space

5.7	<b>Size of specialized learning area(s)</b> meets standards.	15	6
5.8	<b>Design of specialized learning area(s)</b> is compatible with instructional need.	10	6
5.9	<b>Library/Resource/Media Center</b> provides appropriate and attractive space.	15	7
5.10	<b>Gymnasium and outdoor facilities</b> adequately serve physical education instruction.	15	12
5.11	<b>Pre-kindergarten and kindergarten</b> space is appropriate for age of students and nature of instruction.	10	7
5.12	<b>Music Program</b> is provided adequate sound-treated space.	10	6

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

**Specialized Learning Space** (cont.)

<b>5.13</b>	<b>Space for art</b> is appropriate for instruction, supplies and equipment.	<b>10</b>	<b>5</b>
<b>5.14</b>	<b>Space for technology education</b> permits use of state-of-the-art equipment.	<b>10</b>	<b>2</b>
<b>5.15</b>	Space for <b>small groups and remedial instruction</b> is provided adjacent to classrooms.	<b>5</b>	<b>2</b>
<b>5.16</b>	<b>Storage for student and teacher material</b> is adequate.	<b>5</b>	<b>4</b>

**Support Space**

<b>5.17</b>	<b>Teacher's lounge and work areas</b> support teachers as professionals.	<b>10</b>	<b>8</b>
<b>5.18</b>	<b>Cafeteria/Kitchen</b> is attractive with sufficient space for seating/dining, delivery, storage and food preparation.	<b>10</b>	<b>10</b>
<b>5.19</b>	<b>Administrative offices</b> are consistent in appearance and function with the maturity of the students served.	<b>10</b>	<b>9</b>
<b>5.20</b>	<b>Counselor's office</b> insures privacy and sufficient storage.	<b>5</b>	<b>2</b>
<b>5.21</b>	<b>Clinic</b> is near administrative offices and is equipped to meet requirements.	<b>5</b>	<b>5</b>
<b>5.22</b>	<b>Suitable reception space</b> is available for students, teachers and visitors.	<b>5</b>	<b>5</b>
<b>5.23</b>	<b>Administrative personnel</b> are provided sufficient work space and privacy.	<b>5</b>	<b>4</b>

**Total - Educational Adequacy**

<b>200</b>	<b>117</b>
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Table of  
Weights  
and  
Categories

<b>Maximum Points Allotted</b>	<b>Non- Existent</b>	<b>Very Inadequate 1 - 29%</b>	<b>Poor 30 - 49%</b>	<b>Borderline 50 - 69%</b>	<b>Satisfactory 70 - 89%</b>	<b>Excellent 90 - 100%</b>
5	0	1	2	3	4	5
10	0	2	4	6	8	10

## 6.0 Environment for Education

200 Points

### Exterior Environment

6.1	Overall <b>design is aesthetically pleasing</b> and appropriate for the age of students.	15	6
6.2	Site and buildings are well landscaped.	10	6
6.3	<b>Exterior noise and surrounding environment</b> do not disrupt learning.	10	8
6.4	<b>Entrances and walkways are sheltered</b> from sun and inclement weather.	10	8
6.5	<b>Building materials</b> provide attractive color and texture.	5	4

### Interior Environment

6.6	<b>Color schemes, building materials and decor</b> provide an impetus to learning.	20	9
6.7	<b>Year around comfortable temperature and humidity</b> are provided throughout the building.	15	9
6.8	<b>Ventilating system</b> provides adequate quiet circulation of clean air and meets 15cfm VBC requirement.	15	12
6.9	<b>Lighting system</b> provides proper intensity, diffusion and distribution of illumination.	15	12
6.10	<b>Sufficient drinking fountains and restroom facilities</b> are conveniently located.	15	9
6.11	<b>Communication among students</b> is enhanced by commons area.	10	2

Table of  
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Maximum Points Allotted	Non- Existent	Very Inadequate 1 - 29%	Poor 30 - 49%	Borderline 50 - 69%	Satisfactory 70 - 89%	Excellent 90 - 100%
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



**Interior Environment** (cont.)

<b>6.12</b>	<b>Traffic flow</b> is aided by appropriate foyers and corridors.	<b>10</b>	<b>5</b>
<b>6.13</b>	<b>Areas for students to interact</b> are suitable to the age group.	<b>10</b>	<b>4</b>
<b>6.14</b>	<b>Large group areas</b> are designed for effective management of students.	<b>10</b>	<b>5</b>
<b>6.15</b>	<b>Acoustical treatment</b> of ceilings, walls and floors provides effective sound control.	<b>10</b>	<b>4</b>
<b>6.16</b>	<b>Window design</b> contributes to a pleasant environment.	<b>10</b>	<b>4</b>
<b>6.17</b>	<b>Furniture and equipment</b> provide a pleasing atmosphere.	<b>10</b>	<b>3</b>
<b>Total - Environment for Education</b>		<b>200</b>	<b>110</b>

Table of  
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Categories

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10	0	2	4	6	8	10

## Justification for Allocation of Points

BUILDING NAME AND LEVEL:

Name of School Building \_\_\_\_\_

Indicate the justification for the appraisal decision in the space provided.

BUILDING FEATURES THAT CLEARLY EXCEED CRITERIA:

1. Item 1      Kitchen \_\_\_\_\_
2. Item 2      Courtyard \_\_\_\_\_
3. Item 3 \_\_\_\_\_
4. Item 4 \_\_\_\_\_
5. Item 5 \_\_\_\_\_

BUILDING FEATURES THAT ARE NON-EXISTENT OR VERY INADEQUATE:

1. Item 1      No ECC program \_\_\_\_\_
2. Item 2      No cubbies in classrooms \_\_\_\_\_
3. Item 3      No public common space \_\_\_\_\_
4. Item 4      HVAC system not balanced \_\_\_\_\_
5. Item 5      Not enough staff toilets \_\_\_\_\_
6. Item 6      No toilets on basement level \_\_\_\_\_
7. Item 7      Not all toilet rooms ADA accessible \_\_\_\_\_
8. Item 8      No library office or work room \_\_\_\_\_
9. Item 9      No art room storage or kiln \_\_\_\_\_

**Date of Appraisal:** 11/28/2017

**Name of School:** East Antioch Elementary School

**Name of Appraisers:** ACI Boland Architects

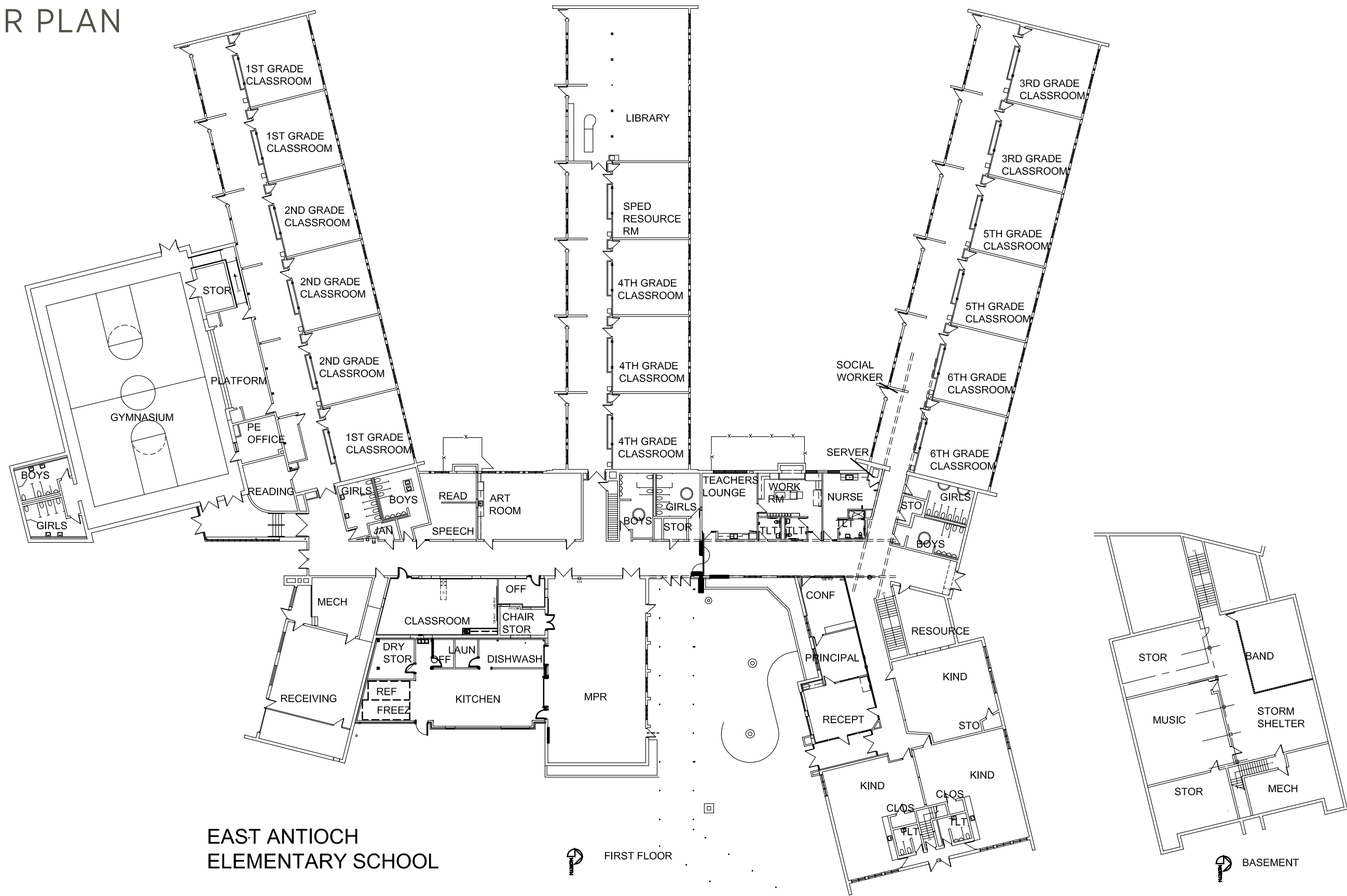


SITE PLAN





# FLOOR PLAN



EAST ANTIOCH  
ELEMENTARY SCHOOL

FIRST FLOOR

BASEMENT





# FACILITY OBSERVATIONS

## Architectural Observations



Exposed round ductwork blocks clerestory windows. Classrooms have traditional desks. Need different casework and furniture to allow for various methods of teaching instruction.



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





Coat hooks are provided in corridors in lieu of individual classroom cubbies at 1st thru 6th Grade classrooms.



Kindergarten storage closet is too small.





Student toilet rooms need updating. Most of them are not ADA accessible. No faucet on one side of the sink island. No mirrors. Plastic laminate countertops not typical in most Boys/Girls toilets.





Small Social Worker room.





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



Steps to basement mechanical room too steep (7  $\frac{3}{4}$ " risers and 10" treads)



Chair lift at stairs to Storm Shelter Basement Music and Band rooms. No elevator.





Steps to gym lobby have no chair lift.



Stage: Droopy ceiling tiles as a result of humidity issue. Accordion door is used at stage to create a separate room when needed, but the acoustics are bad so the room is not used for a classroom.

Gym: 2 freestanding basketball goals not ideal. Ceiling hung crosscourt goals would be more desirable.





Library has no office or work room. Small check out desk.



Exposed raceways in classrooms.





Music and Band rooms in basement have no windows because the space is designated as storm shelter.



Fire Panel room has equipment that require a cooler space. The box fan is not adequate.





Water from the adjacent low roof dumps rain water in front of gym doors and water drains into the gym. Sidewalk outside gym doors needs an area drain.



Broken sump pump at Basement Mechanical Room.





Broken sump pump at Basement Mechanical Room.





Parent pick up backs up onto Lowell Avenue during afternoon pickup.



Parent pick up, queuing line backs up onto Lowell Avenue.





74th Street is dead end on the south side of school. Some parents pick up students there due to traffic on Lowell Avenue.



Water issues between top of ramp and adjacent door.

## MEP Observations



Cooling for data closet is a portable fan with louver in door



Data IDF in Corridor





Drinking Fountains in Gym not easily accessible



Domestic water piping not insulated





Electrical cord secured in place with tape



Floor mounted urinals



No hot water at classroom sink.



Lavatories not ADA Accessible  
and Exposed piping





Roof Access

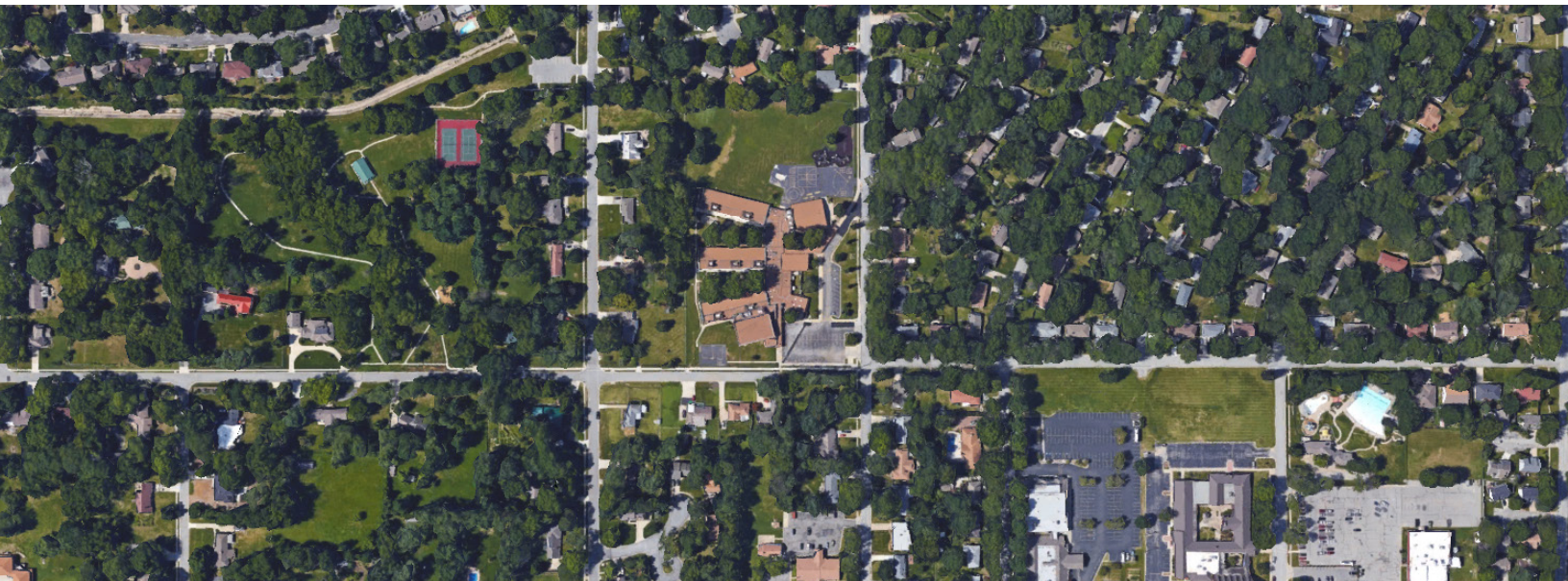
# SITE ANALYSIS

## Existing Conditions

The existing school building and parking is situated on the southern portion of the site. The existing playgrounds are located on both the north and south sides of the existing building. There is an existing grass ballfield at the north end of the property. This area is fairly flat (2%) from the north side of the existing school building to the north property line. There are sidewalk connections along Lowell and 74th Street and up to the building. There are 52 parking stalls located mostly at the southeast corner of the site. There appears to be enough space for approximately 25 vehicles to queue onsite and not be on Lowell. The site appears to be reasonably well drained.

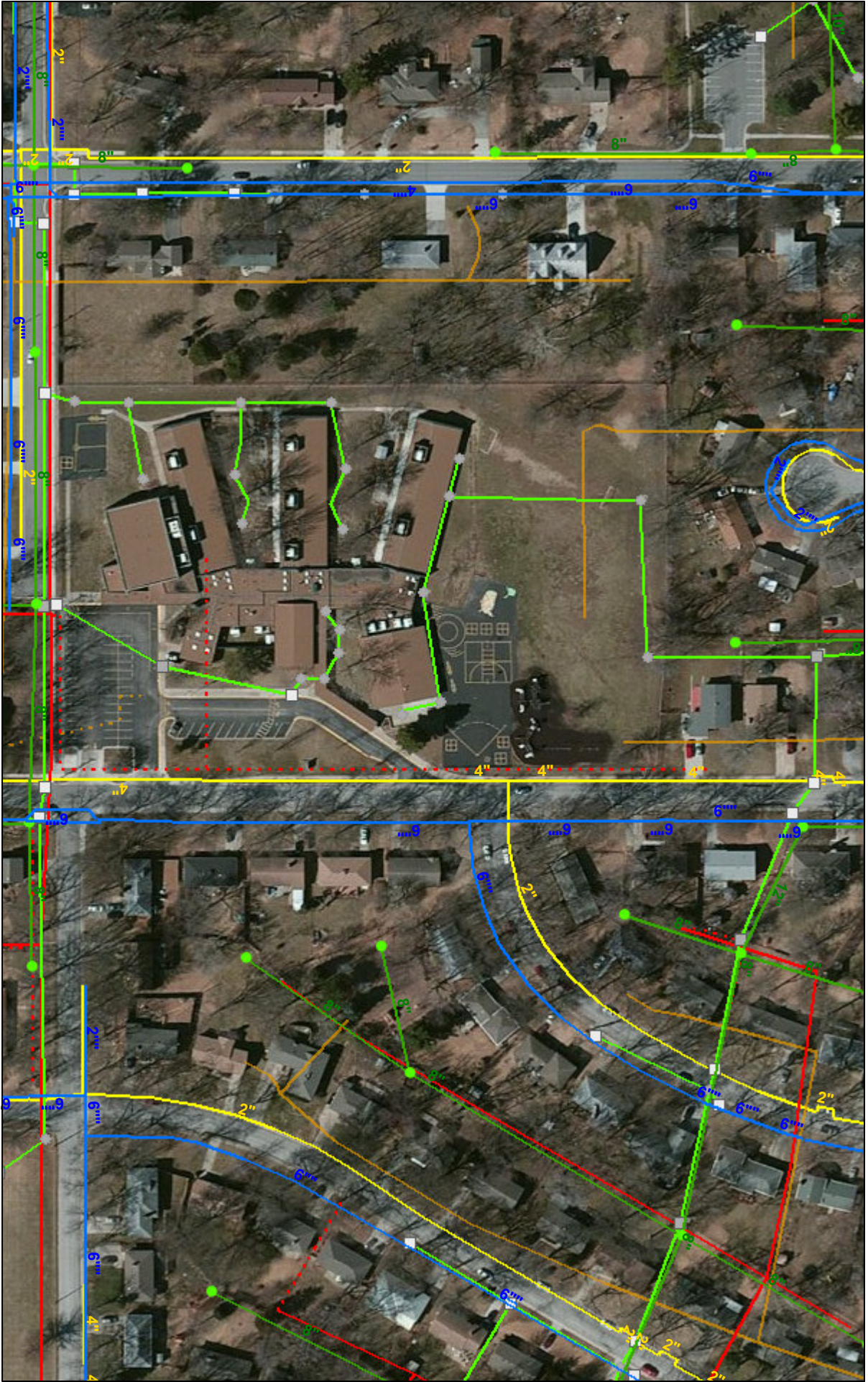
## Replacement School Assessment

If a replacement school was to be built on the same site while the existing school would remain open, it would need to be constructed at the north end of the property where the existing grass ballfields are located. This is a relatively flat piece of ground that would be easily developable for the new school building. New parking lot, drives, and playgrounds would not be able to be built until the existing school building and parking areas are demolished. With potentially decreasing the amount of impervious surface with a new school, stormwater water quality facilities would probably not be required with the project. However, depending how the watersheds were developed, detention may be required. A Johnson County Wastewater sanitary main extension would likely be required for the project as the only existing main on the property is at the very south end, with the existing school blocking access to this main. There is existing sanitary main that dead ends at the residential properties to the north that would likely need to be extended to serve a new building at the north end of the site. All other utilities are readily available around the proposed building location to serve the new building. There does appear to be an existing storm line that runs through the middle of the north portion of the site where the new school would want to sit. This storm line may need to be relocated prior to construction of the new school, at least temporarily until the existing school is demolished. The main concern with a replacement school on the existing site while the existing building remains open would be the phasing and timing of the demolition of the existing school building and the construction of the new parking lot.





# East Antioch Elementary Existing Utility Map





# ARCHITECTURAL NARRATIVE

**Principal: Felicia Netolicky | Mascot: Panthers | S. F. 55,542 s.f. | 2 story | 1958 original building  
Additions and Renovations in 1960, 1964, 1968, 1994, 1996, 2009, 2014 and 2017**

1. Attendance according to the Principal: 349 kids
2. Building is open at 7:00. Class hours are from 8:00 to 3:10. They have before and after school programs YCare.
3. Site: The main entry and administrative area was relocated to the north east kindergarten wing of the building in 2014. The parent drop off and pick up is located off Lowell Avenue. There are only 2 small SPED busses that pick up at south door adjacent to gym. 70 % of the students are walkers. The shorter queuing line can exit to the north on Lowell Avenue and the longer queuing line turns to the south at Lowell Avenue. There is a dead end on 74th street that some parents park on during pick up time in the afternoon. There is a parent drop off location at the gymnasium in the morning.
4. Site has a lot of big older trees and some smaller ones off Lowell Avenue.
5. Two courtyards: One of them is actually used. It has a pond and some benches. Outdoor HVAC equipment is fenced separately.
6. There is a chain link fence around the entire playground/playfield area. There is a soccer field, basketball goals on asphalt areas along with 2 mulched play equipment areas.
7. Building materials are brick, EIFS, metal panels, windows in all classrooms.
8. Secure entry vestibule with buzz in hardware and floor mounted fin tube heater on one wall.
9. Basement HVAC room has steep steps.
10. Administration area was renovated in 2014 for a new secure entry, reception/waiting area, principal's office and conference room. Across the corridor is a newly renovated Teacher's lounge/work room and Nurses area.
11. Classrooms are approximately 700 sf. Most classrooms are located in the original older building. In the 1st and 2nd grade classrooms of original building the small ceiling tiles are falling down on top of kids (according to the principal). Most classrooms have an exterior exit door. The Principal said they have had some younger students exit the building on their own causing security problems. The classrooms have sloped ceiling with exposed round ductwork blocking the clerestory windows. Windows between the classroom and corridors are also blocked off with paint etc. Sink cabinets in corridors not needed. There are no cubbies in the classroom. The students hang up there coats and backpacks on hooks in the corridor.
12. Collaboration space: There is an area outside each classroom that students use.
13. Classrooms 1st thru 6th have no cubby storage. There are hooks on wall for back packs etc. Typical desks.
14. No Roof access from inside the building. Maintenance staff uses a loose ladder at the exterior walls to access roof.
15. Drinking fountains in corridors.
16. No elevator. There is a chair lift at one of the stairs but the principal said it doesn't work sometime.
17. Kitchen is newly renovated in 2017.
18. Gymnasium has wood look sports floors. There are 2 ceiling hung basketball goals, 2 wall mounted and a 2 floor mounted. Floor mounted volley ball sleeves. There are sound wall panels and a separate stage. The Gym has designated men/women toilets on

south side with seamless floors and painted block walls and plastic laminate toilet partitions. There are some wall pads behind main goals and some make shift wall pads on side court walls.

19. Stage has an operable partition, no curtains. The lay in ceiling tiles on stage are very droopy probably due to humidity problems. The room is not used for classroom because of the noisy gym.
20. Art Room has no storage or kiln room. There is a vent on north wall (adjacent to main corridor) that is noisy. Principal said later that the art teacher has access to a kiln in the receiving room. I need to verify.
21. Storm shelter in the basement. Concrete walls and waffle ceiling.
22. Music room in basement with large storage room adjacent. Band/strings room also in the basement. There is an open storage area off corridor with chain link fence and gate walls. The music teacher said the water is sometimes wet and has had mold, bugs and mice in the past. The duct vent on east wall is noisy, can hear kids in another part of the building.
23. There is no toilet on the basement level.
24. Library has no office or work room. A small check in desk, low ceilings with fans. The sink cabinet is not needed.
25. There are some data rooms that are not air conditioned (which is desirable for equipment). The maintenance staff has a floor fan in the Fire Panel room.
26. Floor materials are mostly VCT and rubber base in corridors and carpet in classrooms.
27. Kindergarten: 2 rooms (1,007 s.f.) with adjacent toilets. The 3rd kindergarten room has no adjacent toilet. 2 Kindergarten rooms have direct access to concrete patio area outside.
28. Playgrounds: 2 large pieces of play equipment. Hard and soft playground areas. There is an asphalt playground on the south side with no equipment on it.
29. The roof next to gym dumps water adjacent to the south gym door causing flooding in the gym. Also, the canopy at gym has a ramped area that has had water issues.
30. Staff restrooms: not adequate. No staff toilets in classroom wings. Teachers have to walk quite a distance to the Teacher's lounge toilet.
31. Most student restrooms are old with glazed tile walls and mosaic tile flooring. The girls/boys toilets in north classroom wing have an outdated plastic laminate island sink cabinet has a broken faucet. There are floor mounted urinals in the boys room.
32. They have HVAC issues, some areas too hot or too cold.
33. Mechanical rooms: 2 located in the basement and one on main level next to Receiving. The basement mechanical room has a sump pump and outside door.
34. The Receiving room has a mechanical room, shop and garage for lawn mowers.
35. Corridors have VCT flooring and carpet in classrooms. Painted CMU corridor walls in newer areas of the building. Low corridor ceilings approximately 7'-8" +. There is a glass display case in corridor (above drinking fountains) that is partially blocked by new lower ceiling.
36. SPED Resource room next to library. Also small SPED resource room next to Art room.
37. Speech room next to Kindergarten room.
38. Reading room adjacent to gym at south classroom wing has glass block from the previous conference room.
39. MFEC accessed the roof. There were RTU screens, built up asphalt roof (covered in leaves) exposed piping, roof drains. Majority of roof areas are sloped to scuppers/downspouts/gutters. There are numbers skylights on roof. A lot of patches on roof. Mechanical screens are shorter than the equipment behind them in several locations.



# MEP NARRATIVE

## General Project Information

<b>Owner:</b>	Shawnee Mission School District
<b>School Name:</b>	East Antioch Elementary School
<b>Project Address 1:</b>	7342 Lowell Ave
<b>City:</b> Overland Park	<b>State:</b> KS
	<b>Floor Area:</b> 55,542 sf
<b>Building Stories:</b>	2
<b>Building Use Type:</b>	Elementary School
<b>Code Occupancy Group:</b>	E Occupancy

## Team Contact Information

<b>Contact Name:</b>	Keith Hammerschmidt
<b>Contact Company:</b>	MFEC, Inc.
<b>Contact Phone:</b>	913-322-1400
<b>Contact Fax:</b>	913-825-6697
<b>Contact Email:</b>	khammerschmidt@mfec.com

## General

- **Corridors included accessible lay-in ceilings. Majority of Classroom spaces did not have accessible ceilings to conceal new wiring, piping, ductwork etc.**
- **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.
- **No permanent interior roof access was available at the building. A ladder was secured against side of building to access equipment on roof.**
- **The building is not equipped with a fire sprinkler system.**
- **The majority of the classrooms have operable windows. Operable windows make it difficult for the mechanical equipment to control humidity levels. With large amounts of untreated outside air, this may cause high humidity levels and can lead to moisture problems.**
- **Kitchen addition/remodel was completed in summer of 2017. Office remodel was completed in summer of 2014.**

## Mechanical

- **Significant amount of mechanical system equipment was abandoned in place in basement areas. Boilers, Air Handlers and Ductwork was all disconnected to remain taking up significant floor space.**
- **System Descriptions**
  - The majority of the building is served from rooftop units. One rooftop seems to serve three classrooms.
  - Rooftop units were either 1-3 years old. Typical life span of a rooftop unit is 15 years.
  - Some of the classrooms contain ceiling fans.
  - 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.
  - Data closets didn't have dedicated split systems. One closet had a portable fan blowing through a louver in the door. Another data closet was in the nurse's closet and served off the unit supplying the nurse's area.
  - Not all janitor closets had exhaust in them.
  - Grade mounted rooftop unit used rooms as return air path. Exit passageways are not allowed to be used as plenums / ducts per International Mechanical Code.

## Controls Systems

- A full BMS control system is currently installed to serve all HVAC equipment.
- Not all classrooms were provided with dedicated thermostat controls. Several classrooms were served from one unit and shared thermostats which can cause student and teacher discomfort.
- **At least one classroom had a portable dehumidifier in the space and at least on classroom had a portable fan.**
  - 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.

- **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.

## 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 2-5 years old.
- Domestic hot water supply appeared to be sufficient, though water piping may be under sized due to the low pressure being supplied from the hot water fixtures.
- 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 appears to have been updated with backflow preventer.
- Water pressure appeared to be sufficient.

- **Roof Drains**

- Roofs are drained with gutters and downspouts. Majority of gutters were clogged with leaves during site visit.
- Majority of roof downspouts are discharged to grade and not piped to storm sewer. This causes drainage issues around the building. A few were piped down to storm sewer.

- **Majority of the restroom groups appeared to not 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.

- **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 with new wall-mounted water closets.

## Electrical Systems

- **Lighting**

- Exterior illumination at portions of parking area of building did not appear sufficient. Wall mounted light fixtures were aged and lenses were significantly yellowed.
- 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.
- Lighting in the gym had a very loud distracting hum while on.



- **Power**
  - Electrical service consists of underground electrical service.
  - 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. Majority of the electrical panels had been updated.
  - Classroom wings included electrical panels accessible in corridors.
- **Special Systems (Fire Alarm, Intercom, Data Systems)**
  - Fire Alarm system had been updated would support a new mass notification system with modifications adding power supplies, speakers and devices.
  - Intercom system appeared functional and sufficient.
  - The Gym did not have a sound system installed, projector and projector screen was installed on stage adjacent to gym.
  - Data systems appeared functional and sufficient.
    - » Data rack installed in Nurse Area was provided with limited ventilation exhaust fan for cooling. Exhaust fan was so noisy it was not possible to complete hearing tests in the nurse area.
    - » Data racks were installed in classroom wings and directly accessed in hallway. Racks had lockable doors on them, but technicians would be in public student accessed space when working on the racks.
- **Additional Updates required to bring systems up to current codes:**
  - Electrical
    - » All receptacles to be replaced with tamper resistant devices.
    - » Additional Exterior 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. Additional Smoke Detection may be required.
  - 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. May require replacement of main service panel.
    - » Additional receptacles added throughout classrooms.
  - Lighting
    - » New LED light fixtures installed in all areas, interior and exterior
    - » Dimming Controls added in classrooms.
  - Fire Alarm – Addition of mass notification speakers.
  - Intercom system – New Valcom Intercom System
  - Data systems – Dedicated IT closets for Data Racks and data associated equipment.
  - Add sound system to Gym.



