

# Franklin

3400 Highland Avenue

Kansas City, Missouri 64109

## PHYSICAL BUILDING ASSESSMENT

### ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on April 14, 2011. The site visit examined the school grounds and the exterior and interior of the building. The team visited the ground floor and first floor. The roof was not accessible for review, and mechanical and electrical systems were not reviewed. No invasive or destructive review techniques were employed.



The team also reviewed written information provided by the owner. These documents included:

- 2006 Building Dialogue dated 11/9/2006 - dialogue was incomplete; building conditions are still similar to those noted in 2006.
- CADD floor plans -- basically accurate.

### CONDITION RATING: \*\*\*\*

The building is structurally sound. The exterior envelop is in good condition with remaining usable life of the envelop components. Building envelop requires only minor repairs. Interior finishes are in fair condition with typical wear from use. The mechanical and electrical systems appear to be sufficient and in good condition for immediate building use. The exterior site requires repairs of damaged areas, including parking and playground areas and stone retaining walls.

### HISTORIC RATING: \*\*\*\*

Open plan is very unique architecturally and could be historically significant, even though the building is less than 50 years old.

**PHYSICAL OBSTACLES TO REUSE:** Lack of windows limits reuse options.

### DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

#### Building Structure

- Foundation: Concrete, generally in good condition
- Floor Framing: Undetermined.
- Roof Framing: Gymnasium roof framing is steel; remainder of building was undetermined.

*Note: No items were noted for further in-depth review by structural consultant.*

#### Exterior Envelope

- Exterior Wall Construction: Red brick with charcoal gray accents; some brick exposed on interior. Masonry is generally in good condition with limited areas requiring repointing, as noted.
- Exterior Windows: None.
- Exterior Entrances: Metal framed doors with upper lights, generally in fair condition.
- Roof: Flat roof, condition unknown.

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## Building Interior

- Corridors: Corridors are few and generally have same finishes as classrooms. Materials are generally in fair condition.
- Classroom Entries: There are few interior doors. Where they exist, entries are metal-framed with wood doors with upper glass lights. Materials are generally in fair condition.
- Classrooms: Walled classrooms exist on perimeter of building (with doors) and created by grid of partitions at the center of the building. Some are divided by moveable walls. Partitions have aluminum frames with posts that connect to floor and ceiling and opaque panels at center. These walls are open at the top and bottom. Materials are generally in fair condition.
- Walls: Plaster or exposed brick (at entries and stairs). Materials are generally in fair condition.
- Ceilings: Grid ceiling with lay-in acoustical panels and recessed florescent light fixtures. Materials are generally in good to fair condition. A number of ceiling tiles are missing in the gym.
- Trim: None.
- Floors: Carpet and vinyl composition tile. Kitchen has ceramic tile. Restrooms have epoxy flooring. Materials are generally in fair condition.
- Stairwells/Egress: Brick walls; metal stair structure with concrete treads; metal railings (metal lattice at upper end wall). Single wythe brick wall separates runs. Stairwells lead directly to exit doors.
- Restrooms: Modern finishes and fixtures, generally in fair condition.

## Conveying System

- The building has an elevator. It was not operational for review during the site visit.

## Fire Protection Systems

- Fire Alarm system is a simple manual system with horns, strobes and pulls located in corridors. No smoke detectors. (Information from the 2006 Building Dialog)
- Fire sprinklers were noted in two areas on the ground floor, in Homemaking 152 and Industrial Arts 153.

## Mechanical / Electrical Systems (Information from the 2006 Building Dialog)

- Two high efficiency boilers, chiller, cooling tower and nine (9) air handling units provide heating and air conditioning.
- Electrical system consists of a 1200A 208Y/120V service for the chiller load and a 600A service for remaining loads.

## Site

- Retaining Walls: Stone planter and retaining walls at the northeast entrance are in poor condition. Stone wing walls at stairs are in fair condition with some damage. Wing walls are missing the cap stones.
- Sidewalks: Concrete, generally in fair to poor conditions. Two stairs at the north parking lot are damaged and the sidewalk at the northeast entrance is broken and settling. City owned sidewalks surrounding the site are generally in fair condition.
- Parking Lots: Asphalt is in poor condition. In need of plant removal, milling, topping and resealing and striping.
- Playground: Asphalt is in fair condition. In need of plant removal, some patching and resealing and striping.
- Playground Equipment: Playground equipment is in good to fair condition.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas. Landscaping is minimal mostly located along the east and north sides of the building and in fair condition but overgrown.
- Fencing: Chain link in fair condition with a damaged area noted on the west side of the playground equipment.
- Exterior railings: NA

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## Key Public Spaces

- Theater/pit area: at center of building on upper floor; carpeted
- Auditorium: rows of connected plastic seats, vinyl floor, raised stage with wood floor
- Gym: vinyl floor, glazed clay tile walls, high ceiling; connects to rear of stage via a folding partition
- Office: glazed wall at corridor

## Other Special/Distinct Features

- Partial height partition walls and movable/collapsible walls
- Partition panels are tack boards
- Brick screen walls in cafeteria
- Display case in corridor at art room