Site
• Site conditions are in fair to poor condition ~ sidewalks, curbs, paving, drainage issues.
• Site traffic flow, parking, security major concerns. Unsecured perimeter access & parking a security concern.
• Fields are remote from building with limited outdoor opportunities for education. Areas of poor drainage on west/southwest side of site.

Architectural Exterior
• Consistent roof leaks, roof replaced in phases by different contractors, various warranties, other envelope concerns ~ pointing of masonry, doors, etc.
• Majority of building contain brick veneer in fair to good condition with areas of isolated spalling at base of wall/ exposed concrete foundation wall. Existing lintels are in fair to poor condition.

Architectural Interior
• Overall, well maintained, original building well built, but many areas poorly constructed.
• Observed significant inefficiencies due to additions/renovations over time.
• Noise/Acoustical concerns in 70’s additions renovations due to “modular” wall construction.
• Various additions eliminated natural daylight to educational space creating poor conditions for educating students.
• Overall condition of finishes are generally in poor condition. However yearly improvements have been made to isolated areas, science labs, finishes in media center, tech education planned.
• Majority of toilet cores are in poor condition due to age and use. In some instances, are not used/obsolete.

Code ~ Accessibility/Life Safety
• While 2002 upgrades addressed some code issues, some accessibility compliance issues remain related to floor & push/pull clearances and reach requirements.
• Egress stairwells appear to meet current codes for both guard and handrail requirements.

Structural
• Structural system of original building steel frame superstructure with brick/block infill. Traditional slab on grade with concrete infill metal desk slab for second floor.
• No observed structural conditions with building.

Building Systems
• Many renovations and varying vintages of systems. Some newer, some original.
• No central domestic Hot Water Plant. Lots of distributed water heaters. Leads to more maintenance and repairs.
• Electrical systems has many vintages. While service is newer it back feeds original vintage systems.
• Most major mechanical systems past or at the end of their useful life.
• No natural ventilation/windows to many classrooms/educational spaces.
• Overall MEP systems need a complete overhaul.

Programmatic Observations
• Classrooms are decent size throughout school although many of the specialized classrooms are not sized nor do the function correctly (ex. World language).
• Flow of the overall building a concern, tough to implement team model, share spaces, promote collaboration ~ important for this demographic.
• Specialized teaching rooms & core facilities biggest concern – band, cafeteria acoustics & queuing, media center, family & consumer science outdated, limited space for tech ed., many poorly located.
• Lack of efficiency in the layout affects quality of education, time in class, and programs offered.
• Currently circulate through classroom to attend special education classes, would like to centralize and share, save on time & reinvest into student.