**Electric Room:**
- Electrical system has many vintages – while service is newer, it feeds back into original systems
- Overall mechanical, electrical and plumbing need a complete overhaul

**Boiler Room:**
- No central domestic hot water plant. Have several distributed boilers which leads to more maintenance and repairs

**Cafeteria:**
- Poor acoustics and queuing
- Ceiling is too low – volume level is intense
- Closed serving line does not allow for grab & go. Takes time away from eating as students wait in the queue/line to be served
- There are no bathrooms in close proximity to the Cafeteria

**Kitchen**
- Support space (kitchen/freezer) is adequate
- Loading/receiving is problematic

**Media Center:**
- This addition blocked natural daylight from two wings of classrooms
- Should be the heart of the school but currently hidden
- Need designated spaces for collaboration and project-based learning
- Lacks access to the outdoors

**Art:**
- Want a Fine Arts wing
- Outdated for future of art - focused on graphic or modern art, spray paint room
- Art wants to collaborate with Media and Tech, but current location prevents this

**Special Education**
- Poorly located - currently have to circulate through classrooms to attend special education
- Too spread out – would like to centralize and share these spaces to save on travel time and reinvest in the students' experience
- OT/PT needs a designated space – currently takes place in the Gym
- Need office space and small meeting areas for Special Education teachers
- Reading specialist currently uses a mobile cart, needs dedicated space
- Need Special Education office and educational space

**Science:**
- Inefficient rooms – they were not built for middle school students
- Not outfitted with the wiring required for today’s STEM classrooms

**Auditorium/Support Space:**
- Function is obsolete
- Backstage needs renovation – the electrical and sprinkler systems are poorly constructed
- Finishes are poor condition

**Band:**
- Specials and core facilities are a major concern
- Band room is inappropriate space for middle school students, does not support program
- Need instrument storage space
- Need practice rooms

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**Gymnasium:**
- Adequate size but lacks functionality
- Under utilized space in locker areas
- Need yoga/workout room and storage
- Axillary Gym lacks flexibility for multiple functions
- Need a classroom for Health
- Need appropriate offices for Gym teachers

**Toilet Rooms:**
- Poor condition due to age and use, some abandoned in place and/or functionally obsolete (typical)

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**Start**

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**End**
Existing Conditions Summary...

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

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.

Energy Efficiency

EUI = Energy Use Intensity

The higher the number, the less efficient the building. A code baseline EUI is 48.5, but the lower the better!