

# FACILITY ASSESSMENTS

## **GOALS**

- Evaluate the physical condition of the District's facilities; Identify physical, health, fire, life, safety, and accessibility issues requiring remediation

## **PROCESS**

- Research record drawings
- Review District concerns
- Architect, Civil Engineer, Electrical Engineer & Mechanical Engineer tour sites

## **DIVISION OF STATE ARCHITECT**

- Accessibility, Fire-Life-Safety, Structural Safety

## **COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS**

- Facilitates the design of energy and resource-efficient schools that provide a healthy educational environment

# RATINGS

**Very Good (4-5):** Building is in excellent condition, having few building components in need of attention.

- Specific and targeted improvements only.

**Good (3-4):** Building is in good condition, having certain building components in need of repair or replacement.

- Minor Renovation / Minor reconfiguration of spaces and selective upgrades of systems or building components.

**Fair (2-3):** Building is in fair condition, with several building systems in need of repair or replacement.

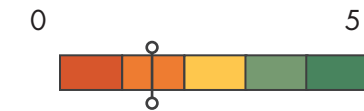
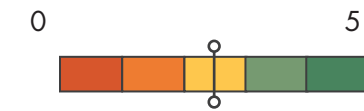
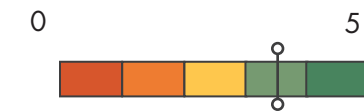
- Moderate Renovation / This is similar to a major renovation but the work required would not be as extensive and will primarily include addressing code requirements.

**Poor (1-2):** Building is in poor condition, with several major building systems requiring complete overhaul. Cost of renovations required to bring building back to full operating condition or meet educational program requirements, may justify complete replacement in lieu of major renovation.

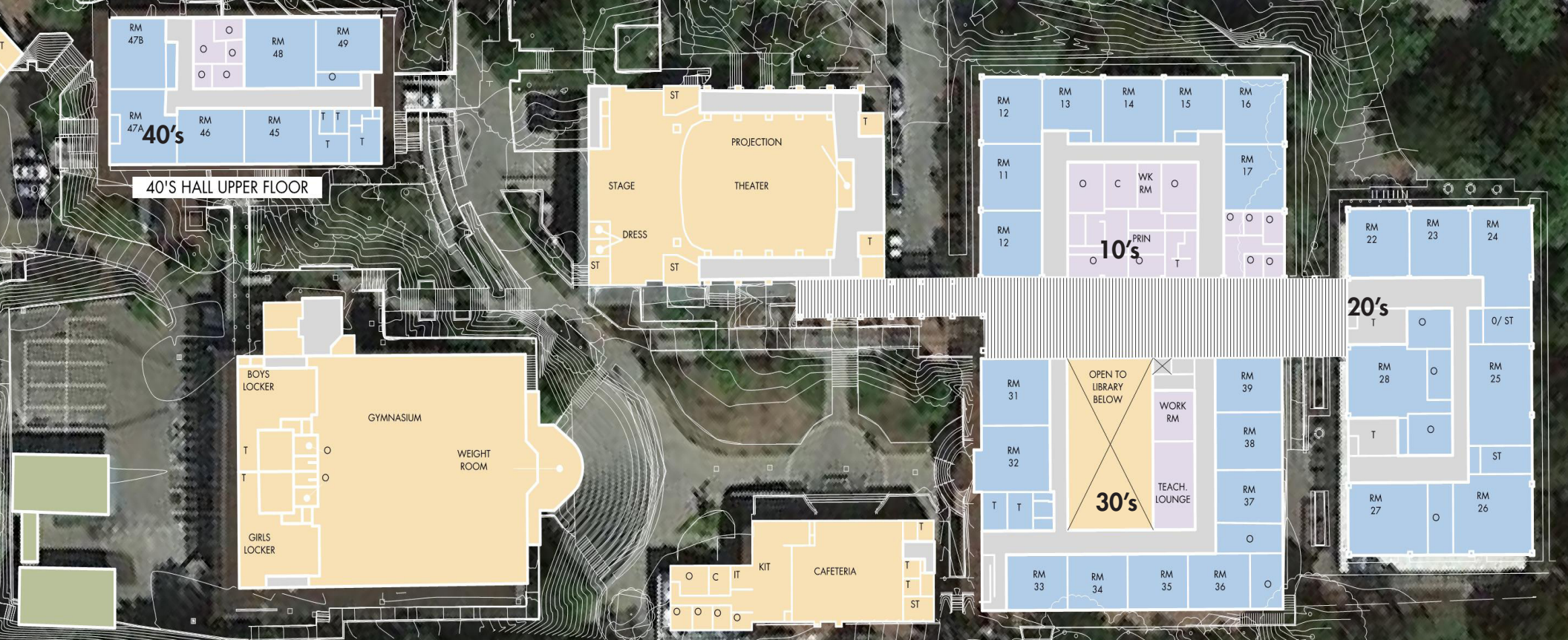
- Major Renovation / Extensive renovation, replacement and reconfiguration of spaces to meet code requirements as well as current and future educational program requirements.

**Very Poor (0-1):** Building or system is in very poor condition, with compromised structural systems or complete degradation.

- Replacement recommended.







## SCHOOL DATA

Address: 800 Magnolia Avenue, Piedmont

Classrooms: 39

Building Area: 109,543 sq. ft.

Students (2015): 871

## CHALLENGES

- Steep site with accessible path of travel issues
- Urban location with single street access and traffic congestion
- Drop-off & Pick-up, parking
- Aged buildings and infrastructure

## OPPORTUNITIES

- Strong educational program
- Multi-floor solutions feasible
- Varied site topography creates multiple opportunities for outdoor spaces
- Defined perimeter to secure campus
- Work with City to develop solutions

# PIEDMONT HIGH SCHOOL

# 10'S AND 20'S BUILDINGS

## CONDITIONS RATINGS

Code Compliance (Accessibility, Life Safety, Structural)

Educational Appropriateness

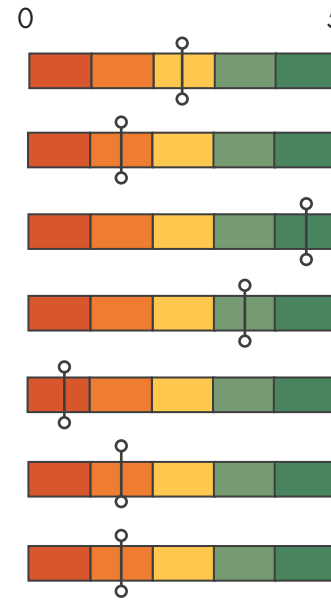
Technology Infrastructure

Building Finish Materials

Mechanical and Plumbing Systems

Lighting and Electrical Systems

Safety and Security



## CHALLENGES

- Administration has no oversight of school entry
- Administration crowded
- Under-sized classrooms
- Non-accessible restrooms and support spaces
- Outdated and inefficient mechanical systems
- Lighting and glare in classrooms

## OPPORTUNITIES

- Daylighting at Classrooms
- Outdoor connections
- Structural system allows flexible reconfiguration

## EXISTING CONDITIONS SUMMARY

Year Constructed: 1976

Modernization Years: 1988

DSA Certification Status: YES



Administration Entry



Science Class Room



# 30'S BUILDING

## CONDITIONS RATINGS

Code Compliance (Accessibility, Life Safety, Structural)

Educational Appropriateness

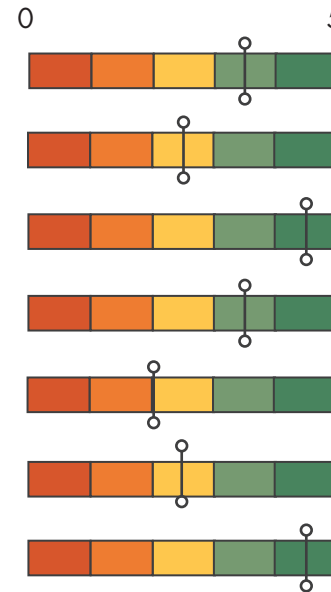
Technology Infrastructure

Building Finish Materials

Mechanical and Plumbing Systems

Lighting and Electrical Systems

Safety and Security



## CHALLENGES

- Some under-sized classrooms
- Outdated and inefficient mechanical systems at older classrooms

## OPPORTUNITIES

- Daylighting at Classrooms
- Library to Learning Commons
- Building needs minimal maintenance upgrades

## EXISTING CONDITIONS SUMMARY

Year Constructed: 1920's, 1930's, 1970's

Modernization Years: 1990's, 2009

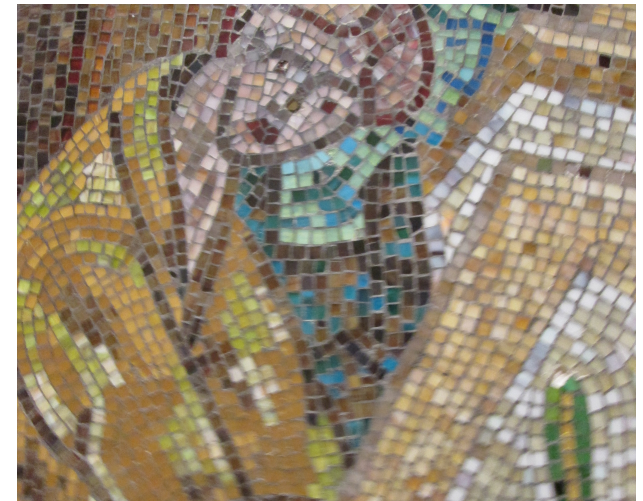
DSA Certification Status: YES

Number of Classrooms:

12 + Library + Offices



Building Entry



Mosaic at Library

# 40'S BUILDING

## CONDITIONS RATINGS

Code Compliance (Accessibility, Life Safety, Structural)

Educational Appropriateness

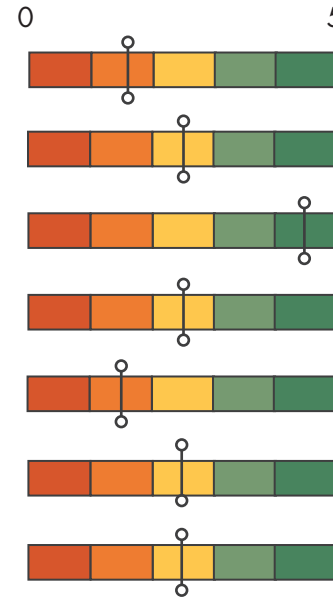
Technology Infrastructure

Building Finish Materials

Mechanical and Plumbing Systems

Lighting and Electrical Systems

Safety and Security



## CHALLENGES

- Multiple levels and entry points
- Multiple Accessibility issues
- Noise transfer between rooms

### Millennium High School

- Inadequate classrooms
- Undersized Administration
- No place to call their own

## OPPORTUNITIES

- Strong Data Center improvements
- Existing Art Classrooms
- Possible reassignment of District Office to classrooms
- Identified as possible location for roof top solar

## EXISTING CONDITIONS SUMMARY

Year Constructed: 1961

Modernization Years: 1976, 1997

DSA Certification Status: YES

Number of Classrooms:

11 + District Offices



Building Entry



Corridor

# STUDENT SERVICES BUILDING

## CONDITIONS RATINGS

Code Compliance (Accessibility, Life Safety, Structural)

Educational Appropriateness

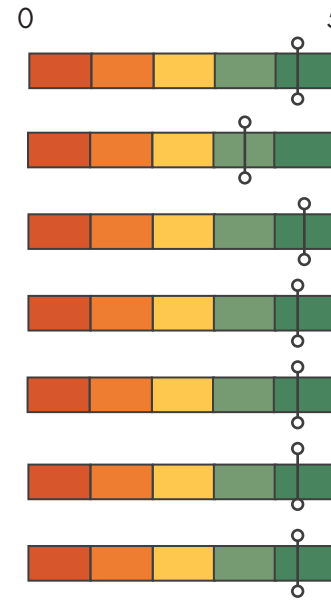
Technology Infrastructure

Building Finish Materials

Mechanical and Plumbing Systems

Lighting and Electrical Systems

Safety and Security



## CHALLENGES

- Acoustic issues in cafeteria during presentation
- Special Education wing somewhat isolated
- Culinary Arts currently uses cafeteria as classroom

## OPPORTUNITIES

- Building in very good condition, needing minimal improvements
- Upgrade cafeteria interior for presentation
- Relocate Special Ed and repurpose wing to large classroom

## EXISTING CONDITIONS SUMMARY

Year Constructed: 1921

Modernization Years: 2008

DSA Certification Status: YES

Number of Classrooms:

None



Building Entry



Special Education Offices



# ALAN HARVEY THEATER

## CONDITIONS RATINGS

Code Compliance (Accessibility, Life Safety, Structural)

Educational Appropriateness

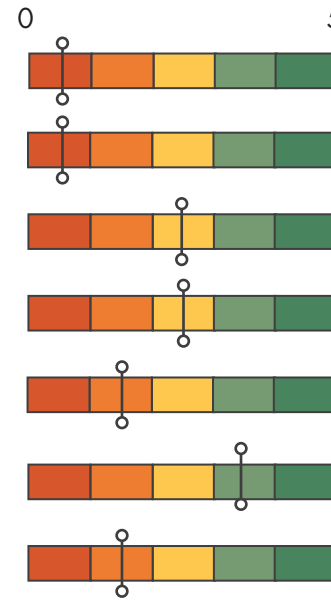
Technology Infrastructure

Building Finish Materials

Mechanical and Plumbing Systems

Lighting and Electrical Systems

Safety and Security



## EXISTING CONDITIONS SUMMARY

Year Constructed: 1976

Modernization Years:

DSA Certification Status: YES

Number of Classrooms:

None

## CHALLENGES

- A day-lit auditorium, not ideal as a theatrical performance space, including lack of sound or light locks
- Many issues of non-compliant accessibility POT including in-house
- Undersized lobby and restrooms
- Lack of adequate back stage support spaces
- Does not support instruction in set design, sound, lighting or stage management
- Use as a drama classroom complicates scheduling and increases wear and tear
- Electrical panel must be replaced
- Minor structural system upgrade, but major dry rot at exterior trellis

## OPPORTUNITIES

- Good location for public access
- Slope can work with stepped seating



Building Entry



Seating

# "BINKS" GYM

## CONDITIONS RATINGS

Code Compliance (Accessibility, Life Safety, Structural)

Educational Appropriateness

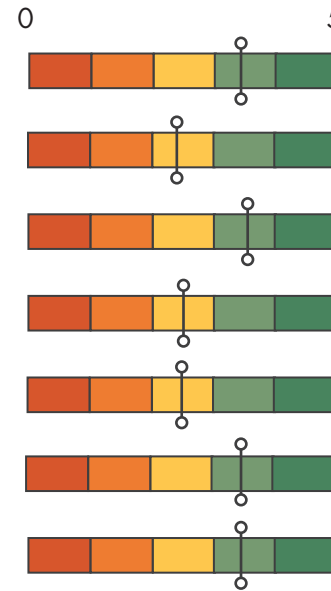
Technology Infrastructure

Building Finish Materials

Mechanical and Plumbing Systems

Lighting and Electrical Systems

Safety and Security



## CHALLENGES

- Accessibility and maintenance issues at locker rooms
- Bleachers are not accessible
- Lighting needs to be upgraded
- Gym acoustics
- Circuitous accessible path of travel

## OPPORTUNITIES

- Limited area of modernization at locker rooms
- Upgraded lighting
- Upgraded sound reinforcement for presentation
- Identified as possible location for roof top solar
- Upgraded water heating more efficient

## EXISTING CONDITIONS SUMMARY

Year Constructed: 1976

Modernization Years: 1988, 2002

DSA Certification Status: YES

Number of Classrooms:

1 + Gym + Weight Room



Building Entry



Locker Room

# WITTER FIELD HOUSE

## CONDITIONS RATINGS

Code Compliance (Accessibility, Life Safety, Structural)

Educational Appropriateness

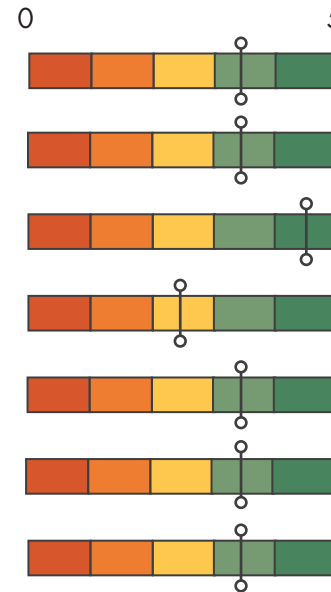
Technology Infrastructure

Building Finish Materials

Mechanical and Plumbing Systems

Lighting and Electrical Systems

Safety and Security



## CHALLENGES

- Worn finishes at the public restrooms
- Accessible path of travel issues

## OPPORTUNITIES

- Minor accessibility upgrades required
- Fully functional and appropriate as it is

## EXISTING CONDITIONS SUMMARY

Year Constructed: 1998

Modernization Years:

DSA Certification Status: YES

Number of Classrooms:

None



Building Entry



Public Restroom



# WITTER FIELD

## CONDITIONS RATINGS

Code Compliance (Accessibility, Life Safety, Structural)

Educational Appropriateness

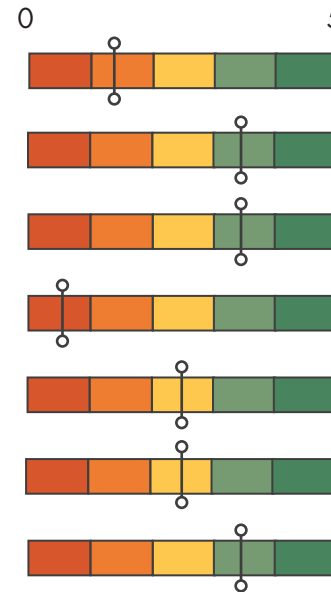
Technology Infrastructure

Field Condition

Mechanical and Plumbing Systems

Lighting and Electrical Systems

Safety and Security



## CHALLENGES

- No accessible parking or path of travel to bleachers
- Circuitous accessible route to field
- Sub-surface drainage requires investigation for solution
- Worn artificial turf field
- Bleachers do not meet current requirement for disbursed seating
- Existing "tennis" lights inadequate

## OPPORTUNITIES

- A focused upgrade on the field can address turf and drainage conditions
- New lighting

## EXISTING CONDITIONS SUMMARY

Year Constructed:

Modernization Years: 1976, 1997

DSA Certification Status: YES

Number of Classrooms:

None



Accessible Parking



Bleachers and Field

## SCHOOL DATA

Address: 740 Magnolia Avenue, Piedmont

Classrooms: 33

Building Area: 84,721 sq. ft.

Students: 670

## CHALLENGES

- Piedmont Middle School faces the same challenges as Piedmont High School

## OPPORTUNITIES

- Co-location with High school offers potential for shared facilities



# PIEDMONT MIDDLE SCHOOL



# PMS CLASSROOM BUILDINGS (H,I,J)

## CONDITIONS RATINGS

Code Compliance (Accessibility, Life Safety, Structural)

Educational Appropriateness

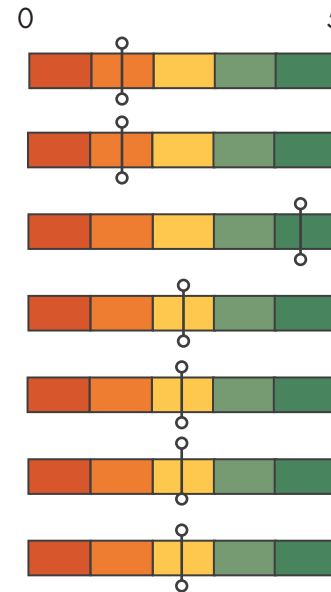
Technology Infrastructure

Building Finish Materials

Mechanical and Plumbing Systems

Lighting and Electrical Systems

Safety and Security



## EXISTING CONDITIONS SUMMARY

Year Constructed: 1973

Modernization Years:

DSA Certification Status: YES

Number of Classrooms:

26 + MPR + Library + Admin



Classroom



Courtyard

## CHALLENGES

- No administrative oversight of entry
- Multiple accessibility issues including restrooms, doors, and path of travel
- Undersized classrooms
- Operable walls don't work, limit electrical outlets
- Poor acoustic isolation from adjacent classrooms
- No operable windows or easy ability to ventilate

## OPPORTUNITIES

- Multiple opportunities for outdoor educational spaces to be created
- Structural system allows flexible configuration
- Building structure is sound
- Re-use of existing mechanical systems is possible
- Identified as possible location for roof top solar

# SCIENCE BUILDING K (400)

## CONDITIONS RATINGS

Code Compliance (Accessibility, Life Safety, Structural)

Educational Appropriateness

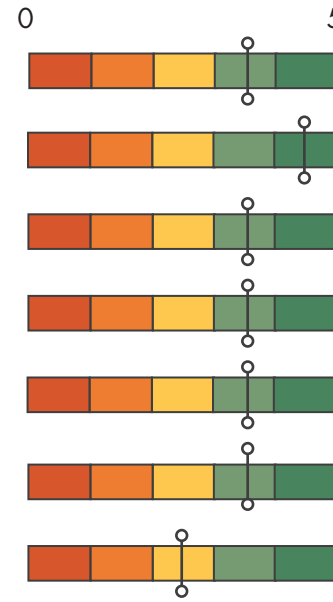
Technology Infrastructure

Building Finish Materials

Mechanical and Plumbing Systems

Lighting and Electrical Systems

Safety and Security



## CHALLENGES

- Circuitous accessible route
- Multi-Use Room acoustics
- West facing glazing
- Computer Room heating / ventilation

## OPPORTUNITIES

- Enhanced landscape and courtyards
- MUR acoustic improvements
- Exterior shading and upgraded ventilation
- Identified as possible location for roof top solar

## EXISTING CONDITIONS SUMMARY

Year Constructed: 1990's

Modernization Years:

DSA Certification Status: YES

Number of Classrooms:

4 Science + Computer + Multi-Use Room



Building Entry



Courtyard / Stair Access



# MORRISON GYM (500)

## CONDITIONS RATINGS

Code Compliance (Accessibility, Life Safety, Structural)

Educational Appropriateness

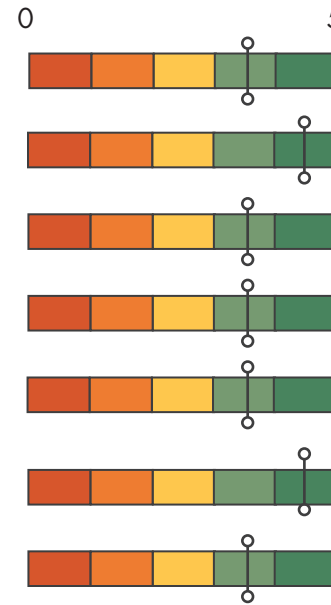
Technology Infrastructure

Building Finish Materials

Mechanical and Plumbing Systems

Lighting and Electrical Systems

Safety and Security



## CHALLENGES

- Few issues of concern other than storage
- Minor upgrades at locker rooms required
- Accessible pathway circuitous
- Acoustic issues at gym

## OPPORTUNITIES

- Improve acoustic for presentation at gym
- Shared facility with high school
- Identified as possible location for roof top solar

## EXISTING CONDITIONS SUMMARY

Year Constructed: 1990's

Modernization Years:

DSA Certification Status: YES

Number of Classrooms: 3 Music classrooms +  
Gym + Locker and Weight Rooms



Building Entry



Basketball Courts

## SCHOOL DATA

Address: 100 Lake Avenue, Piedmont

Classrooms: 18

Building Area: 34,966 sq. ft.

Students: 334

## CHALLENGES

- Half day Kindergarten
- Classrooms overheat
- Front of school not fully fenced
- Administrative oversight of entry with camera only
- Failing retaining wall
- No MPR

## OPPORTUNITIES

- Improve site security with fencing and electronic gate access
- Create comfortable classrooms
- Enhanced gardens
- Room for K classroom



# BEACH ELEMENTARY SCHOOL



## SCHOOL DATA

Address: 323 Highland Avenue, Piedmont

Classrooms: 23

Building Area: 50,930 sq. ft.

Students: 498

## CHALLENGES

- Half day Kindergarten
- Classrooms overheat
- Limited shade

## OPPORTUNITIES

- Provide 2 K classrooms
- Create comfortable classrooms
- Enhanced gardens



# HAVENS ELEMENTARY SCHOOL



## SCHOOL DATA

Address: 301 Wildwood Avenue, Piedmont

Classrooms: xx

Building Area: 20,208 sq. ft.

Students: 311

## CHALLENGES

- Half day Kindergarten
- Classroom mechanical
- Drop-off
- Circuitous accessible route to playground
- Storm drainage issues

## OPPORTUNITIES

- Add 1 K Classroom
- Create comfortable classrooms
- Provide shade
- Improve storm drainage
- Enhanced gardens



# WILDWOOD ELEMENTARY SCHOOL