



Safety and Health					
Site Security			■		Due to the shared amenities with the Middle School, many doors are unlocked to provide student access.
Traffic Patterns			■		Although backup occurs on Pearl Street which is not heavily traveled other than school traffic, more off street backup is needed to meet DOT requirements
Main Entrance			■		Visitor parking area is in need of repaving, and possibly additional storm drainage The permanent canopy at the front of the school identifies the entry Ramps do not meet ADA Standards
Exterior Doors				■	Some doors have been replaced. Others: lack energy efficiency; have hardware issues; have ADA; etc.
Interior Doors		■			ADA door clearances In most cases, doors have been replaced and meet fire rating requirements Hardware replacement and rekeying has occurred
Windows			■		In many areas, windows do not meet OSF egress requirements due to the height of the windows off the floor.
Fire Alarm				■	Requires replacement
Fire Protection				■	Wall ratings do not meet code Transom windows do not meet code
Technology			■		Most instructional areas have had technology upgrades Removal of abandoned wiring and outdated televisions is recommended.



HVAC			■		Units do not appear to provide air changes to meet ASHRAE fresh air requirements It is probable that air quality does not meet ASHRAE requirements
Mold/Moisture					No evidence of mold was observed
Plumbing		■			Plumbing systems appear to be functioning adequately. Some fixture replacement is recommended.
Teacher Work Areas		■			Work areas appear adequate for the staff size.
Electrical			■		Most switches are not ADA compliant GFI breakers are needed at wet areas
Lighting		■			Fixtures appear to have been recently replaced
Electrical Rooms				■	Storage is occurring in front of panels Noncompliant floor clearances exist In some instances wiring was not color coded per NEC Some panels are old and replacement breakers may be unavailable
Data/Server				■	Space is not adequate in size MDF has unsecured access and unintentional damage can occur Security issues exist Power may not be dedicated Backup power capacity is questioned
ADA Compliance				■	Ramps and rails are noncompliant
Code Compliance				■	Numerous violations including: life safety; energy efficiency; accessibility; among others
Roof Systems	■				Original shingle roofs have been



					replaced with metal retrofit roofing systems
Structure		■			Minor cracking of masonry is evident Seismic upgrades may be required
Appearance and Finishes					
Curb Appeal				■	Curb appeal is below average
Grounds		■			Grounds at the time of observation were well kept A phased landscaping master plan is recommended
Exterior Envelope			■		Paint is peeling on exterior steel Exterior door frames are in need of caulk and paint Masonry requires some tuck pointing
Ceilings		■			Ceilings in general are in good condition
Walls		■			Walls appear to be in average to good condition
Flooring		■			VCT overall is in fair condition
Core Space Assessment					
SYSTEM	0 (adequate)	1 (mild need)	2 (strong need)	3 (critical need)	REMARKS
Administration		■			Recent renovations have assisted in creating a secure entry and allowing the office to function
Health Room		■			Space appears inadequate. A larger toilet is recommended.
Guidance		■			Space appears adequate
General Classroom Status			■		Classrooms are typically about 720 sf
Cafeteria/Kitchen				■	Students are required to travel to the Middle School for dining.



Media Center			■		Natural light is needed Size seemed adequate for the numbers of students served
Art Room			■		Natural light is lacking Outdoor areas for 2-D and 3-D art are suggested
Science Room			■		The Science Classroom appears adequate for the number of students served.
Music Room			■		Acoustical treatments are recommended
Physical Education Space				■	Physical Education is taught in a 720 sf classroom The school lacks a multi-purpose/PE space Students periodically travel to the Middle School to use the gym
Stage/Theater or Large Gathering Space				■	There is no stage or large gathering area
Records Vault				■	There does not appear to be a rated records vault
Other:					Collaborative areas for Students and Instructors are recommended Introduction of natural light into the media center is needed Consideration of ambient noise when selecting mechanical systems Consideration of air quality when selecting mechanical systems Low flow toilets and plumbing fixtures Use CFL or LED lighting to reduce energy Traffic issues
Comments:					



Spatial Area Comparisons:

Area	Existing Square Footage	Recommended Square Footage
Administration	1700 sf	Appears adequate
Guidance	720 sf	Appears adequate
Media Center	1500 sf	Appears adequate
Kitchen	Shared with Middle School	
Cafeteria	Shared with Middle School	
Classrooms	720 sf	
Gymnasium/P.E.	720 sf classroom size	New Multipurpose Space Recommended
Music Room	720 sf	1,200 recommended
Art Room	720 sf	1,200 recommended
Science Rooms	720 sf	1000 sf recommended
Group Toilets	Adequate	ADA issues exist
Staff Workrooms	Adequate	
Staff Toilets		Additional Toilets Needed



Building 1: (1st and 2nd Grades)
 Year Const.: 1962
 Renovations: Various Years
 Square Footage: 26,400 Single Story
 Total: 26,400

26,400

Building Systems:

Footings: Spread
 Structure: Wooden Trusses on Load Bearing Masonry
 Exterior Walls: Load Bearing CMU/Brick Veneer
 Fenestration: Aluminum Double Hung and fixed Storefront and EFIS infill
 Exterior Doors: Hollow Metal Frames and Hollow Metal Doors
 Roof System: Metal Retrofit
 Finishes: Average to Good. Floors-VCT Corridors and Classrooms; Acoustic ceilings; and Painted CMU walls
 Plumbing Systems: Copper Supply/Cast Iron Waste
 Mechanical Systems:
 Classrooms: Wall Hung Bard Units
 Office: Wall Hung Bard Units
 Electrical System: 277/480V System
 Fire Alarm: Needs Replacement
 Emergency Lighting: Wall Mounted Battery Backup



2006 IBC Code Review:

Utilities: City of Lamar
 Occupancy: Educational Type "E"
 Construction Type: III B Unprotected/Un-sprinkled
 Area Allowed: 14,500 sf
 Maximum Stories: Two (2) Stories
 Occupant Load:
 Fire Rated Assemblies:
 Fire Barriers: Corridors Not Rated 1 hr. req.
 Wood Trusses: Not Rated
 Roof/Ceiling: Not Rated 1 hr. req.
 Fire Walls: Not Required
 Toilets:
 Toilet Counts: Appear to be adequate
 ADA Accessibility: Appear to be compliant

Recommendations:

Due to the building age and construction type, additions are not recommended. Renovations can occur but one must remember that when money is expended on a facility, it prolongs the use of the building by at least 15 years.

Short term renovations:

- Minimal renovations to maintain current conditions
- Fire Alarm replacement

Long Term Solution:

- Merge into a new school with Primary School on the Spaulding Middle School site

