



Michigan City Areas Schools

District Master Plan - Condition Assessment



January 28, 2025





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Condition Assessment Summary



Executive Summary

Fanning Howey and The Skillman Corporation are pleased to provide this preliminary draft of the Building Condition Assessments. The provided preliminary documentation will continue to be developed and refined as our team, partnered with Michigan City Area Schools, continues development of the district masterplan efforts. The provided documentation is crucial to understanding the needs and potential costs associated to operating the existing buildings in their current configurations into the future. As the district masterplan efforts are continued, the provided documentation will also be modified and manipulated to understand the effects of districtwide decisions and directions. Consideration will be given throughout this process to understanding the magnitude of renovations versus additions or new construction.

PURPOSE

A Building Condition Assessment is a systematic evaluation of a building's physical condition to identify potential issues, assess its overall health, and inform decision-making related to maintenance, repairs, and future planning. The condition assessments are part of the early stage that will feed information gathered into the district's future planning. The ability to understand where one is heading in the future, it is crucial to first understand where one is currently.

PROCESS

Fanning Howey and The Skillman Corporation began meeting with Michigan City Area Schools, specifically with Dr. Wendel McCollum and Kevin McGuire, mid-year 2024 to envision the district masterplan process. In July of 2024, architects and engineers from Fanning Howey walked through six elementary schools, the two middle schools, the high school, and administration building with a follow-up in December of 2024 visiting two additional elementary schools. Our team, assisted throughout by Dave Williamson, preliminarily recorded the existing conditions of the buildings through the provided Building Condition Assessment documentation. Our team has continued to develop the preliminary documentation to add further clarity and detail. This includes the further breakdown of categories such as Building Interiors Environment Walls into detailed scores for space specific areas throughout the buildings. Fanning Howey's team has begun the process of creating Discipline Recommendations and Scope of Work descriptions focused on what work would need to be done to sustain the existing buildings in their current organization to continue to serve Michigan City Area Schools into the future. This information allows Fanning Howey and The Skillman Corporation to effectively coordinate and communicate rough order of magnitude of efforts needed within the buildings. This will allow The Skillman Corporation to provide preliminary cost estimates for each building. Our team has utilized Joy Elementary School as an example and provided a preliminary draft of this information herein.

UNDERSTANDING CONDITION ASSESSMENTS

The Building Condition Assessments are divided into five main sections of evaluation with each section broken into appropriate categories. Each category is further delineated into components that are individually assessed and either combined or averaged to assemble the category scores.

A Site Circulation and Amenities

A.1 Separation/Drop-off/Stacking

A.2 Drives/Lots and Walks

A.3 Site Improvements

B Safety and Security

B.1 Secure Building Access

B.2 Surveillance/Cameras

C Building Envelope

C.1 Building Roof

C.2 Exterior Building Walls

C.3 Exterior Doors/Windows

D Building Interiors Environment

D.1 ADA/Accessibility

D.2 Floors

D.3 Walls

D.4 Ceilings

D.5 Doors/Borrowed Lites

D.6 Fixed Equipment

E Building Systems.

E.1 Building Plumbing System

E.2 Building HVAC System

E.3 Building Temperature Controls

E.4 Building Electrical System

E.5 Building Lighting

E.6 Building Technology

The twenty categories receive a score between 1 and 5, described below, equating to a building score out of a possible 100. The Condition Assessment Legend provides insight into the scoring matrix as well as color coding the Condition Assessment Summaries for clarity of information presented.

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

A category score of 5 indicates that no work is needed meaning that the components assembling the category are functionally and conditionally in excellent order. A category score of 4, 3, or 2 indicates that work is needed meaning that the components assembling the category are functionally and conditionally in need of the applicable determined amount of work to restore or increase their functional and conditional order. A category score of 1 indicates that either the components assembling the category are not existent in the building or are functionally and conditionally in poor order resulting in the need for replacement.



Condition Assessment Summaries

Elementary Schools

Michigan City Area Schools

Function of Buildings:	Elementary Schools
Total Building Area:	545,767
Total Site Acreage:	156.88
District Enrollment Capacity:	
District Current Enrollment:	2,875

	Coolspring Elementary School	Edgewood Elementary School	Joy Elementary School	Knapp Elementary School	Lake Hills STEM Magnet Elementary School	Marsh Elementary School	Pine Fine Arts Magnet Elementary School	Springfield Elementary School
Condition Assessment	Score	Score	Score	Score	Score	Score	Score	Score
A SITE CIRCULATION AND AMENITIES								
A.1 Separation/Drop-off/Stacking	4.00	3.06	3.25	2.94	4.05	3.00	4.63	4.19
A.2 Drives/Lots and Walks	3.23	2.00	2.25	3.25	3.81	3.67	4.13	3.25
A.3 Site Improvements	2.90	3.15	3.30	3.15	4.13	3.68	4.40	3.30
B SAFETY AND SECURITY								
B.1 Secure Building Access	2.50	2.63	2.50	2.75	3.88	2.63	4.00	2.00
B.2 Surveillance/Cameras	2.00	4.00	4.00	4.00	4.25	4.00	4.50	4.00
C BUILDING ENVELOPE								
C.1 Building Roof	2.43	3.02	4.89	2.26	3.44	5.00	3.00	5.00
C.2 Exterior Building Walls	3.50	3.63	3.50	3.49	3.56	3.94	4.00	3.00
C.3 Exterior Doors/Windows	2.98	3.90	4.00	3.55	4.22	3.95	4.45	3.90
D BUILDING INTERIOR ENVIRONMENT								
D.1 ADA/Accessibility	1.69	2.67	1.82	1.82	4.83	2.00	4.92	4.29
D.2 Floors	3.89	3.72	3.06	2.93	3.89	3.35	4.08	3.29
D.3 Walls	3.52	3.44	3.16	2.54	3.75	3.09	4.05	3.23
D.4 Ceilings	3.79	3.36	3.02	2.16	4.29	3.38	4.33	3.46
D.5 Doors/Borrowed Lites	2.86	3.83	3.00	2.75	4.50	3.83	4.50	4.00
D.6 Fixed Equipment	3.22	3.48	2.82	2.92	4.39	3.12	4.50	2.86
E BUILDING SYSTEMS								
E.1 Building Plumbing System	2.75	2.40	2.42	2.42	3.44	2.38	3.52	2.68
E.2 Building HVAC System	3.52	2.54	2.06	1.94	3.04	3.06	3.08	2.92
E.3 Building Temperature Controls	3.50	2.00	4.00	4.00	2.00	4.00	2.00	2.00
E.4 Building Electrical System	2.92	3.38	3.42	3.00	3.92	3.25	4.25	4.25
E.5 Building Lighting	3.67	3.04	3.54	2.46	3.54	3.50	4.64	2.75
E.6 Building Technology	4.06	3.78	3.78	4.06	3.56	3.33	4.06	3.94
CONDITION ASSESSMENT AVERAGE SCORE	3.14	3.15	3.19	2.92	3.82	3.41	4.05	3.42
CONDITION ASSESSMENT GRADE	62.90	63.02	63.78	58.37	76.47	68.15	81.04	68.31

Condition Assessment Legend

Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessment Summaries

Middle Schools

Michigan City Area Schools	
Function of Buildings:	Middle Schools
Total Building Area:	220,707
Total Site Acreage:	68.55
District Enrollment Capacity:	
District Current Enrollment:	763

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

	Barker Middle School	Krueger Middle School
Condition Assessment	Score	Score
A SITE CIRCULATION AND AMENITIES		
A.1 Separation/Drop-off/Stacking	4.31	4.38
A.2 Drives/Lots and Walks	3.25	3.25
A.3 Site Improvements	2.95	2.82
B SAFETY AND SECURITY		
B.1 Secure Building Access	4.50	4.50
B.2 Surveillance/Cameras	4.50	4.50
C BUILDING ENVELOPE		
C.1 Building Roof	2.03	2.00
C.2 Exterior Building Walls	3.80	3.90
C.3 Exterior Doors/Windows	3.90	3.90
D BUILDING INTERIOR ENVIRONMENT		
D.1 ADA/Accessibility	4.08	4.08
D.2 Floors	3.73	3.76
D.3 Walls	3.23	2.98
D.4 Ceilings	3.80	3.80
D.5 Doors/Borrowed Lites	4.00	4.00
D.6 Fixed Equipment	3.37	3.50
E BUILDING SYSTEMS		
E.1 Building Plumbing System	3.09	3.09
E.2 Building HVAC System	2.79	2.79
E.3 Building Temperature Controls	2.00	3.00
E.4 Building Electrical System	3.83	3.83
E.5 Building Lighting	3.63	3.46
E.6 Building Technology	4.11	3.61
CONDITION ASSESSMENT AVERAGE SCORE	3.54	3.56
CONDITION ASSESSMENT GRADE	70.89	71.14



Condition Assessment Summaries

High School

Michigan City Area Schools

Function of Buildings:	High Schools
Total Building Area:	387,084
Total Site Acreage:	78.85
District Enrollment Capacity:	
District Current Enrollment:	1,555

Condition Assessment Legend

Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

	Michigan City High School
Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	4.29
A.2 Drives/Lots and Walks	1.75
A.3 Site Improvements	3.00
B SAFETY AND SECURITY	
B.1 Secure Building Access	4.50
B.2 Surveillance/Cameras	2.00
C BUILDING ENVELOPE	
C.1 Building Roof	3.01
C.2 Exterior Building Walls	3.30
C.3 Exterior Doors/Windows	2.88
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	1.58
D.2 Floors	3.26
D.3 Walls	3.60
D.4 Ceilings	3.36
D.5 Doors/Borrowed Lites	3.25
D.6 Fixed Equipment	3.20
E BUILDING SYSTEMS	
E.1 Building Plumbing System	2.51
E.2 Building HVAC System	2.49
E.3 Building Temperature Controls	2.00
E.4 Building Electrical System	3.67
E.5 Building Lighting	4.13
E.6 Building Technology	4.36
CONDITION ASSESSMENT AVERAGE SCORE	3.11
CONDITION ASSESSMENT GRADE	62.13

Condition Assessment Summaries

Support Buildings

Michigan City Area Schools	
Function of Buildings:	Support Buildings/Facilities
Total Building Area:	28,714
Total Site Acreage:	8.00
District Enrollment Capacity:	
District Current Enrollment:	0

	Administration Building	Ames Field	Transportation Center
Condition Assessment	Score	Score	Score
A SITE CIRCULATION AND AMENITIES			
A.1 Separation/Drop-off/Stacking	4.22	0.00	0.00
A.2 Drives/Lots and Walks	3.00	0.00	0.00
A.3 Site Improvements	3.50	0.00	0.00
B SAFETY AND SECURITY			
B.1 Secure Building Access	3.67	0.00	0.00
B.2 Surveillance/Cameras	4.50	0.00	0.00
C BUILDING ENVELOPE			
C.1 Building Roof	3.00	0.00	0.00
C.2 Exterior Building Walls	3.50	0.00	0.00
C.3 Exterior Doors/Windows	2.74	0.00	0.00
D BUILDING INTERIOR ENVIRONMENT			
D.1 ADA/Accessibility	2.23	0.00	0.00
D.2 Floors	2.62	0.00	0.00
D.3 Walls	3.18	0.00	0.00
D.4 Ceilings	2.07	0.00	0.00
D.5 Doors/Borrowed Lites	4.00	0.00	0.00
D.6 Fixed Equipment	2.22	0.00	0.00
E BUILDING SYSTEMS			
E.1 Building Plumbing System	2.75	0.00	0.00
E.2 Building HVAC System	3.00	0.00	0.00
E.3 Building Temperature Controls	2.00	0.00	0.00
E.4 Building Electrical System	4.13	0.00	0.00
E.5 Building Lighting	4.50	0.00	0.00
E.6 Building Technology	5.00	0.00	0.00
CONDITION ASSESSMENT AVERAGE SCORE	3.29	NOT ASSESSED	NOT ASSESSED
CONDITION ASSESSMENT GRADE	65.81		

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessments



Coolspring Elementary School

Condition Assessments

Coolspring Elementary School Summary

Michigan City Area Schools	
Building:	Coolspring Elementary School
Building Area:	50,510
Site Acreage:	6.00
Enrollment Capacity:	
Current Enrollment:	238
Construction	Construction Type
1937	Original Construction
See Bldg. Area Plan	Additions and Renovations

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	4.00
A.2 Drives/Lots and Walks	3.23
A.3 Site Improvements	2.90
B SAFETY AND SECURITY	
B.1 Secure Building Access	2.50
B.2 Surveillance/Cameras	2.00
C BUILDING ENVELOPE	
C.1 Building Roof	2.43
C.2 Exterior Building Walls	3.50
C.3 Exterior Doors/Windows	2.98
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	1.69
D.2 Floors	3.89
D.3 Walls	3.52
D.4 Ceilings	3.79
D.5 Doors/Borrowed Lites	2.86
D.6 Fixed Equipment	3.22
E BUILDING SYSTEMS	
E.1 Building Plumbing System	2.75
E.2 Building HVAC System	3.52
E.3 Building Temperature Controls	3.50
E.4 Building Electrical System	2.92
E.5 Building Lighting	3.67
E.6 Building Technology	4.06
CONDITION ASSESSMENT AVERAGE SCORE	3.14
CONDITION ASSESSMENT GRADE	62.90



Condition Assessments

Coolspring Elementary School Expanded Summary

Michigan City Area Schools	
Building:	Coolspring Elementary School
Building Area:	50,510
Site Acreage:	6.00
Enrollment Capacity:	
Current Enrollment:	238
Construction	Construction Type
1937	Original Construction
See Bldg. Area Plan	Additions and Renovations

Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	4.00
A.2 Drives/Lots and Walks	3.23
A.3 Site Improvements	2.90
B SAFETY AND SECURITY	
B.1 Secure Building Access	2.50
B.2 Surveillance/Cameras	2.00
C BUILDING ENVELOPE	
C.1 Building Roof	2.43
C.2 Exterior Building Walls	3.50
C.3 Exterior Doors/Windows	2.98
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	1.69
Administration	1.63
Corridors/Common	2.58
Classrooms/Science	1.44
Art/Music/Auditorium	2.00
Gymnasium/Natatorium	1.50
Cafeteria/Kitchen	1.67
Restrooms/Locker Rooms	1.00
D.2 Floors	3.89
Administration	3.28
Corridors/Common	4.00
Classrooms/Science	3.60
Art/Music/Auditorium	4.50
Gymnasium/Natatorium	3.25
Cafeteria/Kitchen	5.00
Restrooms/Locker Rooms	3.59
D.3 Walls	3.52
Administration	3.50
Corridors/Common	3.13
Classrooms/Science	3.63
Art/Music/Auditorium	4.00
Gymnasium/Natatorium	3.75
Cafeteria/Kitchen	4.00
Restrooms/Locker Rooms	2.63
D.4 Ceilings	3.79
Administration	4.00
Corridors/Common	4.00
Classrooms/Science	4.00
Art/Music/Auditorium	4.50
Gymnasium/Natatorium	2.75
Cafeteria/Kitchen	4.50
Restrooms/Locker Rooms	2.75
D.5 Doors/Borrowed Lites	2.86
Administration	2.75
Corridors/Common	2.00
Classrooms/Science	2.75
Art/Music/Auditorium	3.50
Gymnasium/Natatorium	2.75
Cafeteria/Kitchen	3.50
Restrooms/Locker Rooms	2.75
D.6 Fixed Equipment	3.22
Administration	3.29
Corridors/Common	3.25
Classrooms/Science	3.75
Art/Music/Auditorium	3.25
Gymnasium/Natatorium	3.75
Cafeteria/Kitchen	3.61
Restrooms/Locker Rooms	1.64
E BUILDING SYSTEMS	
E.1 Building Plumbing System	2.75
E.2 Building HVAC System	3.52
E.3 Building Temperature Controls	3.50
E.4 Building Electrical System	2.92
E.5 Building Lighting	3.67
E.6 Building Technology	4.06
CONDITION ASSESSMENT AVERAGE SCORE	3.14
CONDITION ASSESSMENT GRADE	62.90

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessments

Coolspring Elementary School Code Analysis

Code Analysis

The Building Occupancy is Group E – Educational.

- Allowable area per code is 14,500 SF. No sprinkler increase. Frontage increase possible dependent on public way or open space at perimeter of building.

- The overall square footage is 50,510 SF. No area separation walls are assumed to be present.

The Building Type of Construction is assumed to be Type II-B Unprotected Non-Combustible.

- Original construction in 1937.

- Addition construction in 1954.

- Addition construction in 1984.

- Mechanical renovations in 2002.

- Partial site improvements in 2007.

The existing Building is NOT equipped with a fire suppression system throughout.

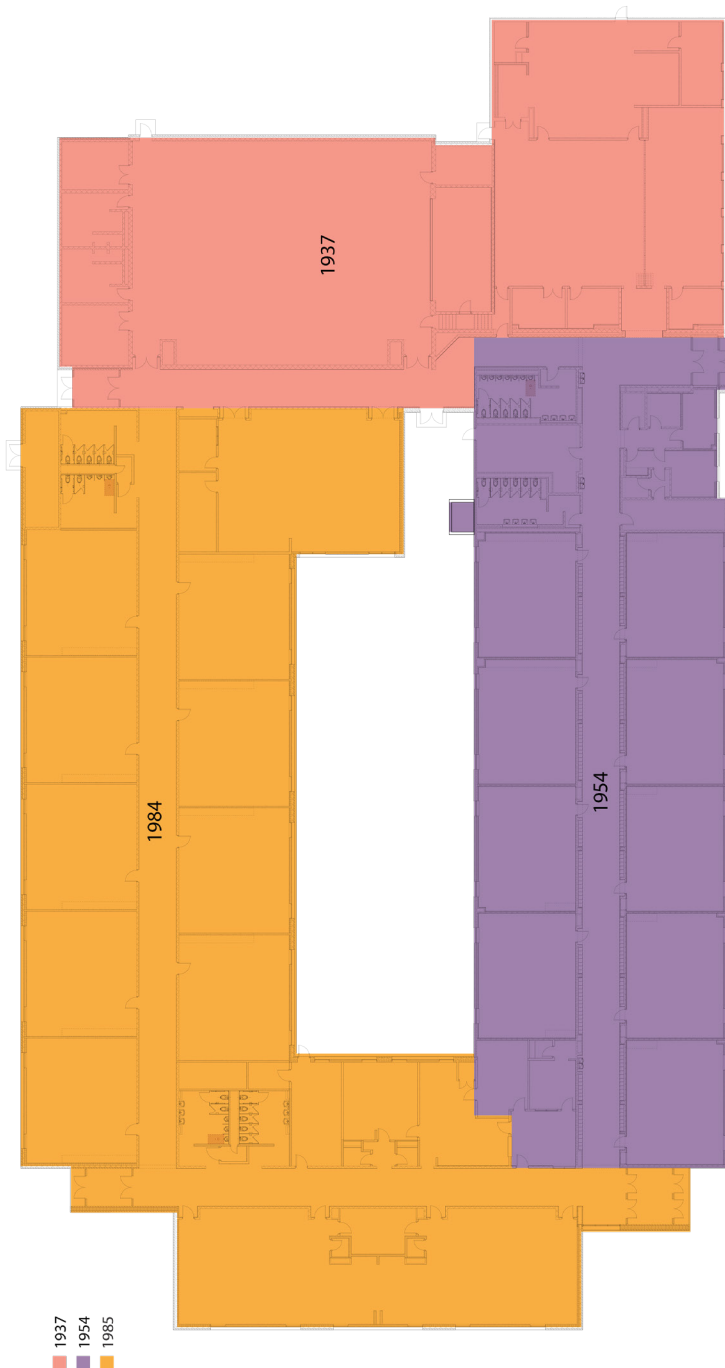
Priority Items:

a. All non-compliant building code items are grandfathered, however, if any item or area is renovated, new work is required to meet current building code.



Condition Assessments

Coolspring Elementary School Era Floorplan



Condition Assessments

Coolspring Elementary School Site

SUMMARY OF ENTIRE SITE

Category	Subscore	Regions	Score	General Comments
A.1 Separation/Drop-off/Stacking	4.00	1	4.00	
A.2 Drives/Lots and Walks	3.23	1	3.23	
A.3 Site Improvements	2.90	1	2.90	

SITE

A.1 Separation/Drop-off/Stacking					
A.1 Identifiable Main Entry				Score	Comments/Remarks
A.1 Identifiable Main Entry				3.00	Entrance is evident from parking lot, but not as identifiable from road.
A.1 ADA Accessibility	Type	Compliant		Score	Comments/Remarks
A.1 ADA Accessibility	Route	TRUE		4.00	A few minor condition issues of pavement and concrete. Route is clear.
A.1 ADA Accessibility	Door	TRUE		3.00	Door hardware and threshold appear compliant. Inner vestibule is clear.
A.1 Parking Space Allocation	Type	Compliant	Quantity	Score	Comments/Remarks
A.1 Parking Space Allocation	Visitor		26.00	5.00	No visitor parking requirement.
A.1 Parking Space Allocation	Staff		48.00	5.00	31 employees. Requirement is 1 space for each employee.
A.1 Parking Space Allocation	Accessible	TRUE	4.00	5.00	4 for visitor/staff. Requirement is 1 per 25 or 2% when count is 25 or more.
A.1 Site Circulation	Type			Score	Comments/Remarks
A.1 Emergency/Fire Service Access				5.00	School is surrounded by public ways. N, E, S, W have paved access.
A.1 Bus/Vehicular	Separation			3.00	
A.1 Bus/Vehicular	Signage			4.00	Signage is present but small.
A.1 Bus Drop-off/Pick-up	Route Clarity/Safety			3.00	Combined entrance for visitor and buses, separation would aid clarity.
A.1 Bus Drop-off/Pick-up	Adequate Stacking			3.00	Likely that buses need to unload and move to provide proper drop-off/pick-up.
A.1 Car Drop-off/Pick-up	Pedestrian Safety			4.00	Playground access would mean crossing the route of traffic.
A.1 Car Drop-off/Pick-up	Adequate Stacking			5.00	
A.1 Car Drop-off/Pick-up	Traffic Pattern			5.00	One drive with an in and an out that extends around the entire site.
A.1 Delivery Routing	Separation			4.00	Assumed access through gate to back parking lot, no signage present.
A.1 Delivery Routing	Loading Dock			3.00	No true loading dock, assumed not needed. Condition of delivery area is good.
SITE A.1 Separation/Drop-off/Stacking			Total	4.00	
A.2 Drives/Lots and Walks	Type	%	Subscore	Score	Comments/Remarks
A.2 Sidewalks	Concrete	100	4.00	4.00	Front sidewalks near road and parking lot are in good condition.
A.2 Sidewalks					
A.2 Sidewalks					
		<i>Sidewalks</i>	<i>Subtotal</i>	4.00	
A.2 Drives	Asphalt	90	3.00	2.70	Back drive needs replacement/resurfacing.
A.2 Drives	Concrete	10	2.00	0.20	Pads in back of school are in poor condition.
A.2 Drives					
		<i>Drives</i>	<i>Subtotal</i>	2.90	
A.2 Parking Lots	Asphalt	100	2.00	2.00	Front parking lot needs seal coat. Back parking lot needs replacement.
A.2 Parking Lots					
A.2 Parking Lots					
		<i>Parking Lots</i>	<i>Subtotal</i>	2.00	
A.2 Drives/Parking Lots	Traffic Markings/Striping			4.00	Striping appears newer.
SITE A.2 Drives/Lots and Walks			Total	3.23	
A.3 Site Improvements	Type			Score	Comments/Remarks
A.3 Playground(s)	Accessibility			1.00	Not accessible.
A.3 Playground(s)	Equipment			1.00	Aged equipment needs replaced.
A.3 Playground(s)	Surface			1.00	Old mulch and weeds.
A.3 Playground(s)	Size			3.00	Allotted size is good but not utilized.
		<i>Playground(s)</i>	<i>Subtotal</i>	1.50	
A.3 Landscaping	Trees			5.00	Site is surrounded on the perimeter by healthy old growth. Two trees are dead.
A.3 Landscaping	Landscaping			4.00	Well maintained near entrance. Partial walls across front provide some screening.
		<i>Landscaping</i>	<i>Subtotal</i>	4.50	
A.3 Site Drainage	Flood Points			4.00	Fenced wetland towards back of site.
A.3 Athletic Fields	Support Buildings			N/A	
A.3 Athletic Fields	Bleachers/Stadium Seating			N/A	
A.3 Athletic Fields	Athletic/Stadium Lighting			N/A	
A.3 Athletic Fields	Athletic/Stadium Paving			N/A	
A.3 Athletic Fields	Fencing/Gates			N/A	
A.3 Athletic Fields	Field Conditions			N/A	
A.3 Athletic Fields	Scoreboards			N/A	
		<i>Athletic Fields</i>	<i>Subtotal</i>		
A.3 Site Security	Site Lines			4.00	Decent passive surveillance.
A.3 Site Security	Gated/Not Gated			2.00	Back parking lot has fence/gate in poor condition.
		<i>Site Security</i>	<i>Subtotal</i>	3.00	
A.3 Fencing	Site			2.00	Only back parking lot is fenced from road but can be circumvented.
A.3 Fencing	Playground(s)			1.00	No fencing present.
		<i>Fencing</i>	<i>Subtotal</i>	1.50	
SITE A.3 Site Improvements			Total	2.90	



Condition Assessments

Coolspring Elementary School Site Summary

ADA Building Access:

- Accessible parking spots are provided with four in the west parking lot, nearest the main entrance. A singular ADA curb cut is located at the west parking lot near the main entry doors and the lot has clear access to the main entrance. Accessible parking spots appear to meet required minimums for quantity, size, and clearances.
- ADA compliant hardware appears to be present on exterior doors. No door is equipped with automatic door operators.

Priority Items:

- a. An evident path does exist between the west lot and the main entry. However, some of the concrete walk has settled, creating uneven segments. These elevated segment edges should be ground to an appropriate ADA slope.
- b. Additionally, mild unevenness in the west parking lot may cause difficulty for those requiring accessible routes from the ADA parking to the main entry. These cracks in the asphalt should be filled, although the parking surface overall is in good condition.
- c. All interior vestibule doors should receive new fully ADA compliant door hardware. Consideration should be given to adding automatic door operators at main entrance A and staff entry/class reentry doors B, C, and H.

Drives, Parking, and Sidewalks:

- The site contains two parking lots, a west lot and an east lot. The west lot contains parking for staff and visitors, and designated bus drop-off/pick-up locations. This lot is accessed from the main road running along the south side of the school. The quantity of spaces in the west lot exceeds the required minimums for the facility. Further west of the primary lot is a one-way drive that takes you from the main road along the north side of the building and connects to the east lot. This drive serves as parent drop-off/pickup. However, this drive lies between the north entryways of the school and the playgrounds creating safety concerns. Additionally, this drive is in rough condition and needs replacement/resurfacing, particularly on the north and east sides of the drive. The building is surrounded by paved public ways on the north, east, south, and west sides to allow for appropriate emergency service access.
- The east lot contains a small number of spaces assumed to

be for building or district staff only. Additionally, the east lot provides delivery and maintenance and is separated from the main roadway by a fence with sliding gate and a short drive.

- Building is surrounded by paved public ways on the north, east, south, and west sides to allow for appropriate emergency service access.

Priority Items:

- a. Alternatives should be explored to eliminate the need for students and staff to cross the parent drop-off/pickup drive in order to access the playgrounds. This issue poses immediate safety concerns.
- b. Consideration should be given to separating visitor and bus entrances to aid in safety.
- c. Replace/resurface north and east sides of parent drop-off/pickup drive.
- d. West parking lot should be seal coated. East parking lot is in poor condition and needs to be replaced. While striping and markings are newer, these repairs will require new striping and markings.
- e. While signage does exist indicating the parent drop-off/pickup entry, bus drop-off/pickup entry, and visitor lot, larger signage is recommended to more clearly indicate these areas.
- f. Signage should be installed near the gate at the east lot entrance to more clearly indicate delivery drop-off.

Landscaping/Site Elements:

- Site is surrounded on the perimeter by healthy old growth. Two trees in good condition are located near the main entrance. The landscaping near the entrance is well maintained. The south side of the building is protected from vehicular traffic by partial walls spaced across this side. These walls also serve to protect pedestrian using the south sidewalk.
- East parking lot has a fence and sliding gate. Both are in poor condition and can be easily circumvented by using the drive on the west side.
- Surface and site drainage is directed to a fenced wetland on the north side of the site.
- Overall, the site has clear site lines, permitting above-average

passive surveillance. However, there is no site surveillance system employed at this location.

- Lighting at the entrances utilizes newer LED lights, providing sufficient lighting for safety and security at these locations. Lighting in the parking lots, however, utilizes old lighting technology producing dim lighting while also being inefficient.

Priority Items:

- a. Install partial walls or bollards along the north side of the building that will protect pedestrians exiting or entering the rear of the school. Additional partial walls or bollards should be considered for the east parking lot/delivery area.
- b. Modify parking lighting to LEDs.
- c. Remove dilapidated fence and gate at east parking lot. Consideration should be given to replacing fence and gate and adding new fence and gate at west drive entry.
- d. Consider the addition of a site surveillance system for increased security and safety.

Playground:

- There are two playgrounds located on the site, both on the north side of the property. Both playgrounds share in the same deficiencies that should be addressed in order to provide a safe and accessible environment. No fencing was observed around either playground.

Priority Items:

- a. Replace playground equipment. Existing equipment is clearly aged. New equipment should include accessible elements. New equipment should also be designed to maximize the allotted size of the play area(s).
- b. Existing surfaces are old mulch, and the play areas are full of weeds. The playground surfaces should be replaced. These surfaces can be replaced with new loose-fill material such as rubber mulch or engineered wood fiber which is cost-effective. Alternatively, the new surface could use unitary materials such as rubber mats or artificial turf. However, unitary materials are more costly, but require less maintenance than the loose-fill material.
- c. Consideration should be given to adding fencing and gates around each playground.



Condition Assessments

Coolspring Elementary School Safety and Security

SUMMARY OF ALL SAFETY AND SECURITY

Category	Subscore	Areas	Score	General Comments
B.1 Secure Building Access	2.50	1	2.50	
B.2 Surveillance/Cameras	2.00	1	2.00	

SAFETY AND SECURITY

B.1 Secure Building Access	Type	Score	Comments/Remarks
B.1_Card/Code/FOBS		5.00	
B.1_Secure_Vestibule	No Admin Connection	1.00	Exists but separated.
B.1_Secure_Technology	AI Voice/Door Release	3.00	AI voice only
B.1_Security Officer Station(s)		1.00	
SAFETY AND SECURITY B.1 Secure Building Access		Total	2.50
B.2 Surveillance/Cameras		Score	Comments/Remarks
B.2_Video Surveillance		3.00	
B.2_Intrusion Detection		1.00	Office only with Keypad
SAFETY AND SECURITY B.2 Surveillance/Cameras		Total	2.00

Safety and Security Summary

Secure Visitor Access:

• The building is accessed by school employees or district personnel by use of a key, keypad, or fob, depending on the door. Visitors enter the main entry by alerting the front office they are present via a voice only Airphone intercom. The front office can then buzz the visitor into the vestibule. Once a visitor is through the vestibule, they have direct access to the main corridors of the school. However, there is a handwritten sign in addition to hanging wayfinding signs that point visitors to and instruct them to check-in at the office.

Priority Items:

a. Secure entry addition should be considered. Extent of administration relocation to be considered

Condition Assessments

Coolspring Elementary School Roof

SUMMARY OF ALL ROOFS

Category	Total Sq.Ft.	Subscore	Areas	Score	General Comments
C.1 Building Roof	58,000	2.43	1	2.43	

ROOF		Install Year	Square Feet	Subscore	Score	Warranty Exp.	Comments/Remarks
C.1 Building Roof	Type						
C.1_Membrane	EPDM	2007	36,000	3.00	1.86	2022	
	Manufacturer/Installer	Firestone					
C.1_Shingles	Asphalt	2013	11,000	2.00	0.38		5,300 SF Vert, 5,700 SF Horiz
	Manufacturer/Installer						
C.1_Membrane	EPDM	Unknown	11,000	1.00	0.19	Unknown	Ballasted Membrane?
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
ROOF C.1 Building Roof		Total Sq.Ft.	58,000	Total Score	2.43		

Roof:

- The existing roof is comprised of three types of roofing. EPDM roof membrane manufactured by Firestone installed in 2007 comprises approximately 36,000 SF with a warranty that expired in 2022. Ballasted roof membrane system comprises approximately 11,000 SF with an unknown installation date. Asphalt shingles installed in 2013 comprise approximately 11,000 SF.

Priority Items:

- Ballasted roof membrane system should be replaced with new membrane. Consideration should also be given to the EPDM roof membrane system to ensure proper maintenance and patching. Expectation is that full replacement should start to be considered in 5-10 years, but the roof could last longer dependent on several factors.
- Asphalt shingle areas have not held up well particularly on the almost vertical slopes. Consideration should be given to replacement of these surfaces with an alternative material.



Condition Assessments

Coolspring Elementary School Building Envelope

SUMMARY OF ENTIRE BUILDING ENVELOPE

Category	Subscore	Areas/Regions	Score	General Comments
C.2 Exterior Building Walls	3.50	1	3.50	
C.3 Exterior Doors/Windows	2.98	1	2.98	

BUILDING ENVELOPE

C.2 Exterior Building Walls	Type	%	Subscore	Score	Comments/Remarks
C.2_Masonry	Brick	60	4.00	2.40	Brick is generally in good condition, some cleaning and minor t...
C.2_Finish_System	Exterior Insulation (EIFS)	30	2.50	0.75	In need of clean and paint. Soffit on E is missing or never install...
C.2_Metal	Formed Panel	10	3.50	0.35	Mtl Pnl in good condition, faded and in need of refresh.
<select or leave blank>					
BUILDING ENVELOPE C.2 Exterior Building Walls			Total	3.50	
C.3 Exterior Doors/Windows	Type	% or Qty.	Subscore	Score	Comments/Remarks
C.3_Wood	Solid Wood	12	1.00	0.26	Older windows along S need replacement.
C.3_Metal	Steel	8	1.00	0.17	Older windows along S need replacement.
C.3_Aluminum	Window	22	3.50	1.67	Aluminum with thermal windows in good condition. New seala...
C.3_Aluminum	Storefront	4	4.00	0.35	Thermal.
<i>Exterior Windows</i>			<i>Subtotal</i>	2.46	
C.3_Swinging	Aluminum	12	4.00	3.00	With thermal sidelites/glazing.
C.3_Swinging	Hollow Metal	4	2.00	0.50	Frame and door are rusting, replacement needed.
<select or leave blank>					
<select or leave blank>					
<i>Exterior Doors</i>			<i>Subtotal</i>	3.50	
BUILDING ENVELOPE C.3 Exterior Doors/Windows			Total	2.98	

Condition Assessments

Coolspring Elementary School Building Envelope Summary

Exterior Facades:

- The exterior walls, including within the central courtyard, are constructed of various materials consistently around the building. The majority of the exterior walls are constructed of framing with masonry veneer. The masonry is generally in good condition, although some cleaning and minor tuckpointing is recommended. Across the façade, there are infills of an Exterior Insulation and Finish System (EIFS). All of the EIFS is in need of maintenance or repair, particularly on the southeast façade and the soffit on the east is missing or was never installed. The upper most portion of the exterior walls is made of framing with metal siding. Overall, the metal panel is in good condition, though it is faded and in need of a refresh.
- The exterior of the building has numerous windows. The window materials vary, including, wood, steel, aluminum, and aluminum storefront. The wood and steel windows are older and indicate clear signs of aging, particularly along the south side. The aluminum windows are thermal windows and are in good condition overall. Although, these windows could use new sealant. Finally, the storefront systems are older, but in above-average condition.
- There are also several doors around the exterior of the building. The doors are either hollow metal or aluminum. The hollow metal doors and frames are showing signs of rust and deterioration. The aluminum doors and frames have thermal sidelites/ glazing and are in above-average condition.

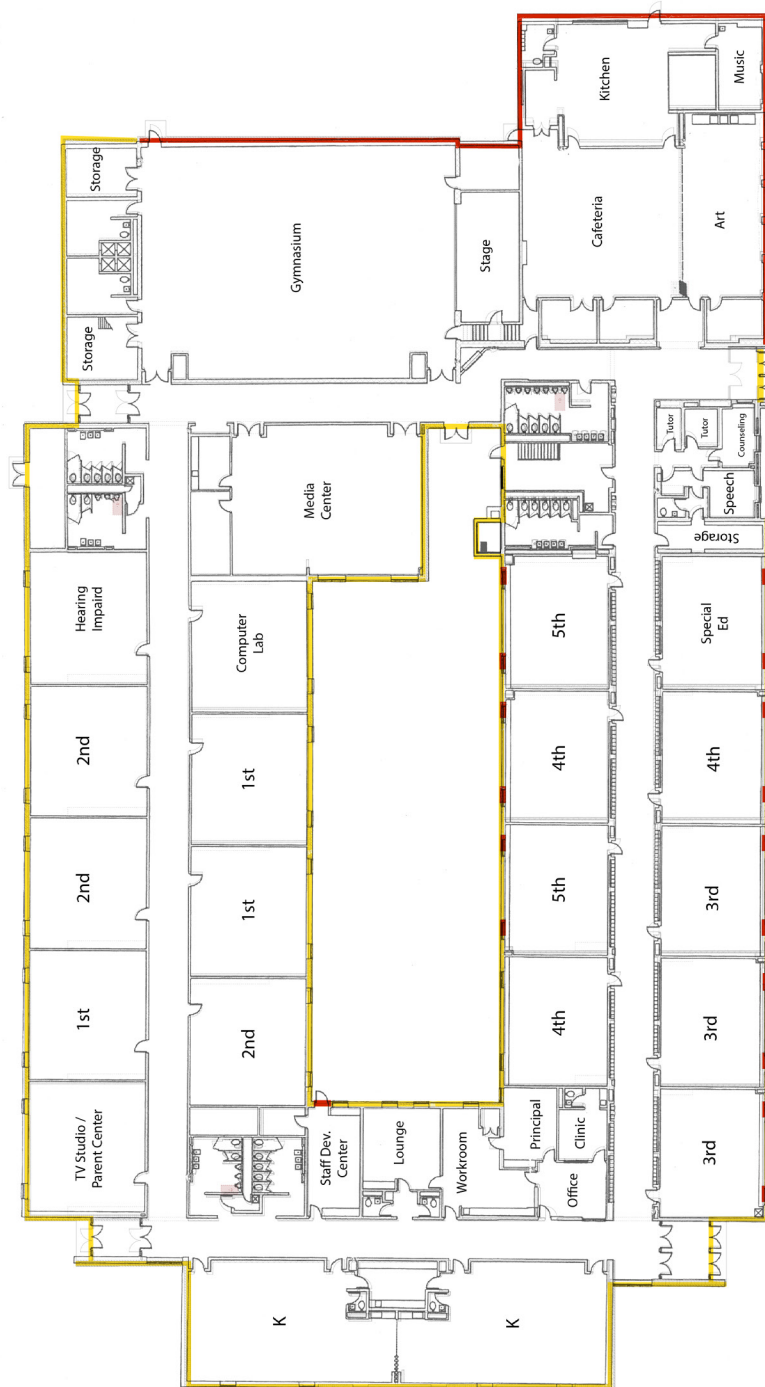
Priority Items:

- a. Clean and repair exterior wall systems. Masonry needs cleaning. Minor tuckpointing will be necessary in select areas. EIFS should be cleaned and painted. The system should be patched as needed prior to painting. Metal panel should be cleaned and painted.
- b. Remove old wood and steel windows. Replace with a consistent material. Consideration should be given to operational needs for each window. Remove old sealant and reseal around aluminum windows.
- c. Remove and replace all exterior hollow metal doors and frames with hollow metal. New hardware will be required.



Condition Assessments

Coolspring Elementary School Exterior Floorplan



North

Condition Assessments

Coolspring Elementary School Corridors/Commons

SUMMARY OF ALL CORRIDORS/COMMONS

Category	Subscore	Areas	Score	General Comments
D.1 ADA/Accessibility	2.58	1	2.58	
D.2 Floor Finish	4.00	1	4.00	
D.3 Wall Finish	3.13	1	3.13	
D.4 Ceiling Finish	4.00	1	4.00	
D.5 Doors/Borrowed Lites	2.00	1	2.00	
D.6 Fixed Equipment	3.25	1	3.25	

CORRIDOR/COMMONS					
D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware/Clearances		FALSE		1.75	Knob hardware should be replaced with lever hardware.
D.1_Routing/Ramps		TRUE		4.00	One-story building.
D.1_Wayfinding Signage		FALSE		2.00	Directional signage is minimal to none. Directional signage would be helpful.
D.1_Elevator/Lift		FALSE			N/A.
CORRIDOR/COMMONS D.1 ADA/Accessibility			Total	2.58	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Terrazzo		100	4.00	4.00	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CORRIDOR/COMMONS D.2 Floor Finish			Total	4.00	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Gypsum	Wallcovering	50	3.50	1.75	Good condition throughout. Minor issues at select locations.
D.3_Tile	Mosaic	50	2.75	1.38	Many stained areas, damage, and issues. Due for a repair and replacement.
<select or leave blank>					
<select or leave blank>					
CORRIDOR/COMMONS D.3 Wall Finish			Total	3.13	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	90	4.00	3.60	Good condition. Appear to be newer.
D.4_Gypsum	Painted	10	4.00	0.40	Primarily bulkheads.
<select or leave blank>					
<select or leave blank>					
CORRIDOR/COMMONS D.4 Ceiling Finish			Total	4.00	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_Metal	Hollow	2	2.00	2.00	Doors to courtyard in need of replacement.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CORRIDOR/COMMONS D.5 Doors/Borrowed Lites			Total	2.00	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Tackboard		100	3.00	3.00	Additional boards needed. Tackstrips are generally in decent condition.
<select or leave blank>					
<select or leave blank>					
			Visual Display Boards	Subtotal	3.00
<select or leave blank>					N/A.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
			Casework/Countertops	Subtotal	
D.6_Lockers	Metal			3.50	Recessed metal lockers in good condition overall.
CORRIDOR/COMMONS D.6 Fixed Equipment			Total	3.25	



Condition Assessments

Coolspring Elementary School Corridors/Commons Summary

Corridors:

- Corridors are approximately 10'-0" wide throughout the building with recessed doorways exiting rooms. Floor, wall, and ceiling finishes are mostly original to the construction of the building. While dated, these have been well maintained, however, the building is due for renovation throughout. Along the corridor walls are recessed metal lockers which are in good shape. However, many banks of lockers have rust and deteriorating finish near the base of the lockers. Some locations within the corridors have mounted bag/coat hooks.
- Wayfinding signage throughout the building is minimal to none. Room signage is generally present but not ADA compliant.
- Interior doors throughout the building are typically stained wood door in decent condition relative to age and use. Some doors have chipped veneer. Some indoor metal glazing stops need repainting. Door hardware throughout is not ADA compliant.
- Refer to Priority Item "a" under Code section for existing conditions. Existing corridors/classroom walls will need to be confirmed for appropriate fire resistive construction and continuity, due to lack of sprinkler system throughout building, if significant renovation efforts are undertaken.

Priority Items:

- a. Existing corridor terrazzo is in above-average condition. May consider refinishing.
- b. Existing corridor wall finishes are typically either small tile or wallcovering. The tile is stained or damaged in many areas, among other issues. Repair and paint-over is recommended.
- c. Lockers appear fully functional with some minor wear. Lockers should be cleaned. Full replacement should be considered, though not required.
- d. Existing corridor ceiling finishes are typically either painted gypsum bulkheads (generally near door recesses) or suspended acoustic ceiling system. Painted gypsum areas are in good condition with only minor touch-ups needed. Suspended acoustic ceiling system appears to be newer and in above-average condition.
- e. Signage Upgrades project recommended to include new ADA compliant directional signage and room signage throughout the building.
- f. Interior doors to be salvaged and minimally refinished/repainted as needed. Existing non-compliant door hardware should be replaced with new compliant door hardware throughout the building.

Condition Assessments

Coolspring Elementary School Classrooms

SUMMARY OF ALL CLASSROOMS					
Category		Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility		1.44	1	1.44	
D.2 Floor Finish		3.60	1	3.60	
D.3 Wall Finish		3.63	1	3.63	
D.4 Ceiling Finish		4.00	1	4.00	
D.5 Doors/Borrowed Lites		2.75	1	2.75	
D.6 Fixed Equipment		3.75	1	3.75	

CLASSROOM					
D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		FALSE		1.00	Knob hardware should be replaced with lever hardware.
D.1_Door Clearances		FALSE		1.75	S Wing is not compliant, N Wing is compliant.
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_Casework Clearances/Hts.		FALSE		2.00	
CLASSROOM D.1 ADA/Accessibility			Total	1.44	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Carpet	Broadloom	80	3.75	3.00	Appears most of the carpet was recently replaced. A few excep...
D.2_Vinyl	VCT	15	2.75	0.41	Aged but generally in decent to good condition. A few exceptio...
D.2_Terrazzo		5	3.75	0.19	Good condition, some staining.
<select or leave blank>					
CLASSROOM D.2 Floor Finish			Total	3.60	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Gypsum	Painted	25	4.00	1.00	Renovation locations.
D.3_Gypsum	Wallcovering	75	3.50	2.63	Good condition throughout. Minor issues at select locations.
<select or leave blank>					
<select or leave blank>					
CLASSROOM D.3 Wall Finish			Total	3.63	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	100	4.00	4.00	Appear to be mostly new ceilings.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CLASSROOM D.4 Ceiling Finish			Total	4.00	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_PLAM		30	2.75	2.75	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CLASSROOM D.5 Doors/Borrowed Lites			Total	2.75	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Chalkboard		35	4.00	1.40	
D.6_Markerboard		35	4.00	1.40	
D.6_Tackboard		30	4.00	1.20	
		Visual Display Boards	Subtotal	4.00	
D.6_Casework	PLAM	35	3.75	1.31	Most casework is aged and has wear. Most is fully functional, ju...
D.6_Casework	Metal	35	3.25	1.14	Most casework is aged and has wear. Most is fully functional, ju...
D.6_Countertops	PLAM	30	3.50	1.05	Same as casework.
<select or leave blank>					
		Casework/Countertops	Subtotal	3.50	
D.6_Lockers					N/A.
CLASSROOM D.6 Fixed Equipment			Total	3.75	



Condition Assessments

Coolspring Elementary School Classrooms Summary

Classrooms:

- Classrooms are approximately 825 – 1,365 SF throughout the building with visual display boards on interior classroom divider wall and along corridor wall, open-shelf casework along exterior wall, and closed storage cabinets along opposite interior classroom divider wall. Casework varies between plastic laminate finish and metal. Countertops are plastic laminate. Both casework and countertops are in good condition, showing age and wear. However, most is fully functional with some cosmetic issues only. Flooring finishes vary by classroom and include terrazzo, VCT, carpet tile, and broadloom carpet, or a combination of those. Carpet tile is limited to a few rooms but appears to be newer and is in above-average condition. Terrazzo is in good condition, overall, but some staining is present. VCT is clearly aged, but generally in below-average to good condition with some exceptions in select areas. Broadloom carpet appears to have been recently replaced in most areas, although there are a few older areas that show signs of wear and tear. Wall finishes are primarily wallcovering with some painted gypsum board and painted bulkhead ceilings. Painted walls and ceilings are in good condition. Wallcovering is in good condition with minor issues in select locations. All classrooms contain acoustic tile ceilings. Most of these ceilings appear to be new and are in above-average condition. Refer to Restrooms section for additional notes.

- Refer to Priority Item “a” under Code section for existing conditions. Existing corridors/classroom walls will need to be confirmed for appropriate fire resistive construction and continuity, due to lack of sprinkler system throughout building, if significant renovation efforts are undertaken.

Priority Items:

- a. Existing classroom flooring including carpeting and VCT flooring could last a few years, if necessary. However, due to wear and age replacement throughout is recommended.
- b. Existing classroom wall finishes are due for replacement due to wear and age throughout the building.
- c. Existing classroom ceiling finishes can remain, although some tiles should be replaced. Existing painted locations should be repainted.
- d. Existing classroom casework is mostly still fully functional, however, due to wear and age replacement throughout the building is recommended. Consideration for appropriate coat/backpack storage with increased ADA compliancy is potentially needed.
- e. Existing classroom visual display boards need consideration for appropriate functionality. Chalkboards are generally in good condition and salvageable if appropriate for educational needs. Markerboards are less common throughout with non-commercial grade markerboards added throughout the building; consideration for replacement of chalkboards with markerboards should be given. Most tackboards throughout the building are in decent to good condition with replacement needed at tackboards that have been poorly painted. See Technology section for existing integration of educational technology.

Condition Assessments

Coolspring Elementary School Art Room

SUMMARY OF ALL ART ROOMS

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	2.00	1	2.00	
D.2 Floor Finish	5.00	1	5.00	
D.3 Wall Finish	4.00	1	4.00	
D.4 Ceiling Finish	4.50	1	4.50	
D.5 Doors/Borrowed Lites	3.50	1	3.50	
D.6 Fixed Equipment	4.00	1	4.00	

ART ROOM					
D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		FALSE		1.00	Knob hardware should be replaced with lever hardware.
D.1_Door Clearances		TRUE		4.00	
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_Casework Clearances/Hts.		FALSE		2.00	Sink locations are not ADA compliant.
ART ROOM D.1 ADA/Accessibility			Total	2.00	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Terrazzo		100	5.00	5.00	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ART ROOM D.2 Floor Finish			Total	5.00	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Gypsum	Wallcovering	100	4.00	4.00	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ART ROOM D.3 Wall Finish			Total	4.00	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	100	4.50	4.50	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ART ROOM D.4 Ceiling Finish			Total	4.50	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_PLAM		2	3.50	3.50	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ART ROOM D.5 Doors/Borrowed Lites			Total	3.50	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Chalkboard		66	4.00	2.64	
D.6_Tackboard		34	4.00	1.36	
<select or leave blank>					
		Visual Display Boards	Subtotal	4.00	
D.6_Casework	Wood		2.00		Non-professionally painted old wood casework.
D.6_Countertops	PLAM		2.00		
<select or leave blank>					
<select or leave blank>					
		Casework/Countertops	Subtotal		
D.6_Lockers					N/A.
D.6_Sinks/Plaster Traps				3.50	
D.6_Work Tables				5.00	
D.6_Kiln and Exhaust				4.00	
D.6_General Storage				3.50	Minimal casework, separate storage room.
ART ROOM D.6 Fixed Equipment			Total	4.00	



Condition Assessments

Coolspring Elementary School Administration

SUMMARY OF ALL ADMINISTRATION

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	1.63	1	1.63	
D.2 Floor Finish	3.28	1	3.28	
D.3 Wall Finish	3.50	1	3.50	
D.4 Ceiling Finish	4.00	1	4.00	
D.5 Doors/Borrowed Lites	2.75	1	2.75	
D.6 Fixed Equipment	3.29	1	3.29	

ADMINISTRATION

D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		FALSE		1.00	Knob hardware should be replaced with lever hardware.
D.1_Door Clearances		FALSE		2.50	Some doors have clearances that are not compliant.
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_Casework Clearances/Hts.		FALSE		2.00	Sink locations are not ADA compliant.
ADMINISTRATION D.1 ADA/Accessibility			Total	1.63	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Carpet	Broadloom	70	3.50	2.45	
D.2_Vinyl	VCT	30	2.75	0.83	
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.2 Floor Finish			Total	3.28	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Gypsum	Wallcovering	100	3.50	3.50	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.3 Wall Finish			Total	3.50	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	100	4.00	4.00	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.4 Ceiling Finish			Total	4.00	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_PLAM		15	2.75	2.75	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.5 Doors/Borrowed Lites			Total	2.75	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Chalkboard	Lined	25	4.00	1.00	
D.6_Tackboard		75	3.50	2.63	
		Visual Display Boards	Subtotal	3.63	
D.6_Casework	PLAM	75	3.25	2.44	
D.6_Countertops	PLAM	25	3.25	0.81	
<select or leave blank>					
<select or leave blank>					
		Casework/Countertops	Subtotal	3.25	
D.6_Appliances				3.00	
ADMINISTRATION D.6 Fixed Equipment			Total	3.29	

Condition Assessments

Coolspring Elementary School Music Room

SUMMARY OF ALL MUSIC ROOMS

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	2.00	1	2.00	
D.2 Floor Finish	4.00	1	4.00	
D.3 Wall Finish	4.00	1	4.00	
D.4 Ceiling Finish	4.50	1	4.50	
D.5 Doors/Borrowed Lites	3.50	1	3.50	
D.6 Fixed Equipment	2.50	1	2.50	

MUSIC ROOM

D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		FALSE		1.00	Knob hardware should be replaced with lever hardware.
D.1_Door Clearances		TRUE		4.00	
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_Casework Clearances/Hts.		FALSE			N/A.
MUSIC ROOM D.1 ADA/Accessibility			Total	2.00	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Carpet	Tile	100	4.00	4.00	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
MUSIC ROOM D.2 Floor Finish			Total	4.00	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Gypsum	Painted	100	4.00	4.00	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
MUSIC ROOM D.3 Wall Finish			Total	4.00	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	100	4.50	4.50	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
MUSIC ROOM D.4 Ceiling Finish			Total	4.50	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_PLAM		1	3.50	3.50	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
MUSIC ROOM D.5 Doors/Borrowed Lites			Total	3.50	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Chalkboard	Lined	20	4.00	0.80	
D.6_Tackboard		60	4.00	2.40	
D.6_Markerboard	Unlined	20	4.00	0.80	
			<i>Visual Display Boards</i>	<i>Subtotal</i>	4.00
D.6_Casework					N/A.
D.6_Countertops					N/A.
			<i>Casework/Countertops</i>	<i>Subtotal</i>	
D.6_Lockers					N/A.
D.6_Tiers/Bleachers					N/A.
D.6_General Storage				1.00	Open shelf in room only.
MUSIC ROOM D.6 Fixed Equipment			Total	2.50	



Condition Assessments

Coolspring Elementary School Gymnasium

SUMMARY OF ALL GYMNASIUMS

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	1.50	1	1.50	
D.2 Floor Finish	3.25	1	3.25	
D.3 Wall Finish	3.75	1	3.75	
D.4 Ceiling Finish	2.75	1	2.75	
D.5 Doors/Borrowed Lites	2.75	1	2.75	
D.6 Fixed Equipment	3.75	1	3.75	

GYMNASIUM

D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		FALSE		1.00	Knob hardware should be replaced with lever hardware.
D.1_Door Clearances		FALSE		3.00	Stage and storage doors not compliant.
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_General ADA (routing/seats/etc)		FALSE		1.00	Stage access not compliant. Bleachers not compliant.
GYMNASIUM D.1 ADA/Accessibility			Total	1.50	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Athletic	Hardwood	100	3.25	3.25	Good condition, a few areas with issues.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
GYMNASIUM D.2 Floor Finish			Total	3.25	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Masonry	CMU	100	3.75	3.75	Good condition, minor repaint.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
GYMNASIUM D.3 Wall Finish			Total	3.75	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	100	2.75	2.75	Aged grid with a few issues. Tiles have some staining and misal...
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
GYMNASIUM D.4 Ceiling Finish			Total	2.75	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_PLAM		12	2.75	2.75	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
GYMNASIUM D.5 Doors/Borrowed Lites			Total	2.75	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Tackboard		100	4.00		
<select or leave blank>					
<i>Visual Display Boards</i>			<i>Subtotal</i>		
D.6_Equipment	Basketball Main			3.75	
D.6_Equipment	Basketball Cross Court				N/A.
D.6_Equipment	Divider Curtain/Partition			4.00	Stage curtain and folded partition wall in good condition.
D.6_Equipment	Bleachers			3.25	Decent condition, not compliant.
D.6_Equipment	General Storage			4.00	Renovate locker rooms for additional storage/usable space.
GYMNASIUM D.6 Fixed Equipment			Total	3.75	

Condition Assessments

Coolspring Elementary School Cafeteria/Kitchen

SUMMARY OF ENTIRE CAFETERIA/KITCHEN

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	1.67	1	1.67	
D.2 Floor Finish	5.00	1	5.00	
D.3 Wall Finish	4.00	1	4.00	
D.4 Ceiling Finish	4.50	1	4.50	
D.5 Doors/Borrowed Lites	3.50	1	3.50	
D.6 Fixed Equipment	3.61	1	3.61	

CAFETERIA/KITCHEN					
D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		FALSE		1.00	Knob hardware should be replaced with lever hardware.
D.1_Door Clearances		FALSE		3.00	Secondary exit door not compliant.
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_Casework Clearances/Hts.		FALSE			N/A.
CAFETERIA/KITCHEN D.1 ADA/Accessibility			Total	1.67	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Terrazzo		100	5.00	5.00	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CAFETERIA/KITCHEN D.2 Floor Finish			Total	5.00	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Gypsum	Painted	100	4.00	4.00	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CAFETERIA/KITCHEN D.3 Wall Finish			Total	4.00	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	100	4.50	4.50	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CAFETERIA/KITCHEN D.4 Ceiling Finish			Total	4.50	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_PLAM		6	3.50	3.50	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CAFETERIA/KITCHEN D.5 Doors/Borrowed Lites			Total	3.50	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Tackboard		50	4.00	2.00	
D.6_Chalkboard	Unlined	50	4.00	2.00	
<select or leave blank>					
			Visual Display Boards	Subtotal	4.00
<select or leave blank>					N/A.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
			Casework/Countertops	Subtotal	
D.6_Freezers/Coolers				4.00	
D.6_Cooking Battery				4.00	
D.6_Serving				4.00	
D.6_Dishwashing				4.00	
D.6_Overall Function				3.25	Renovation was done to enlarge music room. Kitchen is small b...
D.6_General Storage				2.00	No separate kitchen storage.
CAFETERIA/KITCHEN D.6 Fixed Equipment			Total	3.61	



Condition Assessments

Coolspring Elementary School Administration

SUMMARY OF ALL ADMINISTRATION

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	1.63	1	1.63	
D.2 Floor Finish	3.28	1	3.28	
D.3 Wall Finish	3.50	1	3.50	
D.4 Ceiling Finish	4.00	1	4.00	
D.5 Doors/Borrowed Lites	2.75	1	2.75	
D.6 Fixed Equipment	3.29	1	3.29	

ADMINISTRATION

D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		FALSE		1.00	Knob hardware should be replaced with lever hardware.
D.1_Door Clearances		FALSE		2.50	Some doors have clearances that are not compliant.
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_Casework Clearances/Hts.		FALSE		2.00	Sink locations are not ADA compliant.
ADMINISTRATION D.1 ADA/Accessibility			Total	1.63	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Carpet	Broadloom	70	3.50	2.45	
D.2_Vinyl	VCT	30	2.75	0.83	
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.2 Floor Finish			Total	3.28	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Gypsum	Wallcovering	100	3.50	3.50	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.3 Wall Finish			Total	3.50	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	100	4.00	4.00	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.4 Ceiling Finish			Total	4.00	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_PLAM		15	2.75	2.75	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.5 Doors/Borrowed Lites			Total	2.75	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Chalkboard	Lined	25	4.00	1.00	
D.6_Tackboard		75	3.50	2.63	
	Visual Display Boards		Subtotal	3.63	
D.6_Casework	PLAM	75	3.25	2.44	
D.6_Countertops	PLAM	25	3.25	0.81	
<select or leave blank>					
<select or leave blank>					
	Casework/Countertops		Subtotal	3.25	
D.6_Appliances				3.00	
ADMINISTRATION D.6 Fixed Equipment			Total	3.29	

Condition Assessments

Coolspring Elementary School Ancillary Summary

Ancillary Spaces:

- Existing art room is approximately 985 SF with storage room and kiln. The kiln is located in the storage room and has a dedicated exhaust system. The storage room has freestanding metal shelving with some shelves sagging and an older suspended acoustic tile ceiling with staining. A laminate counter with laminate casework is located at the rear of the classroom and includes one sink. Metal storage casework is also located at the rear of the room. There is one dedicated teaching wall adjacent to the classroom door. Floor, wall, and ceiling finishes are dated, but in good condition. Finishes include VCT flooring in the storage room, wallcovering, painted gypsum wall board, and a newer suspended acoustic ceiling system. One wall of the art room is a movable partition wall shared with the cafeteria. Wall appears to be original to the building and has staining and signs of wear.
- Existing gymnasium is approximately 4,580 SF with bleachers, locker rooms/restrooms, a school newsroom, and storage spaces occupying another approximately 1,000 SF, and a stage of approximately 530 SF. Although, the lockers appear to have been removed from the locker room. Floor and wall finishes are in good condition overall. The suspended acoustic tile ceiling system has numerous areas of staining.
- Existing media center and associated storage and workroom are approximately 2,150 SF. The space is in good condition with minor maintenance needs relative to floor, wall, and ceiling finishes and equipment condition.
- Existing administration area is approximately 1,700 SF. Area includes main office, nurse's room, principal office, faculty workroom and lounge. Floor, wall, and ceiling finishes are well maintained and in good condition though some finishes are newer than others. The nurse's room is small in size at approximately 230 SF. Casework and VCT flooring are in particularly poor condition. Refer to Restrooms section for additional notes. The administration area is functionally lacking in current configuration and is also separated from the building's main entrance, refer to Secure Visitor Access section for additional notes.
- Refer to Priority Item "a" under Code section for existing conditions. Existing corridors/classroom walls will need to be confirmed for appropriate fire resistive construction and continuity, due to lack of sprinkler system throughout building, if significant renovation efforts are undertaken.

Priority Items:

- a. Art room renovation needs will be heavily dependent on Owner educational needs with a focus on casework needs, storage needs, and whether the kiln is still needed. If additional storage and/or kiln is needed, relocation of the art room function is likely. If deemed not necessary, existing art room renovation would include flooring, wall, and ceiling finishes along with sink dispersed heavy casework inclusion within the existing square footage. If the folding partition wall is no longer needed, it is recommended to remove and add a permanent wall.
- b. Gymnasium and associated locker room, storage, and stage renovation needs will be heavily dependent on Owner needs. The gymnasium is due for a floor refinishing, wall painting, suspended acoustical ceiling system replacement, wall padding replacement, and bleacher refinish/replacement. The locker rooms and associated restrooms are not ADA compliant and would qualify for a full renovation and ADA upgrade if utilized within the Owner's program. Similarly, the stage would qualify for a full renovation and ADA upgrade dependent on Owner needs.
- c. Cafeteria and kitchen need an expansion and full renovation based on functional need.
- d. Media center renovation needs will be heavily dependent on Owner educational needs. The media center is functionally traditional but could continue to service the building with minimal upgrades. The media center could be fully renovated to functionally serve the building with additional curriculum and educational opportunities.
- e. Administration area needs a renovation to allow more functional use and service to the building. Relocation in whole or in part to be adjacent to the building's main entrance is needed, refer to Secure Visitor Access section for additional notes. The nurse's room, in particular, needs a full renovation.



Condition Assessments

Coolspring Elementary School Restrooms

SUMMARY OF ALL RESTROOMS

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	1.00	1	1.00	
D.2 Floor Finish	3.59	1	3.59	
D.3 Wall Finish	2.63	1	2.63	
D.4 Ceiling Finish	2.75	1	2.75	
D.5 Doors/Borrowed Lites	2.75	1	2.75	
D.6 Fixed Equipment	1.64	1	1.64	

RESTROOM

D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware/Clearances		FALSE		1.00	
D.1_Room Signage		FALSE		1.00	
D.1_Stall Widths/Clearances		FALSE		1.00	
D.1_General ADA Clearances		FALSE		1.00	
RESTROOM D.1 ADA/Accessibility			Total	1.00	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Terrazzo		85	3.75	3.19	Could use a minor refinish, over good condition.
D.2_Tile	Mosaic	10	3.00	0.30	Stained but good overall condition.
D.2_Vinyl	VCT	5	2.00	0.10	Single-hole in poor condition.
<select or leave blank>					
RESTROOM D.2 Floor Finish			Total	3.59	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Masonry	SGT	5	3.75	0.19	Single-hole in good condition, due for repaint.
D.3_Masonry	CMU	5	3.75	0.19	Single-hole in overall good condition.
D.3_Tile	Square	90	2.50	2.25	Overall good condition, minor staining issues. Significant cracki
<select or leave blank>					
RESTROOM D.3 Wall Finish			Total	2.63	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	100	2.75	2.75	Some in good condition, minor grid aging and tile issues. Some
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
RESTROOM D.4 Ceiling Finish			Total	2.75	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_PLAM		15	2.75	2.75	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
RESTROOM D.5 Doors/Borrowed Lites			Total	2.75	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
<select or leave blank>					N/A.
<select or leave blank>					
		<i>Visual Display Boards</i>	<i>Subtotal</i>		
D.6_Partitions	Metal/SS	75	1.00	0.75	Decent to poor condition. Repairs have been well done and pre
D.6_Toilet_Accessories	General	10	3.75	0.38	
D.6_Toilet_Accessories	Benches	5	1.00	0.05	
D.6_Toilet_Accessories	Showers	10	1.00	0.10	
		<i>Partitions/Accessories</i>	<i>Subtotal</i>	1.28	
D.6_Countertops					N/A.
D.6_Lockers				2.00	Non-existent, appear to have been removed.
RESTROOM D.6 Fixed Equipment			Total	1.64	

Condition Assessments

Coolspring Elementary School Restrooms Summary

Restrooms:

- Single-hole and group restrooms throughout the building are not ADA compliant and are in good to below-average physical condition generally with flooring refinishing/replacement needs, ceiling tile and grid replacement needs, and restroom accessory replacement needs.

Priority Items:

- a. All restrooms need renovation with ADA upgrades throughout. Priority would be given to group restrooms located in three pairs/groupings throughout the building, followed by classroom/ancillary connected restrooms located at two locations typical single-hole restrooms throughout the building, followed by gymnasium connected restrooms and administrative restrooms comprising another five locations of typical single-hole restrooms throughout the building.
- b. Alternatively, restrooms listed above could receive finish upgrades only but would remain not ADA compliant.



Condition Assessments

Coolspring Elementary School Mechanical System

SUMMARY OF ENTIRE MECHANICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.2 Building HVAC System	3.52	1	3.52	
E.3 Building Temperature Controls	3.50	1	3.50	

MECHANICAL SYSTEM

E.2 Building HVAC System	Type			Score	Comments/Remarks
E.2_Central Heating System	Boilers			2.00	Old boiler. Rooms is constantly flooded. Still using Pneumatics. ...
E.2_Central Heating System	Heating Pumps			3.00	
E.2_Central Heating System	Air Handling Units			5.00	
		<i>Central Heating System</i>	<i>Subtotal</i>	3.33	
E.2_Cooling System	Chiller			5.00	
E.2_Cooling System	Cooling Tower			4.00	
E.2_Cooling System	Chilled Water Pumps			3.00	
E.2_Cooling System	Condensing Units			3.00	Unit serving kitchen. ...
		<i>Cooling System</i>	<i>Subtotal</i>	3.75	
E.2_Equipment	Cabinet/Supplemental Heaters			2.50	
E.2_Equipment	Fan Coil Units				
E.2_Equipment	Fans				
E.2_Equipment	PTAC Units				
E.2_Equipment	Unit Ventilators			5.00	
E.2_Equipment	Variable Air Volume Terminals				
		<i>Equipment</i>	<i>Subtotal</i>	3.75	
E.2_General	Ductwork			3.50	
E.2_General	Louvers/Exhaust Vents				
E.2_General	Piping			3.00	
		<i>General</i>	<i>Subtotal</i>	3.25	
MECHANICAL SYSTEM E.2 Building HVAC System			Total	3.52	
E.3 Building Temperature Controls	Type			Score	Comments/Remarks
E.3_Temperature Controls				3.50	Controls replaced recently besides pneumatic devices in supple...
MECHANICAL SYSTEM E.3 Building Temperature Controls			Total	3.50	

Condition Assessments

Coolspring Elementary School Plumbing System

SUMMARY OF ENTIRE PLUMBING SYSTEM

Category	Subscore	Areas	Score	General Comments
E.1 Building Plumbing System	2.75	1	2.75	

PLUMBING SYSTEM

E.1 Building Plumbing System	Type			Score	Comments/Remarks
E.1_Plumbing Fixtures	Water Closets			3.00	Few valves turning blue.
E.1_Plumbing Fixtures	Lavatories			3.00	
E.1_Plumbing Fixtures	Drinking Fountains			2.00	1 new other are older.
E.1_Plumbing Fixtures	Showers			2.00	Storage area now.
E.1_Plumbing Fixtures	Dishwashing				
	<i>Plumbing Fixtures</i>	<i>Subtotal</i>		2.50	
E.1_Central Equipment	Hot Water Heating			4.00	
E.1_Central Equipment	Water Softener			3.00	
E.1_Central Equipment	Pumps				
	<i>Central Equipment</i>	<i>Subtotal</i>		3.50	
E.1_Water_Service	Well			4.00	Not seen but told its been replaced around 5 years ago.
E.1_Water Service	Domestic Piping			3.00	
	<i>Water Service</i>	<i>Subtotal</i>		3.50	
E.1_Sewage_System	City			3.00	City sanitation. Pit outside the building that goes 15 ft into grou...
E.1_Sewage System	Piping			3.00	
	<i>Sewage System</i>	<i>Subtotal</i>		3.00	
E.1_Gas Service				3.00	
E.1_Fire Suppression				1.00	None.
PLUMBING SYSTEM E.1 Building Plumbing System		Total		2.75	



Condition Assessments

Coolspring Elementary School Electrical System

SUMMARY OF ENTIRE ELECTRICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.4 Building Electrical System	2.92	1	2.92	
E.5 Building Lighting	3.67	1	3.67	

ELECTRICAL SYSTEM

E.4 Building Electrical System	Type		Score	Comments/Remarks
E.4_Incoming Service	Size		4.00	1600A 208/120V, 1200A MAIN.
E.4_Incoming Service	Condition		3.00	GEAV Line
E.4_Incoming Service	Generator		1.00	None.
		Incoming Service	Subtotal	2.67
E.4_Distribution			3.00	Older Panels.
E.4_Smoke Detection			2.00	Limited, Missing Admin Offices & classrooms, H/s in Classes - M
E.4_Fire Alarm System	Annunciator Panel		4.00	
E.4_Fire Alarm System	Fire Alarm Devices		4.00	Simplex 4010Es (naver) strobes missing in offices.
		Fire Alarm System	Subtotal	4.00
ELECTRICAL SYSTEM E.4 Building Electrical System		Total	2.92	
E.5 Building Lighting	Type		Score	Comments/Remarks
E.5_Interior Lighting	Administration			
E.5_Interior Lighting	Corridors/Common			
E.5_Interior Lighting	Classrooms/Science		5.00	Flat panel LED, Dimming, Occ.
E.5_Interior Lighting	Art/Music/Auditorium			
E.5_Interior Lighting	Gymnasium/Natatorium		4.00	6 Lamp FL.
E.5_Interior Lighting	Cafeteria/Kitchen		5.00	2x4 Flat panel.
E.5_Interior Lighting	Restrooms			
		Interior Lighting	Subtotal	4.67
E.5_Exterior Lighting	Building Entries		4.00	
E.5_Exterior Lighting	Parking Lots/Drives		3.00	
E.5_Exterior Lighting	Athletic/Play Fields		1.00	None.
		Exterior Lighting	Subtotal	2.67
ELECTRICAL SYSTEM E.4 Building Electrical System E.5 Building Lighti		Total	3.67	

Condition Assessments

Coolspring Elementary School Technology

SUMMARY OF ALL TECHNOLOGY

Category	Subscore	Areas	Score	General Comments
E.6 Building Technology	4.06	1	4.06	

TECHNOLOGY

E.6 Building Technology	Type			Score	Comments/Remarks
E.6_Data Distribution	Incoming			5.00	SM Fiber from Admin.
E.6_Data Distribution	Cable Type			4.00	CAT 5E.
E.6_Data Distribution	Fiber				
E.6_Data Distribution	Wireless			5.00	Ruckus 1 every 2.
		<i>Data Distribution</i>	<i>Subtotal</i>	4.67	
E.6_Classroom Technology	Teacher				
E.6_Classroom Technology	Monitors			4.00	std monitor 3rd & up.
E.6_Classroom Technology	Smartboards			5.00	Prometheam in KG.
E.6_Classroom Technology	Projection				
		<i>Data Distribution</i>	<i>Subtotal</i>	4.50	
E.6_Communications	Intercom/PA			3.00	Call-in switch & paging spkr. Older head end.
E.6_Sound Systems	Gymnasium/Natatorium			3.00	EV Eon speakers, old in-wall rack.
E.6_Sound Systems	S.R.				Phonak.
		<i>Sound Systems</i>	<i>Subtotal</i>	3.00	
TECHNOLOGY E.6 Building Technology			Total	4.06	



Condition Assessments

Coolspring Elementary School Building Systems Summary

Mechanical:

• Heating plant

- o Building comfort heating is provided by two gas-fired boilers which appear and were reported to be in relatively poor operating condition. There are still operating on pneumatic controls.

- o Heating water circulation is provided by 2 end-suction pumps mounted in parallel.

- o The boiler room is in the basement. This room has a sewer foundation issue which results in the basement flooding constantly. The area has a high iron concentration so when the room floods it creates a reddish-brown slime which covers all equipment in the room. Further studies will need to be had to see if this issue can be mitigated.

- o The boilers look to be mounted on +12" housekeeping pads. If the flooding raises higher than the housekeeping pads this could cause issues with the existing equipment

• Cooling plant:

- o Building comfort cooling is provided by an outdoor chiller located on the northeast side of the building. Chiller was manufactured and installed in 2023. Prior to this renovation the building did not run have a chiller or any chilled water piping. All existing classroom units were run off DX. 2 pumps were reported as installed during the 2023 HVAC renovation that added chilled water to the building.

• Air-Handler Plants and Systems:

- o There are two air-handler, inside the building envelope that were recently replaced in a 2023 HVAC renovation project.

• Classroom HVAC and associated Systems:

- o Each classroom in the building is equipped with a vertical unit ventilator unit that provides conditioned air to the space.

- o All the VUVs were recently replaced (2023) and are in great condition.

- o The main office is served by a blower coil unit that was replaced in 2023.

• Building Temperature Control System:

- o The building's temperature control system is managed by Johnson Control.

Priority Items:

- a. The two existing boilers will be removed and replaced. The two existing end-suction heating water pumps will be removed and replaced.

- b. All existing cabinet unit heaters, exhaust fans, etc. that are original to the 1988 renovation shall be removed and replaced.

- a. For budget consideration, include 14 cabinet unit heaters.
- b. For budget consideration, include 13 exhaust fans and 30 ceiling mounted exhaust-air grilles.

Plumbing:

- The domestic system is served by a gas fired water heater manufactured in 2017. The water heater looked to be in fair condition. There is a water softener.
- Both the water heater and water softener are located in the boiler room in the basement. This room has a sever foundation issue which results in the basement flooding constantly. The area has a high iron concentration so when the room floods it creates a reddish-brown slime which covers all equipment in the room. Further studies will need to be had to see if this issue can be mitigated.
- The building is on city sanitation and the domestic service is feed by a well. There is a pit outside the building that goes 15 ft into ground with two pumps. The pumps were report to have been replaced in the last 5 years and that they are in good condition.
- There is an outside storage room on the north side that holds two existing iron filters and an abandoned pneumatic tank. Well system control panel located in this room.
- The existing domestic, sanitary and vent piping throughout the building look to be in fair condition and were reported to be in relatively good to fair operating condition.
- Several restrooms throughout the building are not ADA compliant and are in fair to poor physical condition.
- There are existing showers that have been abandoned near the gymnasium.

Priority Items:

- a. The water heater should be replaced.
- b. All drinking fountains in area being renovated shall be replaced and upgraded to current ADA compliant standards. The existing domestic water, sanity and vent connections shall be reused.
- c. In all restrooms fixtures, faucets, flush valves in areas being renovated shall be replaced and upgrade to current ADA compliant standards. The existing domestic water, sanity and vent connections shall be reused.
- d. Remove all existing domestic piping serving the gymnasium showers



Condition Assessments

Coolspring Elementary School Interior Floorplan

Cool Springs Elementary School - Interior Condition Assessment



North

Condition Assessments



Edgewood Elementary School



Condition Assessments

Edgewood Elementary School Summary

Michigan City Area Schools	
Building:	Edgewood Elementary School
Building Area:	60,439
Site Acreage:	8.40
Enrollment Capacity:	
Current Enrollment:	345
Construction	Construction Type
1954	Original Construction
See Bldg. Area Plan	Additions and Renovations

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	3.06
A.2 Drives/Lots and Walks	2.00
A.3 Site Improvements	3.15
B SAFETY AND SECURITY	
B.1 Secure Building Access	2.63
B.2 Surveillance/Cameras	4.00
C BUILDING ENVELOPE	
C.1 Building Roof	3.02
C.2 Exterior Building Walls	3.63
C.3 Exterior Doors/Windows	3.90
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	2.67
D.2 Floors	3.72
D.3 Walls	3.44
D.4 Ceilings	3.36
D.5 Doors/Borrowed Lites	3.83
D.6 Fixed Equipment	3.48
E BUILDING SYSTEMS	
E.1 Building Plumbing System	2.40
E.2 Building HVAC System	2.54
E.3 Building Temperature Controls	2.00
E.4 Building Electrical System	3.38
E.5 Building Lighting	3.04
E.6 Building Technology	3.78
CONDITION ASSESSMENT AVERAGE SCORE	3.15
CONDITION ASSESSMENT GRADE	63.02

Condition Assessments

Edgewood Elementary School Code Analysis

Code Analysis:

- The Building Occupancy is Group E – Educational.
 - o Allowable area per code is 14,500 SF. No sprinkler increase. Frontage increase possible dependent on public way or open space at perimeter of building.
 - o The overall square footage is 60,439 SF. The existing building is divided into three areas by 2-hour separation walls.
- The Building Type of Construction is Type II-B Unprotected Non-Combustible.
 - o Original construction in 1954.
 - o Addition construction in 1956.
 - o Addition construction in 1966.
 - o Addition construction in 1995.
 - o Based on the 1991 Edition of the Uniform Building Code – Indiana Edition.
 - o Food service improvements in 1996.
- The existing Building is NOT equipped with a fire suppression system throughout.

Priority Items:

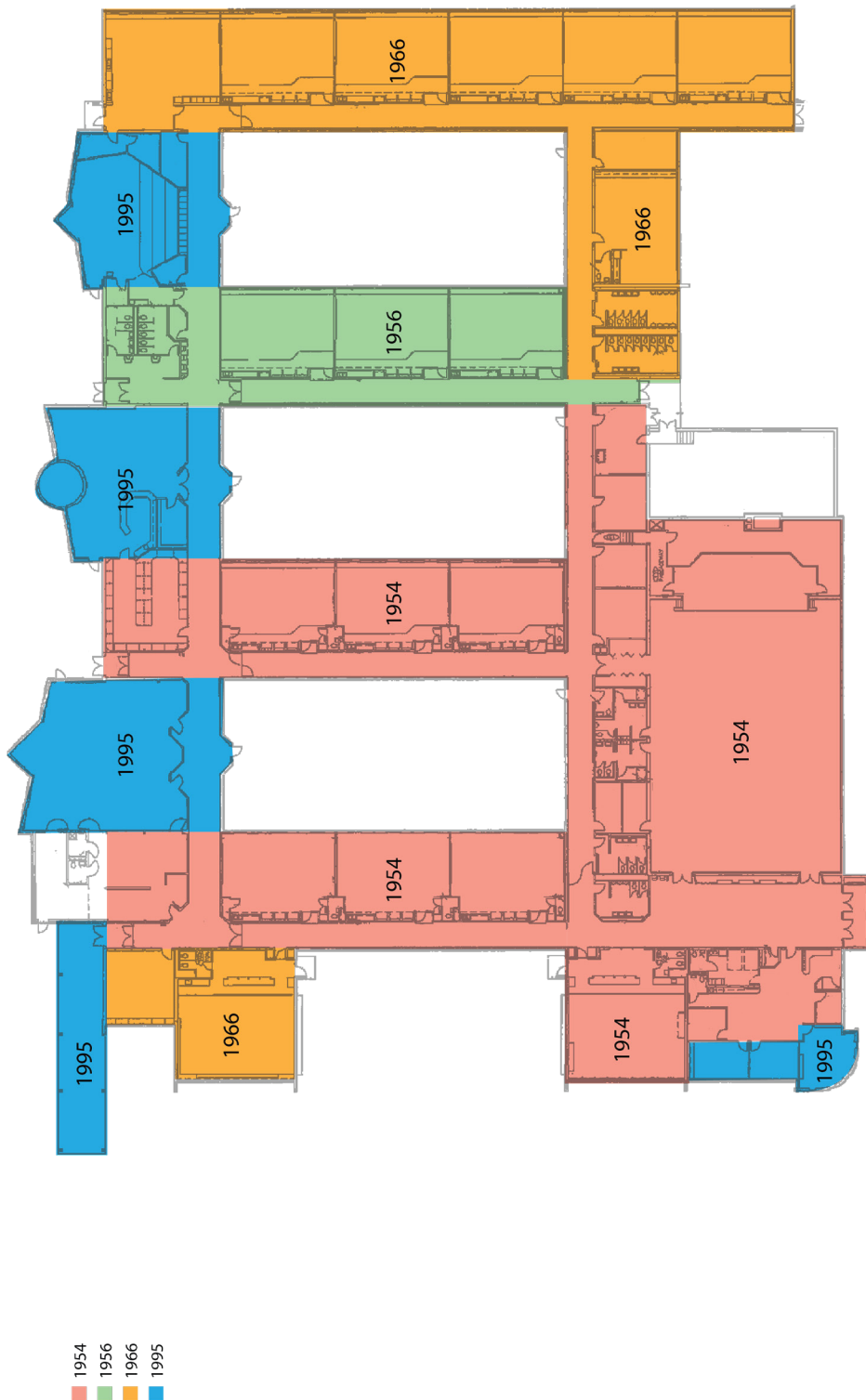
- a. NOTE: All non-compliant building code items are grandfathered, however, if any item or area is renovated, new work is required to meet current building code.



Condition Assessments

Edgewood Elementary School Era Floorplan

Edgewood Elementary School - Era Plan



Condition Assessments

Edgewood Elementary School Site

SUMMARY OF ENTIRE SITE					
Category		Subscore	Regions	Score	General Comments
A.1 Separation/Drop-off/Stacking		3.06	1	3.06	
A.2 Drives/Lots and Walks		2.00	1	2.00	
A.3 Site Improvements		3.15	1	3.15	

SITE					
A.1 Separation/Drop-off/Stacking					
A.1 Identifiable Main Entry				Score	Comments/Remarks
A.1 Identifiable Main Entry				3.00	Entrance is evident from parking lot, but not as identifiable from road.
A.1 ADA Accessibility		Type	Compliant	Score	Comments/Remarks
A.1 ADA Accessibility	Route	TRUE		3.00	Routes are present but could be improved.
A.1 ADA Accessibility	Door	TRUE		4.00	Door hardware and threshold appear compliant. Automatic door.
A.1 Parking Space Allocation		Type	Compliant	Quantity	Score
A.1 Parking Space Allocation	Visitor			12.00	5.00
A.1 Parking Space Allocation	Staff			40.00	5.00
A.1 Parking Space Allocation	Accessible	TRUE		3.00	4.00
A.1 Site Circulation		Type		Score	Comments/Remarks
A.1 Emergency/Fire Service Access				3.00	School is surrounded by public ways. E, S, and parts of W have access.
A.1 Bus/Vehicular	Separation			1.00	Bus drop-off is on a widened shoulder of the road.
A.1 Bus/Vehicular	Signage			4.00	
A.1 Bus Drop-off/Pick-up	Route Clarity/Safety			2.00	Route is clear but unsafe as it is part of the road.
A.1 Bus Drop-off/Pick-up	Adequate Stacking			3.00	Potential to hinder traffic on the road significantly.
A.1 Car Drop-off/Pick-up	Pedestrian Safety			1.00	
A.1 Car Drop-off/Pick-up	Adequate Stacking			1.00	Little to no stacking as it is on a widened shoulder of the road.
A.1 Car Drop-off/Pick-up	Traffic Pattern			4.00	
A.1 Delivery Routing	Separation			3.00	Small drive and tight access. It is separated.
A.1 Delivery Routing	Loading Dock			3.00	No true loading dock, assumed not needed. Condition of delivery area is good.
SITE A.1 Separation/Drop-off/Stacking			Total	3.06	
A.2 Drives/Lots and Walks					
A.2 Drives/Lots and Walks	Type	%	Subscore	Score	Comments/Remarks
A.2 Sidewalks	Concrete	90	2.00	1.80	Sidewalks connecting to the two NE parking lots are in poor condition.
A.2 Sidewalks	Asphalt	10	2.00	0.20	Asphalt courtyard in need of replacement.
A.2 Sidewalks					
		Sidewalks	Subtotal	2.00	
A.2 Drives	Asphalt	100	1.00	1.00	Drives connecting to the two NE parking lots are in poor condition.
A.2 Drives					
A.2 Drives					
		Drives	Subtotal	1.00	
A.2 Parking Lots	Asphalt	100	2.00	2.00	Two NE parking lots are in poor condition and need replacement.
A.2 Parking Lots					
A.2 Parking Lots					
		Parking Lots	Subtotal	2.00	
A.2 Drives/Parking Lots	Traffic Markings/Striping			3.00	Striping is apparent but in need of maintenance/replacement.
SITE A.2 Drives/Lots and Walks			Total	2.00	
A.3 Site Improvements					
A.3 Site Improvements	Type			Score	Comments/Remarks
A.3 Playground(s)	Accessibility			1.00	Not accessible.
A.3 Playground(s)	Equipment			3.00	Smaller equipment appears aged but in good condition. Larger equipment is in good condition.
A.3 Playground(s)	Surface			1.00	Old mulch and grass areas around equipment. Basketball court surface is good.
A.3 Playground(s)	Size			4.00	Allotted size is good.
		Playground(s)	Subtotal	2.25	
A.3 Landscaping	Trees			3.00	Site is surrounded on the perimeter by healthy old growth. Trees are in good condition.
A.3 Landscaping	Landscaping			2.00	No soft landscaping observed. Mow strip in lieu of dirt at perimeter.
		Landscaping	Subtotal	2.50	
A.3 Site Drainage	Flood Points			3.00	Assumed water ponding damage to parking lots. W field is assumed to be in good condition.
A.3 Athletic Fields	Support Buildings				N/A
A.3 Athletic Fields	Bleachers/Stadium Seating				N/A
A.3 Athletic Fields	Athletic/Stadium Lighting				N/A
A.3 Athletic Fields	Athletic/Stadium Paving				N/A
A.3 Athletic Fields	Fencing/Gates				N/A
A.3 Athletic Fields	Field Conditions				N/A
A.3 Athletic Fields	Scoreboards				N/A
		Athletic Fields	Subtotal		
A.3 Site Security	Site Lines			4.00	Decent passive surveillance. Blindspot to the N, could be separated by fencing.
A.3 Site Security	Gated/Not Gated			4.00	
		Site Security	Subtotal	4.00	
A.3 Fencing	Site			4.00	W is fully fenced, generally good condition with only minor repairs.
A.3 Fencing	Playground(s)			4.00	Part of W fencing above, could separate site line issue to the N.
		Fencing	Subtotal	4.00	
SITE A.3 Site Improvements			Total	3.15	



Condition Assessments

Edgewood Elementary School Site Summary

ADA Building Access:

- Accessible parking spots are provided with two in the southeast parking lot and one in the east parking lot. The southeast parking lot is connected to the main entrance. The main entrance does not have an automatic door operator.

Priority Items:

- a. The accessible parking spot within the east parking lot is not compliant appearing to be added recently due to inadequate quantity of spots. The parking lot will need to be repaired/replaced, refer to Drives, Parking, and Sidewalks section, then a fully compliant spot(s) provided.
- b. Accessible parking spot signage should be added.
- c. While most entrances appear to have compliant door hardware, consideration should be given to adding automatic door operators at all exterior doors intended for use as accessible entrance points.
- d. Sidewalk repairs/replacements as described in Drives, Parking, and Sidewalks section to ensure compliant accessible paths.

Drives, Parking, and Sidewalks:

- The site contains three parking lots with associated drives along the east of the building. The southeast parking lot is connected to the main entrance and is assumed to primarily serve visitor parking and bus drop-off/pick-up functions with the buses queuing along Boyd Cir. The east parking lot is just to the north of this combining staff parking and some maintenance and loading dock functions. The northeast parking lot is assumed to be additional staff parking. Each parking lot is separated from each other and connected to the surrounding streets with only the southeast parking lot having separated in and out drives. Garrettson Ave has a widened shoulder directly south of the building assumed to be utilized for parent drop-off/pick-up and additional off-street parking to the southwest of the building. Striping in all lots is apparent but worn.
- The maintenance and loading dock functions appear to be divided into two locations, the east parking lot and a dedicated small drive at the southwest corner of the building adjacent to Entrance B.
- Sidewalks connecting to the two northeast parking lots are in poor condition. South and west sidewalks are in fair to good condition. Sidewalks in these conditions are negatively impacting accessibility to the building. An asphalt courtyard is present on the south side of the building with signs of aging and deterioration.

Priority Items:

- a. Repair/replacement of northeast and southeast parking lots (three total) and drives is necessary. Asphalt is in poor condition. Configurations of the lots should be reviewed to better maximize usage. Additionally, asphalt along the road shoulders is in very poor condition due to bus pick-up/drop-off and should be replaced. Consideration should be given to relocating bus pick-up/drop-off to another location that is off the public way to increase student/driver safety.
- b. Repair southwest maintenance/delivery drive. Cracks should be filled and chipped shoulders should be addressed.
- c. Replace sidewalks along east and northeast of building. Sidewalks immediately adjacent to road along with all other sidewalks on property should have cracked slabs replaced and uneven slabs should be addressed. Consideration for replacing sidewalks along roadway should be given. Sidewalks should have tactile strips installed when terminating into roadway, drives, or parking lots.

d. Replace asphalt courtyard on south side of building. Consider other material options that may require less maintenance and less heat absorbing.

Landscaping/Site Elements:

- The site is surrounded on the perimeter by healthy old growth trees. Trees near the building have dead limbs/branches.
- No soft landscaping was observed around the perimeter of the building, only dirt in many spots. Landscaping walls are in good condition.
- A fence runs along the perimeter of most of the property following the property line from the southwest corner of the building around to the northeast corner of the building. The fence provides security for the property, including playgrounds and courts.
- There is decent passive surveillance on the property. However, a blind spot is located on the north side of the school.

Priority Items:

- a. Remove dead limbs/branches from trees near building.
- b. Replace dirt around perimeter of building with mow strips at a minimum, soft landscaping if desired.
- c. Repair or replace portions of fence and support posts, particularly around the delivery drive at the southwest corner of the building. As a whole, though, fence is in good condition.
- d. Add portion of new fence beginning at the northwest corner of the building and run north to connect to existing perimeter fence to eliminate potential blind spot.



Condition Assessments

Edgewood Elementary School Safety and Security

SUMMARY OF ALL SAFETY AND SECURITY

Category	Subscore	Areas	Score	General Comments
B.1 Secure Building Access	2.63	1	2.63	
B.2 Surveillance/Cameras	4.00	1	4.00	

SAFETY AND SECURITY

B.1 Secure Building Access	Type	Score	Comments/Remarks
B.1 Card/Code/FOBS		5.00	
B.1 Secure Vestibule	No Admin Connection	1.50	Exists but separated. Proximity to admin area would allow dire...
B.1 Secure Technology	AI Voice/Door Release	3.00	AI voice only.
B.1 Security Officer Station(s)		1.00	
SAFETY AND SECURITY B.1 Secure Building Access		Total	2.63
B.2 Surveillance/Cameras		Score	Comments/Remarks
B.2 Video Surveillance		4.00	Exaca. Decent coverage in ex.playground.
B.2 Intrusion Detection		4.00	Motions.
SAFETY AND SECURITY B.2 Surveillance/Cameras		Total	4.00

Condition Assessments

Edgewood Elementary School Building Envelope

SUMMARY OF ENTIRE BUILDING ENVELOPE

Category	Subscore	Areas/Regions	Score	General Comments
C.2 Exterior Building Walls	3.63	1	3.63	
C.3 Exterior Doors/Windows	3.90	1	3.90	

BUILDING ENVELOPE

C.2 Exterior Building Walls	Type	%	Subscore	Score	Comments/Remarks
C.2_Masonry	Brick	70	4.00	2.80	Brick is generally in good condition, some cleaning and minor t...
C.2_Finish_System	Exterior Insulation (EIFS)	30	2.75	0.83	In need of clean and paint. EIFS at N in worse condition. ...
<select or leave blank>					Mtl Flashing and Fascia in good condition, faded and in need of ...
<select or leave blank>					
BUILDING ENVELOPE C.2 Exterior Building Walls			Total	3.63	
C.3 Exterior Doors/Windows	Type	% or Qty.	Subscore	Score	Comments/Remarks
C.3_Aluminum	Window	47	4.00	2.38	Aluminum with thermal windows in good condition. New seala ...
C.3_Aluminum	Storefront	32	4.25	1.72	Thermal. ...
<select or leave blank>					
<select or leave blank>					
<i>Exterior Windows</i>			<i>Subtotal</i>	4.10	
C.3_Swinging	Aluminum	16	4.00	2.78	With thermal sidelites/glazing. Some hardware issues and weak ...
C.3_Swinging	Hollow Metal	7	3.00	0.91	Some have frame and door rust, replacement needed. All need ...
<select or leave blank>					
<select or leave blank>					
<i>Exterior Doors</i>			<i>Subtotal</i>	3.70	
BUILDING ENVELOPE C.3 Exterior Doors/Windows			Total	3.90	

SUMMARY OF ALL ROOFS

Category	Total Sq.Ft.	Subscore	Areas	Score	General Comments
C.1 Building Roof	61,000	3.02	1	3.02	

ROOF

C.1 Building Roof	Type	Install Year	Square Feet	Subscore	Score	Warranty Exp.	Comments/Remarks
C.1_Membrane	EPDM	2007	60,000	3.00	2.95	2022	
	Manufacturer/Installer	Firestone					
C.1_Metal	Standing Seam	Unknown	1,000	4.00	0.07	Unknown	
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
ROOF C.1 Building Roof		Total Sq.Ft.	61,000	Total Score	3.02		

Roof:

• The existing roof is primarily EPDM roof membrane manufactured by Firestone installed in 2007 over approximately 60,000 SF with a warranty that expired in 2022. An overhang of approximately 1,000 SF has standing seam metal roofing with an unknown installation date.

Priority Items:

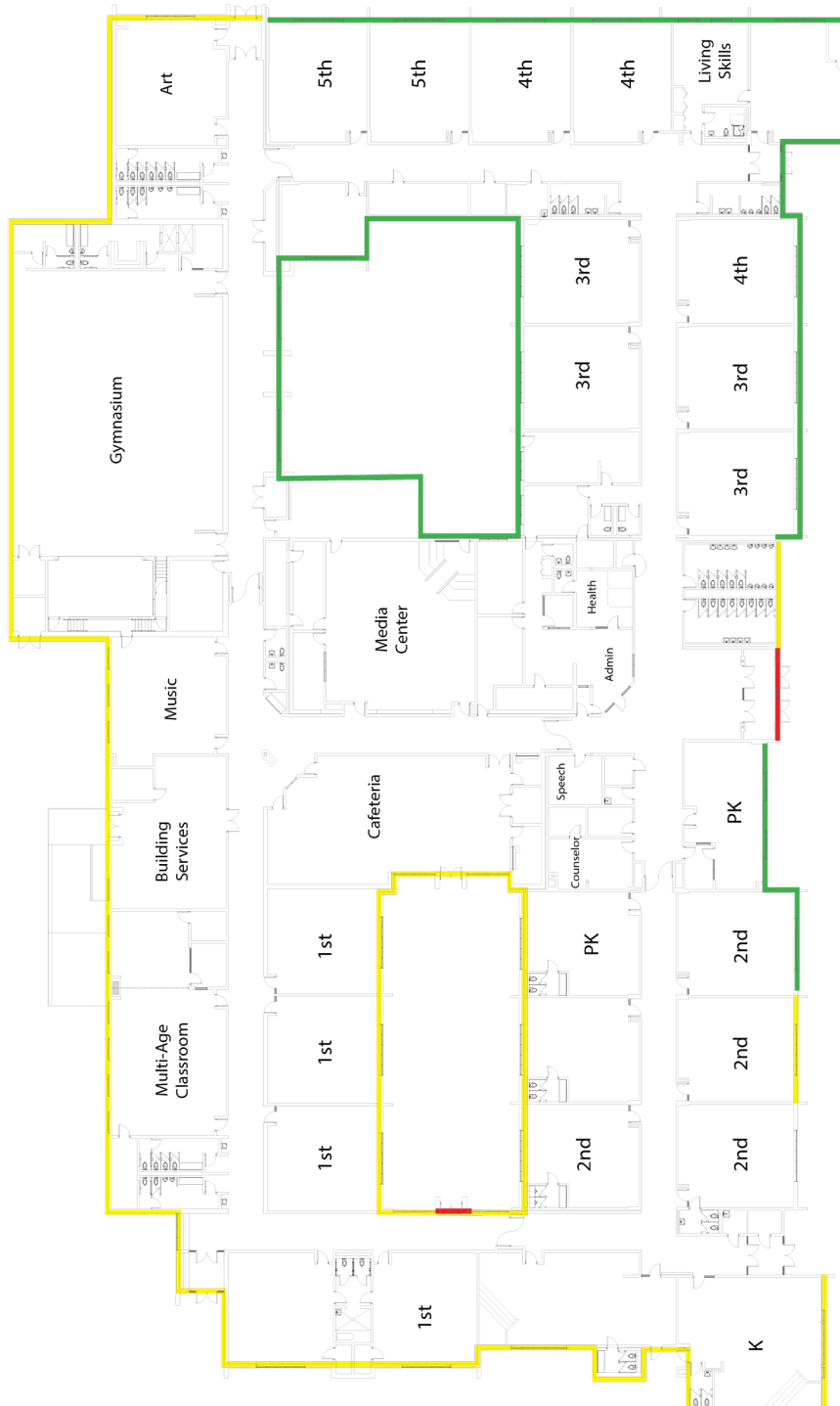
a. Consideration should also be given to the EPDM roof membrane system to ensure proper maintenance and patching. Expectation is that full replacement should start to be considered in 5-10 years, but the roof could last longer dependent on several factors.



Condition Assessments

Edgewood Elementary School Exterior Floorplan

Joy Elementary School - Exterior Condition Assessment



Condition Assessments

Edgewood Elementary School Mechanical Systems

SUMMARY OF ENTIRE MECHANICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.2 Building HVAC System	2.54	1	2.54	
E.3 Building Temperature Controls	2.00	1	2.00	

MECHANICAL SYSTEM

E.2 Building HVAC System	Type		Score	Comments/Remarks
E.2_Central Heating System	Boilers		4.00	2017 Performance Services update.
E.2_Central Heating System	Heating Pumps		3.00	
E.2_Central Heating System	Air Handling Units		2.00	Looks 20+ years old. 1996.
Central Heating System		Subtotal	3.00	
E.2_Cooling System	Chiller		2.00	Looks 20+ years old.
E.2_Cooling System	Cooling Tower			
E.2_Cooling System	Chilled Water Pumps		3.00	
E.2_Cooling System	Condensing Units		1.00	Ice Storage. Should be removed in the future since they haven't
Cooling System		Subtotal	2.00	
E.2_Equipment	Cabinet/Supplemental Heaters		2.50	
E.2_Equipment	Fan Coil Units			
E.2_Equipment	Fans			
E.2_Equipment	PTAC Units			
E.2_Equipment	Unit Ventilators		2.00	Looks 20+ years old
E.2_Equipment	Variable Air Volume Terminals		2.00	Looks 20+ years old
Equipment		Subtotal	2.17	
E.2_General	Ductwork		3.00	
E.2_General	Louvers/Exhaust Vents			
E.2_General	Piping		3.00	
General		Subtotal	3.00	
MECHANICAL SYSTEM E.2 Building HVAC System		Total	2.54	
E.3 Building Temperature Controls	Type		Score	Comments/Remarks
E.3_Temperature Controls			2.00	Metasys. Controls look ancient. Told it works well and has no is...
MECHANICAL SYSTEM E.3 Building Temperature Controls		Total	2.00	



Condition Assessments

Edgewood Elementary School Electrical System

SUMMARY OF ENTIRE ELECTRICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.4 Building Electrical System	3.38	1	3.38	
E.5 Building Lighting	3.04	1	3.04	

ELECTRICAL SYSTEM

E.4 Building Electrical System	Type		Score	Comments/Remarks
E.4_Incoming Service	Size		4.00	2000A, 208/120V, HPS 2000A MAIN. GE Spectra, GE 8000 MCC ...
E.4_Incoming Service	Condition			
E.4_Incoming Service	Generator		1.00	None. ...
		Incoming Service	Subtotal	2.50
E.4_Distribution			3.00	Dome Old Hall Panels, Balance. ...
E.4_Smoke Detection			3.00	None in RR, SD in boiler room. ...
E.4_Fire Alarm System	Annunciator Panel		5.00	
E.4_Fire Alarm System	Fire Alarm Devices		5.00	Simplex 4010 ES, H/S in RR. ...
		Fire Alarm System	Subtotal	5.00
ELECTRICAL SYSTEM E.4 Building Electrical System		Total	3.38	
E.5 Building Lighting	Type		Score	Comments/Remarks
E.5_Interior Lighting	Administration			
E.5_Interior Lighting	Corridors/Common		5.00	2x2 Flat Panel LED. ...
E.5_Interior Lighting	Classrooms/Science		3.00	2 Lamp Wrap., No dim, No Occ. ...
E.5_Interior Lighting	Art/Music/Auditorium			
E.5_Interior Lighting	Gymnasium/Natatorium		4.00	4 lamp ind. FL. ...
E.5_Interior Lighting	Cafeteria/Kitchen		3.00	2 lamp pris. Acry. FL. ...
E.5_Interior Lighting	Restrooms			
		Interior Lighting	Subtotal	3.75
E.5_Exterior Lighting	Building Entries		4.00	
E.5_Exterior Lighting	Parking Lots/Drives		2.00	None or minor. ...
E.5_Exterior Lighting	Athletic/Play Fields		1.00	None. ...
		Exterior Lighting	Subtotal	2.33
ELECTRICAL SYSTEM E.4 Building Electrical System E.5 Building Lighti		Total	3.04	

Condition Assessments

Edgewood Elementary School Plumbing System

SUMMARY OF ENTIRE PLUMBING SYSTEM

Category	Subscore	Areas	Score	General Comments
E.1 Building Plumbing System	2.40	1	2.40	

PLUMBING SYSTEM

E.1 Building Plumbing System	Type			Score	Comments/Remarks
E.1_Plumbing Fixtures	Water Closets			3.00	
E.1_Plumbing Fixtures	Lavatories			3.00	
E.1_Plumbing Fixtures	Drinking Fountains			3.00	1 old to 1 new.
E.1_Plumbing Fixtures	Showers			2.00	None, assumed not needed.
E.1_Plumbing Fixtures	Dishwashing				
		<i>Plumbing Fixtures</i>	<i>Subtotal</i>	2.75	
E.1_Central Equipment	Hot Water Heating			2.00	Old boiler.
E.1_Central Equipment	Water Softener			1.00	None.
E.1_Central Equipment	Pumps			2.00	Recirc pump motor failed while we were there.
		<i>Central Equipment</i>	<i>Subtotal</i>	1.67	
E.1_Water_Service	City			3.00	
E.1_Water Service	Domestic Piping			3.00	
		<i>Water Service</i>	<i>Subtotal</i>	3.00	
E.1_Sewage_System	City			3.00	
E.1_Sewage System	Piping			3.00	
		<i>Sewage System</i>	<i>Subtotal</i>	3.00	
E.1_Gas Service				3.00	
E.1_Fire Suppression				1.00	None.
PLUMBING SYSTEM E.1 Building Plumbing System			Total	2.40	



Condition Assessments

Edgewood Elementary School Technology

SUMMARY OF ALL TECHNOLOGY

Category	Subscore	Areas	Score	General Comments
E.6 Building Technology	3.78	1	3.78	

TECHNOLOGY

E.6 Building Technology	Type			Score	Comments/Remarks
E.6_Data Distribution	Incoming			5.00	12 ST SM fiber. MM to IDF.
E.6_Data Distribution	Cable Type			3.00	CAT 5 to stations.
E.6_Data Distribution	Fiber				
E.6_Data Distribution	Wireless			5.00	Ruckus - every other classroom.
		<i>Data Distribution</i>	<i>Subtotal</i>	4.33	
E.6_Classroom Technology	Teacher				
E.6_Classroom Technology	Monitors				
E.6_Classroom Technology	Smartboards			4.00	Promethian board, docking station. Phonak 5000 classroom so...
E.6_Classroom Technology	Projection				
		<i>Data Distribution</i>	<i>Subtotal</i>	4.00	
E.6_Communications	Intercom/PA			3.00	Call-in switch, Rauland Speaker Rowland SW 25.
E.6_Sound Systems	Gymnasium/Natatorium			3.00	
E.6_Sound Systems	S.R.				
		<i>Sound Systems</i>	<i>Subtotal</i>	3.00	
TECHNOLOGY E.6 Building Technology			Total	3.78	

Condition Assessments

Edgewood Elementary School Building Systems Summary

Mechanical:

• Heating plant

o Building comfort heating is provided by several gas-fired boilers which appear and were reported to be in relatively good operating condition. Manufactured in 2017.

o Currently, there are no reported issues or concerns for the continued use of these boilers; therefore, it is reasonable to expect successful continued use of the existing heating system until symptoms providing a reason for replacement manifest.

o Building heating hot water circulation is provided by three primary in line pumps dedicated to each boiler and two secondary end-suction pumps.

o There are several spaces throughout the building that utilize hydronic radiant floor systems.

• Cooling plant:

o Building comfort cooling is provided by an outdoor air-cooled chiller with local ice storage bins. Both the chiller and ice storage bins appear to be in poor working condition.

o The ice storage bins were reported to never have been utilized in the normal chilled water plant cycle.

o Building chilled water circulation is provided by one primary and one secondary end-suction pump.

• Air-Handler Plants and Systems:

o There is one existing constant-speed air-handler, inside the building envelope that was added during the 1996 renovation.

o The air-handler appeared in poor condition and was reported in need of replacement.

o There is one existing variable air volume (VAV) air-handling unit, inside the building envelope that was added during the 1996 renovation. This includes several terminal units.

o The air-handler, associated terminal units and controls appeared in poor condition.

• Classroom HVAC and associated Systems:

o Each classroom in the building is equipped with a unit ventilator unit that provides conditioned air to the space. These UV were added during the 1996 renovation project.

o The administration area is served by three existing fan coil units that were added during the 1996 renovation project.

• Building Temperature Control System:

o The building's temperature control system is managed by Johnson Controls. The existing system looks old but is reported to be in decent condition.



Priority Items:

- a. The existing unit ventilators in all classrooms will be removed and replaced with new vertical unit ventilators (VUV). New relief air ventilators shall be provided on the roof to allow for adequate relief air to escape the classrooms or a barometric relief damper option should be provided on each VUV.
- a. For budget consideration, include 19 vertical unit ventilators and 76 ceiling mounted supply-air diffusers with flexible duct connectors and 19 ceiling mounted relief-air grilles.
- b. The one existing constant volume air handler shall be removed and replaced.
- c. The one existing VAV air handler shall be removed and replaced along with the existing VAV boxes.
- d. All existing cabinet unit heaters, exhaust fans, etc. shall be removed and replaced.
- a. For budget consideration, include 11 cabinet unit heaters.
- b. For budget consideration, include 14 exhaust fans and 30 ceiling mounted exhaust-air grilles.
- e. The existing chiller and ice storage bins should be removed and replaced with a correctly sized air cooled chiller to accommodate the additional load the ice storage bins should have handled. The existing chilled water pumps should be removed and replaced.
- f. The existing temperature controls throughout the entire building should be removed and replaced.

Plumbing:

- The domestic system is served by a gas fired boiler. The boiler looked to be in poor condition. There is no water softener.
- The existing domestic, sanitary and vent piping throughout the building look to be in fair condition and were reported to be in relatively good to fair operating condition.
- Several restrooms throughout the building are not ADA compliant and are in fair to poor physical condition.

Priority Items:

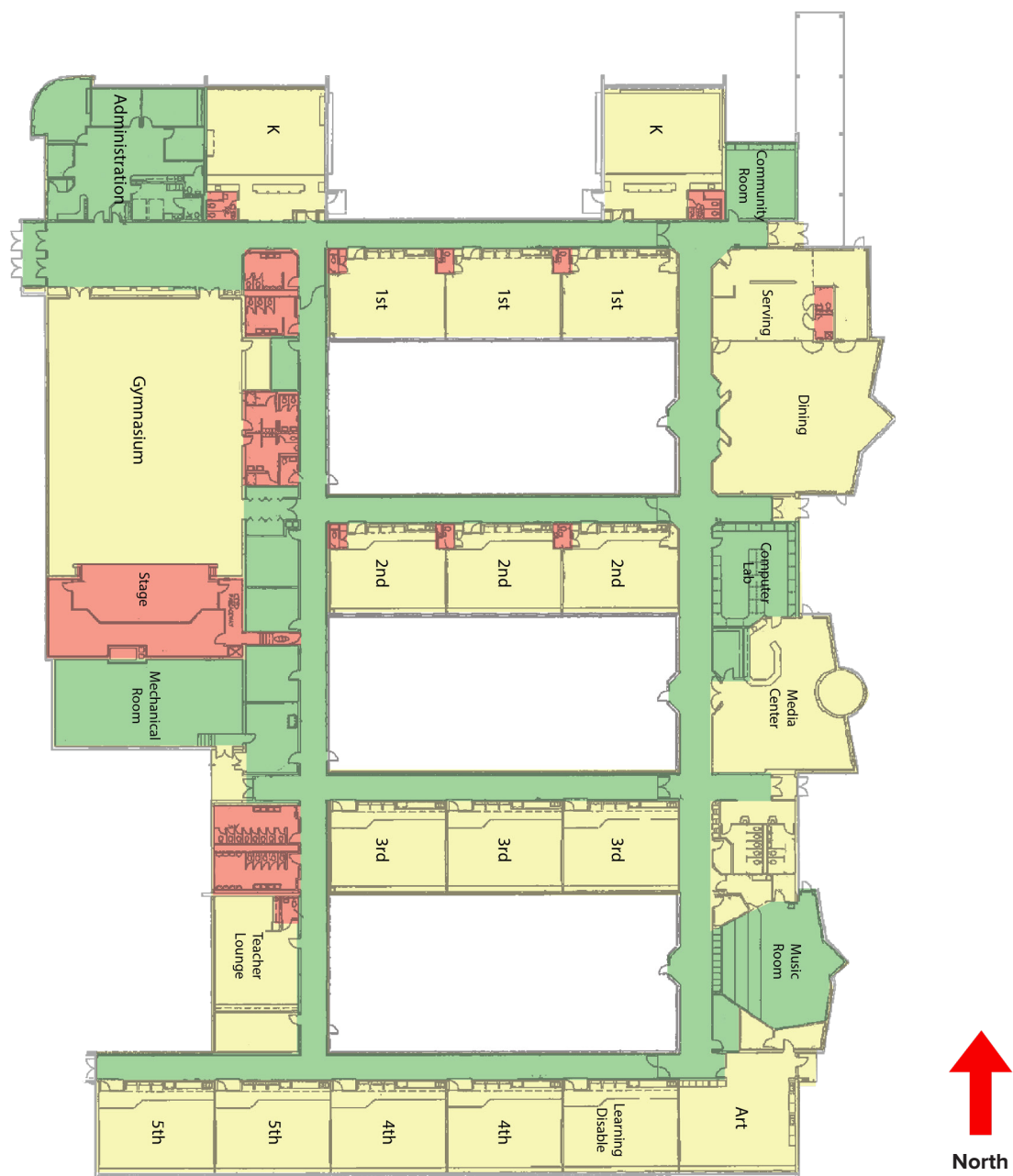
- a. The boiler should be removed and replace with a new water heater (tank or tankless unit). A water softener should be added to the domestic system.
- b. All drinking fountains in area being renovated shall be replaced and upgraded to current ADA compliant standards. The existing domestic water, sanity and vent connections shall be reused.
- c. In all restroom's fixtures, faucets, flush valves in areas being renovated shall be replaced and upgrade to current ADA compliant standards. The existing domestic water, sanity and vent connections shall be reused.

Fire protection:

- A fire sprinkler system does not exist in this building.

Condition Assessments

Edgewood Elementary School Interior Floorplan



Condition Assessments



Joy Elementary School

Condition Assessments

Joy Elementary School Summary

Michigan City Area Schools	
Building:	Joy Elementary School
Building Area:	66,717
Site Acreage:	27.05
Enrollment Capacity:	
Current Enrollment:	460
Construction	Construction Type
1960s	Original Construction
See Bldg. Area Plan	Additions and Renovations

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	3.25
A.2 Drives/Lots and Walks	2.25
A.3 Site Improvements	3.30
B SAFETY AND SECURITY	
B.1 Secure Building Access	2.50
B.2 Surveillance/Cameras	4.00
C BUILDING ENVELOPE	
C.1 Building Roof	4.89
C.2 Exterior Building Walls	3.50
C.3 Exterior Doors/Windows	4.00
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	1.82
D.2 Floors	3.06
D.3 Walls	3.16
D.4 Ceilings	3.02
D.5 Doors/Borrowed Lites	3.00
D.6 Fixed Equipment	2.82
E BUILDING SYSTEMS	
E.1 Building Plumbing System	2.42
E.2 Building HVAC System	2.06
E.3 Building Temperature Controls	4.00
E.4 Building Electrical System	3.42
E.5 Building Lighting	3.54
E.6 Building Technology	3.78
CONDITION ASSESSMENT AVERAGE SCORE	3.19
CONDITION ASSESSMENT GRADE	63.78



Condition Assessments

Joy Elementary School Expanded Summary

Michigan City Area Schools	
Building:	Joy Elementary School
Building Area:	66,717
Site Acreage:	27.05
Enrollment Capacity:	
Current Enrollment:	460
Construction	Construction Type
1960s	Original Construction
See Bldg. Area Plan	Additions and Renovations

Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	3.25
A.2 Drives/Lots and Walks	2.25
A.3 Site Improvements	3.30
B SAFETY AND SECURITY	
B.1 Secure Building Access	2.50
B.2 Surveillance/Cameras	4.00
C BUILDING ENVELOPE	
C.1 Building Roof	4.89
C.2 Exterior Building Walls	3.50
C.3 Exterior Doors/Windows	4.00
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	1.82
Administration	1.63
Corridors/Common	2.58
Classrooms/Science	2.00
Art/Music/Auditorium	2.00
Gymnasium/Natatorium	1.50
Cafeteria/Kitchen	2.00
Restrooms/Locker Rooms	1.00
D.2 Floors	3.06
Administration	2.83
Corridors/Common	3.18
Classrooms/Science	2.90
Art/Music/Auditorium	3.00
Gymnasium/Natatorium	3.50
Cafeteria/Kitchen	3.75
Restrooms/Locker Rooms	2.25
D.3 Walls	3.16
Administration	2.75
Corridors/Common	2.48
Classrooms/Science	3.28
Art/Music/Auditorium	3.50
Gymnasium/Natatorium	3.75
Cafeteria/Kitchen	3.00
Restrooms/Locker Rooms	3.38
D.4 Ceilings	3.02
Administration	3.50
Corridors/Common	2.69
Classrooms/Science	2.53
Art/Music/Auditorium	3.15
Gymnasium/Natatorium	3.75
Cafeteria/Kitchen	3.40
Restrooms/Locker Rooms	2.13
D.5 Doors/Borrowed Lites	3.00
Administration	3.00
Corridors/Common	3.00
Classrooms/Science	3.00
Art/Music/Auditorium	3.00
Gymnasium/Natatorium	3.00
Cafeteria/Kitchen	3.00
Restrooms/Locker Rooms	3.00
D.6 Fixed Equipment	2.82
Administration	3.08
Corridors/Common	3.00
Classrooms/Science	2.93
Art/Music/Auditorium	3.45
Gymnasium/Natatorium	3.31
Cafeteria/Kitchen	1.67
Restrooms/Locker Rooms	2.32
E BUILDING SYSTEMS	
E.1 Building Plumbing System	2.42
E.2 Building HVAC System	2.06
E.3 Building Temperature Controls	4.00
E.4 Building Electrical System	3.42
E.5 Building Lighting	3.54
E.6 Building Technology	3.78
CONDITION ASSESSMENT AVERAGE SCORE	3.19
CONDITION ASSESSMENT GRADE	63.78

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessments

Joy Elementary School Code Analysis

Code Analysis:

- The Building Occupancy is Group E – Educational.
 - o Allowable area per code is 14,500 SF. No sprinkler increase. Frontage increase possible dependent on public way or open space at perimeter of building.
 - o The overall square footage is 66,717 SF. The existing building is divided into four areas by 2-hour separation walls.
- The Building Type of Construction is Type II-B Unprotected Non-Combustible.
 - o Original construction assumed to be in 1961.
 - o Addition construction assumed to be in the 1970s.
 - o Known addition and renovation construction in 1987.
 - o Based on the 1985 Edition of the Uniform Building Code – Indiana Edition.
 - o Mechanical renovations in 2005.
- The existing Building is NOT equipped with a fire suppression system throughout.

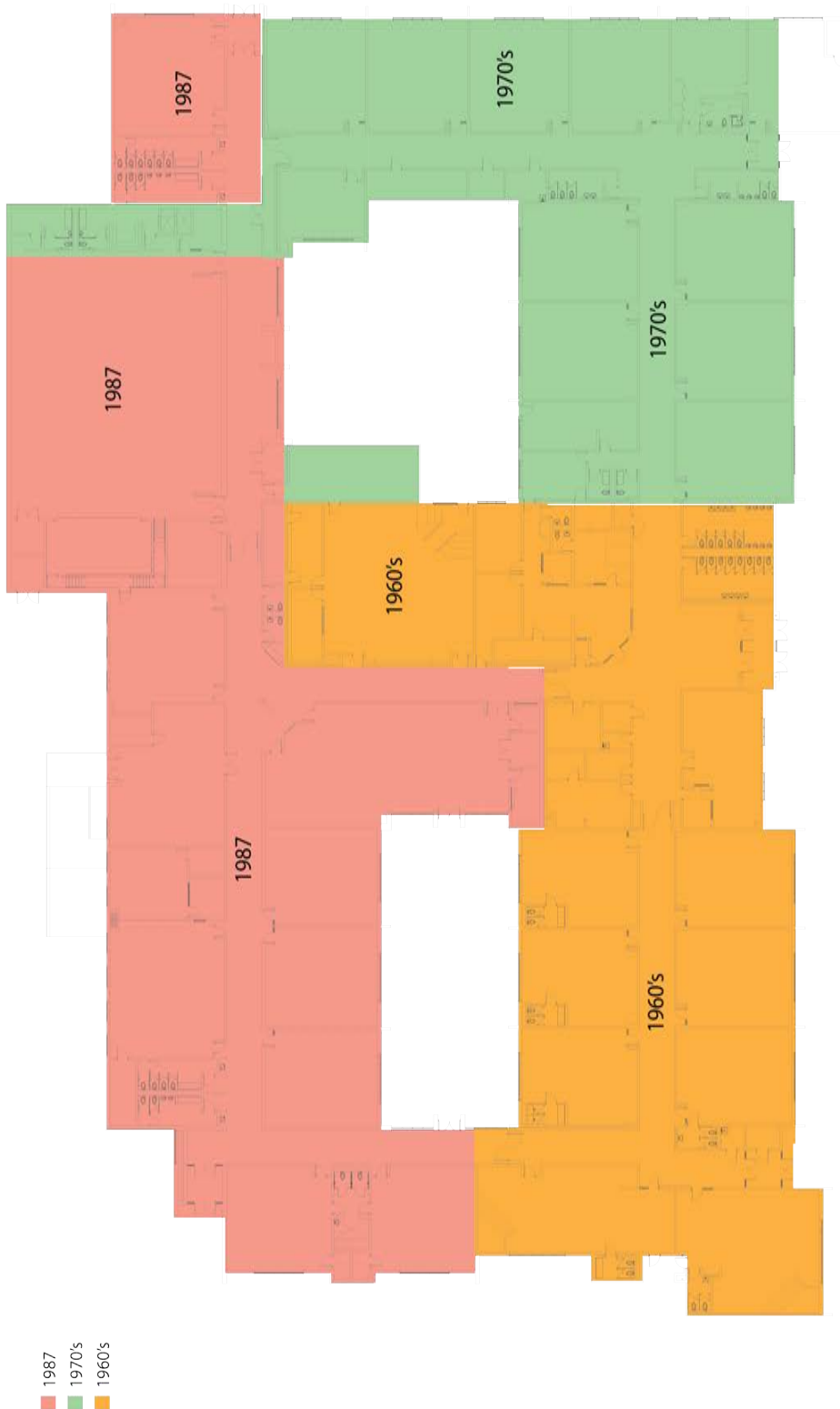
Priority Items:

- a. NOTE: All non-compliant building code items are grandfathered, however, if any item or area is renovated, new work is required to meet current building code.



Condition Assessments

Joy Elementary School Era Floorplan



North

Condition Assessments

Joy Elementary School Site

SUMMARY OF ENTIRE SITE					
Category		Subscore	Regions	Score	General Comments
A.1 Separation/Drop-off/Stacking		3.25	1	3.25	
A.2 Drives/Lots and Walks		2.25	1	2.25	
A.3 Site Improvements		3.30	1	3.30	

SITE					
A.1 Separation/Drop-off/Stacking					
A.1 Identifiable Main Entry				Score	Comments/Remarks
A.1 Identifiable Main Entry				4.00	Entrance is evident. Additional signage to avoid confusion at W...
A.1 ADA Accessibility	Type	Compliant		Score	Comments/Remarks
A.1 ADA Accessibility	Route	TRUE		4.00	Routes are present, curb cut could use improvement.
A.1 ADA Accessibility	Door	TRUE		4.00	Door hardware replacement would be an improvement.
A.1 Parking Space Allocation	Type	Compliant	Quantity	Score	Comments/Remarks
A.1 Parking Space Allocation	Visitor		20.00	5.00	No visitor parking requirement.
A.1 Parking Space Allocation	Staff		52.00	5.00	48 employees. Requirement is 1 space for each employee.
A.1 Parking Space Allocation	Accessible	FALSE	3.00	3.00	2 for visitor and 1 for staff. Requirement is 1 per 25 or 2% whe...
A.1 Site Circulation	Type			Score	Comments/Remarks
A.1 Emergency/Fire Service Access				4.00	
A.1 Bus/Vehicular	Separation			2.00	
A.1 Bus/Vehicular	Signage			2.00	Separation is not ideal and overlaps.
A.1 Bus Drop-off/Pick-up	Route Clarity/Safety			2.00	Route is clear for buses but creates overlap and confusion for c...
A.1 Bus Drop-off/Pick-up	Adequate Stacking			4.00	Minimal but assumed to be close to adequate.
A.1 Car Drop-off/Pick-up	Pedestrian Safety			1.00	Multiple lanes and overlap of bus/car results in reduced safety...
A.1 Car Drop-off/Pick-up	Adequate Stacking			2.00	Multiple lanes needed.
A.1 Car Drop-off/Pick-up	Traffic Pattern			2.00	Enters through a constrained drive and overlaps bus drop-off/p...
A.1 Delivery Routing	Separation			4.00	Accessed through Transportation lot.
A.1 Delivery Routing	Loading Dock			4.00	
SITE A.1 Separation/Drop-off/Stacking				Total	3.25
A.2 Drives/Lots and Walks	Type	%	Subscore	Score	Comments/Remarks
A.2 Sidewalks	Concrete	100	3.00	3.00	Sidewalks are multiple generations of pours. In general good co...
A.2 Sidewalks					
A.2 Sidewalks					
			Sidewalks	Subtotal	3.00
A.2 Drives	Asphalt	100	1.00	1.00	Drives need resurfacing. Drive to the SE and connection to S pa...
A.2 Drives					
A.2 Drives					
			Drives	Subtotal	1.00
A.2 Parking_Lots	Asphalt	100	2.00	2.00	E parking lot is modified concrete/asphalt of old playground ar...
A.2 Parking_Lots					
A.2 Parking_Lots					
			Parking Lots	Subtotal	2.00
A.2 Drives/Parking Lots	Traffic Markings/Striping			3.00	Traffic markings need improvement. Striping is appearant but i...
SITE A.2 Drives/Lots and Walks				Total	2.25
A.3 Site Improvements	Type			Score	Comments/Remarks
A.3 Playground(s)	Accessibility			4.00	
A.3 Playground(s)	Equipment			4.00	Most equipment appears newer, only a few older elements.
A.3 Playground(s)	Surface			3.00	Play surfaces are good. Basketball courts need seal coating/res...
A.3 Playground(s)	Size			3.00	Allotted size is smaller than other ES. Divided playgrounds, ass...
			Playground(s)	Subtotal	3.50
A.3 Landscaping	Trees			3.00	Trees near E playground need maintenance and removal of dea...
A.3 Landscaping	Landscaping			2.00	No soft landscaping observed. Mow strip in lieu of dirt at perim...
			Landscaping	Subtotal	2.50
A.3 Site Drainage	Flood Points			4.00	Assumed to be reliant on public storm system.
A.3 Athletic Fields	Support Buildings			N/A	
A.3 Athletic Fields	Bleachers/Stadium Seating			N/A	
A.3 Athletic Fields	Athletic/Stadium Lighting			N/A	
A.3 Athletic Fields	Athletic/Stadium Paving			N/A	
A.3 Athletic Fields	Fencing/Gates			N/A	
A.3 Athletic Fields	Field Conditions			N/A	
A.3 Athletic Fields	Scoreboards			N/A	
			Athletic Fields	Subtotal	
A.3 Site Security	Site Lines			3.00	Passive surveillance is blocked by building only providing proxim...
A.3 Site Security	Gated/Not Gated			2.00	Additional gates for E parking lot and bus entrance would be at...
			Site Security	Subtotal	2.50
A.3 Fencing	Site			4.00	Much of the site is strategically fenced to discourage undesired...
A.3 Fencing	Playground(s)			4.00	Playgrounds are well divided from public for safety, minor imp...
			Fencing	Subtotal	4.00
SITE A.3 Site Improvements				Total	3.30



Condition Assessments

Joy Elementary School Site Summary

Site Circulation and Amenities

ADA Building Access:

- Accessible parking spots are provided with two in the south parking lot and one in the west parking lot. The south parking lot is connected to the main entrance which has an automatic door operator. The west parking lot is connected to the northwest or southwest entrance doors, neither of which have automatic door operators.

Priority Items:

- a. The provided accessible parking spots are minimal in quantity and do not provide proper clearances. Accessible parking spots should be reallocated with proper clearances.
- b. While curb cuts do exist, each curb cut needs modification and improvement to ensure proper ADA compliance.
- c. All building entrance doors except for the newer southwest entrance door should receive new fully ADA compliant door hardware. If either the northwest or southwest entrance doors are meant to be accessible entrance points, consideration should be given to adding automatic door operators.

Drives, Parking, and Sidewalks:

- The site contains multiple parking lots with associated drives and drop-off/pick-up locations. One small parking lot with associated drop-off/pick-up location is located to the west of the building and is assumed to be parent drop-off/pick-up for lower grades. The parking lot to the south of the building is subdivided into two parking lots with the portion nearest the main entrance assumed to be utilized for bus drop-off/pick-up. The other portion further to the east is assumed to be utilized for parent drop-off/pick-up of upper grades. This portion of parking lot also has an entrance to another parking lot to the east of the building assumed to be utilized for staff parking. The south parking lots are access by one drive to the far east, one drive in the middle, and one drive to the far west. The middle drive is assumed to have an overlap of bus and vehicular traffic. All parking lots are connected by a system of sidewalks that are well organized throughout the site.
- The maintenance and loading dock are located to the north of the building and are accessed through the gated transportation center lot.

Priority Items:

- a. South parking lots with associated drives are in poor condition and need resurfacing. East parking lot is a combination of concrete/asphalt due to additional parking being added; resurfacing and reconfiguring necessary. West parking lot needs to be seal coated/resurfaced. Striping and traffic markings will need to be redone following these efforts.
- b. South parking lots with associated drives would benefit from reconfiguring to better separate bus and vehicular traffic and maximize stacking capacity. At a minimum, improved directional signage along streets and at entrances are needed.
- c. Maintenance and loading dock access would benefit from being separated from the transportation center. If the transportation center is relocated, rebuilt, or renovated, returning a dedicated drive along the north side of the building would be beneficial.
- d. Sidewalks throughout the site are from multiple generations of pours but are generally in good condition. Minimal replacement needed.
- e. Gates at entry drive and east parking lot entrance would increase safety and security throughout the site.

Landscaping/Site Elements:

- The site is a good mixture of green space, mature trees, and pops of landscaped areas. Most green space is located to the northeast of the building. The mature trees are primary located to the east with a few along the south and west roads with a few close to the west elevation of the building and within the courtyards. The pops of landscaped areas are generally located along the south elevation of the building and near the building sign.
- The building contains two landscaped courtyards.

Priority Items:

- a. The green space to the northeast of the building could be programed to increase usability, refer to the Playground section for additional notes.
- b. The mature trees along the east of the site need to be maintained, trimmed, and dead removed. The mature trees along the west elevation and within the courtyard need to be considered for any damage to infrastructure that the roots may cause. Removal of these trees should be considered.
- c. The west and east elevations of the building should receive mow strips or landscape areas against the building.
- d. The building sign is outdated and could be replaced with newer signage such as a combination digital sign.
- e. The east courtyard is overgrown and in need of a refresh. The gazebo dates to the 1987 renovation and is likely in need of replacement. The west courtyard has been refreshed; however, the sprinkler system needs adjusting to ensure spray against the building or through the access doors is minimized or eliminated.
- f. Perimeter site fencing needs select maintenance and repair.

Playground:

- Two separate playgrounds divided dependent on age level. The playground situated on the west of the site is dedicated to lower grades with direct connection to associated classrooms. The playground and basketball court situated on the east of the site is dedicated to upper grades with an unsecure parking lot between the building and the playground. Access from northeast doors and sidewalk to the north of described parking lot.
- Playground equipment appears to generally be newer and in condition with a few older pieces of equipment. The surface of the playgrounds is in good condition and provides accessibility.

Priority Items:

- a. Fencing at the east playground and basketball court needs repair/replacement. This would also provide an opportunity to reconfigure the fencing to provide better security for the students.
- b. Replacement of any older playground equipment is recommended such as the swing set within the east playground.
- c. The basketball court needs to be seal coated/resurfaced.
- d. Playground size and variety of options could be increased by programming of green space north of the east playground.
- e. The playground surfaces should be evaluated for any locations that hold water. It appears that there may be a few improperly graded areas that could be improved.



Condition Assessments

Joy Elementary School Safety and Security

SUMMARY OF ALL SAFETY AND SECURITY

Category	Subscore	Areas	Score	General Comments
B.1 Secure Building Access	2.50	1	2.50	
B.2 Surveillance/Cameras	4.00	1	4.00	

SAFETY AND SECURITY

B.1 Secure Building Access	Type	Score	Comments/Remarks
B.1_Card/Code/FOBS		5.00	
B.1_Secure_Vestibule	No Admin Connection	1.00	Exists but separated.
B.1_Secure_Technology	AI Voice/Door Release	3.00	AI voice, No camera on entry
B.1_Security Officer Station(s)		1.00	
SAFETY AND SECURITY B.1 Secure Building Access		Total	2.50
B.2 Surveillance/Cameras		Score	Comments/Remarks
B.2_Video Surveillance		4.00	E.V.
B.2_Intrusion Detection			
SAFETY AND SECURITY B.2 Surveillance/Cameras		Total	4.00

Safety and Security

Secure Visitor Access:

- The existing building has secure vestibule remotely located from the administration area. The secure vestibule is accessed via intercom/door release system or fob/door release system with surveillance camera mounted separately overhead. Select additional entrances around building have fob/code entry pad systems with all entrances having key access. Once inside the school, no secure area to restrict access is present.
- No security glazing or security film is understood to be present. Security glazing techniques range greatly, all with the goal of increasing time to seek safety and allow proper response.

Priority Items:

- Secure Entrance Improvement project recommended. The scope of work would be determined based on budget and Owner direction but could vary from a relocation of necessary administrative functions to location adjacent and west of existing main entrance to a new administration addition to the south of the existing main entrance.
- Security glazing/security film at existing or new main entrance is recommended. Inclusion at all building entrances and windows would increase security.
- Upgrade to intercom/door release system to include video is recommended.
- Expansion of the fob/door release system with surveillance monitoring at all necessary entrances is recommended.

Condition Assessments

Joy Elementary School Building Envelope

SUMMARY OF ENTIRE BUILDING ENVELOPE

Category	Subscore	Areas/Regions	Score	General Comments
C.2 Exterior Building Walls	3.50	1	3.50	
C.3 Exterior Doors/Windows	4.00	1	4.00	

BUILDING ENVELOPE

C.2 Exterior Building Walls	Type	%	Subscore	Score	Comments/Remarks
C.2_Masonry	Brick	80	3.50	2.80	Brick is generally in good condition, some cleaning and minor t...
C.2_Finish_System	Exterior Insulation (EIFS)	20	3.50	0.70	EIFS in good condition, some areas in need of clean and paint. ...
<select or leave blank>					Mtl Flashing and Fascia in good condition. ...
<select or leave blank>					
BUILDING ENVELOPE C.2 Exterior Building Walls			Total	3.50	
C.3 Exterior Doors/Windows	Type	% or Qty.	Subscore	Score	Comments/Remarks
C.3_Aluminum	Window	91	4.00	3.75	Aluminum with thermal windows in good condition. ...
C.3_Aluminum	Storefront	6	4.00	0.25	Thermal. ...
<select or leave blank>					
<select or leave blank>					
Exterior Windows			Subtotal	4.00	
C.3_Swinging	Aluminum	11	4.00	4.00	With thermal sidelites/glazing. Some hardware issues and wea ...
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
Exterior Doors			Subtotal	4.00	
BUILDING ENVELOPE C.3 Exterior Doors/Windows			Total	4.00	

SUMMARY OF ALL ROOFS

Category	Total Sq.Ft.	Subscore	Areas	Score	General Comments
C.1 Building Roof	73,000	4.89	1	4.89	

ROOF

C.1 Building Roof	Type	Install Year	Square Feet	Subscore	Score	Warranty Exp.	Comments/Remarks
C.1_Membrane	EPDM	2020	65,000	5.00	4.45	2035	
	Manufacturer/Installer	Firestone					
C.1_Shingles	Asphalt	2020	8,000	4.00	0.44		
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
ROOF C.1 Building Roof		Total Sq.Ft.	73,000	Total Score	4.89		



Condition Assessments

Joy Elementary School Building Envelope Summary

Exterior Facades:

- The existing exterior facades are generally comprised of brick veneer from grade up to 7'-4" with EIFS above generally to a height of 10'-0" capped with an aluminum fascia at the roof edge. The gymnasium is comprised of brick veneer from grade/low roof up to 22'-10" with EIFS above to a height of 26'-0" with gable ends extending higher with the slope of the roof with aluminum gutters or roof edge. North educational spaces and cafeteria have full height brick from grade/low roof up to 14'-8" capped with an aluminum fascia at the roof edge.
- The existing exterior facades are visually in good condition. The brick veneer is due for cleaning and in need of minor tuckpointing maintenance needs. The EIFS has a few select areas of repair needed, needing general cleaning and repainting to ensure strength of the system remains intact. The aluminum fascia appears to be in good condition.
- The brick veneer columns and metal framed canopy system at the main entrance are in poor condition. The brick veneer columns have crumbling and missing bricks. The metal frame of the canopy is rusting, and weather faded.
- The aluminum windows are thermal windows and visually appear to be in good condition. Most windows are assumed to be original to the 1987 addition and renovation project which estimates the aluminum frames are in the last quarter of their expected lifespan of 45-60 years, and the glazing units have surpassed their expected lifespan of 20-25 years. Perimeter window sealant appears to be well maintained.
- The aluminum doors are thermal systems and visually appear to be in good condition. Age and lifespan information identical to aluminum windows listed above. Hollow metal frames and doors at gymnasium and loading dock were not assessed. Due to age and typical assessment findings, maintenance work or replacement expected.

Priority Items:

- a. General maintenance of brick veneer including cleaning and tuckpointing.
- b. General maintenance of EIFS including select repairs, cleaning, and repainting of entire system.
- c. The main entrance brick veneer columns need to be rebuilt. The main entrance canopy needs repair and repainting. Alternatively, the main entrance could be replaced as part of a secure entrance improvement project.

Roofs:

- The existing roof is comprised of two types of roofing. EPDM roof membrane manufactured by Firestone installed in 2020 comprises approximately 65,000 SF and is known to be under warranty until 2035. Asphalt shingles installed in 2020 comprise approximately 8,000 SF.

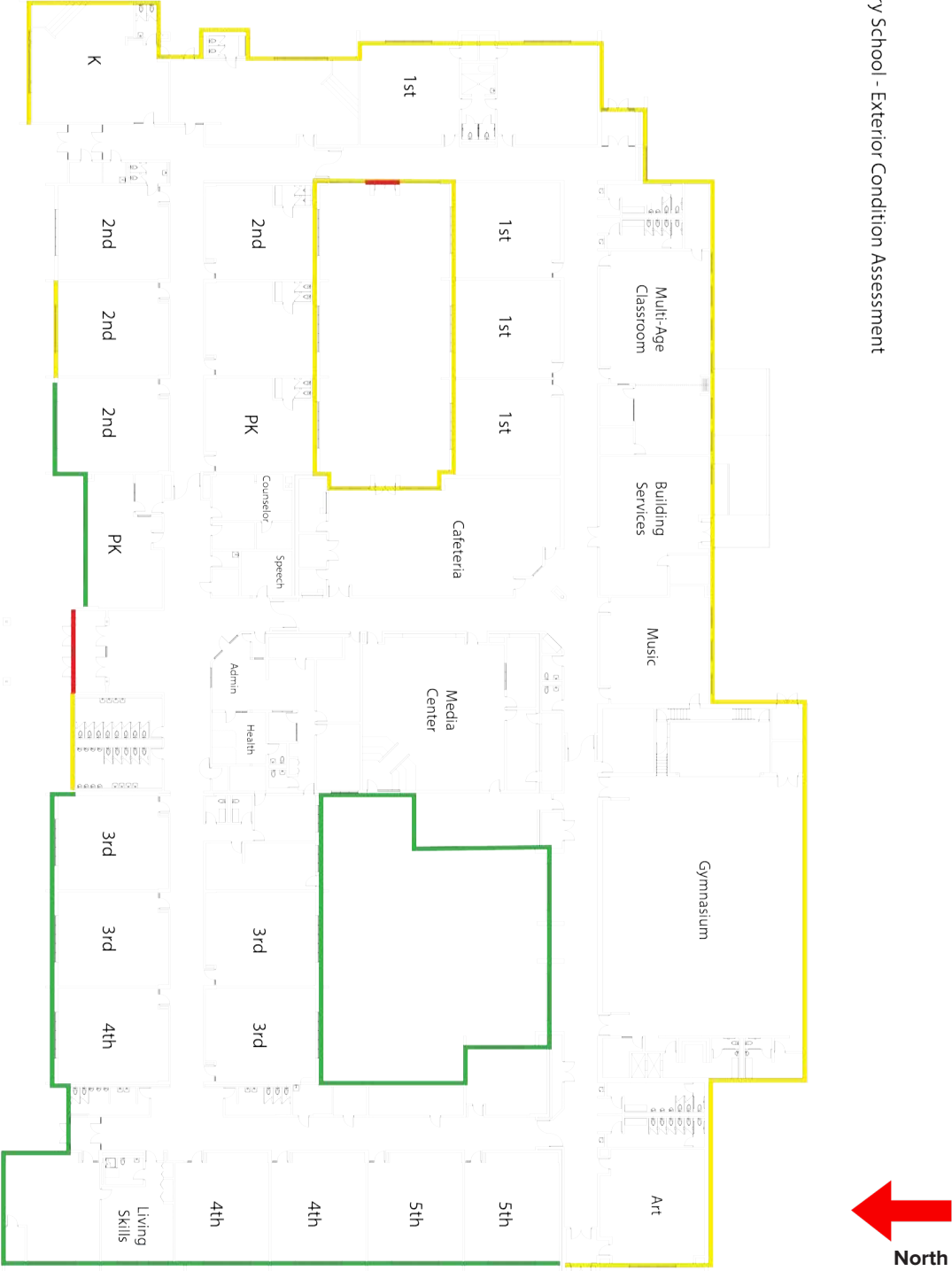
Priority Items:

- a. None currently.

Condition Assessments

Joy Elementary School Exterior Floorplan

Joy Elementary School - Exterior Condition Assessment





Condition Assessments

Joy Elementary School Corridors/Commons

SUMMARY OF ALL CORRIDORS/COMMONS

Category	Subscore	Areas	Score	General Comments
D.1 ADA/Accessibility	2.58	1	2.58	
D.2 Floor Finish	3.18	1	3.18	
D.3 Wall Finish	2.48	1	2.48	
D.4 Ceiling Finish	2.69	1	2.69	
D.5 Doors/Borrowed Lites	3.00	1	3.00	
D.6 Fixed Equipment	3.00	1	3.00	

CORRIDOR/COMMONS

D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware/Clearances		FALSE		1.75	Knob hardware should be replaced with lever hardware.
D.1_Routing/Ramps		TRUE		4.00	One-story building.
D.1_Wayfinding Signage		FALSE		2.00	Directional signage is minimal to none. Directional signage would be helpful.
D.1_Elevator/Lift		FALSE			N/A.
CORRIDOR/COMMONS D.1 ADA/Accessibility			Total	2.58	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Tile	Square	15	2.75	0.41	Tile at exterior doors could use replacement.
D.2_Carpet	Broadloom	85	3.25	2.76	Carpet is worn, could last a few years. Some in good to decent condition.
<select or leave blank>					
<select or leave blank>					
CORRIDOR/COMMONS D.2 Floor Finish			Total	3.18	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Gypsum	Wallcovering	90	2.50	2.25	Wallcovering areas aged and peeling. Replacement recommended.
D.3_Gypsum	Wallcovering	10	2.25	0.23	Carpet wallcovering is aged with many joints delaminating.
<select or leave blank>					
<select or leave blank>					
CORRIDOR/COMMONS D.3 Wall Finish			Total	2.48	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	75	2.75	2.06	Grid is decent with a few exceptions. Tiles have sag and misalignment.
D.4_Gypsum	Painted	10	3.25	0.33	Bulkheads are generally in good condition with a few exceptions.
D.4_Exposed	Painted	15	2.00	0.30	Metal ceilings need repaint.
<select or leave blank>					
CORRIDOR/COMMONS D.4 Ceiling Finish			Total	2.69	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_Metal	Hollow	10	3.00	3.00	Repainting needed.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CORRIDOR/COMMONS D.5 Doors/Borrowed Lites			Total	3.00	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Tackboard		100	3.00	3.00	Panels are aged and worn. Tackstrips are generally in decent condition.
<select or leave blank>					
<select or leave blank>					
Visual Display Boards			Subtotal	3.00	
<select or leave blank>					N/A.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
Casework/Countertops			Subtotal		
D.6_Lockers					N/A.
CORRIDOR/COMMONS D.6 Fixed Equipment			Total	3.00	

Condition Assessments

Joy Elementary School Restrooms

SUMMARY OF ALL RESTROOMS

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	1.00	1	1.00	
D.2 Floor Finish	2.25	1	2.25	
D.3 Wall Finish	3.38	1	3.38	
D.4 Ceiling Finish	2.13	1	2.13	
D.5 Doors/Borrowed Lites	3.00	1	3.00	
D.6 Fixed Equipment	2.32	1	2.32	

RESTROOM					
D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware/Clearances		FALSE		1.00	
D.1_Room Signage		FALSE		1.00	
D.1_Stall Widths/Clearances		FALSE		1.00	
D.1_General ADA Clearances		FALSE		1.00	
RESTROOM D.1 ADA/Accessibility			Total	1.00	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Terrazzo		25	3.00	0.75	
D.2_Tile	Mosaic	75	2.00	1.50	
<select or leave blank>					
<select or leave blank>					
RESTROOM D.2 Floor Finish			Total	2.25	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Masonry	SGT	25	3.00	0.75	
D.3_Tile	Square	75	3.50	2.63	
<select or leave blank>					
<select or leave blank>					
RESTROOM D.3 Wall Finish			Total	3.38	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Exposed	Painted	25	2.50	0.63	
D.4_Suspended	Acoustic	75	2.00	1.50	
<select or leave blank>					
<select or leave blank>					
RESTROOM D.4 Ceiling Finish			Total	2.13	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_Wood	Stained	25	3.00	3.00	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
RESTROOM D.5 Doors/Borrowed Lites			Total	3.00	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
<select or leave blank>					N/A.
<select or leave blank>					
			Visual Display Boards	Subtotal	
D.6_Partitions	Metal/SS	75	1.00	0.75	
D.6_Toilet_Accessories	General	10	4.00	0.40	
D.6_Toilet_Accessories	Benches	5	2.00	0.10	
D.6_Toilet_Accessories	Showers	10	2.00	0.20	
			Partitions/Accessories	Subtotal	1.45
D.6_Countertops	PLAM			2.25	
D.6_Lockers	Metal			3.25	
RESTROOM D.6 Fixed Equipment			Total	2.32	



Condition Assessments

Joy Elementary School Classrooms

SUMMARY OF ALL CLASSROOMS

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	2.00	1	2.00	
D.2 Floor Finish	2.90	1	2.90	
D.3 Wall Finish	3.28	1	3.28	
D.4 Ceiling Finish	2.53	1	2.53	
D.5 Doors/Borrowed Lites	3.00	1	3.00	
D.6 Fixed Equipment	2.93	1	2.93	

CLASSROOM					
D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		FALSE		1.00	Knob hardware should be replaced with lever hardware.
D.1_Door Clearances		TRUE		4.00	
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_Casework Clearances/Hts.		FALSE		2.00	
CLASSROOM D.1 ADA/Accessibility			Total	2.00	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Carpet	Broadloom	80	2.75	2.20	Some have been replaced. Many approaching need to replace
D.2_Vinyl	VCT	20	3.50	0.70	Aged but generally decent condition.
<select or leave blank>					
<select or leave blank>					
CLASSROOM D.2 Floor Finish			Total	2.90	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Gypsum	Painted	10	3.50	0.35	
D.3_Gypsum	Wallcovering	90	3.25	2.93	Good to decent condition, refresh needed. Minor to moderate
<select or leave blank>					
<select or leave blank>					
CLASSROOM D.3 Wall Finish			Total	3.28	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Exposed	Painted	50	2.25	1.13	Metal ceilings need repaint.
D.4_Gypsum	Painted	15	3.50	0.53	Bulkheads are generally in good condition with a few exceptions
D.4_Suspended	Acoustic	35	2.50	0.88	Grid is decent with a few exceptions. Tiles have sag and misalign
<select or leave blank>					
CLASSROOM D.4 Ceiling Finish			Total	2.53	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_Wood	Stained	40	3.00	3.00	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CLASSROOM D.5 Doors/Borrowed Lites			Total	3.00	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Chalkboard		50	3.75	1.88	Chalkboards are overall in good condition.
D.6_Markerboard		20	2.75	0.55	A few non-commercial grade marker boards have been added.
D.6_Tackboard		30	3.75	1.13	A few have been poorly painted.
Visual Display Boards			Subtotal	3.55	
D.6_Casework	PLAM	70	3.25	2.28	Casework is aged and has wear. Most is fully functional, just co
D.6_Countertops	PLAM	30	3.25	0.98	Same as casework.
<select or leave blank>					
<select or leave blank>					
Casework/Countertops			Subtotal	3.25	
D.6_Lockers	Wood			2.00	Most is decent condition but not desired and not compliant.
CLASSROOM D.6 Fixed Equipment			Total	2.93	

Condition Assessments

Joy Elementary School Interiors Environment Summary

Stairs:

- Existing building is single-story with no building stairs present.
- Existing stairs are limited to stage stairs or risers with media center and classrooms. See other sections for any needs noted.

Priority Items:

- a. None currently.

Corridors:

- Corridors are approximately 10'-0" wide throughout the building with recessed doorways exiting rooms. Double egress doors span across corridors at locations of existing 2-hour separation walls at five locations. Floor, wall, and ceiling finishes are mostly original to the 1987 renovation. While dated, these have been well maintained, however, the building is due for renovation throughout.

- Refer to Priority Item "a" under Code section for existing conditions. Existing corridors/classroom walls will need to be confirmed for appropriate fire resistive construction and continuity, due to lack of sprinkler system throughout building, if significant renovation efforts are undertaken.

- Wayfinding signage throughout the building is minimal to none. Room signage is generally present but not ADA compliant.

- Interior doors throughout the building are typically stained wood door in decent condition relative to age and use. Some indoor metal glazing stops need repainting. Door hardware throughout is not ADA compliant.

Priority Items:

- a. Existing corridor carpet could last a few years, if necessary. However, due to wear and age replacement throughout is recommended. Existing floor tile at building entrances needs repair/replacement.
- b. Existing corridor wall finishes are typically either carpet or wallcovering. Due to wear and age replacement throughout is recommended.
- c. Existing corridor ceiling finishes are typically either painted metal (generally near lobby), painted gypsum bulkheads (generally near door recesses), or suspended acoustic ceiling

system. Painted metal and painted gypsum areas are due for a repaint with gypsum bulkheads in better shape than the metal. Suspended acoustic ceiling system needs repair or replacement. Generally, the grid system is in ok to good condition and could be salvaged at many locations. Generally, the ceiling tiles are minorly to moderately sagging. Full replacement is recommended with 2x2 suspended acoustic ceiling system.

- d. Signage Upgrades project recommended to include new ADA compliant directional signage and room signage throughout the building.

- e. Interior doors to be salvaged and minimally refinished/repainted as needed. Existing non-compliant door hardware should be replaced with new compliant door hardware throughout the building.

Classrooms:

- Classrooms are approximately 875 – 925 SF throughout the building with swiveling coat/backpack storage and casework storage above along corridor wall, open-shelf casework along exterior wall, and visual display boards on interior classroom divider walls. Floor, wall, and ceiling finishes are mostly original to the 1987 renovation. While dated, these have been well maintained, however, the building is due for renovation throughout. Typical finishes are a combination of carpet and VCT flooring, wallcovering, and a combination of painted metal and painted bulkhead ceilings with select regions of classrooms with direct-applied ceiling tiles within the 1960s and 1970s areas and suspended acoustic ceiling systems within the 1987 addition areas. Refer to Restrooms section for additional notes.

- Refer to Priority Item "a" under Code section for existing conditions. Existing corridors/classroom walls will need to be confirmed for appropriate fire resistive construction and continuity, due to lack of sprinkler system throughout building, if significant renovation efforts are undertaken.

Priority Items:

- a. Existing classroom flooring including carpeting and VCT flooring could last a few years, if necessary. However, due to wear and age replacement throughout is recommended.
- b. Existing classroom wall finishes are due for replacement due to wear and age throughout the building.



- c. Existing classroom ceiling finishes are recommended for repainting/replacement. Existing painted metal locations, which make up most of the ceiling square footage in the 1960s and 1970s areas should be considered for receiving new suspended acoustic ceiling systems while also removing regions of direct-applied ceiling tiles with the same consideration given. Existing suspended acoustic ceiling systems, generally within the 1987 addition areas minimally need ceiling tile replacement with ceiling grid salvaging or full replacement with 2x2 suspended acoustic ceiling system.
- d. Existing classroom casework is mostly still fully functional, however, due to wear and age replacement throughout the building is recommended. Consideration for appropriate coat/backpack storage with increased ADA compliancy is potentially needed.
- e. Existing classroom visual display boards need consideration for appropriate functionality. Chalkboards are generally in good condition and salvageable if appropriate for educational needs. Markerboards are less common throughout with non-commercial grade markerboards added throughout the building; consideration for replacement of chalkboards with markerboards should be given. Most tackboards throughout the building are in decent to good condition with replacement needed at tackboards that have been poorly painted. See Technology section for existing integration of educational technology.

Restrooms:

- Single-hole and group restrooms throughout the building are not ADA compliant and are in poor physical condition generally with flooring refinishing/replacement needs, ceiling repainting/replacement needs, and restroom accessory replacement needs.

Priority Items:

- a. All restrooms need renovation with ADA upgrades throughout. Priority would be given to group restrooms located in four pairs/groupings throughout the building, followed by classroom connected restrooms located at eight locations typical two-hole restrooms throughout the building, followed by gymnasium connected restrooms and administrative restrooms comprising another four pairs/groupings of typical single-hole restrooms throughout the building.
- b. Alternatively, restrooms listed above could receive finish upgrades only but would remain not ADA compliant.

Condition Assessments

Joy Elementary School Art Rooms

SUMMARY OF ALL ART ROOMS

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	2.00	1	2.00	
D.2 Floor Finish	2.75	1	2.75	
D.3 Wall Finish	3.75	1	3.75	
D.4 Ceiling Finish	3.05	1	3.05	
D.5 Doors/Borrowed Lites	3.00	1	3.00	
D.6 Fixed Equipment	3.21	1	3.21	

ART ROOM					
D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		FALSE		1.00	Knob hardware should be replaced with lever hardware.
D.1_Door Clearances		TRUE		4.00	
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_Casework Clearances/Hts.		FALSE		2.00	Sink locations are not ADA compliant.
ART ROOM D.1 ADA/Accessibility			Total	2.00	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Vinyl	VCT	100	2.75	2.75	Has held up well, approaching replacement.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ART ROOM D.2 Floor Finish			Total	2.75	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Gypsum	Wallcovering	100	3.75	3.75	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ART ROOM D.3 Wall Finish			Total	3.75	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Gypsum	Painted	10	3.50	0.35	Bulkheads are generally in good condition with a few exceptions.
D.4_Suspended	Acoustic	90	3.00	2.70	Grid good except yellowing. Tile decent to good with minimal staining.
<select or leave blank>					
<select or leave blank>					
ART ROOM D.4 Ceiling Finish			Total	3.05	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_Wood	Stained	2	3.00	3.00	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ART ROOM D.5 Doors/Borrowed Lites			Total	3.00	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Chalkboard		50	3.75	1.88	
D.6_Tackboard		50	3.75	1.88	
<select or leave blank>					
		Visual Display Boards	Subtotal	3.75	
D.6_Casework	PLAM	70	3.50	2.45	
D.6_Countertops	PLAM	30	3.50	1.05	
<select or leave blank>					
<select or leave blank>					
		Casework/Countertops	Subtotal	3.50	
D.6_Lockers					N/A.
D.6_Sinks/Plaster Traps				4.00	
D.6_Work Tables				4.00	
D.6_Kiln and Exhaust				1.00	No kiln was located.
D.6_General Storage				3.00	Lots of casework in room. No separate connected storage room.
ART ROOM D.6 Fixed Equipment			Total	3.21	



Condition Assessments

Joy Elementary School Gymnasium

SUMMARY OF ALL GYMNASIUMS

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	1.50	1	1.50	
D.2 Floor Finish	3.50	1	3.50	
D.3 Wall Finish	3.75	1	3.75	
D.4 Ceiling Finish	3.75	1	3.75	
D.5 Doors/Borrowed Lites	3.00	1	3.00	
D.6 Fixed Equipment	3.31	1	3.31	

GYMNASIUM					
D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		FALSE		1.00	Knob hardware should be replaced with lever hardware.
D.1_Door Clearances		FALSE		3.00	Main gym doors are good, stage doors are not.
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_General ADA (routing/seats/etc)		FALSE		1.00	Stage access not compliant. Bleachers not compliant.
GYMNASIUM D.1 ADA/Accessibility			Total	1.50	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Athletic	Hardwood	100	3.50	3.50	Good condition, appears that it could use a new top coat.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
GYMNASIUM D.2 Floor Finish			Total	3.50	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Masonry	CMU	100	3.75	3.75	Due for a repaint.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
GYMNASIUM D.3 Wall Finish			Total	3.75	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Exposed	Painted	100	3.75	3.75	Exposed ducts due for cleaning and repaint.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
GYMNASIUM D.4 Ceiling Finish			Total	3.75	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_Wood	Stained	12	3.00	3.00	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
GYMNASIUM D.5 Doors/Borrowed Lites			Total	3.00	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Markerboard	Unlined	50	2.50		Single board provided, additional needed.
D.6_Tackboard		50	1.50		None provided, additional needed.
		Visual Display Boards	Subtotal		
D.6_Equipment	Basketball Main			3.75	End court wall pads in decent condition.
D.6_Equipment	Basketball Cross Court			N/A.	
D.6_Equipment	Divider Curtain/Partition			2.00	N/A. Stage curtain needs replaced.
D.6_Equipment	Bleachers			3.50	Decent condition, not compliant.
D.6_Equipment	General Storage			4.00	Renovate locker rooms for additional storage/usable space.
GYMNASIUM D.6 Fixed Equipment			Total	3.31	

Condition Assessments

Joy Elementary School Cafeteria/Kitchen

SUMMARY OF ENTIRE CAFETERIA/KITCHEN

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	2.00	1	2.00	
D.2 Floor Finish	3.75	1	3.75	
D.3 Wall Finish	3.00	1	3.00	
D.4 Ceiling Finish	3.40	1	3.40	
D.5 Doors/Borrowed Lites	3.00	1	3.00	
D.6 Fixed Equipment	1.67	1	1.67	

CAFETERIA/KITCHEN

D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		FALSE		1.00	Knob hardware should be replaced with lever hardware.
D.1_Door Clearances		TRUE		4.00	
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_Casework Clearances/Hts.		FALSE			N/A.
CAFETERIA/KITCHEN D.1 ADA/Accessibility			Total	2.00	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Vinyl	VCT	100	3.75	3.75	Cafeteria in good condition, kitchen stained and worn but de...
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CAFETERIA/KITCHEN D.2 Floor Finish			Total	3.75	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Masonry	CMU	100	3.00	3.00	In need of repaint.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CAFETERIA/KITCHEN D.3 Wall Finish			Total	3.00	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	80	3.25	2.60	Yellowed/aged grid. A few misalignments with tiles. Decent sha...
D.4_Gypsum	Painted	20	4.00	0.80	Perimeter bulkheads in good condition.
<select or leave blank>					
<select or leave blank>					
CAFETERIA/KITCHEN D.4 Ceiling Finish			Total	3.40	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_Wood	Stained	100	3.00	3.00	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CAFETERIA/KITCHEN D.5 Doors/Borrowed Lites			Total	3.00	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Tackboard		100	2.00	2.00	Poor condition, additional needed.
<select or leave blank>					
<select or leave blank>					
		Visual Display Boards	Subtotal	2.00	
<select or leave blank>					N/A.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
		Casework/Countertops	Subtotal		
D.6_Freezers/Coolers				3.00	
D.6_Cooking Battery				2.00	
D.6_Serving				1.00	No designated serving line/equipment.
D.6_Dishwashing					
D.6_Overall Function				1.00	Small kitchen, less designated functional space.
D.6_General Storage				1.00	
CAFETERIA/KITCHEN D.6 Fixed Equipment			Total	1.67	



Condition Assessments

Joy Elementary School Music Rooms

SUMMARY OF ALL MUSIC ROOMS

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	2.00	1	2.00	
D.2 Floor Finish	3.25	1	3.25	
D.3 Wall Finish	3.25	1	3.25	
D.4 Ceiling Finish	3.25	1	3.25	
D.5 Doors/Borrowed Lites	3.00	1	3.00	
D.6 Fixed Equipment	3.70	1	3.70	

MUSIC ROOM

D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		FALSE		1.00	Knob hardware should be replaced with lever hardware.
D.1_Door Clearances		TRUE		4.00	
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_Casework Clearances/Hts.		FALSE		2.00	Tall cabinets not compliant for instrument storage.
MUSIC ROOM D.1 ADA/Accessibility			Total	2.00	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Carpet	Broadloom	100	3.25	3.25	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
MUSIC ROOM D.2 Floor Finish			Total	3.25	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Gypsum	Wallcovering	100	3.25	3.25	Good to decent condition, refresh needed. Minor to moderate
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
MUSIC ROOM D.3 Wall Finish			Total	3.25	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	100	3.25	3.25	Hanging fans are loud and obtrusive.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
MUSIC ROOM D.4 Ceiling Finish			Total	3.25	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_Wood	Stained	3	3.00	3.00	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
MUSIC ROOM D.5 Doors/Borrowed Lites			Total	3.00	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Chalkboard	Lined	50	3.75	1.88	
D.6_Tackboard		50	3.75	1.88	
<select or leave blank>					
		<i>Visual Display Boards</i>	<i>Subtotal</i>	3.75	
D.6_Casework	PLAM	70	3.50	2.45	
D.6_Countertops	PLAM	30	3.00	0.90	
		<i>Casework/Countertops</i>	<i>Subtotal</i>	3.35	
D.6_Lockers					N/A.
D.6_Tiers/Bleachers					N/A.
D.6_General Storage				4.00	Adjacent room, not directly connected.
MUSIC ROOM D.6 Fixed Equipment			Total	3.70	

Condition Assessments

Joy Elementary School Administration

SUMMARY OF ALL ADMINISTRATION

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	1.63	1	1.63	
D.2 Floor Finish	2.83	1	2.83	
D.3 Wall Finish	2.75	1	2.75	
D.4 Ceiling Finish	3.50	1	3.50	
D.5 Doors/Borrowed Lites	3.00	1	3.00	
D.6 Fixed Equipment	3.08	1	3.08	

ADMINISTRATION

D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		FALSE		1.00	Knob hardware should be replaced with lever hardware.
D.1_Door Clearances		FALSE		2.50	Most doors have appropriate clearance but there are some exc
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_Casework Clearances/Hts.		FALSE		2.00	Sink locations are not ADA compliant.
ADMINISTRATION D.1 ADA/Accessibility			Total	1.63	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Carpet	Broadloom	85	2.75	2.34	Aged and worn, some has been replaced.
D.2_Vinyl	VCT	15	3.25	0.49	Good to decent condition.
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.2 Floor Finish			Total	2.83	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Gypsum	Wallcovering	100	2.75	2.75	Aged but generally decent condition with a few exception area
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.3 Wall Finish			Total	2.75	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	100	3.50	3.50	Grid is in generally good condition. Minor tile sagging and misa
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.4 Ceiling Finish			Total	3.50	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_Wood	Stained	15	3.00	3.00	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.5 Doors/Borrowed Lites			Total	3.00	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.6_Markerboard	Unlined	50	3.00	1.50	Some none commercial grade, lacking quantity.
D.6_Tackboard		50	3.00	1.50	Generally in good condition where provided. Additional tackbo
		Visual Display Boards	Subtotal	3.00	
D.6_Casework	PLAM	75	3.25	2.44	Casework is aged and has wear. Most is fully functional, just co
D.6_Countertops	PLAM	25	3.25	0.81	Same as casework.
<select or leave blank>					
<select or leave blank>					
		Casework/Countertops	Subtotal	3.25	
D.6_Appliances				3.00	Mixture of new and old appliances.
ADMINISTRATION D.6 Fixed Equipment			Total	3.08	



Condition Assessments

Joy Elementary School Ancillary Spaces Summary

Ancillary Spaces:

- Existing art room is approximately 1,020 SF with no separate storage room or kiln. Storage casework surrounds the perimeter of the room with four sink locations and dedicated teaching wall. Floor, wall, and ceiling finishes are original to the 1987 renovation. While dated, these finishes have particularly been well maintained in the art room. Finishes include VCT flooring, wallcovering, and suspended acoustic ceiling system.
- Existing gymnasium is approximately 4,680 SF with locker rooms and storage spaces occupying another approximately 900 SF and a stage of approximately 700 SF which has direct access behind the stage to a classroom/music room of approximately 1,050 SF. Floor, wall, and ceiling finishes are original to the 1987 renovation. While dated, these finishes have been well maintained, however, the spaces are due for renovation work.
- Existing cafeteria is approximately 2,165 SF with associated kitchen functions occupying another approximately 290 SF. The combination of spaces is small relative to the building size and comparative district elementary schools. Floor, wall, and ceiling finishes are a mixture of original to the 1987 renovation and newer finishes assumed to be from maintenance. The cafeteria is in better condition than the kitchen. No designation serving line location exists leaving the assumption that the undersized kitchen sprawls out into the cafeteria space in a relatively makeshift solution.
- Existing media center and associated storage and workroom are approximately 2,600 SF. The space is in good condition with minor maintenance needs relative to floor, wall, and ceiling finishes and equipment condition.
- Existing administration area is approximately 3,125 SF. Floor, wall, and ceiling finishes are primarily original to the 1987 renovation. The carpet flooring throughout was identified as having significant wear. Wall and ceiling finishes are aged but in decent condition overall. Refer to Restrooms section for additional notes. The administration area is functionally lacking in current configuration but is also separated from the building's main entrance, refer to Secure Visitor Access section for additional notes.
- Refer to Priority Item "a" under Code section for existing conditions. Existing corridors/classroom walls will need to be confirmed for appropriate fire resistive construction and continuity, due to lack of sprinkler system throughout building, if significant renovation efforts are undertaken.

Priority Items:

- a. Art room renovation needs will be heavily dependent on Owner educational needs with a focus on casework needs, storage needs, and whether a kiln is needed. If additional storage and/or kiln is needed, relocation of the art room function is likely. If deemed not necessary, existing art room renovation would include flooring, wall, and ceiling finishes along with sink dispersed heavy casework inclusion within the existing square footage.
- b. Gymnasium and associated locker room, storage, and stage renovation needs will be heavily dependent on Owner needs. The gymnasium is due for a floor refinishing, wall painting, exposed structure and systems cleaning and repaint, wall padding replacement, and bleacher refinish/replacement. The locker rooms and associated restrooms are not ADA compliant and would qualify for a full renovation and ADA upgrade if utilized within the Owner's program. Similarly, the stage would qualify for a full renovation and ADA upgrade dependent on Owner needs. The attached classroom/music room is typical of notes under the Classroom section. Renovation needs would be based on future use of this space either mirroring typical classroom renovation needs or re-engagement of the space for music curriculum.
- c. Cafeteria and kitchen need an expansion and full renovation based on functional need.
- d. Media center renovation needs will be heavily dependent on Owner educational needs. The media center is functionally traditional but could continue to service the building with minimal finish upgrades. The media center could be fully renovated to functionally serve the building with additional curriculum and educational opportunities.
- e. Administration area needs a renovation to allow more functional use and service to the building. Relocation in whole or in part to be adjacent to the building's main entrance is needed, refer to Secure Visitor Access section for additional notes.

Condition Assessments

Joy Elementary School Mechanical System

SUMMARY OF ENTIRE MECHANICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.2 Building HVAC System	2.06	1	2.06	
E.3 Building Temperature Controls	4.00	1	4.00	

MECHANICAL SYSTEM

E.2 Building HVAC System	Type			Score	Comments/Remarks
E.2_Central Heating System	Boilers			4.00	2016.
E.2_Central Heating System	Heating Pumps				
E.2_Central Heating System	Air Handling Units			1.00	Original. (4) Aeon RTUs MAU.
Central Heating System		Subtotal		2.50	
E.2_Cooling System	Chiller			4.00	York 11551k98014198 (2019) Chiller not working while we wer
E.2_Cooling System	Cooling Tower			4.00	Gunter 2019.
E.2_Cooling System	Chilled Water Pumps			3.00	
E.2_Cooling System	Condensing Units			1.00	On roof. These look bad.
Cooling System		Subtotal		3.00	
E.2_Equipment	Cabinet/Supplemental Heaters				
E.2_Equipment	Fan Coil Units				
E.2_Equipment	Fans				
E.2_Equipment	PTAC Units				
E.2_Equipment	Unit Ventilators			1.00	Drip pan corroded. Original.
E.2_Equipment	Variable Air Volume Terminals				
Equipment		Subtotal		1.00	
E.2_General	Ductwork			2.00	
E.2_General	Louvers/Exhaust Vents				
E.2_General	Piping			1.50	Change over system. Second worst in district per Tom.
General		Subtotal		1.75	
MECHANICAL SYSTEM E.2 Building HVAC System		Total		2.06	
E.3 Building Temperature Controls	Type			Score	Comments/Remarks
E.3_Temperature Controls				4.00	JCI. All electronic.
MECHANICAL SYSTEM E.3 Building Temperature Controls		Total		4.00	



Condition Assessments

Joy Elementary School Plumbing Systems

SUMMARY OF ENTIRE PLUMBING SYSTEM

Category	Subscore	Areas	Score	General Comments
E.1 Building Plumbing System	2.42	1	2.42	

PLUMBING SYSTEM

E.1 Building Plumbing System	Type		Score	Comments/Remarks
E.1_Plumbing Fixtures	Water Closets		2.50	
E.1_Plumbing Fixtures	Lavatories		2.50	
E.1_Plumbing Fixtures	Drinking Fountains		3.00	1 old to 1 new.
E.1_Plumbing Fixtures	Showers		2.00	Storage.
E.1_Plumbing Fixtures	Dishwashing			
	<i>Plumbing Fixtures</i>	<i>Subtotal</i>	2.50	
E.1_Central Equipment	Hot Water Heating		2.00	2004.
E.1_Central Equipment	Water Softener		1.00	None.
E.1_Central Equipment	Pumps		3.00	
	<i>Central Equipment</i>	<i>Subtotal</i>	2.00	
E.1_Water_Service	City		3.00	
E.1_Water Service	Domestic Piping		3.00	
	<i>Water Service</i>	<i>Subtotal</i>	3.00	
E.1_Sewage_System	City		3.00	
E.1_Sewage System	Piping		3.00	
	<i>Sewage System</i>	<i>Subtotal</i>	3.00	
E.1_Gas Service			3.00	
E.1_Fire Suppression			1.00	None.
PLUMBING SYSTEM E.1 Building Plumbing System		Total	2.42	

Condition Assessments

Joy Elementary School Electrical System

SUMMARY OF ENTIRE ELECTRICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.4 Building Electrical System	3.42	1	3.42	
E.5 Building Lighting	3.54	1	3.54	

ELECTRICAL SYSTEM

E.4 Building Electrical System	Type	Score	Comments/Remarks
E.4_Incoming Service	Size	4.00	1600A BPS MAW, 208V, also old MDp
E.4_Incoming Service	Condition	3.00	
E.4_Incoming Service	Generator	1.00	None.
<i>Incoming Service</i>		<i>Subtotal</i>	2.67
E.4_Distribution		4.00	
E.4_Smoke Detection		3.00	No SD in Cafeteria, Admin, Classes.
E.4_Fire Alarm System	Annunciator Panel	4.00	
E.4_Fire Alarm System	Fire Alarm Devices	4.00	Simplex 4010 ES, Strobes in Classes.
<i>Fire Alarm System</i>		<i>Subtotal</i>	4.00
ELECTRICAL SYSTEM E.4 Building Electrical System		Total	3.42
E.5 Building Lighting	Type	Score	Comments/Remarks
E.5_Interior Lighting	Administration		
E.5_Interior Lighting	Corridors/Common	5.00	Flat Panel LED 2x4.
E.5_Interior Lighting	Classrooms/Science	3.00	Wraps, FL on metal acoustic deck. No dim No occ.
E.5_Interior Lighting	Art/Music/Auditorium		
E.5_Interior Lighting	Gymnasium/Natatorium	4.00	Ind. LED.
E.5_Interior Lighting	Cafeteria/Kitchen	3.00	Flat Panel 2x4.
E.5_Interior Lighting	Restrooms		
<i>Interior Lighting</i>		<i>Subtotal</i>	3.75
E.5_Exterior Lighting	Building Entries	4.00	
E.5_Exterior Lighting	Parking Lots/Drives	5.00	New LED heads on poles.
E.5_Exterior Lighting	Athletic/Play Fields	1.00	None on play area.
<i>Exterior Lighting</i>		<i>Subtotal</i>	3.33
ELECTRICAL SYSTEM E.4 Building Electrical System E.5 Building Lighti		Total	3.54



Condition Assessments

Joy Elementary School Plumbing Systems

SUMMARY OF ALL TECHNOLOGY

Category	Subscore	Areas	Score	General Comments
E.6 Building Technology	3.78	1	3.78	

TECHNOLOGY

E.6 Building Technology	Type			Score	Comments/Remarks
E.6_Data Distribution	Incoming			5.00	Sm from Admin.
E.6_Data Distribution	Cable Type			3.00	Cat 5.
E.6_Data Distribution	Fiber				
E.6_Data Distribution	Wireless			5.00	Ruckus like classes.
	<i>Data Distribution</i>	<i>Subtotal</i>		4.33	
E.6_Classroom Technology	Teacher				
E.6_Classroom Technology	Monitors			4.00	65" samsung - 3rd G.
E.6_Classroom Technology	Smartboards			5.00	Promethean m cart.
E.6_Classroom Technology	Projection				
	<i>Data Distribution</i>	<i>Subtotal</i>		4.50	
E.6_Communications	Intercom/PA			2.00	Dukane.
E.6_Sound Systems	Gymnasium/Natatorium			3.00	
E.6_Sound Systems	Music/Auditorium				Not observed.
	<i>Sound Systems</i>	<i>Subtotal</i>		2.50	
TECHNOLOGY E.6 Building Technology		Total		3.78	

Condition Assessments

Joy Elementary School Building Systems Summary

Mechanical:

• Heating plant

o Building comfort heating is provided by 2 gas-fired boilers which appear and were reported to be in relatively good operating condition. Manufactured in 2016.

o Currently, there are no reported issues or concerns for the continued use of these boilers; therefore, it is reasonable to expect successful continued use of the existing heating system until symptoms providing a reason for replacement manifest.

•Cooling plant:

o Building comfort cooling is provided by 1 indoor scroll style chiller (York) with a remote gunter air-cooled condensing unit mounted on the roof. Both appear to be in good working condition. Both units were manufactured in 2019.

o The chiller was down during the time of our site visit.

• Building piping/pumps:

o The existing HVAC system runs off a 2-pipe change over system. The existing hydronic piping throughout the building is in poor condition and was reported to need replacement.

o Building and boiler water circulation is provided by 2 end-suction pumps mounted in parallel.

o Chiller water circulation is provided by 2 end-suction pumps mounted in parallel.

• Air-Handler Plants and Systems:

o Multiple constant-speed air-handlers exist at numerous building locations, inside the building envelope. All of the air-handlers and associated air-distribution, and comfort control systems are original to the building construction; except for replaced failed components.

o All air-handlers and controls appeared in fair to poor condition and were reported in need of replacement.

• Classroom HVAC and associated Systems:

o Each classroom in the building is equipped with a fan coil unit that provides conditioned air to the space; combined heating and cooling coil (2-pipe). These fan coil units do not have direct access to outside air, meaning they rely solely on recirculated indoor air for temperature control. To ensure proper ventilation and maintain indoor air quality, the building is equipped with four makeup air units located on the roof. These units are responsible for supplying fresh outside air to each classroom. The makeup air units draw in outside air, condition it as necessary, and distribute it to the classrooms, ensuring a continuous supply of fresh air.

o All the fan coil units and associated air-distribution, and comfort control systems are original to the building construction; except for replaced failed components.

o All fan coil units appeared to be in poor condition and were reported in need of replacement.

o All Make-up air units were replaced in 2005.

o All Make-up air units appeared to be in poor condition and were reported in need of replacement.

• Building Temperature Control System:

o The building's temperature control system is managed by Johnson Controls.

Priority Items:

a. The existing fan coil units in all classrooms will be removed and replaced with new vertical unit ventilators (VUV). By installing VUVs, the required outside air can be delivered to each classroom via the local unit, thus eliminating the need for the four existing make-up air units currently located on the roof.

b. For budget consideration, include 28 x 1200 CFM; 1/3 HP Air handler with heating coil (48 MBH). and cooling coil (39 MBH).

c. For budget consideration, include 15 x 800 CFM; 1/3 HP Air handler with heating coil (35 MBH). and cooling coil (28 MBH).

d. New relief air ventilators shall be provided on the roof to allow for adequate relief air to escape the classrooms or a barometric relief damper option should be provided on each VUV.



- e. The existing hydronic piping throughout the building should be removed and replaced with a new 4-pipe system. With the elimination of the make-up air units (MAUs), which were previously providing room-neutral air to each classroom, the increase load required to condition the code required outside air will fall onto the new vertical unit ventilator (VUV). This change will result in a larger heating and chilled water plant. Consequently, the current capacity of the existing boilers and chiller must be evaluated, and additional capacity may be added to accommodate this new approach.
- f. All five existing air handlers shall be removed and replaced. They are original to the building.
- g. For budget consideration, include 1 x 4800 CFM; 3 HP Air handler with heating coil (159 MBH). and cooling coil (184 MBH).
- h. For budget consideration, include 1 x 3000 CFM; 1.5 HP Air handler with heating coil (140 MBH). and cooling coil (118 MBH).
- i. For budget consideration, include 1 x 2000 CFM; 1 HP Air handler with heating coil (156 MBH). and cooling coil (76 MBH).
- j. For budget consideration, include 1 x 700 CFM; 1/3 HP Air handler with heating coil (25 MBH). and cooling coil (30 MBH).
- k. For budget consideration, include 1 x 8800 CFM; 5 HP Air handler with heating coil (553 MBH). and cooling coil (345 MBH).
- l. All existing cabinet unit heaters, exhaust fans, etc. shall be removed and replaced. They are original to the building.
- m. For budget consideration, include 21 cabinet unit heaters.
- n. For budget consideration, include 40 exhaust fans.

Plumbing:

- The domestic system is served by a Bradford white gas fired water heater manufactured in 2004. The water heater looked to be in poor condition. There is no water softener.
- The existing domestic, sanitary and vent piping throughout the building look to be in fair condition and were reported to be in relatively good to fair operating condition.
- Several restrooms throughout the building are not ADA compliant and are in fair to poor physical condition.

- There are existing showers that have been abandoned near the gymnasium.

Priority Items:

- a. The water heater should be replaced, and a water softener should be added to the domestic system.
- b. All drinking fountains in area being renovated shall be replaced and upgraded to current ADA compliant standards. The existing domestic water, sanitary and vent connections shall be reused.
- c. In all restrooms fixtures, faucets, flush valves in areas being renovated shall be replaced and upgrade to current ADA compliant standards. The existing domestic water, sanitary and vent connections shall be reused
- d. Remove all existing domestic piping serving the gymnasium showers.

Fire protection:

- A fire sprinkler system does not exist in this building.

Electrical:

- Electrical Distribution system
 - o There are two switchboards, one older with integrated panelboards and one from 1987 addition which back feeds the original 60/70 era switchboard. The 1987 switchboard appears to be in good condition. The capacity may be an issue with increased chiller requirements for any mechanical improvements. The older switchboard is due for replacement as it has exceeded the anticipated service life. A solar field northeast of the building was added to offset utility demands in 2017.
- Fire Alarm
 - o The existing Simplex 4010ES panel is in good condition. Due to a lack of sprinklers in the building, the facility should have full smoke detector coverage, but does not. Areas lacking smoke detectors include classrooms, administrative spaces, and cafeteria. Either sprinklers should be provided, or the fire alarm system should be upgraded in any future remodeling.

- **Lighting**

- o Lighting in common spaces includes flat panel LED. Classrooms consist of surface mounted fluorescent wrap fixtures on metal acoustic deck. The classroom lighting does not have dimming capabilities nor are occupancy sensors installed to turn off lighting when the room is not in use.

Priority Items:

- a. Fire alarm should be updated if fire sprinklers are not planned to be installed.
 - b. Existing older switchboard should be replaced.

Technology:

- **Data cabling and distribution**

- o Building has single mode fiber from administration data center. Most cabling is Category 5. Building has Ruckus wireless access points, one for every two classrooms per district IT standard.

- **Teaching technology equipment**

- o Classrooms include both Promethean interactive touchscreen monitors for the lower grades as well as 65" Samsung monitors for the upper grade levels. Existing equipment is in good condition.

- **Paging / intercom equipment**

- o Existing paging / intercom system is a Dukane paging system that is obsolete and should be replaced. Dukane parts are no longer readily available. It is possible that the existing speakers and wiring may be reused depending on existing condition review with Owner.

Priority Items:

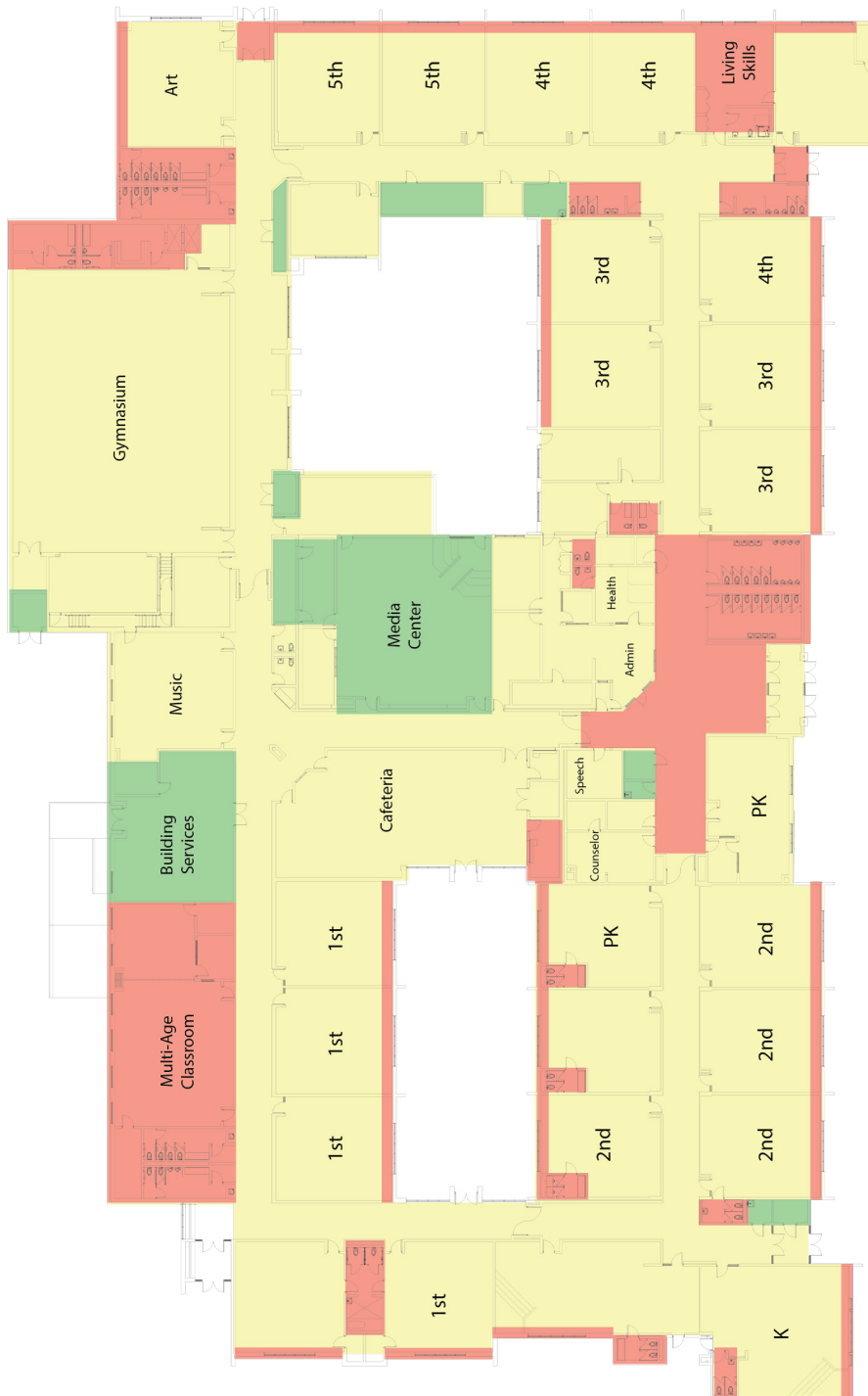
- a. Replace paging / intercom head-end equipment.



Condition Assessments

Joy Elementary School Interior Floorplan

Joy Elementary School - Interior Condition Assessment



Condition Assessments

Joy Elementary School Preliminary Cost Estimate

The Skillman Corporation

Michigan City Area Schools
Joy Elementary School

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1/21/2025

Bid Sort 2	System L1	System L2	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			Conceptual Estimate			
			Construction Cost			
10			Building			
	B2000		Exterior Enclosure			
		B20 4222	Ext Wall Finish, Brick, Clean & Tuckpoint	25,000 sf	5.78 /sf	144,595
		B20 7242	Ext Wall Finish, EIFS, Paint	7,100 sf	3.01 /sf	21,392
		B20 8422	Aluminum Door Hardware Replacement	23 leaf	2,834.78 /leaf	65,200
		B20 8742	Automatic Door Operators	8 ea	20,450.37 /ea	163,603
		xCanop	Canopy, Replace Existing	650 sf	302.50 /sf	196,625
			B2000 Exterior Enclosure	66,717 sf	8.86 /sf	591,414
	Z1012		Functional Area Costs			
		xRHRR	Renovation, Heavy, Restrooms	5,050 sf	948.23 /sf	4,788,575
		xRLMech	Renovation, Light, Mechanical	1,400 sf	113.44 /sf	158,813
		xRLMedC	Renovation, Light, Media Center	2,800 sf	121.00 /sf	338,800
		xRLStor	Renovation, Light, Storage	500 sf	113.44 /sf	56,719
		xRMCafe	Renovation, Medium, Cafeteria	2,800 sf	363.00 /sf	1,016,400
		xRMCorr	Renovation, Medium, Corridors	12,700 sf	181.50 /sf	2,305,050
		xRMCr	Renovation, Medium, Classrooms	32,000 sf	211.75 /sf	6,776,000
		xRMGym	Renovation, Medium, Gym	6,400 sf	242.00 /sf	1,548,800
		xRMOff	Renovation, Medium, Office	4,100 sf	181.50 /sf	744,150
			Z1012 Functional Area Costs	66,717 sf	265.80 /sf	17,733,306
			10 Building	66,717 sf	274.66 /sf	18,324,721
20			Site			
	G2000		Exterior Improvements			
		G20 1052	Asphalt Mill/Resurface, East Lot	2,450 sy	21.12 /sy	51,750
		G20 1054	Asphalt Mill/Resurface, South Lot	3,950 sy	21.47 /sy	84,810
		G20 1062	Seal & Restripe Asphalt, West Lot	2,060 sy	3.47 /sy	7,150
		G20 2102	Concrete Sidewalk Cut/Patch Allowance	7,000 sf	47.99 /sf	335,925
		G20 2104	Concrete Mow Strips	700 sf	18.15 /sf	12,705
		G20 3112	Chain Link Fence/Gates, Replace	1,300 lf	85.39 /lf	111,001
		G20 3412	Site Furnishings, Directional Signage Allowance	1 allow	18,150.00 /allow	18,150
		G20 3414	Site Furnishings, Digital Monument Sign	1 allow	151,250.00 /allow	151,250
		G20 4212	Tree Maintenance Allowance	1 allow	121,000.00 /allow	121,000
		G20 4312	Courtyards, Renovate	9,000 sf	30.25 /sf	272,250
		G25 6322	Playgrounds, Rubber Mulch	567 sy	55.35 /sy	31,383
		G25 6412	Playgrounds, Equipment Allowance	1 allow	181,500.00 /allow	181,500
			G2000 Exterior Improvements	66,717 sf	20.67 /sf	1,378,874
			20 Site	66,717 sf	20.67 /sf	1,378,874
			Construction Cost			19,703,595
			Conceptual Estimate			19,703,595

Condition Assessments



Knapp Elementary School

Condition Assessments

Knapp Elementary School Summary

Michigan City Area Schools	
Building:	Knapp Elementary School
Building Area:	62,700
Site Acreage:	8.36
Enrollment Capacity:	
Current Enrollment:	376
Construction	Construction Type
1963	Original Construction
See Bldg. Area Plan	Additions and Renovations

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	2.94
A.2 Drives/Lots and Walks	3.25
A.3 Site Improvements	3.15
B SAFETY AND SECURITY	
B.1 Secure Building Access	2.75
B.2 Surveillance/Cameras	4.00
C BUILDING ENVELOPE	
C.1 Building Roof	2.26
C.2 Exterior Building Walls	3.49
C.3 Exterior Doors/Windows	3.55
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	1.82
D.2 Floors	2.93
D.3 Walls	2.54
D.4 Ceilings	2.16
D.5 Doors/Borrowed Lites	2.75
D.6 Fixed Equipment	2.92
E BUILDING SYSTEMS	
E.1 Building Plumbing System	2.42
E.2 Building HVAC System	1.94
E.3 Building Temperature Controls	4.00
E.4 Building Electrical System	3.00
E.5 Building Lighting	2.46
E.6 Building Technology	4.06
CONDITION ASSESSMENT AVERAGE SCORE	2.92
CONDITION ASSESSMENT GRADE	58.37



Condition Assessments

Knapp Elementary School Code Analysis

Code Analysis:

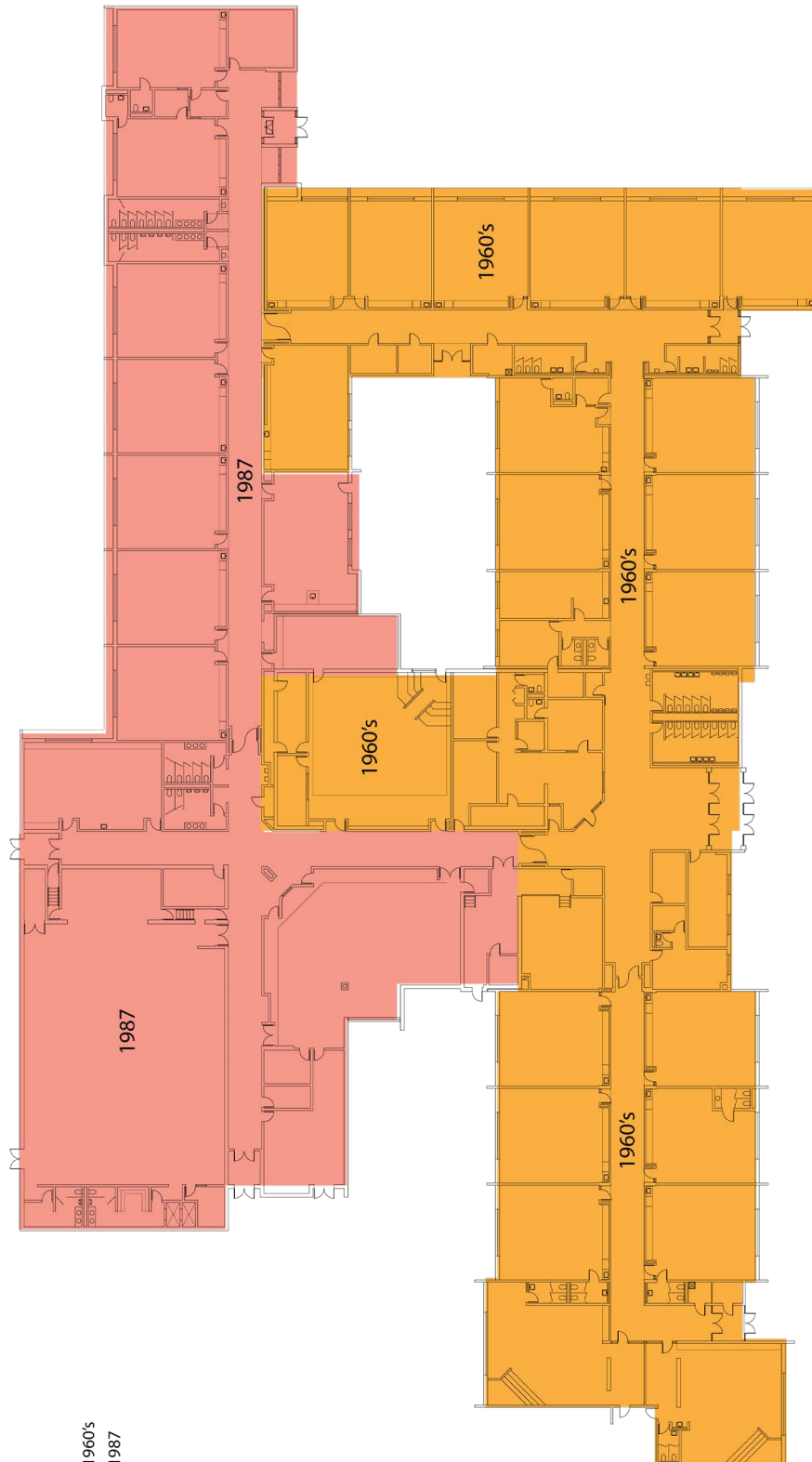
- The Building Occupancy is Group E – Educational.
 - o Allowable area per code is 14,500 SF. No sprinkler increase. Frontage increase possible dependent on public way or open space at perimeter of building.
 - o The overall square footage is 62,700 SF. The existing building is divided into four areas by 2-hour separation walls.
- The Building Type of Construction is Type II-B Unprotected Non-Combustible.
 - o Original construction in 1963.
 - o Addition construction in 1970.
 - o Addition and renovation construction in 1987.
 - o Based on the 1985 Edition of the Uniform Building Code – Indiana Edition.
 - o Mechanical renovations in 2005.
 - o Chiller replacement in 2019.
- The existing Building is NOT equipped with a fire suppression system throughout.

Priority Items:

- a. NOTE: All non-compliant building code items are grandfathered, however, if any item or area is renovated, new work is required to meet current building code.

Condition Assessments

Knapp Elementary School Era Floorplan



North



Condition Assessments

Knapp Elementary School Site

SUMMARY OF ENTIRE SITE					
Category	Subscore	Regions	Score	General Comments	
A.1 Separation/Drop-off/Stacking	2.94	1	2.94		
A.2 Drives/Lots and Walks	3.25	1	3.25		
A.3 Site Improvements	3.15	1	3.15		

SITE					
A.1 Separation/Drop-off/Stacking					
A.1 Identifiable Main Entry			Score	Comments/Remarks	
A.1 Identifiable Main Entry			2.00	Entrance is evident, but not in proximity or connection to parki...	
A.1 ADA Accessibility	Type	Compliant	Score	Comments/Remarks	
A.1 ADA Accessibility	Route	TRUE	2.00	Routes are present, condition could be improved. Long route d...	
A.1 ADA Accessibility	Door	TRUE	4.00	Door hardware replacement would be an improvement. Auton...	
A.1 Parking Space Allocation	Type	Compliant	Quantity	Score	Comments/Remarks
A.1 Parking Space Allocation	Visitor		28.00	5.00	No visitor parking requirement.
A.1 Parking Space Allocation	Staff		49.00	5.00	47 employees. Requirement is 1 space for each employee.
A.1 Parking Space Allocation	Accessible	TRUE	4.00	4.00	2 for visitor and 2 for staff. Requirement is 1 per 25 or 2% whe...
A.1 Site Circulation	Type			Score	Comments/Remarks
A.1 Emergency/Fire Service Access				4.00	School is surrounded by public ways. E, S, and parts of N have b...
A.1 Bus/Vehicular	Separation			1.00	Bus drop-off is on a widened shoulder of the road.
A.1 Bus/Vehicular	Signage			1.00	No signage provided.
A.1 Bus Drop-off/Pick-up	Route Clarity/Safety			2.00	Route is unclear and assumed. Unsafe as it is part of the road.
A.1 Bus Drop-off/Pick-up	Adequate Stacking			3.00	Potential to hinder traffic on the road significantly.
A.1 Car Drop-off/Pick-up	Pedestrian Safety			3.00	
A.1 Car Drop-off/Pick-up	Adequate Stacking			2.00	Multiple lanes needed.
A.1 Car Drop-off/Pick-up	Traffic Pattern			2.00	Assumed to be split? Utilizing staff lot to the N and street parki...
A.1 Delivery Routing	Separation			4.00	
A.1 Delivery Routing	Loading Dock			3.00	No true loading dock, assumed not needed. Some condition im...
SITE A.1 Separation/Drop-off/Stacking			Total	2.94	
A.2 Drives/Lots and Walks					
A.2 Drives/Lots and Walks	Type	%	Subscore	Score	Comments/Remarks
A.2 Sidewalks	Concrete	100	3.00	3.00	Sidewalks are generally in good condition. Some replacement/...
A.2 Sidewalks					
A.2 Sidewalks					
		Sidewalks	Subtotal	3.00	
A.2 Drives	Asphalt	100	3.00	3.00	Drives need resurfacing.
A.2 Drives					
A.2 Drives					
		Drives	Subtotal	3.00	
A.2 Parking Lots	Asphalt	100	3.00	3.00	Parking lots need seal coating/resurfacing.
A.2 Parking Lots					
A.2 Parking Lots					
		Parking Lots	Subtotal	3.00	
A.2 Drives/Parking Lots	Traffic Markings/Striping			4.00	Striping appears newer.
SITE A.2 Drives/Lots and Walks			Total	3.25	
A.3 Site Improvements					
A.3 Site Improvements	Type			Score	Comments/Remarks
A.3 Playground(s)	Accessibility			1.00	Not accessible.
A.3 Playground(s)	Equipment			3.00	Smaller equipment appears aged but in good condition. Larger...
A.3 Playground(s)	Surface			2.00	Old mulch and weeds. One playground area is better than the...
A.3 Playground(s)	Size			3.00	Allotted size is average compared to other ES. Divided playgrou...
		Playground(s)	Subtotal	2.25	
A.3 Landscaping	Trees			3.00	Trees around site are sparatic, some need maintenance and re...
A.3 Landscaping	Landscaping			4.00	Landscaping is minimal but more than other ES. Well maintaine...
		Landscaping	Subtotal	3.50	
A.3 Site Drainage	Flood Points			3.00	Assumed to be reliant on public storm system. Field to W assur...
A.3 Athletic Fields	Support Buildings				N/A
A.3 Athletic Fields	Bleachers/Stadium Seating				N/A
A.3 Athletic Fields	Athletic/Stadium Lighting				N/A
A.3 Athletic Fields	Athletic/Stadium Paving				N/A
A.3 Athletic Fields	Fencing/Gates				N/A
A.3 Athletic Fields	Field Conditions				N/A
A.3 Athletic Fields	Scoreboards				N/A
		Athletic Fields	Subtotal		
A.3 Site Security	Site Lines			3.00	Passive surveillance is blocked by building only providing proxim...
A.3 Site Security	Gated/Not Gated			3.00	Gates are well positioned but in poor condition.
		Site Security	Subtotal	3.00	
A.3 Fencing	Site			4.00	Much of the site is strategically fenced to discourage undesired...
A.3 Fencing	Playground(s)			4.00	Playgrounds are well divided from public for safety, minor imp...
		Fencing	Subtotal	4.00	
SITE A.3 Site Improvements			Total	3.15	

Condition Assessments

Knapp Elementary School Site Summary

ADA Building Access:

- Main entrance is well connected to the road but is disconnected from either parking lot making approach to the building confusing and not convenient for accessibility.
- Accessible parking spots are provided with two in the south parking lot and three in the north parking lot. Neither parking lot is well connected to the main entrance. Instead, the north parking lot is connected to the north doors while the south parking lot is connected to the south doors near the gymnasium. The main entrance does have an automatic door operator while the other mentioned entrances do not.

Priority Items:

- a. The disconnection of parking lots and accessible parking should be taken into consideration. Potential solutions would include incorporation of visitor and accessible parking near the main entrance on the east side of the building resulting in reprogramming drop-off/pick-up locations or relocation of the main entrance and administration area to the north or south of the building in connection with one of the two parking lots. The south of the building appears to have merit.
- b. Accessible parking spot signage should be added.
- c. While curb cuts do exist, each curb cut needs modification and improvement to ensure proper ADA compliance.
- d. All building entrance doors except for the newer southeast entrance door should receive new fully ADA compliant door hardware. If either the north or south entrance doors are meant to be accessible entrance points, consideration should be given to adding automatic door operators.

Drives, Parking, and Sidewalks:

- The site contains two parking lots with associated drives and drop-off/pick-up locations. The parking lot to the south of building with associated drives and drop-off/pick-up location is assumed to be parent drop-off/pick-up for lower grades. The parking lot to the north of the building with associated drives and drop-off/pick-up location is assumed to be parent drop-off/pick-up for upper grades. This parking lot is identified as the staff parking location. The Bolka Avenue to the east of the building has a widened shoulder assumed to be utilized for bus drop-off/pick-up. All parking lots are connected by a system of

sidewalks that are well organized on the north, east, and south of site.

- The maintenance and loading dock are located to the south of the building with a shared drive also utilized for the south parking lot. The drive is located between the south parking lot and south playground which also creates a division from the south parking lot to the student exit location of the building likely utilized for lower grade parent drop-off/pick-up.

Priority Items:

- a. Reconfiguration of access and parking on the site is recommended. If the main entrance and administration areas are relocated, refer to ADA Building Access section for additional notes, parking lots and drives would need to be reconfigured for alignment. If the main entrance remains in the current location, consideration to off-street parking along Bolka Avenue should be considered for visitor/accessible parking.
- b. Parking lots and drives are in poor condition. Drives are worse than parking areas. Resurfacing of the drives may include significant base material work. Parking areas need to seal coated/resurfaced. Striping and traffic markings will need to be redone following these efforts.
- c. Separation of maintenance and loading dock drive from the south parking lot would be beneficial. Additional consideration should be given for location of south parking lot, maintenance and loading dock drive, and lower grades building entrance.
- d. Improved directional signage along streets and at entrances are needed.
- e. Sidewalks throughout the site are from multiple generations of pours but are generally in good condition. Minimal replacement needed, focused primarily on any areas of heaving. Additional sidewalk connection should be extended to the west of the building in conjunction with the playground, refer to the Playground section for additional notes.
- f. Gates at entry drive and east parking lot entrance would increase safety and security throughout the site.



Landscaping/Site Elements:

- The site has an expanse of green space to the west. Mature trees existing primarily close to the building on the north and east elevations and within the courtyard. A couple mature trees existing near the playground on the west side of the building. Landscaped areas are generally located along the east elevation of the building.
- The building contains one landscaped courtyard.

Priority Items:

- a. The green space to the west of the building could be programed to increase usability, refer to the Playground section for additional notes.
- b. The mature trees along the north and east elevations and within the courtyard need to be considered for any damage to infrastructure that the roots may cause. Removal of these trees should be considered. Adding additional trees at playground locations and in conjunction with green space programming would be beneficial.
- c. The north, west, and south elevations of the building should receive mow strips or landscape areas against the building.
- d. No building sign was observed. Installation of new building sign with a combination digital sign is recommended.
- e. The courtyard is overgrown and in need of a refresh.
- f. Perimeter site fencing needs select maintenance and repair.

Playground:

- Two separate playgrounds divided dependent on age level. The playground situated on the south of the site is dedicated to lower grades with direct connection to associated classrooms. The playground and paved area/partial basketball court situated on the west of the site is dedicated to upper grades with an undivided parking lot south of paved area/partial basketball court. Another basketball court is situated to the north of the building. Access is assumed directly from the west doors by the gymnasium or from the north doors which results in travel along unsecured sidewalk into fenced area.
- Playground equipment appears to generally be newer and in condition with a few older pieces of equipment. The surface of

the playgrounds is mulch with the south playground appearing to have older mulch.

Priority Items:

- a. Fencing around the south playground needs to be replaced. Additional fencing at the paved area/partial basketball court to the west would help create a separation from the parking lot increases safety. Due to the expanse of space and site lines hindered by the building, fencing a designated area to the northwest of the building would increase supervision and safety. This would include the north basketball court, west playground and part of the northwest green space. This would eliminate the inclusion of the paved area/partial basketball court.
- b. Replacement of any older playground equipment is recommended such as the swing set within the west playground.
- c. The basketball court to the north and paved area/partial basketball court to the west need to be seal coated/resurfaced.
- d. Playground size and variety of options could be increased by programming of green space surrounding the west playground.
- e. The playground surfaces need to be upgraded for accessibility in combination with additional sidewalk access to the west playground.

Condition Assessments

Knapp Elementary School Safety and Security

SUMMARY OF ALL SAFETY AND SECURITY					
Category		Subscore	Areas	Score	General Comments
B.1 Secure Building Access		2.75	1	2.75	
B.2 Surveillance/Cameras		4.00	1	4.00	

SAFETY AND SECURITY					
B.1 Secure Building Access	Type			Score	Comments/Remarks
B.1_Card/Code/FOBS				5.00	
B.1_Secure_Vestibule	No Admin Connection			1.00	Exists but separated.
B.1_Secure_Technology	AI Voice/Door Release			4.00	AI voice only w/ separate camera.
B.1_Security Officer Station(s)				1.00	
SAFETY AND SECURITY B.1 Secure Building Access			Total	2.75	
B.2 Surveillance/Cameras				Score	Comments/Remarks
B.2_Video Surveillance				4.00	Ex acquisition. All operable.
B.2_Intrusion Detection				4.00	GE Network - halls.
SAFETY AND SECURITY B.2 Surveillance/Cameras			Total	4.00	

Safety and Security Summary

Secure Visitor Access

- The existing building has secure vestibule remotely located from the administration area. The secure vestibule is accessed via intercom/door release system or fob/door release system with surveillance camera mounted separately overhead. Select additional entrances around building have fob/code entry pad systems with all entrances having key access. Once inside the school, no secure area to restrict access is present.
- No security glazing or security film is understood to be present. Security glazing techniques range greatly, all with the goal of increasing time to seek safety and allow proper response.

Priority Items:

- Secure Entrance Improvement project recommended. The scope of work would be determined based on budget and Owner direction but could vary from a relocation of necessary administrative functions to location adjacent and south of existing main entrance to a new administration addition to the east of the existing main entrance. Refer ADA Building Access section for additional notes.
- Security glazing/security film at existing or new main entrance is recommended. Inclusion at all building entrances and windows would increase security.
- Upgrade to intercom/door release system to include video is recommended.
- Expansion of the fob/door release system with surveillance monitoring at all necessary entrances is recommended.



Condition Assessments

Knapp Elementary School Building Envelope

SUMMARY OF ENTIRE BUILDING ENVELOPE

Category	Subscore	Areas/Regions	Score	General Comments
C.2 Exterior Building Walls	3.49	1	3.49	
C.3 Exterior Doors/Windows	3.55	1	3.55	

BUILDING ENVELOPE

C.2 Exterior Building Walls	Type	%	Subscore	Score	Comments/Remarks
C.2_Masonry	Brick	65	3.75	2.44	Brick is generally in good condition, some cleaning and minor t...
C.2_Finish_System	Exterior Insulation (EIFS)	35	3.00	1.05	EIFS in good condition, some areas in need of clean and paint. ...
<select or leave blank>					Mtl Flashing and Fascia in good condition. ...
<select or leave blank>					
BUILDING ENVELOPE C.2 Exterior Building Walls			Total	3.49	
C.3 Exterior Doors/Windows	Type	% or Qty.	Subscore	Score	Comments/Remarks
C.3_Aluminum	Window	140	4.00	3.52	Aluminum with thermal windows in good condition. ...
C.3_Aluminum	Storefront	19	4.00	0.48	Thermal. ...
<select or leave blank>					
<select or leave blank>					
	Exterior Windows	Subtotal	4.00		
C.3_Swinging	Aluminum	11	4.00	2.20	With thermal sidelites/glazing. Some hardware issues and wea...
C.3_Swinging	Hollow Metal	9	2.00	0.90	Frames and doors are in need of replacement. Many doors hav...
<select or leave blank>					
<select or leave blank>					
	Exterior Doors	Subtotal	3.10		
BUILDING ENVELOPE C.3 Exterior Doors/Windows			Total	3.55	

SUMMARY OF ALL ROOFS

Category	Total Sq.Ft.	Subscore	Areas	Score	General Comments
C.1 Building Roof	70,000	2.26	1	2.26	

ROOF

C.1 Building Roof	Type	Install Year	Square Feet	Subscore	Score	Warranty Exp.	Comments/Remarks
C.1_Membrane	EPDM	2003	52,000	2.00	1.49	2018	
	Manufacturer/Installer	Firestone					
C.1_Shingles	Asphalt	2007	9,000	2.00	0.26		
	Manufacturer/Installer						
C.1_Membrane	EPDM	2017	9,000	4.00	0.51	Unknown	
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
ROOF C.1 Building Roof		Total Sq.Ft.	70,000	Total Score	2.26		

Condition Assessments

Knapp Elementary School Building Envelope Summary

Exterior Facades:

- The existing exterior facades are generally comprised of brick veneer from grade up to 7'-4" with EIFS above generally to a height of 10'-0" capped with an aluminum fascia at the roof edge with taller portions on the north and west to a height of 12'-0" and taller portions on the south to a height of 15'-0". The gymnasium is comprised of brick veneer from grade/low roof up to 23'-4" with EIFS above to a height of 26'-0" with gable ends extending higher with the slope of the roof with aluminum gutters or roof edge. Cafeteria has full height brick from grade/low roof up to 18'-0" capped with an aluminum fascia at the roof edge.

- The existing exterior facades are visually in good condition. The brick veneer is due for cleaning and in need of minor tuckpointing maintenance needs. The EIFS has a few select areas of repair needed particular on the south and west of the gymnasium and north addition, needing general cleaning and repainting to ensure strength of the system remains intact. The aluminum fascia appears to be in good condition.

- The aluminum windows are thermal windows and visually appear to be in good condition. Most windows are assumed to be original to the 1987 addition and renovation project which estimates the aluminum frames are in the last quarter of their expected lifespan of 45-60 years, and the glazing units have surpassed their expected lifespan of 20-25 years. Perimeter window sealant appears to be well maintained.

- The aluminum doors are thermal systems and visually appear to be in good condition. Age and lifespan information identical to aluminum windows listed above. Hollow metal frames and doors at gymnasium and loading dock are in poor condition with many containing non-thermal glazing.

Priority Items:

- a. General maintenance of brick veneer including cleaning and tuckpointing.
- b. General maintenance of EIFS including select repairs, cleaning, and repainting of entire system. EIFS repair needs are more prominent on the south and west of the gymnasium and on the north addition.
- c. Replace hollow metal doors and frames at five locations (four pairs and one single) at the gymnasium and loading dock.

- d. The main entrance canopy needs metal gutters and downspouts installed.

Roofs:

- The existing roof is comprised of two types of roofing. EPDM roof membrane manufactured by Firestone installed in 2003 comprises approximately 54,000 SF with warranty that expired in 2018. Another section of EPDM roof membrane with unconfirmed manufacturer (assumed Firestone) was installed in 2017 comprises approximately 8,000 SF with unknown warranty. Asphalt shingles installed in 2007 comprise approximately 8,000 SF.

Priority Items:

- a. Monitor the 2003 EPDM roof membrane. EPDM roof membranes have an average lifespan of 30 – 50 years dependent on install, maintenance, and environmental factors. On the low end, consideration for replacement in 10 years unless concerns or issues are observed earlier.
- b. Monitor the 2007 asphalt shingle. Asphalt shingles have an average lifespan of 15 – 30 years dependent on install, maintenance, and environmental factors. On the low end, consideration for replacement within the next 5 years unless concerns or issues are observed earlier.

Ancillary Spaces:

- Existing art room is approximately 1,020 SF with no separate storage room or kiln. Storage casework surrounds the perimeter of the room with four sink locations and dedicated teaching wall. Floor, wall, and ceiling finishes are original to the 1987 renovation. While dated, these finishes have particularly been well maintained in the art room. Finishes include VCT flooring, wallcovering, and suspended acoustic ceiling system.
- Existing gymnasium is approximately 4,800 SF with locker rooms and storage spaces occupying another approximately 900 SF and a stage of approximately 700 SF which has access behind to a corridor adjacent to a classroom/music room of approximately 1,040 SF. Floor, wall, and ceiling finishes are original to the 1987 renovation. While dated, these finishes have been well maintained, however, the spaces are due for renovation work.
- Existing cafeteria is approximately 2,465 SF with associated



kitchen functions occupying another approximately 300 SF. The combination of spaces is slightly small relative to the building size and comparative district elementary schools. However, comparative to Joy Elementary School which has a very similar overall floorplan, the layout of kitchen and cafeteria allow the space to function better. Floor, wall, and ceiling finishes are primarily original to the 1987 renovation. Serving line is in nook in front of the kitchen which works well.

- Existing media center and associated storage and workroom are approximately 2,500 SF. The space is in good condition with minor maintenance needs relative to floor and wall finishes and equipment condition. Ceiling replacement is recommended due to yellowing of the grid and significant ceiling tile sag.
- Existing administration area is approximately 3,050 SF. Floor, wall, and ceiling finishes are primarily original to the 1987 renovation. Wall finishes in select rooms are in poor condition. Floor and ceiling finishes are in decent to poor condition dependent on room. Refer to Restrooms section for additional notes. The administration area is functionally lacking in current configuration but is also separated from the building's main entrance, refer to Secure Visitor Access section for additional notes.
- Refer to Priority Item "a" under Code section for existing conditions. Existing corridors/classroom walls will need to be confirmed for appropriate fire resistive construction and continuity, due to lack of sprinkler system throughout building, if significant renovation efforts are undertaken.

Priority Items:

- a. Art room renovation needs will be heavily dependent on Owner educational needs with a focus on casework needs, storage needs, and whether a kiln is needed. If additional storage and/or kiln is needed, relocation of the art room function is likely. If deemed not necessary, existing art room renovation would include flooring, wall, and ceiling finishes along with sink dispersed heavy casework inclusion within the existing square footage.
- b. Gymnasium and associated locker room, storage, and stage renovation needs will be heavily dependent on Owner needs. The gymnasium is due for floor base replacement, exposed structure and systems cleaning and repaint, wall padding replacement, and bleacher refinish/replacement. The locker rooms and associated restrooms are not ADA compliant and would qualify for a full renovation and ADA upgrade if utilized within the Owner's program. Similarly, the stage would qualify for a full renovation and ADA upgrade dependent on Owner needs. The attached classroom/music room is typical of notes under the Classroom section. Renovation needs would be based on future use of this space either mirroring typical classroom renovation needs or re-engagement of the space for music curriculum.
- c. Cafeteria and kitchen need a finish upgrade. Expansion and full renovation based on functional need could be considered.
- d. Media center renovation needs will be heavily dependent on Owner educational needs. The media center is functionally traditional but could continue to service the building with minimal finish upgrades. The media center could be fully renovated to functionally serve the building with additional curriculum and educational opportunities.
- e. Administration area needs a renovation to allow more functional use and service to the building. Relocation in whole or in part to be adjacent to the building's main entrance is needed, refer to Secure Visitor Access and ADA Building Access sections for additional notes.

Condition Assessments

Knapp Elementary School Exterior Floorplan





Condition Assessments

Knapp Elementary School Mechanical System

SUMMARY OF ENTIRE MECHANICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.2 Building HVAC System	1.94	1	1.94	
E.3 Building Temperature Controls	4.00	1	4.00	

MECHANICAL SYSTEM

E.2 Building HVAC System	Type			Score	Comments/Remarks
E.2_Central Heating System	Boilers			3.50	
E.2_Central Heating System	Heating Pumps				
E.2_Central Heating System	Air Handling Units			1.00	Original. (4) Aeon RTUs MAU.
		<i>Central Heating System</i>	<i>Subtotal</i>	2.25	
E.2_Cooling System	Chiller			4.00	York 11551k98014198 (2019) Chiller not working while we wer
E.2_Cooling System	Cooling Tower			4.00	Gunter 2019.
E.2_Cooling System	Chilled Water Pumps			3.00	
E.2_Cooling System	Condensing Units			1.00	On roof. These look bad.
		<i>Cooling System</i>	<i>Subtotal</i>	3.00	
E.2_Equipment	Cabinet/Supplemental Heaters				
E.2_Equipment	Fan Coil Units				
E.2_Equipment	Fans				
E.2_Equipment	PTAC Units				
E.2_Equipment	Unit Ventilators			1.00	Drip pan corroded. Original.
E.2_Equipment	Variable Air Volume Terminals				
		<i>Equipment</i>	<i>Subtotal</i>	1.00	
E.2_General	Ductwork			2.00	
E.2_General	Louvers/Exhaust Vents				
E.2_General	Piping			1.00	Change over system. Piping in boiler room in bad condition. To
		<i>General</i>	<i>Subtotal</i>	1.50	
MECHANICAL SYSTEM E.2 Building HVAC System			Total	1.94	
E.3 Building Temperature Controls	Type			Score	Comments/Remarks
E.3_Temperature Controls				4.00	JCI. All electronic.
MECHANICAL SYSTEM E.3 Building Temperature Controls			Total	4.00	

Condition Assessments

Knapp Elementary School Plumbing System

SUMMARY OF ENTIRE PLUMBING SYSTEM

Category	Subscore	Areas	Score	General Comments
E.1 Building Plumbing System	2.42	1	2.42	

PLUMBING SYSTEM

E.1 Building Plumbing System	Type			Score	Comments/Remarks
E.1_Plumbing Fixtures	Water Closets			3.00	
E.1_Plumbing Fixtures	Lavatories			2.00	
E.1_Plumbing Fixtures	Drinking Fountains			3.00	1 old to 1 new.
E.1_Plumbing Fixtures	Showers			2.00	
E.1_Plumbing Fixtures	Dishwashing				
		Plumbing Fixtures	Subtotal	2.50	
E.1_Central Equipment	Hot Water Heating			3.00	
E.1_Central Equipment	Water Softener			1.00	None.
E.1_Central Equipment	Pumps				
		Central Equipment	Subtotal	2.00	
E.1_Water_Service	City			3.00	
E.1_Water Service	Domestic Piping			3.00	
		Water Service	Subtotal	3.00	
E.1_Sewage_System	City			3.00	
E.1_Sewage System	Piping			3.00	
		Sewage System	Subtotal	3.00	
E.1_Gas Service				3.00	
E.1_Fire Suppression				1.00	None.
PLUMBING SYSTEM E.1 Building Plumbing System			Total	2.42	



Condition Assessments

Knapp Elementary School Electrical System

SUMMARY OF ENTIRE ELECTRICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.4 Building Electrical System	3.00	1	3.00	
E.5 Building Lighting	2.46	1	2.46	

ELECTRICAL SYSTEM

E.4 Building Electrical System	Type			Score	Comments/Remarks
E.4_Incoming Service	Size			5.00	1600A, 208/120V, 1600A BPS, FBS. Sad Pwr Style.
E.4_Incoming Service	Condition			3.00	Older MDP backfeed. Panels in hall nooks.
E.4_Incoming Service	Generator			1.00	None.
		Incoming Service	Subtotal	3.00	
E.4_Distribution				3.00	
E.4_Smoke Detection				2.00	None in classrooms.
E.4_Fire Alarm System	Annunciator Panel			4.00	
E.4_Fire Alarm System	Fire Alarm Devices			4.00	Simplex 4010 Es, Batteries 2023. Strokes in Classroom.
		Fire Alarm System	Subtotal	4.00	
ELECTRICAL SYSTEM E.4 Building Electrical System			Total	3.00	
E.5 Building Lighting	Type			Score	Comments/Remarks
E.5_Interior Lighting	Administration				
E.5_Interior Lighting	Corridors/Common			3.00	2x4 FL P. Acr.
E.5_Interior Lighting	Classrooms/Science			3.00	4 lamp wraps on Acoustion deck clg.
E.5_Interior Lighting	Art/Music/Auditorium				
E.5_Interior Lighting	Gymnasium/Natatorium			4.00	6 Lamp FL w/cages.
E.5_Interior Lighting	Cafeteria/Kitchen			3.00	2x4 P. Acr.
E.5_Interior Lighting	Restrooms				
		Interior Lighting	Subtotal	3.25	
E.5_Exterior Lighting	Building Entries			3.00	
E.5_Exterior Lighting	Parking Lots/Drives			1.00	None.
E.5_Exterior Lighting	Athletic/Play Fields			1.00	None.
		Exterior Lighting	Subtotal	1.67	
ELECTRICAL SYSTEM E.4 Building Electrical System E.5 Building Lighti			Total	2.46	

Condition Assessments

Knapp Elementary School Technology

SUMMARY OF ALL TECHNOLOGY

Category	Subscore	Areas	Score	General Comments
E.6 Building Technology	4.06	1	4.06	

TECHNOLOGY

E.6 Building Technology	Type			Score	Comments/Remarks
E.6_Data Distribution	Incoming			5.00	BM from Admin.
E.6_Data Distribution	Cable Type			3.00	Cat 5.
E.6_Data Distribution	Fiber			5.00	
E.6_Data Distribution	Wireless			5.00	Ruckus
	<i>Data Distribution</i>	<i>Subtotal</i>		4.50	
E.6_Classroom Technology	Teacher				
E.6_Classroom Technology	Monitors				
E.6_Classroom Technology	Smartboards			5.00	Promehtean on cart, dock.
E.6_Classroom Technology	Projection				
	<i>Data Distribution</i>	<i>Subtotal</i>		5.00	
E.6_Communications	Intercom/PA			2.00	Old Dukane Rack, call-in sui at chalkboard.
E.6_Sound Systems	Gymnasium/Natatorium			3.00	TOA 900 Series.
E.6_Sound Systems	S.R.			3.00	Phonak.
	<i>Sound Systems</i>	<i>Subtotal</i>		2.67	
TECHNOLOGY E.6 Building Technology		Total		4.06	



Condition Assessments

Knapp Elementary School Building Systems Summary

Mechanical:

• Heating plant

o Building comfort heating is provided by 2 gas-fired boilers which appear and were reported to be in relatively good operating condition. Manufactured in 2016.

o Currently, there are no reported issues or concerns for the continued use of these boilers; therefore, it is reasonable to expect successful continued use of the existing heating system until symptoms providing a reason for replacement manifest.

• Cooling plant:

o Building comfort cooling is provided by 1 indoor scroll style chiller (York) with a remote gunter air-cooled condensing unit mounted on the roof. Both appear to be in good working condition. Both units were manufactured in 2019.

• Building piping/pumps:

o The existing HVAC system off a 2-pipe change over system. The existing hydronic piping throughout the building is in poor condition and was reported to need replacement.

o Building and boiler water circulation is provided by 2 end-suction pumps mounted in parallel.

o Chiller water circulation is provided by 2 end-suction pumps mounted in parallel.

• Air-Handler Plants and Systems:

o Multiple constant-speed air-handlers exist at numerous building locations, inside the building envelope. All the air-handlers and associated air-distribution, and comfort control systems are original to the building construction; except for replaced failed components.

All air-handlers and controls appeared in fair to poor condition and were reported in need of replacement.

• Building Temperature Control System:

o The building's temperature control system throughout the building still utilizes pneumatic controls.

Priority Items:

a. The existing fan coil units in all classrooms will be removed and replaced with new vertical unit ventilators (VUV). By installing VUVs, the required outside air can be delivered to each classroom via the local unit, thus eliminating the need for the four existing make-up air units currently located on the roof.

b. For budget consideration, include 31 x 1200 CFM; 1/3 HP Air handler with heating coil (48 MBH). and cooling coil (39 MBH).

c. For budget consideration, include 2 x 800 CFM; 1/3 HP Air handler with heating coil (35 MBH). and cooling coil (28 MBH).

d. For budget consideration, include 5 x 200 CFM; 1/15 HP Air handler with heating coil (10 MBH). and cooling coil (7.5 MBH).

e. New relief air ventilators shall be provided on the roof to allow for adequate relief air to escape the classrooms or a barometric relief damper option should be provided on each VUV.

f. The existing hydronic piping throughout the building should be removed and replaced with a new 4-pipe system. With the elimination of the make-up air units (MAUs), which were previously providing room-neutral air to each classroom, the increase load required to condition the code required outside air will fall onto the new vertical unit ventilator (VUV). This change will result in a larger heating and chilled water plant. Consequently, the current capacity of the existing boilers and chiller must be evaluated, and additional capacity may be added to accommodate this new approach.

g. All five existing air handlers shall be removed and replaced. They are original to the building.

h. For budget consideration, include 1 x 4800 CFM; 3 HP Air handler with heating coil (159 MBH). and cooling coil (184 MBH).

i. For budget consideration, include 1 x 3000 CFM; 1.5 HP Air handler with heating coil (140 MBH). and cooling coil (118 MBH).

j. For budget consideration, include 1 x 2000 CFM; 1 HP Air handler with heating coil (156 MBH). and cooling coil (76 MBH).

k. For budget consideration, include 1 x 700 CFM; 1/3 HP Air

handler with heating coil (25 MBH). and cooling coil (30 MBH).

l. For budget consideration, include 1 x 8800 CFM; 5 HP Air handler with heating coil (553 MBH). and cooling coil (345 MBH).

m. All existing cabinet unit heaters, exhaust fans, etc. shall be removed and replaced. They are original to the building.

n. For budget consideration, include 15 cabinet unit heaters.

o. For budget consideration, include 27 exhaust fans.

Plumbing:

- The domestic system is served by a Bradford white gas fired water heater manufactured in 2015. The water heater looked to be in fair condition. There is no water softener.

- The existing domestic, sanitary and vent piping throughout the building look to be in fair condition and were reported to be in relatively good to fair operating condition.

- Several restrooms throughout the building are not ADA compliant and are in fair to poor physical condition.

- There are existing showers that have been abandoned near the gymnasium.

Priority Items:

a. The water heater should be replaced and a water softener should be added to the domestic system.

b. All drinking fountains in area being renovated shall be replaced and upgraded to current ADA compliant standards. The existing domestic water, sanity and vent connections shall be reused.

c. In all restrooms fixtures, faucets, flush valves in areas being renovated shall be replaced and upgrade to current ADA compliant standards. The existing domestic water, sanity and vent connections shall be reused.

d. Remove all existing domestic piping serving the gymnasium showers.

Fire protection:

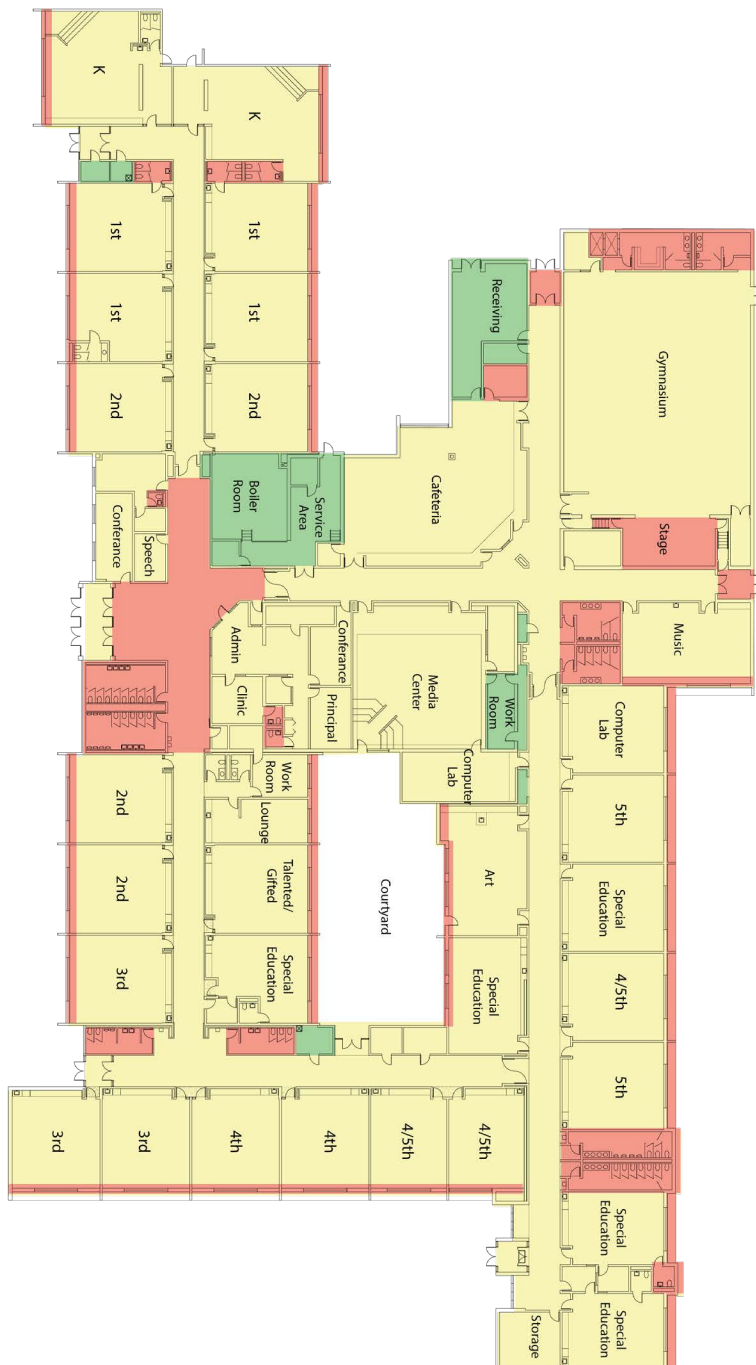
- A fire sprinkler system does not exist in this building.



Condition Assessments

Knapp Elementary School Interior Floorplan

Knapp Elementary School - Interior Condition Assessment



Condition Assessments



Lake Hills Elementary School



Condition Assessments

Lake Hills Elementary School Summary

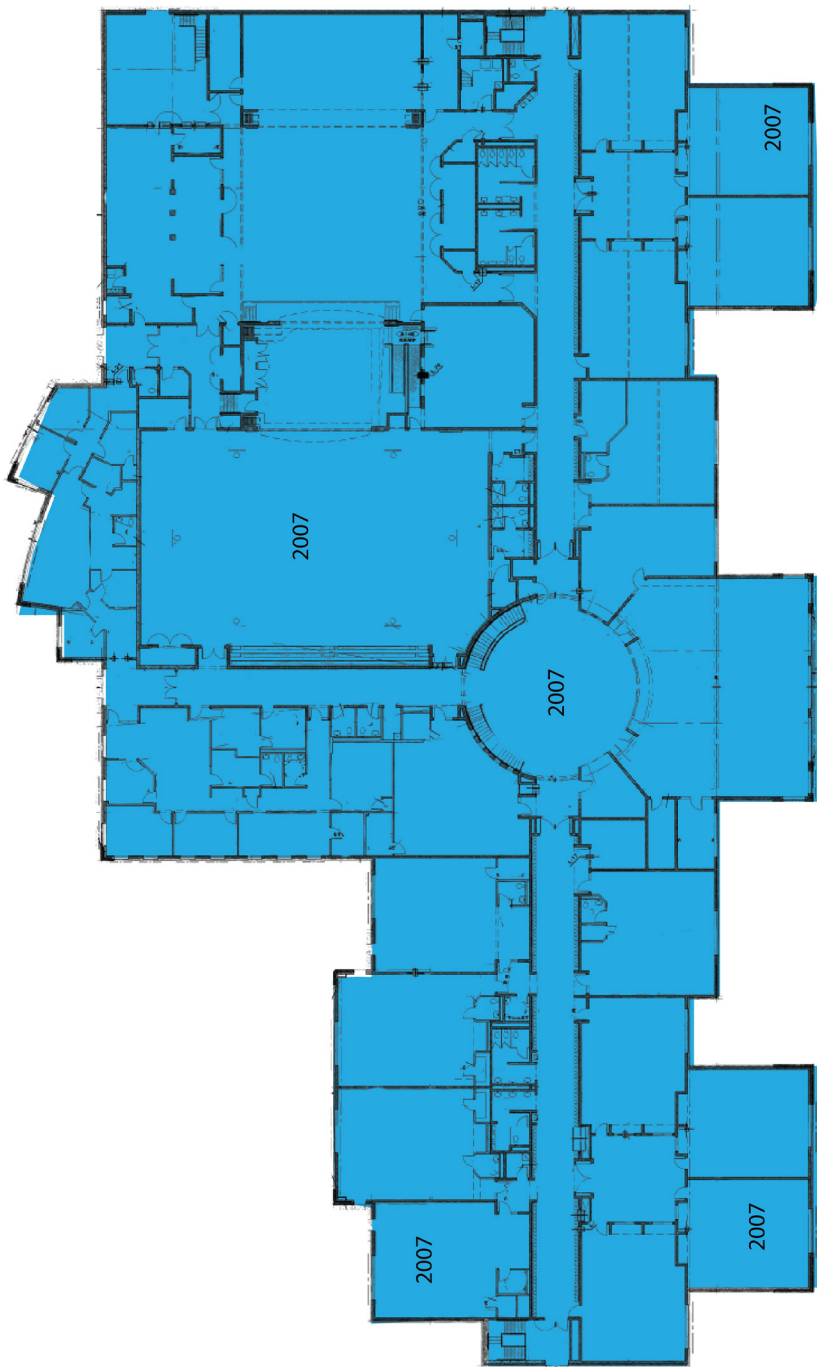
Michigan City Area Schools	
Building:	Lake Hills Elementary School
Building Area:	90,125
Site Acreage:	13.00
Enrollment Capacity:	
Current Enrollment:	383
Construction	Construction Type
2008	Original Construction
See Bldg. Area Plan	Additions and Renovations

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	4.05
A.2 Drives/Lots and Walks	3.81
A.3 Site Improvements	4.13
B SAFETY AND SECURITY	
B.1 Secure Building Access	3.88
B.2 Surveillance/Cameras	4.25
C BUILDING ENVELOPE	
C.1 Building Roof	3.44
C.2 Exterior Building Walls	3.56
C.3 Exterior Doors/Windows	4.22
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	4.83
D.2 Floors	3.89
D.3 Walls	3.75
D.4 Ceilings	4.29
D.5 Doors/Borrowed Lites	4.50
D.6 Fixed Equipment	4.39
E BUILDING SYSTEMS	
E.1 Building Plumbing System	3.44
E.2 Building HVAC System	3.04
E.3 Building Temperature Controls	2.00
E.4 Building Electrical System	3.92
E.5 Building Lighting	3.54
E.6 Building Technology	3.56
CONDITION ASSESSMENT AVERAGE SCORE	3.82
CONDITION ASSESSMENT GRADE	76.47

Condition Assessments

Lake Hills Elementary School Era Floorplan



2007



North



Condition Assessments

Lake Hills Elementary School Site

SUMMARY OF ENTIRE SITE

Category	Subscore	Regions	Score	General Comments
A.1 Separation/Drop-off/Stacking	4.05	1	4.05	
A.2 Drives/Lots and Walks	3.81	1	3.81	
A.3 Site Improvements	4.13	1	4.13	

SITE

A.1 Separation/Drop-off/Stacking					
A.1 Identifiable Main Entry				Score	Comments/Remarks
A.1 Identifiable Main Entry				4.50	Entrance is evident. Additional site entrance signage would add.
A.1 ADA Accessibility	Type	Compliant		Score	Comments/Remarks
A.1 ADA Accessibility	Route	TRUE		5.00	
A.1 ADA Accessibility	Door	TRUE		5.00	
A.1 Parking Space Allocation	Type	Compliant	Quantity	Score	Comments/Remarks
A.1 Parking Space Allocation	Visitor		26.00	5.00	No visitor parking requirement.
A.1 Parking Space Allocation	Staff		50.00	5.00	45 employees. Requirement is 1 space for each employee.
A.1 Parking Space Allocation	Accessible	TRUE	4.00	5.00	4 total. Requirement is 1 per 25 or 2% when count is 501 or more.
A.1 Site Circulation	Type			Score	Comments/Remarks
A.1 Emergency/Fire Service Access				3.50	School is accessible primarily on the west side. Interior has good access.
A.1 Bus/Vehicular	Separation			3.50	Share Ferguson Road. Separate lots.
A.1 Bus/Vehicular	Signage			2.00	Site signage would ensure lots remain dedicated.
A.1 Bus Drop-off/Pick-up	Route Clarity/Safety			4.00	Route is clear for buses.
A.1 Bus Drop-off/Pick-up	Adequate Stacking			4.00	Moderate but assumed to be close to adequate.
A.1 Car Drop-off/Pick-up	Pedestrian Safety			4.00	Multiple lanes and overlap of bus/car results in reduced safety.
A.1 Car Drop-off/Pick-up	Adequate Stacking			3.00	Multiple lanes needed.
A.1 Car Drop-off/Pick-up	Traffic Pattern			3.50	Enters and exits at one location.
A.1 Delivery Routing	Separation			3.75	Accessed via drive for bus lot. Assumed timing would be crucial.
A.1 Delivery Routing	Loading Dock			4.00	
SITE A.1 Separation/Drop-off/Stacking				Total	4.05
A.2 Drives/Lots and Walks	Type	%	Subscore	Score	Comments/Remarks
A.2 Sidewalks	Concrete	100	4.00	4.00	Only minor repairs needed, general maintenance.
A.2 Sidewalks					
A.2 Sidewalks					
		<i>Sidewalks</i>	<i>Subtotal</i>	4.00	
A.2 Drives	Asphalt	100	3.50	3.50	Drives are in good condition, approaching resurfacing needs. See comments.
A.2 Drives					
A.2 Drives					
		<i>Drives</i>	<i>Subtotal</i>	3.50	
A.2 Parking Lots	Asphalt	100	3.50	3.50	Lots are in good condition, approaching resurfacing needs. See comments.
A.2 Parking Lots					
A.2 Parking Lots					
		<i>Parking Lots</i>	<i>Subtotal</i>	3.50	
A.2 Drives/Parking Lots	Traffic Markings/Striping			4.25	
SITE A.2 Drives/Lots and Walks				Total	3.81
A.3 Site Improvements	Type			Score	Comments/Remarks
A.3 Playground(s)	Accessibility			3.00	Surface improvement would allow accessibility.
A.3 Playground(s)	Equipment			4.00	Most equipment in good condition.
A.3 Playground(s)	Surface			3.00	Play surfaces are good. See Accessibility comments.
A.3 Playground(s)	Size			4.50	
		<i>Playground(s)</i>	<i>Subtotal</i>	3.63	
A.3 Landscaping	Trees			3.75	Trees are generally at edge of site on N and S. Some trees along fence.
A.3 Landscaping	Landscaping			5.00	
		<i>Landscaping</i>	<i>Subtotal</i>	4.38	
A.3 Site Drainage	Flood Points			4.50	
A.3 Athletic Fields	Support Buildings				N/A
A.3 Athletic Fields	Bleachers/Stadium Seating				N/A
A.3 Athletic Fields	Athletic/Stadium Lighting				N/A
A.3 Athletic Fields	Athletic/Stadium Paving				N/A
A.3 Athletic Fields	Fencing/Gates				N/A
A.3 Athletic Fields	Field Conditions				N/A
A.3 Athletic Fields	Scoreboards				N/A
		<i>Athletic Fields</i>	<i>Subtotal</i>		
A.3 Site Security	Site Lines			4.50	
A.3 Site Security	Gated/Not Gated			4.00	Gates at lots could be utilized, assumed not crucial to function.
		<i>Site Security</i>	<i>Subtotal</i>	4.25	
A.3 Fencing	Site			4.00	Site is buffered by physical conditions and adjacency to Mullen.
A.3 Fencing	Playground(s)			3.75	W playground for lower grades has low fencing.
		<i>Fencing</i>	<i>Subtotal</i>	3.88	
SITE A.3 Site Improvements				Total	4.13

Condition Assessments

Lake Hills Elementary School Site and Security

SUMMARY OF ALL SAFETY AND SECURITY

Category	Subscore	Areas	Score	General Comments
B.1 Secure Building Access	3.88	1	3.88	
B.2 Surveillance/Cameras	4.25	1	4.25	

SAFETY AND SECURITY

B.1 Secure Building Access	Type	Score	Comments/Remarks
B.1_Card/Code/FOBS		5.00	
B.1_Secure_Vestibule	Direct Admin Connection	4.50	Securing door from admin to school would allow proper function...
B.1_Secure_Technology	AI Voice & Video/Door Release	5.00	
B.1_Security Officer Station(s)		1.00	
SAFETY AND SECURITY B.1 Secure Building Access		Total	3.88
B.2 Surveillance/Cameras		Score	Comments/Remarks
B.2_Video Surveillance		4.50	
B.2_Intrusion Detection		4.00	Building has a GE burglar alarm with motion sensors at entries ...
SAFETY AND SECURITY B.2 Surveillance/Cameras		Total	4.25



Condition Assessments

Lake Hills Elementary School Building Envelope

SUMMARY OF ENTIRE BUILDING ENVELOPE

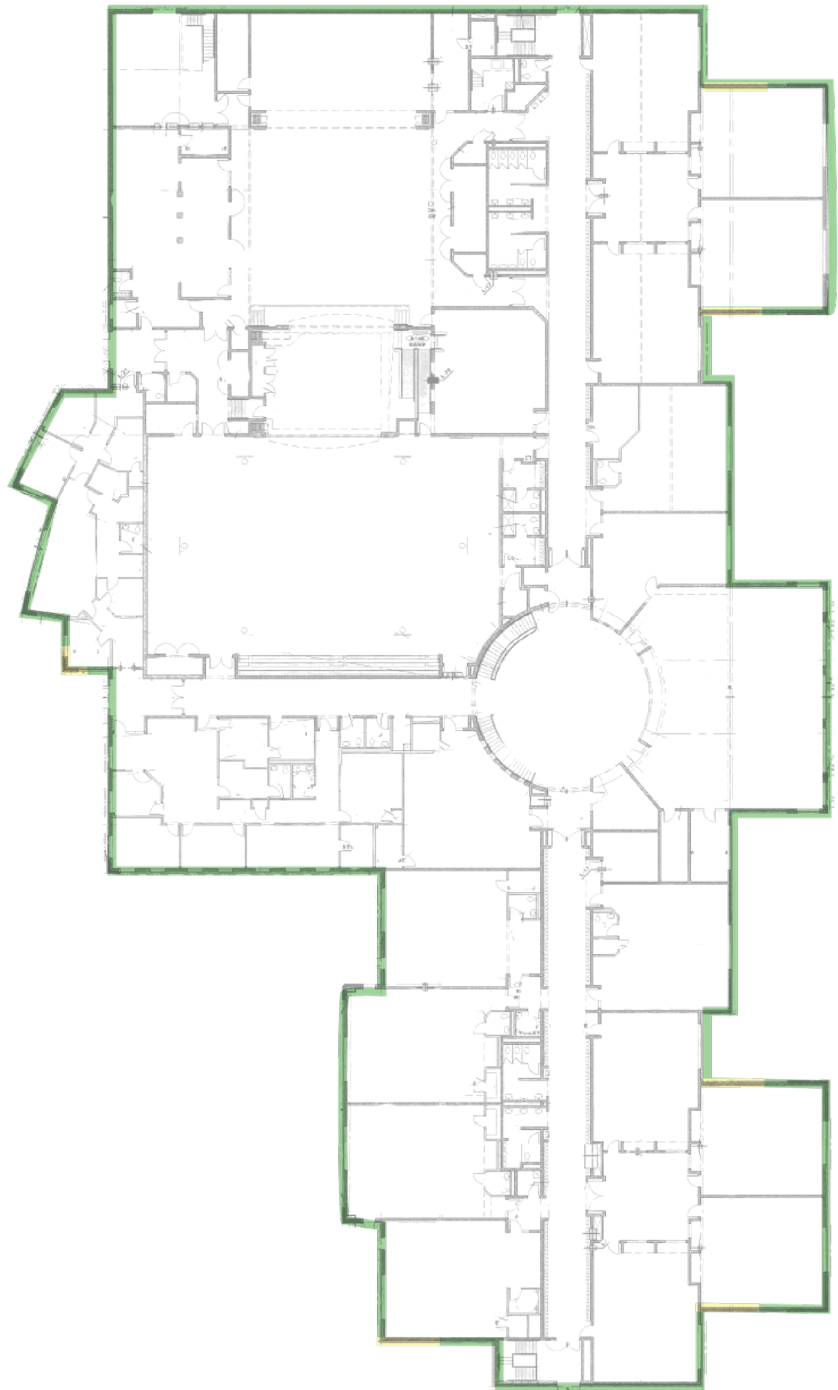
Category	Subscore	Areas/Regions	Score	General Comments
C.2 Exterior Building Walls	3.56	1	3.56	
C.3 Exterior Doors/Windows	4.22	1	4.22	

BUILDING ENVELOPE

C.2 Exterior Building Walls	Type	%	Subscore	Score	Comments/Remarks
C.2_Masonry	Brick	75	3.75	2.81	Brick is in good condition, could use clean and general maintain...
C.2_Finish_System	Exterior Insulation (EIFS)	25	3.00	0.75	EIFS in good condition, most areas in need of repaint. Minor ar...
<select or leave blank>					
<select or leave blank>					
BUILDING ENVELOPE C.2 Exterior Building Walls			Total	3.56	
C.3 Exterior Doors/Windows	Type	% or Qty.	Subscore	Score	Comments/Remarks
C.3_Aluminum	Window	65	3.75	2.44	Most aluminum window screens have been removed due to fa...
C.3_Aluminum	Storefront	25	4.50	1.13	
C.3_Aluminum	Curtainwall	10	4.50	0.45	
<select or leave blank>					
<i>Exterior Windows</i>			<i>Subtotal</i>	4.01	
C.3_Swinging	Aluminum	12	4.50	3.86	
C.3_Swinging	Hollow Metal	2	4.00	0.57	
<select or leave blank>					
<select or leave blank>					
<i>Exterior Doors</i>			<i>Subtotal</i>	4.43	
BUILDING ENVELOPE C.3 Exterior Doors/Windows			Total	4.22	

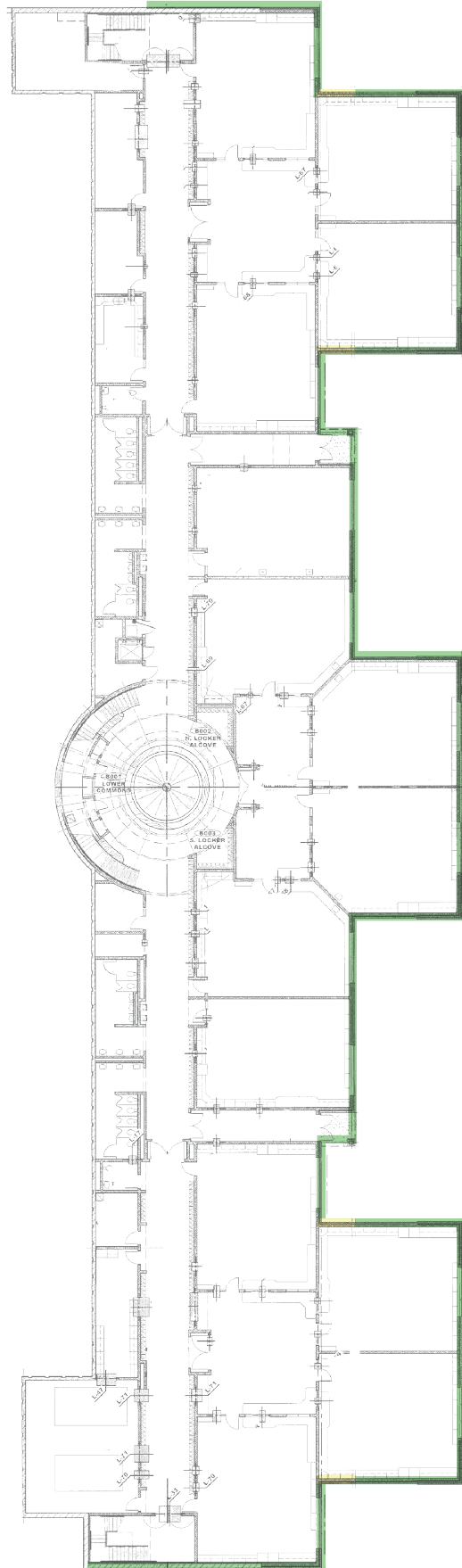
Condition Assessments

Lake Hills Elementary School Exterior Floorplan





Wake Hills Elementary School - Exterior Condition Assessment
2nd Floor Plan



Condition Assessments

Lake Hills Elementary School Mechanical System

SUMMARY OF ENTIRE MECHANICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.2 Building HVAC System	3.04	1	3.04	
E.3 Building Temperature Controls	2.00	1	2.00	

MECHANICAL SYSTEM

E.2 Building HVAC System	Type		Score	Comments/Remarks
E.2_Central Heating System	Boilers		2.00	Boiler issues have been present. Unless they have been replaced...
E.2_Central Heating System	Heating Pumps		3.00	Motors have been replaced.
E.2_Central Heating System	Air Handling Units		3.00	Look to be in good condition. Few dried up rust puddles near A...
	<i>Central Heating System</i>	<i>Subtotal</i>	2.67	
E.2_Cooling System	Chiller		2.00	According to owner these units are tripping out occasionally. A...
E.2_Cooling System	Cooling Tower			
E.2_Cooling System	Chilled Water Pumps		3.00	Motors have been replaced.
E.2_Cooling System	Condensing Units			
	<i>Cooling System</i>	<i>Subtotal</i>	2.50	
E.2_Equipment	Cabinet/Supplemental Heaters			
E.2_Equipment	Fan Coil Units			
E.2_Equipment	Fans			
E.2_Equipment	PTAC Units			
E.2_Equipment	Unit Ventilators			
E.2_Equipment	Variable Air Volume Terminals		3.00	Controls.
	<i>Equipment</i>	<i>Subtotal</i>	3.00	
E.2_General	Ductwork		4.00	
E.2_General	Louvers/Exhaust Vents			
E.2_General	Piping		4.00	
	<i>General</i>	<i>Subtotal</i>	4.00	
MECHANICAL SYSTEM E.2 Building HVAC System		Total	3.04	
E.3 Building Temperature Controls	Type		Score	Comments/Remarks
E.3_Temperature Controls			2.00	TAC schneider electric controls. Original to 2008.
MECHANICAL SYSTEM E.3 Building Temperature Controls		Total	2.00	



Condition Assessments

Lake Hills Elementary Plumbing System

SUMMARY OF ENTIRE PLUMBING SYSTEM

Category	Subscore	Areas	Score	General Comments
E.1 Building Plumbing System	3.44	1	3.44	

PLUMBING SYSTEM

E.1 Building Plumbing System	Type			Score	Comments/Remarks
E.1_Plumbing Fixtures	Water Closets			3.00	
E.1_Plumbing Fixtures	Lavatories			3.00	
E.1_Plumbing Fixtures	Drinking Fountains			2.50	
E.1_Plumbing Fixtures	Showers			4.00	
E.1_Plumbing Fixtures	Dishwashing				
	<i>Plumbing Fixtures</i>	<i>Subtotal</i>		3.13	
E.1_Central Equipment	Hot Water Heating			2.00	Unless units have been replaced, they are at the end of usable ...
E.1_Central Equipment	Water Softener			1.00	None. ...
E.1_Central Equipment	Pumps				
	<i>Central Equipment</i>	<i>Subtotal</i>		1.50	
E.1_Water_Service	City			4.00	
E.1_Water Service	Domestic Piping			4.00	
	<i>Water Service</i>	<i>Subtotal</i>		4.00	
E.1_Sewage_System	City			4.00	
E.1_Sewage System	Piping			4.00	
	<i>Sewage System</i>	<i>Subtotal</i>		4.00	
E.1_Gas Service				4.00	
E.1_Fire Suppression				4.00	
PLUMBING SYSTEM E.1 Building Plumbing System		Total		3.44	

Condition Assessments

Lake Hills Elementary School Electrical System

SUMMARY OF ENTIRE ELECTRICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.4 Building Electrical System	3.92	1	3.92	
E.5 Building Lighting	3.54	1	3.54	

ELECTRICAL SYSTEM

E.4 Building Electrical System	Type		Score	Comments/Remarks
E.4_Incoming Service	Size		4.00	
E.4_Incoming Service	Condition		4.00	GE Spectra series swb, bps main, cb branches, 2008
E.4_Incoming Service	Generator		3.00	Kohler - need confirmed fuel type and genset size, EM and SB A
	Incoming Service	Subtotal	3.67	
E.4_Distribution			4.00	GE A series panelboards, original 2008
E.4_Smoke Detection			4.00	Located in storage areas, clinic (sprinkled building)
E.4_Fire Alarm System	Annunciator Panel		4.00	Simplex annunciator panel showed 2 system troubles
E.4_Fire Alarm System	Fire Alarm Devices			Simplex 4100ES, good strobe coverage
	Fire Alarm System	Subtotal	4.00	
ELECTRICAL SYSTEM E.4 Building Electrical System			Total	3.92
E.5 Building Lighting	Type		Score	Comments/Remarks
E.5_Interior Lighting	Administration		4.00	Basket troffer - fluorescent
E.5_Interior Lighting	Corridors/Common		3.00	Lay-in acrylic lensed troffer - fluorescent lamp
E.5_Interior Lighting	Classrooms/Science		4.00	Suspended linear direct / indirect and recessed troffers
E.5_Interior Lighting	Art/Music/Auditorium		4.00	Suspended linear
E.5_Interior Lighting	Gymnasium/Natatorium		3.00	Suspended fluorescent wraps
E.5_Interior Lighting	Cafeteria/Kitchen		3.00	Fluorescent
E.5_Interior Lighting	Restrooms		4.00	Lay-in acrylic lensed troffer - fluorescent lamp
	Interior Lighting	Subtotal	3.57	
E.5_Exterior Lighting	Building Entries		3.00	MH, missing emerg egress backup
E.5_Exterior Lighting	Parking Lots/Drives		4.00	Original MH fixtures
E.5_Exterior Lighting	Athletic/Play Fields			NA
	Exterior Lighting	Subtotal	3.50	
ELECTRICAL SYSTEM E.4 Building Electrical System E.5 Building Lighti			Total	3.54



Condition Assessments

Lake Hills Elementary Technology

SUMMARY OF ALL TECHNOLOGY

Category	Subscore	Areas	Score	General Comments
E.6 Building Technology	3.56	1	3.56	

TECHNOLOGY

E.6 Building Technology	Type			Score	Comments/Remarks
E.6_Data Distribution	Incoming			5.00	Fiber from district admin building
E.6_Data Distribution	Cable Type			3.00	Cat 5E+ station cabling
E.6_Data Distribution	Fiber			4.00	MM between closets and MDF?
E.6_Data Distribution	Wireless			4.00	Ruckus
		<i>Data Distribution</i>	<i>Subtotal</i>	4.00	
E.6_Classroom Technology	Teacher				
E.6_Classroom Technology	Monitors			3.00	Mix of older wall mounted monitors
E.6_Classroom Technology	Smartboards			4.00	Promethean carts
E.6_Classroom Technology	Projection			3.00	Ultra short throws in some rooms - DLPs
		<i>Data Distribution</i>	<i>Subtotal</i>	3.33	
E.6_Communications	Intercom/PA			3.00	Multi-com 2000 head-end
E.6_Sound Systems	Gymnasium/Natatorium			3.00	
E.6_Sound Systems	S.R.			4.00	District standard vertical soundbar in classroom
		<i>Sound Systems</i>	<i>Subtotal</i>	3.33	
TECHNOLOGY E.6 Building Technology			Total	3.56	

Condition Assessments

Lake Hills Elementary School Building Systems Summary

Mechanical:

• Heating plant

- o Building comfort heating is provided by three gas-fired boilers which appear and were reported to be in relatively fair to poor operating condition.

- o Heat exchangers have been replaced on two units.

- o Building heating hot water circulation is provided by two variable primary end-suction pumps.

• Cooling plant:

- o Building comfort cooling is provided by two air cooled chillers with remote evaporator barrels. Both the chillers are reported to be in poor condition.

- o Building chilled water circulation is provided by two variable primary end-suction pumps.

• Air-Handler Plants and Systems:

- o Multiple constant and variable air volume (VAV) air-handlers exist at numerous building locations (11), inside of the building envelope. All air-handlers and associated air-distribution, and comfort control systems are original to the building construction; except for replaced failed components. All air-handlers appeared in fair condition.

• Building Temperature Control System:

- o The building's temperature control system utilizes schneider electric devices and operates on Niagara framework. Controls are original to the building.

Priority Items:

- a. The three existing boilers will be removed and replaced.

- b. For budget consideration, include 3 x 2000 MBH condensing boilers.

- c. The existing air cooled chillers shall be removed and replaced.

- d. For budget consideration, include 2 x 100-ton air-cooled chillers with remote barrels.

- e. The existing temperature control system, include all hydronic valves throughout the building should be removed and replaced.

- f. The existing air handling units are in fair condition. These units probably have another ten years of useful life.

- g. All associated air terminal units shall remain.

Plumbing:

- The domestic system is served by a gas fired boiler original to the 2008 construction. There is no water softener.

- The existing domestic, sanitary and vent piping throughout the building look to be in good to fair condition and were reported to be in relatively good to fair operating condition.

- The existing restrooms throughout the building look to be in fair to good physical condition.

Priority Items:

- a. The boiler should be removed and replace with a new boiler. A water softener should be added.

- b. Several water closet lids shall be removed and replaced.

Fire protection:

- A fire sprinkler system was present in the existing building. It looks to be in decent condition.

Priority Items:

- a. None currently.

Condition Assessments



Marsh Elementary School

Condition Assessments

Marsh Elementary Interior Floorplan

Michigan City Area Schools	
Building:	Marsh Elementary School
Building Area:	52,350
Site Acreage:	3.68
Enrollment Capacity:	
Current Enrollment:	325
Construction	Construction Type
1950s	Original Construction
See Bldg. Area Plan	Additions and Renovations

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	3.00
A.2 Drives/Lots and Walks	3.67
A.3 Site Improvements	3.68
B SAFETY AND SECURITY	
B.1 Secure Building Access	2.63
B.2 Surveillance/Cameras	4.00
C BUILDING ENVELOPE	
C.1 Building Roof	5.00
C.2 Exterior Building Walls	3.94
C.3 Exterior Doors/Windows	3.95
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	2.00
D.2 Floors	3.35
D.3 Walls	3.09
D.4 Ceilings	3.38
D.5 Doors/Borrowed Lites	3.83
D.6 Fixed Equipment	3.12
E BUILDING SYSTEMS	
E.1 Building Plumbing System	2.38
E.2 Building HVAC System	3.06
E.3 Building Temperature Controls	4.00
E.4 Building Electrical System	3.25
E.5 Building Lighting	3.50
E.6 Building Technology	3.33
CONDITION ASSESSMENT AVERAGE SCORE	3.41
CONDITION ASSESSMENT GRADE	68.15



Condition Assessments

Marsh Elementary School Code Analysis

Code Analysis:

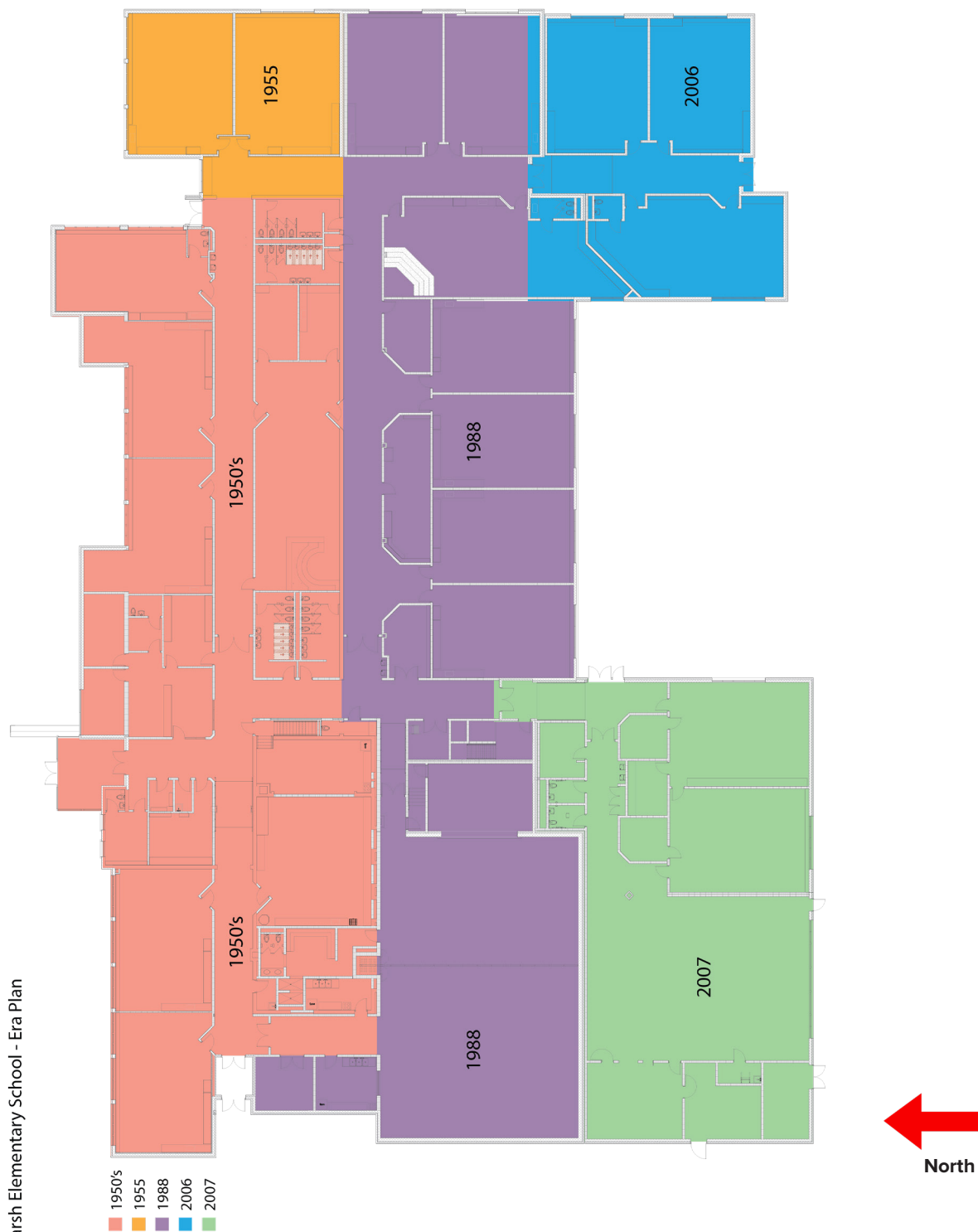
- The Building Occupancy is Group E – Educational.
 - o Allowable area per code is 14,500 SF. No sprinkler increase. Frontage increase possible dependent on public way or open space at perimeter of building.
 - o The overall square footage is 52,350 SF. The existing building is divided into four areas by 2-hour separation walls.
- The Building Type of Construction is Type II-B Unprotected Non-Combustible.
 - o Original construction assumed to be in the pre-1950s.
 - o Addition construction in 1955.
 - o Roof replacement in 1982.
 - o Addition and renovation construction in 1988.
 - o Based on the 1985 Edition of the Uniform Building Code – Indiana Edition.
 - o Addition construction in 2006.
 - o Addition construction in 2007.
- The existing Building is NOT equipped with a fire suppression system throughout.

Priority Items:

- a. NOTE: All non-compliant building code items are grandfathered, however, if any item or area is renovated, new work is required to meet current building code.

Condition Assessments

Marsh Elementary School Era Floorplan





Condition Assessments

Marsh Elementary School Site

SUMMARY OF ENTIRE SITE

Category	Subscore	Regions	Score	General Comments
A.1 Separation/Drop-off/Stacking	3.00	1	3.00	
A.2 Drives/Lots and Walks	3.67	1	3.67	
A.3 Site Improvements	3.68	1	3.68	

SITE

A.1 Separation/Drop-off/Stacking					
A.1 Identifiable Main Entry				Score	Comments/Remarks
A.1 Identifiable Main Entry				4.00	Entrance is identifiable, but not in proximity or connection to p...
A.1 ADA Accessibility	Type	Compliant		Score	Comments/Remarks
A.1 ADA Accessibility	Route	TRUE		3.00	Routes are present, condition could be improved. Long route d...
A.1 ADA Accessibility	Door	TRUE		4.00	Door hardware replacement would be an improvement. Auton...
A.1 Parking Space Allocation	Type	Compliant	Quantity	Score	Comments/Remarks
A.1 Parking Space Allocation	Visitor		15.00	5.00	No visitor parking requirement.
A.1 Parking Space Allocation	Staff		40.00	5.00	38 employees. Requirement is 1 space for each employee.
A.1 Parking Space Allocation	Accessible	FALSE	2.00	3.00	2 for visitor and 0 for staff. Requirement is 1 per 25 or 2% whe...
A.1 Site Circulation	Type			Score	Comments/Remarks
A.1 Emergency/Fire Service Access				4.00	School is surrounded by public ways. N, E, S, and W with playg...
A.1 Bus/Vehicular	Separation			2.00	Bus drop-off is assumed on the road.
A.1 Bus/Vehicular	Signage			1.00	No signage provided.
A.1 Bus Drop-off/Pick-up	Route Clarity/Safety			2.00	Route is unclear and assumed. Unsafe as it is part of the road.
A.1 Bus Drop-off/Pick-up	Adequate Stacking			3.00	Potential to hinder traffic on the road significantly.
A.1 Car Drop-off/Pick-up	Pedestrian Safety			2.00	
A.1 Car Drop-off/Pick-up	Adequate Stacking			2.00	Will hinder traffic on the road significantly.
A.1 Car Drop-off/Pick-up	Traffic Pattern			2.00	Assumed to be on the road. Assumed to separated from bus dr...
A.1 Delivery Routing	Separation			3.00	
A.1 Delivery Routing	Loading Dock			3.00	No true loading dock, assumed not needed.
SITE A.1 Separation/Drop-off/Stacking				Total	3.00
A.2 Drives/Lots and Walks	Type	%	Subscore	Score	Comments/Remarks
A.2 Sidewalks	Concrete	100	4.00	4.00	Sidewalks are generally in good condition. Some minor replace...
A.2 Sidewalks					
A.2 Sidewalks					
		<i>Sidewalks</i>	<i>Subtotal</i>	4.00	
A.2 Drives					N/A.
A.2 Drives					
A.2 Drives					
		<i>Drives</i>	<i>Subtotal</i>		
A.2 Parking_Lots	Asphalt	100	3.00	3.00	Parking areas need seal coating/resurfacing.
A.2 Parking_Lots					
A.2 Parking_Lots					
		<i>Parking Lots</i>	<i>Subtotal</i>	3.00	
A.2 Drives/Parking Lots	Traffic Markings/Striping			4.00	Striping appears newer.
SITE A.2 Drives/Lots and Walks				Total	3.67
A.3 Site Improvements	Type			Score	Comments/Remarks
A.3 Playground(s)	Accessibility			4.00	
A.3 Playground(s)	Equipment			4.00	Equipment appears newer.
A.3 Playground(s)	Surface			5.00	New surface being installed during assessment.
A.3 Playground(s)	Size			3.50	Allotted size is smaller compared to other ES. Assumed to be a...
		<i>Playground(s)</i>	<i>Subtotal</i>	4.13	
A.3 Landscaping	Trees			4.00	Well established trees around the perimeter of site focused on...
A.3 Landscaping	Landscaping			4.00	Landscaping is minimal. Well maintained.
		<i>Landscaping</i>	<i>Subtotal</i>	4.00	
A.3 Site Drainage	Flood Points			3.00	Assumed to be reliant on public storm system. Field to S assum...
A.3 Athletic Fields	Support Buildings				N/A
A.3 Athletic Fields	Bleachers/Stadium Seating				N/A
A.3 Athletic Fields	Athletic/Stadium Lighting				N/A
A.3 Athletic Fields	Athletic/Stadium Paving				N/A
A.3 Athletic Fields	Fencing/Gates				N/A
A.3 Athletic Fields	Field Conditions				N/A
A.3 Athletic Fields	Scoreboards				N/A
		<i>Athletic Fields</i>	<i>Subtotal</i>		
A.3 Site Security	Site Lines			3.00	Passive surveillance is blocked by building only providing proxim...
A.3 Site Security	Gated/Not Gated			4.00	Gates are well positioned.
		<i>Site Security</i>	<i>Subtotal</i>	3.50	
A.3 Fencing	Site			3.50	Much of the south of the site is fenced to discourage undesired...
A.3 Fencing	Playground(s)			4.00	Playground is part of listed above. Courtyard has separate fenc...
		<i>Fencing</i>	<i>Subtotal</i>	3.75	
SITE A.3 Site Improvements				Total	3.68

Condition Assessments

Marsh Elementary School Site Summary

ADA Building Access:

- Main entrance is well connected to the road but is disconnected from either off-street parking area with no dedicated parking lot existent. This makes the approach to the building confusing and not convenient for accessibility.
- Accessible parking spots are provided within the off-street parking to the east of the site. The main entrance does not have an automatic door operator.

Priority Items:

- a. The disconnection of off-street parking areas and accessible parking should be taken into consideration. Potential solutions would include incorporation of visitor and accessible parking along the road to the north of the site, however, this would likely inhibit drop-off/pick-up patterns. In lieu of a more direct connection, increasing the usability and function of the accessible parking spots, accessible path to main entrance, and main entrance would be beneficial. This includes improved accessible parking spots, increased sidewalk from accessible parking to main entrance, and main entrance improvements such as automatic door operator and hardware upgrade.
- b. Accessible parking spot signage should be added.
- c. All building entrance doors should receive new fully ADA compliant door hardware. Consideration should be given to adding automatic door operators at all exterior doors intended for use as accessible entrance points.

Drives, Parking, and Sidewalks:

- The site contains no dedicated parking

lot. The site does have off-street parking areas stretching the full length of the east and west sides. The west side of the building/site is assumed to be utilized for parent drop-off/pick-up while the north side of the building/site is assumed to be utilized for bus drop-off/pick-up.

- The maintenance and loading dock are located to the west of the building with a portion of the off-street parking area designated for no parking to allow access.

- The site is surrounded by sidewalks with additional sidewalk stretching from east to west directly adjacent to the south side of the building. The sidewalks are crucial in conjunction with street crossings for walkability of students.

Priority Items:

- a. Off-street parking area connection improvements to the main entrance are recommended, refer to the ADA Building Access section for additional notes. Sidewalk improvements including widening is recommended for much of the perimeter of the site.
- b. The off-street parking areas are generally in good condition but are due for seal coating with a few areas likely needing resurfacing and/or replacement. Striping will need to be redone following these efforts.
- c. Separation of maintenance and loading dock area is hindered by the constraints of the site, however, improved separation of the dumpsters from public access is recommended for consideration.
- d. While sidewalks throughout the site are generally in good condition, some minor areas need repair/replacement. The sidewalk in conjunction with the west doors, utilized for parent drop-off/pick-up, needs full replacement.

- e. Improved directional signage along streets and at entrances are needed.

Landscaping/Site Elements:

- The site is relatively compact occupying two blocks. The building is situated on the north block of the site with the south block dedicated to green space. The south block is framed by mature trees with pops of landscaped areas primarily along the north of the building. The courtyard is also heavily landscaped.

Priority Items:

- a. Ongoing general maintenance of landscaped areas needed. At the time of assessment, the courtyard was starting to get long and unmanicured. The landscaped area along the north on the east side is due for a refresh.

Playground:

- The playground is located directly south of the building. Most of the equipment appeared to newer and a new play surface was being installed during the assessment. The allotted size of the playground is small compared to the other elementary schools but proportionate to size of school.

Priority Items:

- a. Additional programming within the green space could increase the size and variety of options associated with the playground.
- b. The addition of hard surface areas could integrate additional play features and sport opportunities.



Condition Assessments

Marsh Elementary School Safety and Security and Roof

SUMMARY OF ALL SAFETY AND SECURITY

Category	Subscore	Areas	Score	General Comments
B.1 Secure Building Access	2.63	1	2.63	
B.2 Surveillance/Cameras	4.00	1	4.00	

SAFETY AND SECURITY

B.1 Secure Building Access	Type	Score	Comments/Remarks
B.1_Card/Code/FOBS		5.00	
B.1_Secure_Vestibule	No Admin Connection	1.50	Exists but separated. Renovation of admin area would allow dir ...
B.1_Secure_Technology	AI Voice/Door Release	3.00	AI voie only w/ separate camera. ...
B.1_Security Officer Station(s)		1.00	
SAFETY AND SECURITY B.1 Secure Building Access		Total	2.63
B.2 Surveillance/Cameras		Score	Comments/Remarks
B.2_Video Surveillance		4.00	Exacg. Vision. ...
B.2_Intrusion Detection		4.00	Hallways. ...
SAFETY AND SECURITY B.2 Surveillance/Cameras		Total	4.00

SUMMARY OF ALL ROOFS

Category	Total Sq.Ft.	Subscore	Areas	Score	General Comments
C.1 Building Roof	54,000	5.00	1	5.00	

ROOF

C.1 Building Roof	Type	Install Year	Square Feet	Subscore	Score	Warranty Exp.	Comments/Remarks
C.1_Membrane	EPDM	2020	54,000	5.00	5.00	2035	
	Manufacturer/Installer	Firestone/Babilla Roofing					
<select or leave blank>							
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
ROOF C.1 Building Roof		Total Sq.Ft.	54,000	Total Score	5.00		

Roofs:

- The existing roof is comprised of entirely of EPDM roof membrane manufactured by Firestone that was installed in 2020 over just under 54,000 SF and is known to be under warranty until 2035.

Priority Items:

- None currently.

Condition Assessments

Marsh Elementary School Building Envelope

SUMMARY OF ENTIRE BUILDING ENVELOPE

Category	Subscore	Areas/Regions	Score	General Comments
C.2 Exterior Building Walls	3.94	1	3.94	
C.3 Exterior Doors/Windows	3.95	1	3.95	

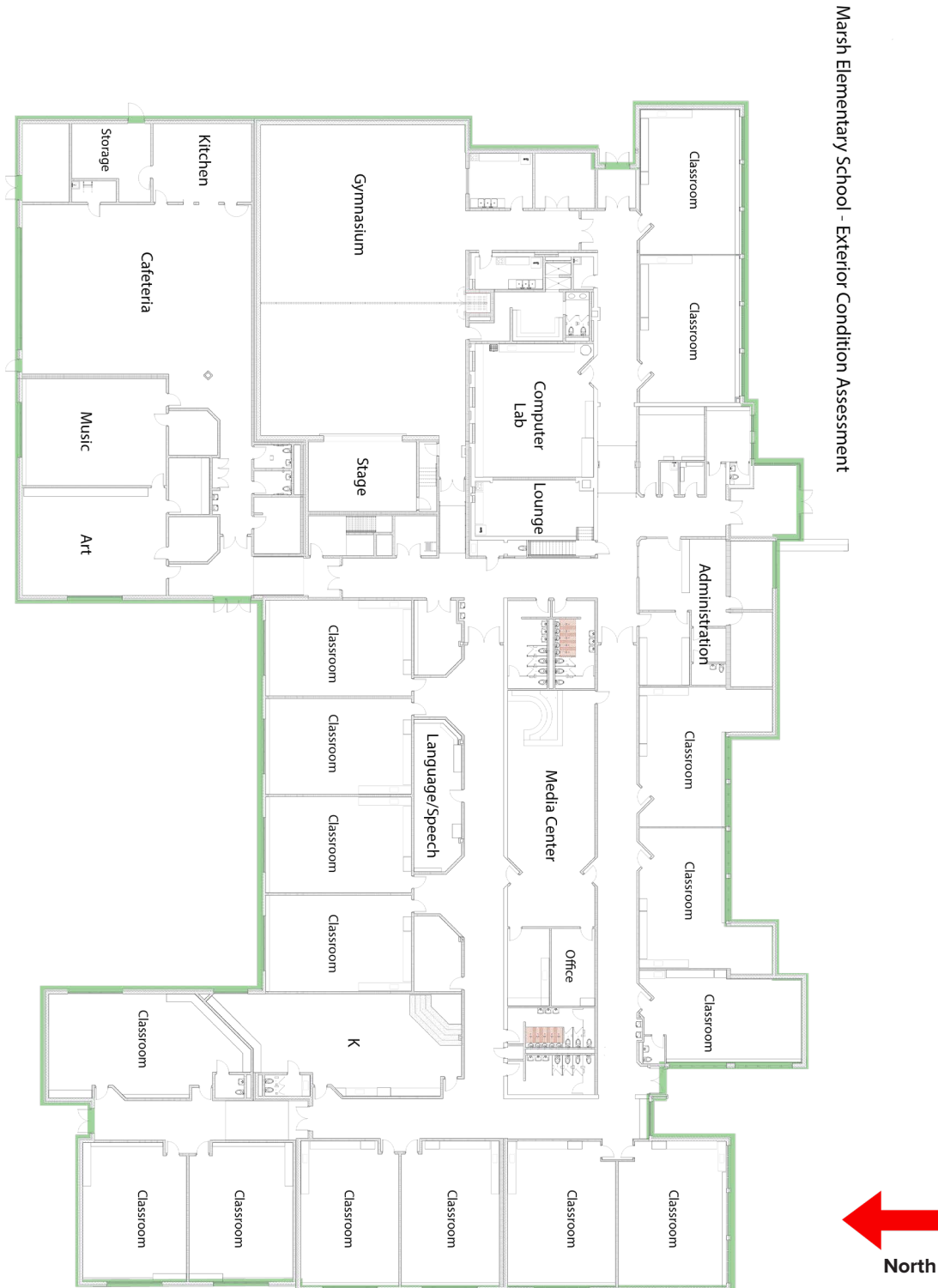
BUILDING ENVELOPE

C.2 Exterior Building Walls	Type	%	Subscore	Score	Comments/Remarks
C.2_Masonry	Brick	75	4.00	3.00	Brick is generally in good condition, some cleaning and minor t...
C.2_Finish_System	Exterior Insulation (EIFS)	25	3.75	0.94	EIFS in good condition, some areas in need of clean and paint. ...
<select or leave blank>					Mtl Flashing and Fascia in good condition. ...
<select or leave blank>					
BUILDING ENVELOPE C.2 Exterior Building Walls			Total	3.94	
C.3 Exterior Doors/Windows	Type	% or Qty.	Subscore	Score	Comments/Remarks
C.3_Aluminum	Window	128	4.00	3.07	Aluminum with thermal windows in good condition. ...
C.3_Aluminum	Storefront	39	4.00	0.93	Thermal. ...
<select or leave blank>					
<select or leave blank>					
Exterior Windows			Subtotal	4.00	
C.3_Swinging	Aluminum	13	4.00	3.25	With thermal sidelites/glazing. Some hardware issues and weat...
C.3_Swinging	Hollow Metal	3	3.50	0.66	
<select or leave blank>					
<select or leave blank>					
Exterior Doors			Subtotal	3.91	
BUILDING ENVELOPE C.3 Exterior Doors/Windows			Total	3.95	



Condition Assessments

Marsh Elementary School Exterior Floorplan



Condition Assessments

Marsh Elementary School Mechanical System

SUMMARY OF ENTIRE MECHANICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.2 Building HVAC System	3.06	1	3.06	
E.3 Building Temperature Controls	4.00	1	4.00	

MECHANICAL SYSTEM

E.2 Building HVAC System	Type	Subscore	Score	Comments/Remarks
E.2_Central Heating System	Boilers		4.00	From 2016.
E.2_Central Heating System	Heating Pumps		3.00	
E.2_Central Heating System	Air Handling Units		2.00	2 units serving the gym are probably original to 1989.
Central Heating System		Subtotal	3.00	
E.2_Cooling System	Chiller		4.00	From 2017.
E.2_Cooling System	Cooling Tower		4.00	From 2017.
E.2_Cooling System	Chilled Water Pumps		3.00	
E.2_Cooling System	Condensing Units		1.00	
Cooling System		Subtotal	3.00	
E.2_Equipment	Cabinet/Supplemental Heaters			
E.2_Equipment	Fan Coil Units			
E.2_Equipment	Fans			
E.2_Equipment	PTAC Units			
E.2_Equipment	Unit Ventilators		4.00	From 2017.
E.2_Equipment	Variable Air Volume Terminals		3.00	
Equipment		Subtotal	3.50	
E.2_General	Ductwork		3.00	
E.2_General	Louvers/Exhaust Vents			
E.2_General	Piping		2.50	
General		Subtotal	2.75	
MECHANICAL SYSTEM E.2 Building HVAC System		Total	3.06	
E.3 Building Temperature Controls	Type	Subscore	Score	Comments/Remarks
E.3_Temperature Controls			4.00	JCI District upgraded around 2019.
MECHANICAL SYSTEM E.3 Building Temperature Controls		Total	4.00	



Condition Assessments

Marsh Elementary School Plumbing System

SUMMARY OF ENTIRE PLUMBING SYSTEM

Category	Subscore	Areas	Score	General Comments
E.1 Building Plumbing System	2.38	1	2.38	

PLUMBING SYSTEM

E.1 Building Plumbing System	Type			Score	Comments/Remarks
E.1_Plumbing Fixtures	Water Closets			2.50	
E.1_Plumbing Fixtures	Lavatories			2.50	
E.1_Plumbing Fixtures	Drinking Fountains			3.00	1 old to 1 new.
E.1_Plumbing Fixtures	Showers			2.00	Storage.
E.1_Plumbing Fixtures	Dishwashing				
		Plumbing Fixtures	Subtotal	2.50	
E.1_Central Equipment	Hot Water Heating			2.50	
E.1_Central Equipment	Water Softener			1.00	None.
E.1_Central Equipment	Pumps				
		Central Equipment	Subtotal	1.75	
E.1_Water_Service	City			3.00	
E.1_Water Service	Domestic Piping			3.00	
		Water Service	Subtotal	3.00	
E.1_Sewage_System	City			3.00	
E.1_Sewage System	Piping			3.00	
		Sewage System	Subtotal	3.00	
E.1_Gas Service				3.00	
E.1_Fire Suppression				1.00	None.
PLUMBING SYSTEM E.1 Building Plumbing System			Total	2.38	

Condition Assessments

Marsh Elementary School Building Envelope

SUMMARY OF ENTIRE ELECTRICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.4 Building Electrical System	3.25	1	3.25	
E.5 Building Lighting	3.50	1	3.50	

ELECTRICAL SYSTEM

E.4 Building Electrical System	Type		Score	Comments/Remarks
E.4_Incoming Service	Size		4.00	1200A BPS MAIN, 208, FS braudes - 1989 era.
E.4_Incoming Service	Condition		4.00	
E.4_Incoming Service	Generator		1.00	None.
	Incoming Service	Subtotal	3.00	
E.4_Distribution			3.00	
E.4_Smoke Detection			3.00	Missing in areas such no RR, Cafeteria, gym, classes.
E.4_Fire Alarm System	Annunciator Panel		4.00	
E.4_Fire Alarm System	Fire Alarm Devices		4.00	Strobes in classes simplex 4010ES.
	Fire Alarm System	Subtotal	4.00	
ELECTRICAL SYSTEM E.4 Building Electrical System		Total	3.25	
E.5 Building Lighting	Type		Score	Comments/Remarks
E.5_Interior Lighting	Administration			
E.5_Interior Lighting	Corridors/Common		3.00	
E.5_Interior Lighting	Classrooms/Science		5.00	2x4 LED Basket, Dimming, Occ.
E.5_Interior Lighting	Art/Music/Auditorium			
E.5_Interior Lighting	Gymnasium/Natatorium		4.00	4 Lamp FL.
E.5_Interior Lighting	Cafeteria/Kitchen		4.00	2x4 FL P. Acr.
E.5_Interior Lighting	Restrooms			
	Interior Lighting	Subtotal	4.00	
E.5_Exterior Lighting	Building Entries		4.00	
E.5_Exterior Lighting	Parking Lots/Drives			No formal lots.
E.5_Exterior Lighting	Athletic/Play Fields		2.00	Proximity to street lighting and building lighting.
	Exterior Lighting	Subtotal	3.00	
ELECTRICAL SYSTEM E.4 Building Electrical System E.5 Building Lighti		Total	3.50	



Condition Assessments

Marsh Elementary School Safety and Security and Roof

SUMMARY OF ALL TECHNOLOGY

Category	Subscore	Areas	Score	General Comments
E.6 Building Technology	3.33	1	3.33	

TECHNOLOGY

E.6 Building Technology	Type		Score	Comments/Remarks
E.6_Data Distribution	Incoming		5.00	
E.6_Data Distribution	Cable Type		3.00	Cat 5.
E.6_Data Distribution	Fiber			
E.6_Data Distribution	Wireless		4.00	Ruckus 1:2.
Data Distribution		Subtotal	4.00	
E.6_Classroom Technology	Teacher			
E.6_Classroom Technology	Monitors		4.00	Dock 65" samsung on wall.
E.6_Classroom Technology	Smartboards		5.00	Promethean on cart.
E.6_Classroom Technology	Projection			
Data Distribution		Subtotal	4.50	
E.6_Communications	Intercom/PA		2.00	Old Dukane, no call-in sw.
E.6_Sound Systems	Gymnasium/Natatorium		1.00	None.
E.6_Sound Systems	S.R.			
Sound Systems		Subtotal	1.50	
TECHNOLOGY E.6 Building Technology		Total	3.33	

Condition Assessments

Marsh Elementary School Building Envelope

Mechanical:

• Heating plant

o Building comfort heating is provided by a gas-fired boilers which appear and were reported to be in relatively good operating condition. Manufactured in 2016.

o Currently, there are no reported issues or concerns for the continued use of these boilers; therefore, it is reasonable to expect successful continued use of the existing heating system until symptoms providing a reason for replacement manifest.

• Cooling plant:

o Building comfort cooling is provided by an indoor scroll style chiller (York) with a remote air-cooled condensing unit mounted on the roof. Both appear to be in good working condition. Both units were manufactured in 2017.

• Building piping/pumps:

o The existing HVAC system runs off a 2-pipe change over system. The existing hydronic piping throughout the building is in fair condition and was reported to need replacement.

o Building water circulation is provided by 2 end-suction pumps mounted in parallel.

• Air-Handler Plants and Systems:

o There are three existing constant-speed air-handler, inside the building envelope that was added during the 1988 renovation.

o The three air-handlers and controls appeared in fair to poor condition and were reported in need of replacement.

o There is one existing variable air volume (VAV) DX air-handling unit, inside the building envelope that was added during the 2006 cafeteria addition project. This includes several terminal units and a remote condensing unit mounted on the roof.

o The air-handler, associated terminal units and controls appeared in fair condition. The condensing unit on

the roof is in poor condition and was reported in need of replacement.

• Classroom HVAC and associated Systems:

o Each classroom in the building is equipped with a vertical unit ventilator unit that provides conditioned air to the space; combined heating and cooling coil (2-pipe).

o All the VUVs were recently replaced (2017) and are in good condition.

• Building Temperature Control System:

o The building's temperature control system is managed by Johnson Controls and was replace in 2019.

Priority Items:

a. The owner has expressed a desire to eliminate the existing 2-pipe changeover system. However, we recommend retaining it for this building. The piping appears to be in fair condition throughout, and the building recently underwent a significant renovation to upgrade all existing fan coil units to vertical unit ventilators (VUVs). Switching to a 4-pipe system would necessitate revisiting the control of the VUVs' combined heating/cooling coil. Replacing the new coils would not be practical, even if it were an option.

a. Copper piping typically has a service life expectancy of anywhere between 40-50 years while steel piping typically has a service life expectancy of anywhere between 60-75 years. It looks like most of the piping was replace in 1988 which would place it as 37 years old.

b. The three existing air handlers, original to the 1988 addition and renovation project, shall be removed and replaced.

a. Condensing units can be evaluated in the future if the owner wants better control at each unit

c. The one existing VAV air handler, original to the 2006 addition and renovation project, shall remain along with the existing VAV boxes. The existing condensing unit associate with the Ahu will be removed and replaced.

d. All existing cabinet unit heaters, exhaust fans, etc. that are original to the 1988 renovation shall be removed and replaced.



Condition Assessments

Marsh Elementary School Safety and Security and Roof

Plumbing:

- The domestic system is served by a Bradford white gas fired water heater manufactured in 2016. The water heater looked to be in fair condition. There is no water softener.
- The existing domestic, sanitary and vent piping throughout the building look to be in fair condition and were reported to be in relatively good to fair operating condition.
- Several restrooms throughout the building are not ADA compliant and are in fair to poor physical condition.
- There are existing showers that have been abandoned near the gymnasium.

Priority Items:

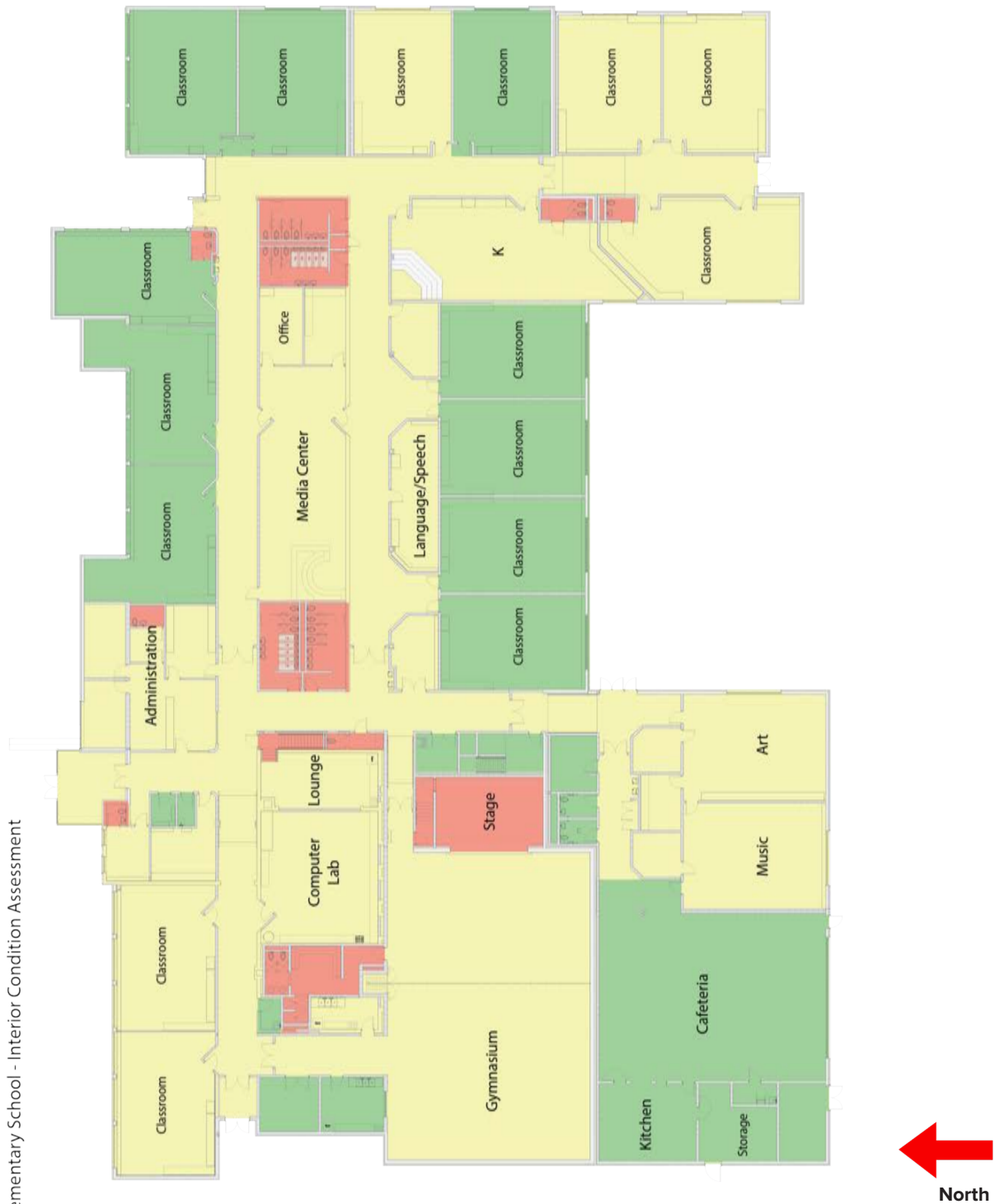
- a. The water heater should be replaced and a water softener should be added to the domestic system.
- b. All drinking fountains in area being renovated shall be replaced and upgraded to current ADA compliant standards. The existing domestic water, sanitary and vent connections shall be reused.
- c. In all restrooms fixtures, faucets, flush valves in areas being renovated shall be replaced and upgrade to current ADA compliant standards. The existing domestic water, sanitary and vent connections shall be reused.
- d. Remove all existing domestic piping serving the gymnasium showers.

Fire protection:

- A fire sprinkler system does not exist in this building.

Condition Assessments

Marsh Elementary School Interior Floorplan



Condition Assessments



Pine Elementary School

Condition Assessments

Pine Elementary School Summary

Michigan City Area Schools	
Building:	Pine Elementary School
Building Area:	90,270
Site Acreage:	64.60
Enrollment Capacity:	
Current Enrollment:	403
Construction	Construction Type
2009	Original Construction
See Bldg. Area Plan	Additions and Renovations

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

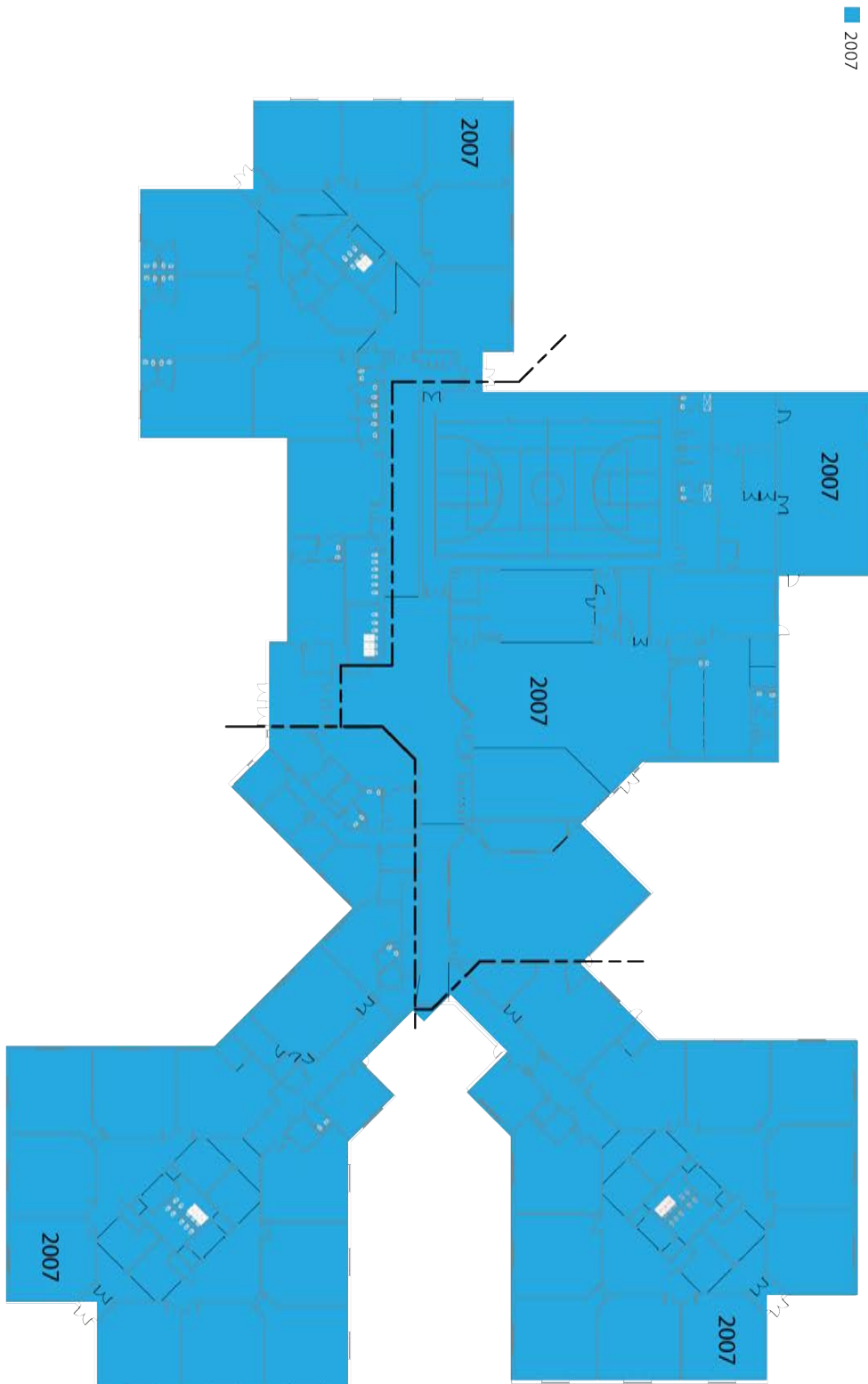
Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	4.63
A.2 Drives/Lots and Walks	4.13
A.3 Site Improvements	4.40
B SAFETY AND SECURITY	
B.1 Secure Building Access	4.00
B.2 Surveillance/Cameras	4.50
C BUILDING ENVELOPE	
C.1 Building Roof	3.00
C.2 Exterior Building Walls	4.00
C.3 Exterior Doors/Windows	4.45
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	4.92
D.2 Floors	4.08
D.3 Walls	4.05
D.4 Ceilings	4.33
D.5 Doors/Borrowed Lites	4.50
D.6 Fixed Equipment	4.50
E BUILDING SYSTEMS	
E.1 Building Plumbing System	3.52
E.2 Building HVAC System	3.08
E.3 Building Temperature Controls	2.00
E.4 Building Electrical System	4.25
E.5 Building Lighting	4.64
E.6 Building Technology	4.06
CONDITION ASSESSMENT AVERAGE SCORE	4.05
CONDITION ASSESSMENT GRADE	81.04



Condition Assessments

Pine Elementary School Era Floorplan

Pine Fine Arts Elementary School - Era Plan



■ 2007



① FIRST FLOOR OVERALL PLAN
Scale: 1/8" = 1'-0"

Condition Assessments

Pine Elementary School Site

SUMMARY OF ENTIRE SITE

Category	Subscore	Regions	Score	General Comments
A.1 Separation/Drop-off/Stacking	4.63	1	4.63	
A.2 Drives/Lots and Walks	4.13	1	4.13	
A.3 Site Improvements	4.40	1	4.40	

SITE					
A.1 Separation/Drop-off/Stacking					
A.1 Identifiable Main Entry			Score		Comments/Remarks
A.1 Identifiable Main Entry			4.00		The entrance is lesser in scale than the two secondary entrance...
A.1 ADA Accessibility	Type	Compliant	Score		Comments/Remarks
A.1 ADA Accessibility	Route	TRUE	5.00		
A.1 ADA Accessibility	Door	TRUE	5.00		
A.1 Parking Space Allocation	Type	Compliant	Quantity	Score	Comments/Remarks
A.1 Parking Space Allocation	Visitor		69.00	5.00	No visitor parking requirement.
A.1 Parking Space Allocation	Staff		80.00	5.00	45 employees. Requirement is 1 space for each employee.
A.1 Parking Space Allocation	Accessible	TRUE	7.00	5.00	4 visitor + 3 staff = 7 total. Requirement is 1 per 25 or 2% when...
A.1 Site Circulation	Type		Score		Comments/Remarks
A.1 Emergency/Fire Service Access			4.00		School is accessible via separate drives on the SE and NW. SW...
A.1 Bus/Vehicular	Separation		4.00		Shared main drive off N County Line Rd. Good separation of lot...
A.1 Bus/Vehicular	Signage		4.00		Good signage for staff and bus, additional signage for visitors o...
A.1 Bus Drop-off/Pick-up	Route Clarity/Safety		5.00		Route is clear for buses.
A.1 Bus Drop-off/Pick-up	Adequate Stacking		5.00		
A.1 Car Drop-off/Pick-up	Pedestrian Safety		5.00		
A.1 Car Drop-off/Pick-up	Adequate Stacking		4.00		
A.1 Car Drop-off/Pick-up	Traffic Pattern		4.00		
A.1 Delivery Routing	Separation		5.00		Accessed via separate drive off E 1675 N.
A.1 Delivery Routing	Loading Dock		5.00		
SITE A.1 Separation/Drop-off/Stacking			Total	4.63	
A.2 Drives/Lots and Walks	Type	%	Subscore	Score	Comments/Remarks
A.2 Sidewalks	Concrete	100	4.00	4.00	Only minor repairs needed, general maintenance.
A.2 Sidewalks					
A.2 Sidewalks					
		Sidewalks	Subtotal	4.00	
A.2 Drives	Asphalt	100	4.00	4.00	Drives are in good condition. Seal coat recommended.
A.2 Drives					
A.2 Drives					
		Drives	Subtotal	4.00	
A.2 Parking Lots	Asphalt	100	4.00	4.00	Lots are in good condition. Seal coat recommended.
A.2 Parking Lots					
A.2 Parking Lots					
		Parking Lots	Subtotal	4.00	
A.2 Drives/Parking Lots	Traffic Markings/Striping		4.50	4.50	Striping appears newer.
SITE A.2 Drives/Lots and Walks			Total	4.13	
A.3 Site Improvements	Type		Score		Comments/Remarks
A.3 Playground(s)	Accessibility		4.00		
A.3 Playground(s)	Equipment		4.00		Most equipment in good condition. Clean/powerwash recomm...
A.3 Playground(s)	Surface		4.00		
A.3 Playground(s)	Size		5.00		
		Playground(s)	Subtotal	4.25	
A.3 Landscaping	Trees		4.50		Trees are generally at edge of site. Trees in courtyard should b...
A.3 Landscaping	Landscaping		4.50		
		Landscaping	Subtotal	4.50	
A.3 Site Drainage	Flood Points		4.50		
A.3 Athletic Fields	Support Buildings				N/A
A.3 Athletic Fields	Bleachers/Stadium Seating				N/A
A.3 Athletic Fields	Athletic/Stadium Lighting				N/A
A.3 Athletic Fields	Athletic/Stadium Paving				N/A
A.3 Athletic Fields	Fencing/Gates				N/A
A.3 Athletic Fields	Field Conditions				N/A
A.3 Athletic Fields	Scoreboards				N/A
		Athletic Fields	Subtotal		
A.3 Site Security	Site Lines		4.50		
A.3 Site Security	Gated/Not Gated		4.00		Gates at lots could be utilized, assumed not crucial to function...
		Site Security	Subtotal	4.25	
A.3 Fencing	Site		4.50		Site is buffered by physical conditions.
A.3 Fencing	Playground(s)		4.50		
		Fencing	Subtotal	4.50	
SITE A.3 Site Improvements			Total	4.40	



Condition Assessments

Pine Elementary School Site and Security

SUMMARY OF ALL SAFETY AND SECURITY

Category	Subscore	Areas	Score	General Comments
B.1 Secure Building Access	4.00	1	4.00	
B.2 Surveillance/Cameras	4.50	1	4.50	

SAFETY AND SECURITY

B.1 Secure Building Access	Type	Score	Comments/Remarks
B.1_Card/Code/FOBS		5.00	
B.1_Secure_Vestibule	Direct Admin Connection	5.00	Securing door from admin to school would allow proper function...
B.1_Secure_Technology	AI Voice/Door Release	5.00	AI voice only w/ separate camera.
B.1_Security Officer Station(s)		1.00	
SAFETY AND SECURITY B.1 Secure Building Access		Total	4.00
B.2 Surveillance/Cameras		Score	Comments/Remarks
B.2_Video Surveillance		4.50	
B.2_Intrusion Detection			
SAFETY AND SECURITY B.2 Surveillance/Cameras		Total	4.50

Condition Assessments

Pine Elementary School Building Envelope

SUMMARY OF ENTIRE BUILDING ENVELOPE

Category	Subscore	Areas/Regions	Score	General Comments
C.2 Exterior Building Walls	4.00	1	4.00	
C.3 Exterior Doors/Windows	4.45	1	4.45	

BUILDING ENVELOPE

C.2 Exterior Building Walls	Type	%	Subscore	Score	Comments/Remarks
C.2_Masonry	Brick	100	4.00	4.00	Brick is in good condition. Cast stone/limestone needs cleaning ...
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
BUILDING ENVELOPE C.2 Exterior Building Walls			Total	4.00	
C.3 Exterior Doors/Windows	Type	% or Qty.	Subscore	Score	Comments/Remarks
C.3_Aluminum	Window	130	4.50	3.77	
C.3_Aluminum	Storefront	25	4.50	0.73	
<select or leave blank>					
<select or leave blank>					
		<i>Exterior Windows</i>	<i>Subtotal</i>	4.50	
C.3_Swinging	Aluminum	18	4.50	3.68	
C.3_Swinging	Hollow Metal	4	4.00	0.73	
<select or leave blank>					
<select or leave blank>					
		<i>Exterior Doors</i>	<i>Subtotal</i>	4.41	
BUILDING ENVELOPE C.3 Exterior Doors/Windows			Total	4.45	



Condition Assessments

Pine Elementary School Mechanical System

SUMMARY OF ENTIRE MECHANICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.2 Building HVAC System	3.08	1	3.08	
E.3 Building Temperature Controls	2.00	1	2.00	

MECHANICAL SYSTEM

E.2 Building HVAC System	Type		Score	Comments/Remarks
E.2_Central Heating System	Boilers		2.00	Boiler issues have been present. Unless they have been replaced...
E.2_Central Heating System	Heating Pumps		3.00	Motors have been replaced.
E.2_Central Heating System	Air Handling Units		3.50	Look to be in good condition. Few dried up rust puddles near A...
		<i>Central Heating System</i>	<i>Subtotal</i>	2.83
E.2_Cooling System	Chiller		2.00	According to owner these units are tripping out occasionally. A...
E.2_Cooling System	Cooling Tower			
E.2_Cooling System	Chilled Water Pumps		3.00	Motors have been replaced.
E.2_Cooling System	Condensing Units			
		<i>Cooling System</i>	<i>Subtotal</i>	2.50
E.2_Equipment	Cabinet/Supplemental Heaters			
E.2_Equipment	Fan Coil Units			
E.2_Equipment	Fans			
E.2_Equipment	PTAC Units			
E.2_Equipment	Unit Ventilators			
E.2_Equipment	Variable Air Volume Terminals		3.00	Controls.
		<i>Equipment</i>	<i>Subtotal</i>	3.00
E.2_General	Ductwork		4.00	
E.2_General	Louvers/Exhaust Vents			
E.2_General	Piping		4.00	
		<i>General</i>	<i>Subtotal</i>	4.00
		Total	3.08	
MECHANICAL SYSTEM E.2 Building HVAC System				
E.3 Building Temperature Controls	Type		Score	Comments/Remarks
E.3_Temperature Controls			2.00	TAC schneider electric controls. Original to 2008.
		Total	2.00	

Condition Assessments

Pine Elementary School Plumbing System

SUMMARY OF ENTIRE PLUMBING SYSTEM

Category	Subscore	Areas	Score	General Comments
E.1 Building Plumbing System	3.52	1	3.52	

PLUMBING SYSTEM

E.1 Building Plumbing System	Type		Score	Comments/Remarks
E.1_Plumbing Fixtures	Water Closets		3.50	
E.1_Plumbing Fixtures	Lavatories		3.50	
E.1_Plumbing Fixtures	Drinking Fountains		3.50	
E.1_Plumbing Fixtures	Showers		4.00	
E.1_Plumbing Fixtures	Dishwashing			
	<i>Plumbing Fixtures</i>	<i>Subtotal</i>	3.63	
E.1_Central Equipment	Hot Water Heating		2.00	Units not assessed. Unless they have been replaced, they are a ...
E.1_Central Equipment	Water Softener		1.00	None. ...
E.1_Central Equipment	Pumps			
	<i>Central Equipment</i>	<i>Subtotal</i>	1.50	
E.1_Water_Service	City		4.00	
E.1_Water Service	Domestic Piping		4.00	
	<i>Water Service</i>	<i>Subtotal</i>	4.00	
E.1_Sewage_System	City		4.00	
E.1_Sewage System	Piping		4.00	
	<i>Sewage System</i>	<i>Subtotal</i>	4.00	
E.1_Gas Service			4.00	
E.1_Fire Suppression			4.00	
PLUMBING SYSTEM E.1 Building Plumbing System		Total	3.52	



Condition Assessments

Pine Elementary School Electrical System

SUMMARY OF ENTIRE ELECTRICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.4 Building Electrical System	4.25	1	4.25	
E.5 Building Lighting	4.64	1	4.64	

ELECTRICAL SYSTEM

E.4 Building Electrical System	Type			Score	Comments/Remarks
E.4_Incoming Service	Size			4.00	
E.4_Incoming Service	Condition			4.00	
E.4_Incoming Service	Generator			4.00	Solar field adjacent to building
	Incoming Service	Subtotal		4.00	
E.4_Distribution				5.00	Square D panels - original to building
E.4_Smoke Detection				4.00	
E.4_Fire Alarm System	Annunciator Panel			4.00	One trouble on system
E.4_Fire Alarm System	Fire Alarm Devices			4.00	Good strobe coverage, sprinkled building
	Fire Alarm System	Subtotal		4.00	
ELECTRICAL SYSTEM E.4 Building Electrical System			Total	4.25	
E.5 Building Lighting	Type			Score	Comments/Remarks
E.5_Interior Lighting	Administration			4.00	Lay-in acrylic lensed troffer
E.5_Interior Lighting	Corridors/Common			4.00	Lay-in acrylic lensed troffer
E.5_Interior Lighting	Classrooms/Science			4.00	Lay-in lensed troffer
E.5_Interior Lighting	Art/Music/Auditorium			4.00	Lay-in acrylic lensed troffer
E.5_Interior Lighting	Gymnasium/Natatorium			5.00	Linear suspended
E.5_Interior Lighting	Cafeteria/Kitchen			4.00	Suspended indirect / truss system
E.5_Interior Lighting	Restrooms			5.00	Lay-in acrylic lensed troffer
	Interior Lighting	Subtotal		4.29	
E.5_Exterior Lighting	Building Entries			5.00	LED heads
E.5_Exterior Lighting	Parking Lots/Drives			5.00	LED heads
E.5_Exterior Lighting	Athletic/Play Fields				NA
	Exterior Lighting	Subtotal		5.00	
ELECTRICAL SYSTEM E.4 Building Electrical System E.5 Building Lighti			Total	4.64	

Condition Assessments

Pine Elementary School Technology

SUMMARY OF ALL TECHNOLOGY					
Category		Subscore	Areas	Score	General Comments
E.6 Building Technology		4.06	1	4.06	

TECHNOLOGY					
E.6 Building Technology	Type			Score	Comments/Remarks
E.6_Data Distribution	Incoming			5.00	Single mode from district administration building
E.6_Data Distribution	Cable Type				
E.6_Data Distribution	Fiber			5.00	Assuming MM fiber between closets
E.6_Data Distribution	Wireless			4.00	Ruckus AP
		Data Distribution	Subtotal	4.67	
E.6_Classroom Technology	Teacher				
E.6_Classroom Technology	Monitors			4.00	LG monitors
E.6_Classroom Technology	Smartboards			5.00	Promethean carts in lower grades
E.6_Classroom Technology	Projection				
		Data Distribution	Subtotal	4.50	
E.6_Communications	Intercom/PA			2.00	Dukane - obsolete
E.6_Sound Systems	Gymnasium/Natatorium				
E.6_Sound Systems	S.R.			4.00	District standard vertical soundbar
		Sound Systems	Subtotal	3.00	
TECHNOLOGY E.6 Building Technology			Total	4.06	

Condition Assessments



Springfield Elementary School

Condition Assessments

Springfield Elementary School Summary

Michigan City Area Schools	
Building:	Springfield Elementary School
Building Area:	72,656
Site Acreage:	25.79
Enrollment Capacity:	
Current Enrollment:	345
Construction	Construction Type
1993	Original Construction
See Bldg. Area Plan	Additions and Renovations

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	4.19
A.2 Drives/Lots and Walks	3.25
A.3 Site Improvements	3.30
B SAFETY AND SECURITY	
B.1 Secure Building Access	2.00
B.2 Surveillance/Cameras	4.00
C BUILDING ENVELOPE	
C.1 Building Roof	5.00
C.2 Exterior Building Walls	3.00
C.3 Exterior Doors/Windows	3.90
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	4.29
D.2 Floors	3.29
D.3 Walls	3.23
D.4 Ceilings	3.46
D.5 Doors/Borrowed Lites	4.00
D.6 Fixed Equipment	2.86
E BUILDING SYSTEMS	
E.1 Building Plumbing System	2.68
E.2 Building HVAC System	2.92
E.3 Building Temperature Controls	2.00
E.4 Building Electrical System	4.25
E.5 Building Lighting	2.75
E.6 Building Technology	3.94
CONDITION ASSESSMENT AVERAGE SCORE	3.42
CONDITION ASSESSMENT GRADE	68.31



Condition Assessments

Springfield Elementary School Code Analysis

Code Analysis:

- The Building Occupancy is Group E – Educational.
 - o Allowable area per code is 14,500 SF. Allowable area will be increased utilizing a sprinkler increase. Frontage increase possible dependent on public way or open space at perimeter of building.
 - o The overall square footage is 72,656 SF.
- The Building Type of Construction is Type II-B Unprotected Non-Combustible.
 - o Original construction in 1993.
- The existing Building is equipped with a fire suppression system throughout.

Priority Items:

- a. NOTE: All non-compliant building code items are grandfathered, however, if any item or area is renovated, new work is required to meet current building code.

Springfield Elementary School Era Floorplan





Condition Assessments

Springfield Elementary School Site

SUMMARY OF ENTIRE SITE					
Category	Subscore	Regions	Score	General Comments	
A.1 Separation/Drop-off/Stacking	4.19	1	4.19		
A.2 Drives/Lots and Walks	3.25	1	3.25		
A.3 Site Improvements	3.30	1	3.30		

SITE					
A.1 Separation/Drop-off/Stacking					
A.1 Identifiable Main Entry				Score	Comments/Remarks
A.1 Identifiable Main Entry				4.00	Entrance is identifiable. Good street signage.
A.1 ADA Accessibility	Type	Compliant		Score	Comments/Remarks
A.1 ADA Accessibility	Route	TRUE		4.00	Curb cut needs repair.
A.1 ADA Accessibility	Door	TRUE		4.00	Door hardware replacement would be an improvement.
A.1 Parking Space Allocation	Type	Compliant	Quantity	Score	Comments/Remarks
A.1 Parking Space Allocation	Visitor		37.00	5.00	No visitor parking requirement.
A.1 Parking Space Allocation	Staff		44.00	5.00	38 employees. Requirement is 1 space for each employee.
A.1 Parking Space Allocation	Accessible	TRUE	4.00	4.00	4 for visitor and 0 for staff. Requirement is 1 per 25 or 2% whe
A.1 Site Circulation	Type			Score	Comments/Remarks
A.1 Emergency/Fire Service Access				3.00	School is surrounded by public ways. N, E, and S are most usab
A.1 Bus/Vehicular	Separation			5.00	
A.1 Bus/Vehicular	Signage			4.00	Signage could be added for car drop-off/pick-up, assumed to b
A.1 Bus Drop-off/Pick-up	Route Clarity/Safety			5.00	
A.1 Bus Drop-off/Pick-up	Adequate Stacking			5.00	
A.1 Car Drop-off/Pick-up	Pedestrian Safety			4.00	
A.1 Car Drop-off/Pick-up	Adequate Stacking			4.00	
A.1 Car Drop-off/Pick-up	Traffic Pattern			4.00	Assumed to be through visitor lot. Minor inconvenience.
A.1 Delivery Routing	Separation			3.00	Accessed through staff lot and bus lot.
A.1 Delivery Routing	Loading Dock			4.00	No true loading dock, assumed not needed.
SITE A.1 Separation/Drop-off/Stacking			Total	4.19	
A.2 Drives/Lots and Walks	Type	%	Subscore	Score	Comments/Remarks
A.2 Sidewalks	Concrete	100	4.00	4.00	Sidewalks are generally in good condition. Some minor replace
A.2 Sidewalks					
A.2 Sidewalks					
		<i>Sidewalks</i>	<i>Subtotal</i>	4.00	
A.2 Drives	Asphalt	100	3.00	3.00	Drive areas need seal coating/resurfacing.
A.2 Drives					
A.2 Drives					
		<i>Drives</i>	<i>Subtotal</i>	3.00	
A.2 Parking Lots	Asphalt	100	3.00	3.00	Parking areas need seal coating/resurfacing. Some repair.
A.2 Parking Lots					
A.2 Parking Lots					
		<i>Parking Lots</i>	<i>Subtotal</i>	3.00	
A.2 Drives/Parking Lots	Traffic Markings/Striping			3.00	Main lot drive could use additional markings. Striping is appear
SITE A.2 Drives/Lots and Walks			Total	3.25	
A.3 Site Improvements	Type			Score	Comments/Remarks
A.3 Playground(s)	Accessibility			1.00	Not accessible.
A.3 Playground(s)	Equipment			3.50	Most equipment appears newer. Some older equipment.
A.3 Playground(s)	Surface			2.00	Mulch appears to be being replaced. Basketball court surface i
A.3 Playground(s)	Size			3.50	Allotted size is smaller compared to other ES. Assumed to be a
		<i>Playground(s)</i>	<i>Subtotal</i>	2.50	
A.3 Landscaping	Trees			3.50	Speratic placement of trees. Some maintainance needed.
A.3 Landscaping	Landscaping			3.00	Landscaping is very minimal. Pea gravel mow strip around perir
		<i>Landscaping</i>	<i>Subtotal</i>	3.25	
A.3 Site Drainage	Flood Points			3.50	Assumed adequate from drainage locations. Field to S may hol
A.3 Athletic Fields	Support Buildings			N/A	
A.3 Athletic Fields	Bleachers/Stadium Seating			N/A	
A.3 Athletic Fields	Athletic/Stadium Lighting			N/A	
A.3 Athletic Fields	Athletic/Stadium Paving			N/A	
A.3 Athletic Fields	Fencing/Gates			N/A	
A.3 Athletic Fields	Field Conditions				Baseball/softball fields present which is a benefit to the local c
A.3 Athletic Fields	Scoreboards			N/A	
		<i>Athletic Fields</i>	<i>Subtotal</i>		
A.3 Site Security	Site Lines			3.00	Passive surveillance is good. Site separates soccer/play field w
A.3 Site Security	Gated/Not Gated			4.00	Gates are well positioned.
		<i>Site Security</i>	<i>Subtotal</i>	3.50	
A.3 Fencing	Site			3.50	Much of the site is fenced. Moderate repair needed.
A.3 Fencing	Playground(s)			4.00	
		<i>Fencing</i>	<i>Subtotal</i>	3.75	
SITE A.3 Site Improvements			Total	3.30	

Condition Assessments

Springfield Elementary School Safety and Security

SUMMARY OF ALL SAFETY AND SECURITY

Category	Subscore	Areas	Score	General Comments
B.1 Secure Building Access	2.00	1	2.00	
B.2 Surveillance/Cameras	4.00	1	4.00	

SAFETY AND SECURITY

B.1 Secure Building Access	Type	Score	Comments/Remarks
B.1_Card/Code/FOBS		4.00	
B.1_Secure_Vestibule	No Admin Connection	1.00	Exists but separated.
B.1_Secure_Technology	Intercom/Door Release	2.00	Not AI - uses Pokeme Headset.
B.1_Security Officer Station(s)		1.00	
SAFETY AND SECURITY B.1 Secure Building Access		Total	2.00
B.2 Surveillance/Cameras		Score	Comments/Remarks
B.2_Video Surveillance		4.00	
B.2_Intrusion Detection		4.00	At main entry - halls.
SAFETY AND SECURITY B.2 Surveillance/Cameras		Total	4.00



Condition Assessments

Springfield Elementary School Building Envelope and Roof

SUMMARY OF ENTIRE BUILDING ENVELOPE

Category	Subscore	Areas/Regions	Score	General Comments
C.2 Exterior Building Walls	3.00	1	3.00	
C.3 Exterior Doors/Windows	3.90	1	3.90	

BUILDING ENVELOPE

C.2 Exterior Building Walls	Type	%	Subscore	Score	Comments/Remarks
C.2_Masonry	Brick	65	3.00	1.95	Brick is generally in decent condition, significant cleaning and n...
C.2_Finish_System	Exterior Insulation (EIFS)	35	3.00	1.05	EIFS in decent condition, many areas in need of clean and paint...
<select or leave blank>					Mtl Flashing and Fascia in good condition.
<select or leave blank>					
BUILDING ENVELOPE C.2 Exterior Building Walls			Total	3.00	
C.3 Exterior Doors/Windows	Type	% or Qty.	Subscore	Score	Comments/Remarks
C.3_Aluminum	Window	146	4.00	3.44	Aluminum with thermal windows in good condition.
C.3_Aluminum	Storefront	24	4.00	0.56	Thermal.
<select or leave blank>					
<select or leave blank>					
Exterior Windows			Subtotal	4.00	
C.3_Swinging	Aluminum	12	4.00	3.20	With thermal sidelites/glazing. Some hardware issues and weak...
C.3_Swinging	Hollow Metal	3	3.00	0.60	Repainting necessary. S pair of doors may need replacement.
<select or leave blank>					
<select or leave blank>					
Exterior Doors			Subtotal	3.80	
BUILDING ENVELOPE C.3 Exterior Doors/Windows			Total	3.90	

SUMMARY OF ALL ROOFS

Category	Total Sq.Ft.	Subscore	Areas	Score	General Comments
C.1 Building Roof	73,000	5.00	1	5.00	

ROOF

C.1 Building Roof	Type	Install Year	Square Feet	Subscore	Score	Warranty Exp.	Comments/Remarks
C.1_Membrane	EPDM	2021	10,000	5.00	0.68	2036	
	Manufacturer/Installer	Firestone/Gluth Brothers					
C.1_Shingles	Asphalt	2021	63,000	5.00	4.32	2041	
	Manufacturer/Installer	Gluth Brothers Roofing					
<select or leave blank>							
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
ROOF C.1 Building Roof		Total Sq.Ft.	73,000	Total Score	5.00		

Roofs:

- The existing roof is comprised of two types of roofing. EPDM roof membrane manufactured by Firestone installed in 2021 comprises approximately 10,000 SF and is known to be under warranty until 2036. Asphalt shingles installed in 2021 comprise approximately 63,000 SF and is known to be under warranty until 2041.

Priority Items:

- None currently.

Condition Assessments

Springfield Elementary School Mechanical System

SUMMARY OF ENTIRE MECHANICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.2 Building HVAC System	3.08	1	3.08	
E.3 Building Temperature Controls	2.00	1	2.00	

MECHANICAL SYSTEM					
E.2 Building HVAC System	Type			Score	Comments/Remarks
E.2_Central Heating System	Boilers			2.00	Boiler issues have been present. Unless they have been replaced...
E.2_Central Heating System	Heating Pumps			3.00	Motors have been replaced.
E.2_Central Heating System	Air Handling Units			3.50	Look to be in good condition. Few dried up rust puddles near A...
		Central Heating System	Subtotal	2.83	
E.2_Cooling System	Chiller			2.00	According to owner these units are tripping out occasionally. /...
E.2_Cooling System	Cooling Tower				
E.2_Cooling System	Chilled Water Pumps			3.00	Motors have been replaced.
E.2_Cooling System	Condensing Units				
		Cooling System	Subtotal	2.50	
E.2_Equipment	Cabinet/Supplemental Heaters				
E.2_Equipment	Fan Coil Units				
E.2_Equipment	Fans				
E.2_Equipment	PTAC Units				
E.2_Equipment	Unit Ventilators				
E.2_Equipment	Variable Air Volume Terminals			3.00	Controls.
		Equipment	Subtotal	3.00	
E.2_General	Ductwork			4.00	
E.2_General	Louvers/Exhaust Vents				
E.2_General	Piping			4.00	
		General	Subtotal	4.00	
MECHANICAL SYSTEM E.2 Building HVAC System				Total	3.08
E.3 Building Temperature Controls	Type			Score	Comments/Remarks
E.3_Temperature Controls				2.00	TAC schneider electric controls. Original to 2008.
MECHANICAL SYSTEM E.3 Building Temperature Controls				Total	2.00



Condition Assessments

Springfield Elementary School Plumbing System

SUMMARY OF ENTIRE PLUMBING SYSTEM

Category	Subscore	Areas	Score	General Comments
E.1 Building Plumbing System	3.52	1	3.52	

PLUMBING SYSTEM

E.1 Building Plumbing System	Type		Score	Comments/Remarks
E.1_Plumbing Fixtures	Water Closets		3.50	
E.1_Plumbing Fixtures	Lavatories		3.50	
E.1_Plumbing Fixtures	Drinking Fountains		3.50	
E.1_Plumbing Fixtures	Showers		4.00	
E.1_Plumbing Fixtures	Dishwashing			
	<i>Plumbing Fixtures</i>	<i>Subtotal</i>	3.63	
E.1_Central Equipment	Hot Water Heating		2.00	Units not assessed. Unless they have been replaced, they are a ...
E.1_Central Equipment	Water Softener		1.00	None. ...
E.1_Central Equipment	Pumps			
	<i>Central Equipment</i>	<i>Subtotal</i>	1.50	
E.1_Water_Service	City		4.00	
E.1_Water Service	Domestic Piping		4.00	
	<i>Water Service</i>	<i>Subtotal</i>	4.00	
E.1_Sewage_System	City		4.00	
E.1_Sewage System	Piping		4.00	
	<i>Sewage System</i>	<i>Subtotal</i>	4.00	
E.1_Gas Service			4.00	
E.1_Fire Suppression			4.00	
PLUMBING SYSTEM E.1 Building Plumbing System		Total	3.52	

Condition Assessments

Springfield Elementary School Electrical System

SUMMARY OF ENTIRE ELECTRICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.4 Building Electrical System	4.25	1	4.25	
E.5 Building Lighting	4.64	1	4.64	

ELECTRICAL SYSTEM

E.4 Building Electrical System	Type			Score	Comments/Remarks
E.4_Incoming Service	Size			4.00	
E.4_Incoming Service	Condition			4.00	
E.4_Incoming Service	Generator			4.00	Solar field adjacent to building
		Incoming Service	Subtotal	4.00	
E.4_Distribution				5.00	Square D panels - original to building
E.4_Smoke Detection				4.00	
E.4_Fire Alarm System	Annunciator Panel			4.00	One trouble on system
E.4_Fire Alarm System	Fire Alarm Devices			4.00	Good strobe coverage, sprinkled building
		Fire Alarm System	Subtotal	4.00	
ELECTRICAL SYSTEM E.4 Building Electrical System			Total	4.25	
E.5 Building Lighting	Type			Score	Comments/Remarks
E.5_Interior Lighting	Administration			4.00	Lay-in acrylic lensed troffer
E.5_Interior Lighting	Corridors/Common			4.00	Lay-in acrylic lensed troffer
E.5_Interior Lighting	Classrooms/Science			4.00	Lay-in lensed troffer
E.5_Interior Lighting	Art/Music/Auditorium			4.00	Lay-in acrylic lensed troffer
E.5_Interior Lighting	Gymnasium/Natorium			5.00	Linear suspended
E.5_Interior Lighting	Cafeteria/Kitchen			4.00	Suspended indirect / truss system
E.5_Interior Lighting	Restrooms			5.00	Lay-in acrylic lensed troffer
		Interior Lighting	Subtotal	4.29	
E.5_Exterior Lighting	Building Entries			5.00	LED heads
E.5_Exterior Lighting	Parking Lots/Drives			5.00	LED heads
E.5_Exterior Lighting	Athletic/Play Fields				NA
		Exterior Lighting	Subtotal	5.00	
ELECTRICAL SYSTEM E.4 Building Electrical System E.5 Building Lighti			Total	4.64	



Condition Assessments

Springfield Elementary School Technology

SUMMARY OF ALL TECHNOLOGY

Category	Subscore	Areas	Score	General Comments
E.6 Building Technology	4.06	1	4.06	

TECHNOLOGY

E.6 Building Technology	Type		Score	Comments/Remarks
E.6_Data Distribution	Incoming		5.00	Single mode from district administration building
E.6_Data Distribution	Cable Type			
E.6_Data Distribution	Fiber		5.00	Assuming MM fiber between closets
E.6_Data Distribution	Wireless		4.00	Ruckus AP
		<i>Data Distribution</i>	<i>Subtotal</i>	4.67
E.6_Classroom Technology	Teacher			
E.6_Classroom Technology	Monitors		4.00	LG monitors
E.6_Classroom Technology	Smartboards		5.00	Promethean carts in lower grades
E.6_Classroom Technology	Projection			
		<i>Data Distribution</i>	<i>Subtotal</i>	4.50
E.6_Communications	Intercom/PA		2.00	Dukane - obsolete
E.6_Sound Systems	Gymnasium/Natatorium			
E.6_Sound Systems	S.R.		4.00	District standard vertical soundbar
		<i>Sound Systems</i>	<i>Subtotal</i>	3.00
TECHNOLOGY E.6 Building Technology		Total	4.06	

Condition Assessments

Springfield Elementary School Building Systems Summary

Mechanical:

• Heating plant

- o Building comfort heating is provided by six gas-fired boilers which appear and were reported to be in relatively good operating condition.

- o Currently, there are no reported issues or concerns for the continued use of these boilers; therefore, it is reasonable to expect successful continued use of the existing heating system until symptoms providing a reason for replacement manifest.

- o Building heating hot water circulation is provided by six primary in-line pumps dedicated to each boiler and two secondary end-suction pumps.

- o All motors have been reported to have been replaced since they were originally installed.

• Cooling plant:

- o Building comfort cooling is provided by two indoor chiller with outdoor air-cooled condensing units. Both the chillers and condensing units look to be in good working condition.

- o Building chilled water circulation is provided by two variable primary end-suction pumps.

- o All motors have been reported to have been replaced since they were originally installed.

• Air-Handler Plants and Systems:

- o Multiple constant-speed, constant and variable air volume (VAV) air-handlers exist at numerous building locations (9), inside of the building envelope. All of the air-handlers and associated air-distribution, and comfort control systems are original to the building construction; except for replaced failed components. All air-handlers appeared in fair condition.

• Building Temperature Control System:

- o The building's temperature control system is managed by Johnson Control and is original to the building.

Priority Items:

- a. The existing temperature control system, include all hydronic valves throughout the building should be removed and replaced.
- b. The existing air handling units are in fair condition. These units probably have another ten years of useful life. If there is additional budget throughout the district I would recommend relacing the units during the next major renovation. At minimum I would replace the existing coils.
- c. The existing VAV air handlers shall remain. All associated air terminal units shall be removed and replaced.
- d. For budget consideration, include 60 variable air volume terminal units (VAV). Retrofit installations shall include replacement of hydronic reheat control valve
- e. All existing fan coil units shall be removed and replaced.



- f. For budget consideration, include 5 fan coil units.
- g. All existing cabinet unit heaters, exhaust fans, etc. shall be removed and replaced.
- h. For budget consideration, include 22 cabinet unit heaters.
- i. For budget consideration, include 14 exhaust fans and 30 ceiling mounted exhaust-air grilles.

Plumbing:

- The domestic system is served by a gas fired boiler. The boiler looked to be in poor condition. There is a water softener.
- The existing domestic, sanitary and vent piping throughout the building look to be in fair condition and were reported to be in relatively good to fair operating condition.
- The existing restrooms throughout the building look to be in fair to good physical condition.
- There are existing showers that have been abandoned near the gymnasium.
- The building is on well and septic. The well pumps were report to in fair physical condition.

Priority Items:

- a. The boiler should be removed and replace with a new boiler.
- b. The owner is interested in transitioning from their current well and septic system. They would like to explore the costs associated with connecting to the local city water and sanitary systems that have been installed since the building's construction.
- c. All drinking fountains in area being renovated shall be replaced and upgraded to current ADA compliant standards. The existing domestic water, sanity and vent connections shall be reused.
- d. Remove all existing domestic piping serving the gymnasium showers.

Fire protection:

- A fire sprinkler system was present in the existing building. It looks to be in decent condition.

Priority Items:

- a. None currently.

Condition Assessments



Barker Middle School



Condition Assessments

Barker Middle School Summary

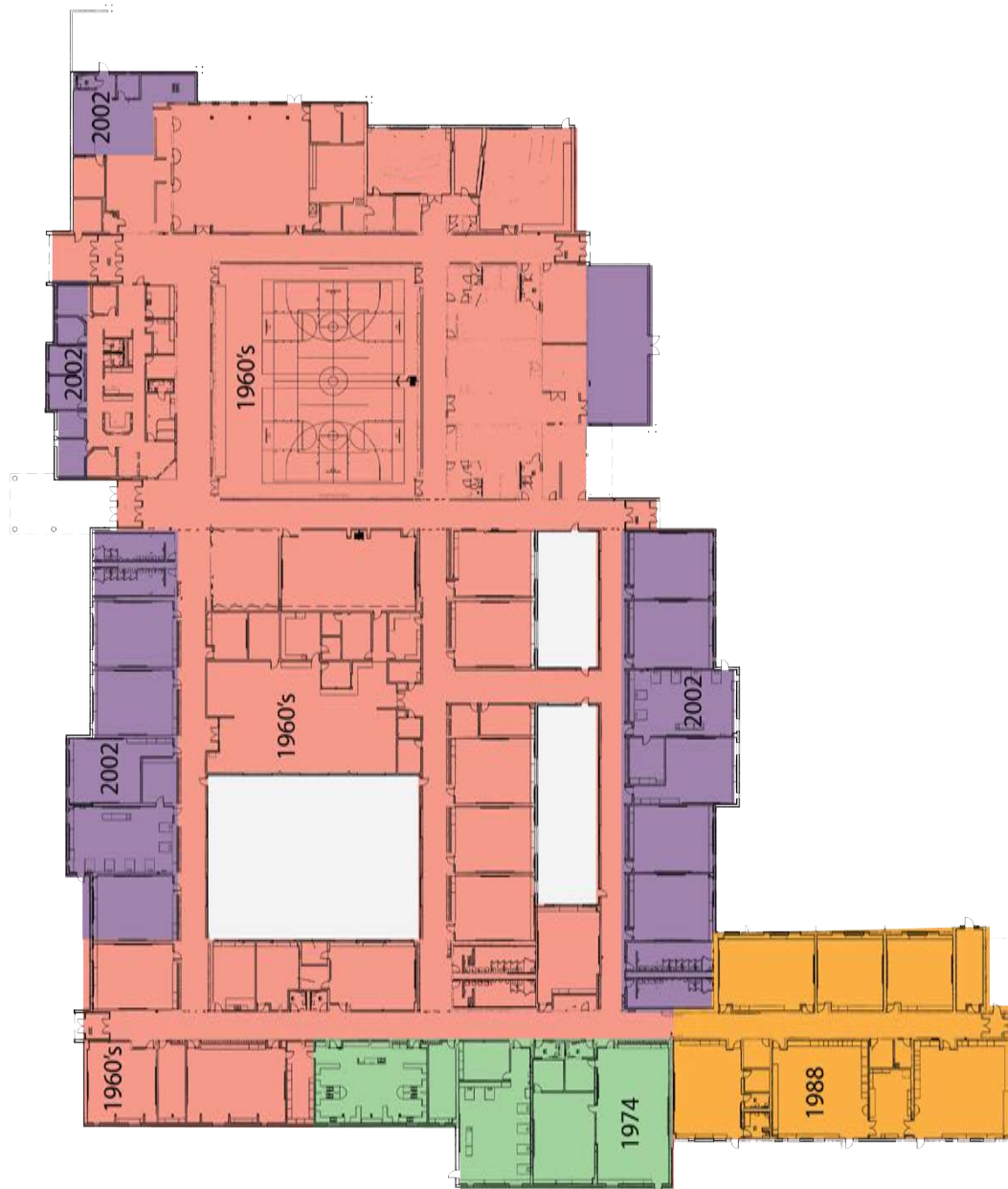
Michigan City Area Schools	
Building:	Barker Middle School
Building Area:	110,700
Site Acreage:	22.00
Enrollment Capacity:	
Current Enrollment:	430
Construction	Construction Type
1960	Original Construction
See Bldg. Area Plan	Additions and Renovations

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	4.31
A.2 Drives/Lots and Walks	3.25
A.3 Site Improvements	2.95
B SAFETY AND SECURITY	
B.1 Secure Building Access	4.50
B.2 Surveillance/Cameras	4.50
C BUILDING ENVELOPE	
C.1 Building Roof	2.03
C.2 Exterior Building Walls	3.80
C.3 Exterior Doors/Windows	3.90
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	4.08
D.2 Floors	3.73
D.3 Walls	3.23
D.4 Ceilings	3.80
D.5 Doors/Borrowed Lites	4.00
D.6 Fixed Equipment	3.37
E BUILDING SYSTEMS	
E.1 Building Plumbing System	3.09
E.2 Building HVAC System	2.79
E.3 Building Temperature Controls	2.00
E.4 Building Electrical System	3.83
E.5 Building Lighting	3.63
E.6 Building Technology	4.11
CONDITION ASSESSMENT AVERAGE SCORE	3.54
CONDITION ASSESSMENT GRADE	70.89

Condition Assessments

Barker Middle School Era Floorplan



1960's
1974
1988
2002





Condition Assessments

Barker Middle School Site

SUMMARY OF ENTIRE SITE

Category	Subscore	Regions	Score	General Comments
A.1 Separation/Drop-off/Stacking	4.31	1	4.31	
A.2 Drives/Lots and Walks	3.25	1	3.25	
A.3 Site Improvements	2.95	1	2.95	

SITE					
A.1 Separation/Drop-off/Stacking					
A.1 Identifiable Main Entry			Score	Comments/Remarks	
A.1 Identifiable Main Entry			4.00	Architecturally, the main entrance is very well defined. Addition...	
A.1 ADA Accessibility			Score	Comments/Remarks	
A.1 ADA Accessibility	Type	Compliant	Score		
A.1 ADA Accessibility	Route	TRUE	5.00		
A.1 ADA Accessibility	Door	TRUE	5.00		
A.1 Parking Space Allocation			Quantity	Score	Comments/Remarks
A.1 Parking Space Allocation	Visitor		26.00	5.00	No visitor parking requirement.
A.1 Parking Space Allocation	Staff		48.00	5.00	46 employees. Requirement is 1 space for each employee.
A.1 Parking Space Allocation	Accessible	TRUE	6.00	4.00	2 for visitor and 4 for staff. Requirement is 1 per 25 or 2% whe...
A.1 Site Circulation			Type	Score	Comments/Remarks
A.1 Emergency/Fire Service Access				4.00	School is surrounded by public ways. N, E, S have paved access...
A.1 Bus/Vehicular	Separation			4.00	
A.1 Bus/Vehicular	Signage			3.00	Additional signage at street would add clarity.
A.1 Bus Drop-off/Pick-up	Route Clarity/Safety			4.00	
A.1 Bus Drop-off/Pick-up	Adequate Stacking			5.00	
A.1 Car Drop-off/Pick-up	Pedestrian Safety			4.00	
A.1 Car Drop-off/Pick-up	Adequate Stacking			3.00	
A.1 Car Drop-off/Pick-up	Traffic Pattern			5.00	
A.1 Delivery Routing	Separation			5.00	
A.1 Delivery Routing	Loading Dock			4.00	
SITE A.1 Separation/Drop-off/Stacking			Total	4.31	
A.2 Drives/Lots and Walks					
A.2 Drives/Lots and Walks	Type	%	Subscore	Score	Comments/Remarks
A.2 Sidewalks	Concrete	100	4.00	4.00	No significant heaving, only minor cracks. General maintenance...
A.2 Sidewalks					
A.2 Sidewalks					
		Sidewalks	Subtotal	4.00	
A.2 Drives	Asphalt	100	3.00	3.00	Overall decent shape, due for general maintenance and seal co...
A.2 Drives					
A.2 Drives					
		Drives	Subtotal	3.00	
A.2 Parking Lots	Asphalt	100	3.00	3.00	Seal coat and new traffic markings would increase visibility.
A.2 Parking Lots					
A.2 Parking Lots					
		Parking Lots	Subtotal	3.00	
A.2 Drives/Parking Lots	Traffic Markings/Striping			3.00	Striping appears newer. Additional traffic lines needed.
SITE A.2 Drives/Lots and Walks			Total	3.25	
A.3 Site Improvements					
A.3 Site Improvements	Type		Score	Comments/Remarks	
A.3 Playground(s)	Accessibility		3.00	Access to tennis courts is hindered by curb.	
A.3 Playground(s)	Equipment		3.00	Tennis and basketball equipment is aged but in decent conditio...	
A.3 Playground(s)	Surface		3.00	Tennis court surface is due for recoating but still has a few year...	
A.3 Playground(s)	Size		4.00		
		Playground(s)	Subtotal	3.25	No playground at MS. Ratings provided refer to basketball hoo...
A.3 Landscaping	Trees		4.00	Site is full of mature trees in good condition. General pruning n...	
A.3 Landscaping	Landscaping		2.00	Retention walls are in significant need of repair/replacement.	
		Landscaping	Subtotal	3.00	
A.3 Site Drainage	Flood Points		4.00		
A.3 Athletic Fields	Support Buildings		4.00		
A.3 Athletic Fields	Bleachers/Stadium Seating		1.00	Non-existent, field would benefit from providing minimal seati...	
A.3 Athletic Fields	Athletic/Stadium Lighting		1.00	Non-existent, field would benefit from general area lighting at...	
A.3 Athletic Fields	Athletic/Stadium Paving		1.00	Non-existent, field would benefit from hard surface area for en...	
A.3 Athletic Fields	Fencing/Gates		1.00	Fencing provided along street is in poor condition.	
A.3 Athletic Fields	Field Conditions		1.00	Field and track are in poor condition.	
A.3 Athletic Fields	Scoreboards		1.00	Non-existent, field would benefit from scoreboard.	
		Athletic Fields	Subtotal	1.43	
A.3 Site Security	Site Lines		4.00	Site lines are general exceptional with only grade changes and...	
A.3 Site Security	Gated/Not Gated		1.00	Not gated.	
		Site Security	Subtotal	2.50	
A.3 Fencing	Site		3.00	Site is mostly unfenced except a non-contiguous portion aroun...	
A.3 Fencing	Playground(s)		4.00	No playground at MS. Rating provided refers to tennis courts.	
		Fencing	Subtotal	3.50	
SITE A.3 Site Improvements			Total	2.95	

Condition Assessments

Barker Middle School Safety and Security

SUMMARY OF ALL SAFETY AND SECURITY					
Category		Subscore	Areas	Score	General Comments
B.1 Secure Building Access		4.50	1	4.50	
B.2 Surveillance/Cameras		4.50	1	4.50	

SAFETY AND SECURITY					
B.1 Secure Building Access	Type			Score	Comments/Remarks
B.1_Card/Code/FOBS				5.00	
B.1_Secure_Vestibule	Direct Admin Connection			5.00	
B.1_Secure_Technology	AI Voice/Door Release			4.00	AI Phone LEM. IDL audio only w/ camera separate (non-recor...
B.1_Security Officer Station(s)				4.00	
SAFETY AND SECURITY B.1 Secure Building Access			Total	4.50	
B.2 Surveillance/Cameras				Score	Comments/Remarks
B.2_Video Surveillance				5.00	
B.2_Intrusion Detection				4.00	GE - Hallway motions, glass and door contact sensors.
SAFETY AND SECURITY B.2 Surveillance/Cameras			Total	4.50	



Condition Assessments

Barker Middle School Building Envelope and Roof

SUMMARY OF ENTIRE BUILDING ENVELOPE

Category	Subscore	Areas/Regions	Score	General Comments
C.2 Exterior Building Walls	3.80	1	3.80	
C.3 Exterior Doors/Windows	3.90	1	3.90	

BUILDING ENVELOPE					
C.2 Exterior Building Walls	Type	%	Subscore	Score	Comments/Remarks
C.2_Masonry	Brick	90	4.00	3.60	
C.2_Masonry	Brick	10	2.00	0.20	Rating refers to the greenhouse masonry walls. Significant wor ...
<select or leave blank>					
<select or leave blank>					
BUILDING ENVELOPE C.2 Exterior Building Walls			Total	3.80	
C.3 Exterior Doors/Windows	Type	% or Qty.	Subscore	Score	Comments/Remarks
C.3_Aluminum	Window	90	4.00	3.60	Aluminum with thermal windows in good condition. ...
C.3_Aluminum		10	2.00	0.20	Rating refers to the greenhouse windows. Significant work or r ...
<select or leave blank>					
<select or leave blank>					
Exterior Windows			Subtotal	3.80	
C.3_Swinging	Aluminum	90	4.00	3.60	With thermal sidelites/glazing. ...
C.3_Overhead	Steel	10	4.00	0.40	Loading dock doors. ...
<select or leave blank>					
<select or leave blank>					
Exterior Doors			Subtotal	4.00	
BUILDING ENVELOPE C.3 Exterior Doors/Windows			Total	3.90	

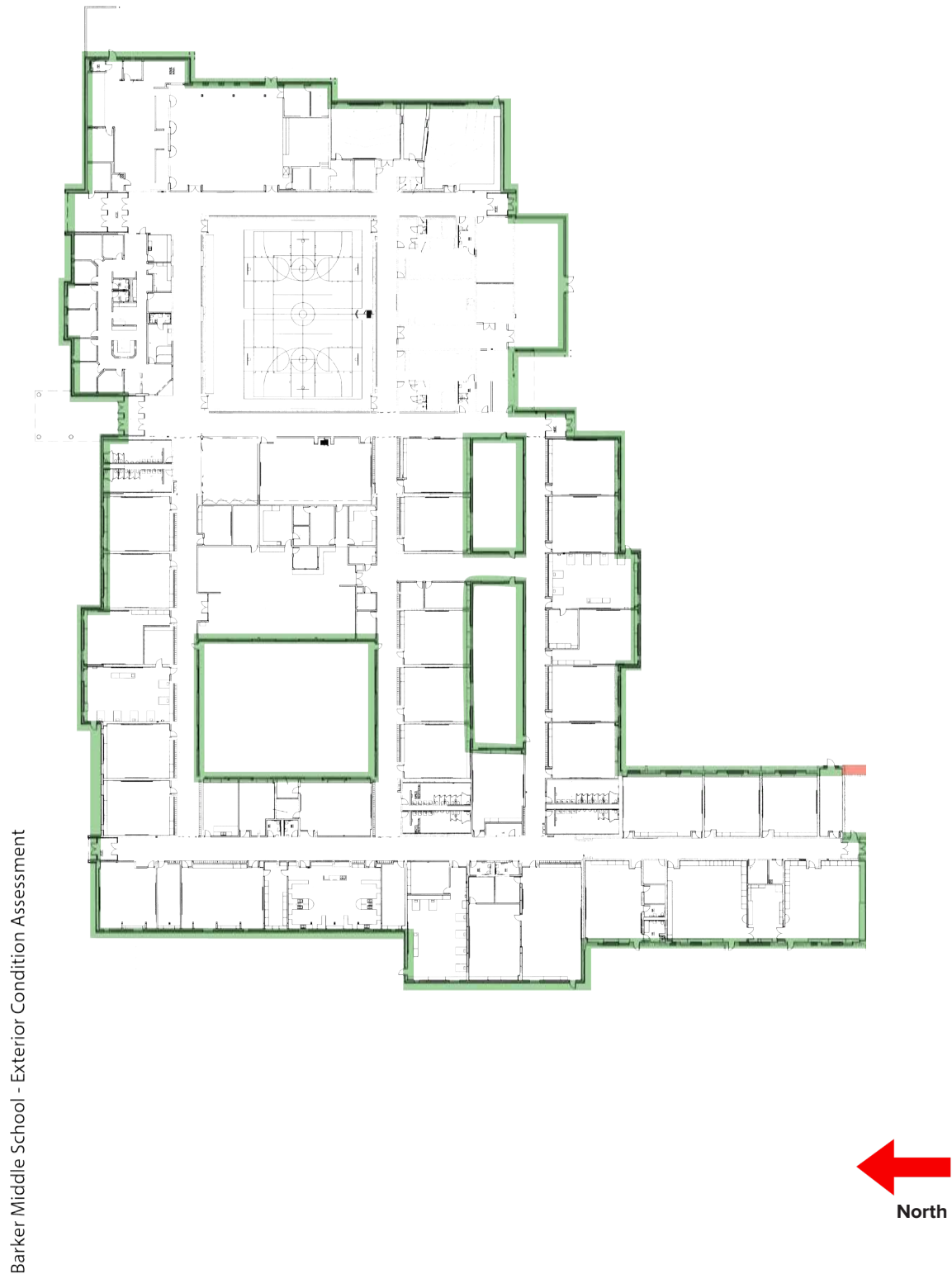
SUMMARY OF ALL ROOFS

Category	Total Sq.Ft.	Subscore	Areas	Score	General Comments
C.1 Building Roof	111,500	2.03	1	2.03	

ROOF							
C.1 Building Roof	Type	Install Year	Square Feet	Subscore	Score	Warranty Exp.	Comments/Remarks
C.1_Membrane	EPDM	2002	110,000	2.00	1.97	2019	
	Manufacturer/Installer	Firestone/City Roofing					Out of business. ...
C.1_Metal	Standing Seam	Unknown	1,500	4.00	0.05	Unknown	
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
ROOF C.1 Building Roof		Total Sq.Ft.	111,500	Total Score	2.03		

Condition Assessments

Barker Middle School Exterior Floorplan





Condition Assessments

Barker Middle School Mechanical System

SUMMARY OF ENTIRE MECHANICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.2 Building HVAC System	2.79	1	2.79	
E.3 Building Temperature Controls	2.00	1	2.00	

MECHANICAL SYSTEM

E.2 Building HVAC System	Type		Score	Comments/Remarks
E.2_Central Heating System	Boilers		3.00	From 2003 Bryan boilers.
E.2_Central Heating System	Heating Pumps		3.00	
E.2_Central Heating System	Air Handling Units		2.50	(2) old gym units #1. (1) café #3. (4) library AHU #3 not seen sin...
Central Heating System		Subtotal	2.83	
E.2_Cooling System	Chiller		2.00	From 2003.
E.2_Cooling System	Cooling Tower			
E.2_Cooling System	Chilled Water Pumps		3.00	From 2003.
E.2_Cooling System	Condensing Units			
Cooling System		Subtotal	2.50	
E.2_Equipment	Cabinet/Supplemental Heaters			
E.2_Equipment	Fan Coil Units			
E.2_Equipment	Fans			
E.2_Equipment	PTAC Units			
E.2_Equipment	Unit Ventilators		2.50	From 2003.
E.2_Equipment	Variable Air Volume Terminals			
Equipment		Subtotal	2.50	
E.2_General	Ductwork		3.00	
E.2_General	Louvers/Exhaust Vents		4.00	
E.2_General	Piping		3.00	
General		Subtotal	3.33	
MECHANICAL SYSTEM E.2 Building HVAC System		Total	2.79	
E.3 Building Temperature Controls	Type		Score	Comments/Remarks
E.3_Temperature Controls			2.00	Trane controls all electronic. Comm issues. Wants new controls...
MECHANICAL SYSTEM E.3 Building Temperature Controls		Total	2.00	

Condition Assessments

Barker Middle School Plumbing System

SUMMARY OF ENTIRE PLUMBING SYSTEM

Category	Subscore	Areas	Score	General Comments
E.1 Building Plumbing System	3.09	1	3.09	

PLUMBING SYSTEM

E.1 Building Plumbing System	Type	Score	Comments/Remarks
E.1 Plumbing Fixtures	Water Closets	3.00	
E.1 Plumbing Fixtures	Lavatories	3.00	
E.1 Plumbing Fixtures	Drinking Fountains	3.00	1 old to 1 new.
E.1 Plumbing Fixtures	Showers	3.00	
E.1 Plumbing Fixtures	Dishwashing	4.00	
	<i>Plumbing Fixtures Subtotal</i>	3.20	
E.1 Central Equipment	Hot Water Heating	4.00	From 2017.
E.1 Central Equipment	Water Softener	3.00	
E.1 Central Equipment	Pumps	3.00	
	<i>Central Equipment Subtotal</i>	3.33	
E.1 Water Service	City	3.00	
E.1 Water Service	Domestic Piping	3.00	
	<i>Water Service Subtotal</i>	3.00	
E.1 Sewage System	City	3.00	
E.1 Sewage System	Piping	3.00	
	<i>Sewage System Subtotal</i>	3.00	
E.1 Gas Service		3.00	
E.1 Fire Suppression		3.00	
PLUMBING SYSTEM E.1 Building Plumbing System	Total	3.09	



Condition Assessments

Barker Middle School Electrical System

SUMMARY OF ENTIRE ELECTRICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.4 Building Electrical System	3.83	1	3.83	
E.5 Building Lighting	3.63	1	3.63	

ELECTRICAL SYSTEM

E.4 Building Electrical System	Type		Score	Comments/Remarks
E.4_Incoming Service	Size		5.00	GE Spectra 2500A 450V, 600A Disc for solar.
E.4_Incoming Service	Condition		4.00	
E.4_Incoming Service	Generator		1.00	None.
		Incoming Service	Subtotal	3.33
E.4_Distribution			4.00	
E.4_Smoke Detection			4.00	
E.4_Fire Alarm System	Annunciator Panel		4.00	
E.4_Fire Alarm System	Fire Alarm Devices		4.00	Simplex4010ES.
		Fire Alarm System	Subtotal	4.00
ELECTRICAL SYSTEM E.4 Building Electrical System		Total	3.83	
E.5 Building Lighting	Type		Score	Comments/Remarks
E.5_Interior Lighting	Administration			
E.5_Interior Lighting	Corridors/Common		4.00	Flat panel LED.
E.5_Interior Lighting	Classrooms/Science		4.00	Flat panel LED, no Dimming, No occ. Sensors.
E.5_Interior Lighting	Art/Music/Auditorium			
E.5_Interior Lighting	Gymnasium/Natatorium		5.00	New LED & occ. Sensors.
E.5_Interior Lighting	Cafeteria/Kitchen		4.00	Flat Panel LED.
E.5_Interior Lighting	Restrooms			
		Interior Lighting	Subtotal	4.25
E.5_Exterior Lighting	Building Entries		4.00	
E.5_Exterior Lighting	Parking Lots/Drives		3.00	
E.5_Exterior Lighting	Athletic/Play Fields		2.00	None.
		Exterior Lighting	Subtotal	3.00
ELECTRICAL SYSTEM E.4 Building Electrical System E.5 Building Lighti		Total	3.63	

Condition Assessments

Barker Middle School Technology

SUMMARY OF ALL TECHNOLOGY

Category	Subscore	Areas	Score	General Comments
E.6 Building Technology	4.11	1	4.11	

TECHNOLOGY

E.6 Building Technology	Type			Score	Comments/Remarks
E.6_Data Distribution	Incoming			5.00	
E.6_Data Distribution	Cable Type			5.00	CAT 5E & 6 .
E.6_Data Distribution	Fiber			5.00	12st. MM to IDF's.
E.6_Data Distribution	Wireless			5.00	In classroom.
		<i>Data Distribution</i>	<i>Subtotal</i>	5.00	
E.6_Classroom Technology	Teacher				
E.6_Classroom Technology	Monitors			4.00	Samsung 55" monitor, docking station.
E.6_Classroom Technology	Smartboards				
E.6_Classroom Technology	Projection				
		<i>Data Distribution</i>	<i>Subtotal</i>	4.00	
E.6_Communications	Intercom/PA			2.00	Dukane MCS350.
E.6_Sound Systems	Gymnasium/Natatorium			4.00	Box speakers.
E.6_Sound Systems	S.R.			4.00	Phonak Roger w/ Lanyard (Digimeter 5000).
		<i>Sound Systems</i>	<i>Subtotal</i>	3.33	
TECHNOLOGY E.6 Building Technology			Total	4.11	



Condition Assessments

Barker Middle School Building Systems Summary

Mechanical:

• Heating plant

o Building comfort heating is provided by two gas-fired boilers which appear and were reported to be in relatively fair operating condition.

o Currently, there are no reported issues or concerns for the continued use of these boilers; therefore, it is reasonable to expect successful continued use of the existing heating system until symptoms providing a reason for replacement manifest.

o Building heating hot water circulation is provided by two constant volume end-suction pumps mounted in parallel.

• Cooling plant:

o Building comfort cooling is provided by an outdoor air-cooled chiller. The chiller appeared to be in fair to poor working condition.

o Building chilled water circulation is provided by two primary end-suction pump mounted in parallel.

• Classroom HVAC and associated Systems:

o Each classroom in the building is equipped with a unit ventilator that provides conditioned air to the space. These UV were added during the 2002 renovation project.

• Air-Handler Plants and Systems:

o There are three existing constant-speed air-handlers suspended from the gymnasium structure that were added during the 2002 renovation.

o The air-handlers appeared in fair condition.

o There are several existing blower coil units located throughout the building that are located in a plenum space near the room they serve that were added during the 2002 renovation.

o The blower coil units were reported to be in fair condition.

o There are four existing fan coil units located throughout the building in the plenum spaces above the rooms they serve that were added during the 2002 renovation.

o The fan coil units were reported to be in fair condition.

• Building Temperature Control System:

o The building's temperature control system is managed by Trane. Owner reported that they are interested in replacing the existing temperature controls throughout the entire building to a Tridium Niagara framework.

Priority Items:

a. The existing unit ventilators in all classrooms will be removed and replaced with new vertical unit ventilators (VUV).

b. For budget consideration, include 37 vertical unit ventilators and 148 ceiling mounted supply-air diffusers with flexible duct connectors and 37 ceiling mounted relief-air grilles.

c. The existing blower coil units will be removed and replaced.

d. For budget consideration, include 20 blower coil units.

e. The existing fan coil units will be removed and replaced.

f. For budget consideration, include 4 fan coil units with a chilled water coil and one DX fan coil unit with a remote condensing unit (15 MBH).

g. The existing temperature control system, include all hydronic valves, actuators, etc. throughout the building should be removed and replaced.

h. The existing air handling units are in fair condition. These units probably have another ten years of useful life.

i. Provide an alternate price to replace both units and an alternate price to replace coils in each unit. For budget consideration, include 1 x 4650 CFM modular indoor air-handler with hydronic chilled water (40 GPM) and hydronic heating coil (15 GPM), & 2 x 7500 CFM modular indoor air-handler with hydronic chilled water (60 GPM) and hydronic heating coil (20 GPM).

j. The existing chiller should be removed and replaced.

k. For budget consideration, include 250-ton air-cooled chiller.

- l. The existing chiller water circulation pumps should be removed and replaced.
- m. For budget consideration, include 2 x 300-GPM; 15 HP end suction pumps with VFDs, a new air/dirt separator, and a new chemical feeder.
- n. All existing cabinet unit heaters, exhaust fans, etc. shall be removed and replaced.
- o. For budget consideration, include 20 cabinet unit heaters.
- p. For budget consideration, include 12 convectors.
- q. For budget consideration, include 36 exhaust fans and 80 ceiling mounted exhaust-air grilles.

Plumbing:

- The domestic system is served by a gas fired boiler. The boiler looked to be in good to fair condition. There is a water softener.
- The existing domestic, sanitary and vent piping throughout the building look to be in fair condition and were reported to be in relatively good to fair operating condition.
- The existing restrooms throughout the building look to be in fair to good physical condition.

Priority Items:

- a. All drinking fountains in area being renovated shall be replaced and upgraded to current ADA compliant standards. The existing domestic water, sanitary and vent connections shall be reused.

Fire protection:

- A fire sprinkler system was present in the existing building. It looks to be in decent condition.

Priority Items:

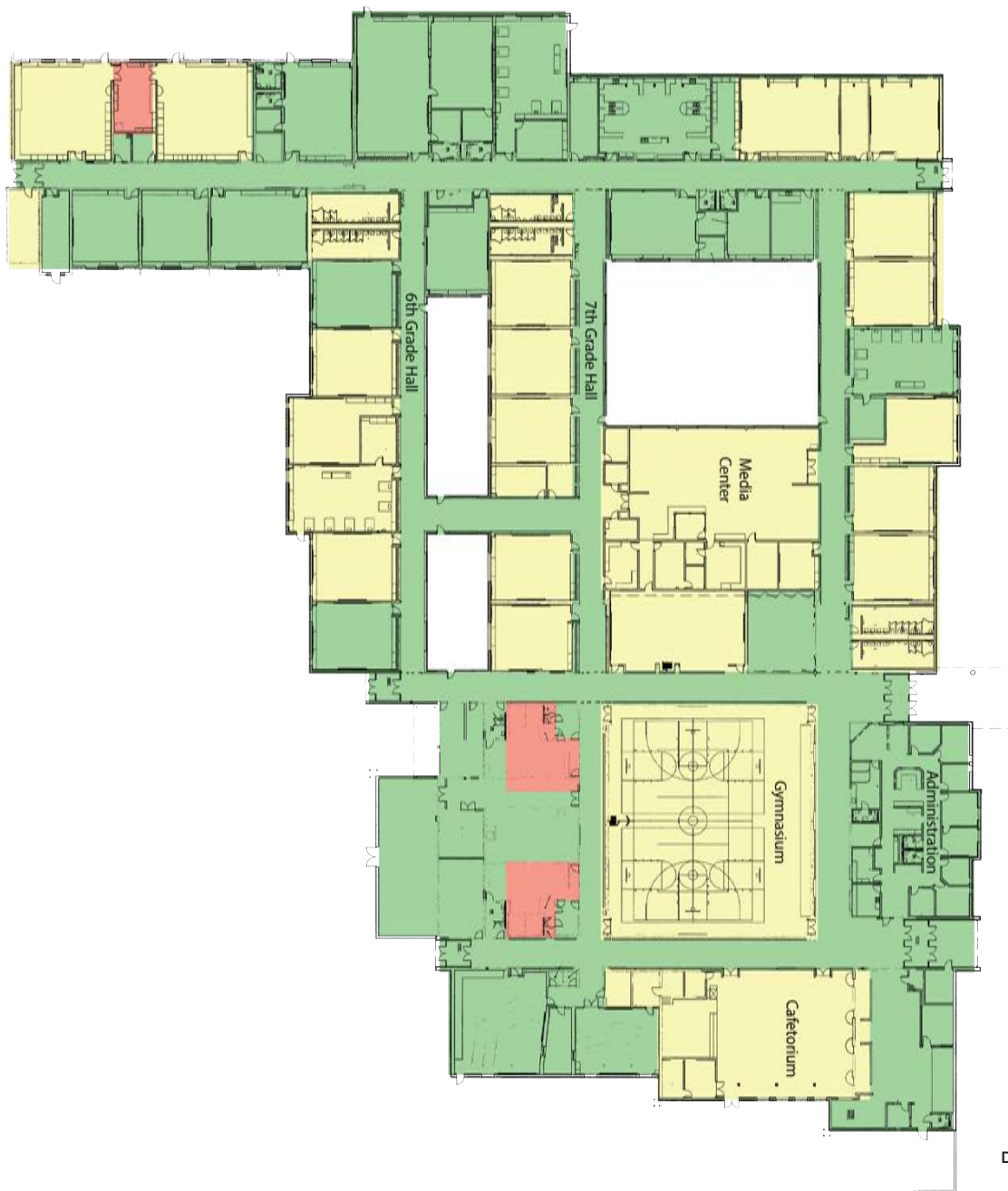
- a. None currently.



Condition Assessments

Barker Middle School Interior Floorplan

Barker Middle School - Interior Condition Assessment



Condition Assessments



Krueger Middle School



Condition Assessments

Krueger Middle School Summary

Michigan City Area Schools	
Building:	Krueger Middle School
Building Area:	110,007
Site Acreage:	46.55
Enrollment Capacity:	
Current Enrollment:	333
Construction	Construction Type
1963	Original Construction
See Bldg. Area Plan	Additions and Renovations

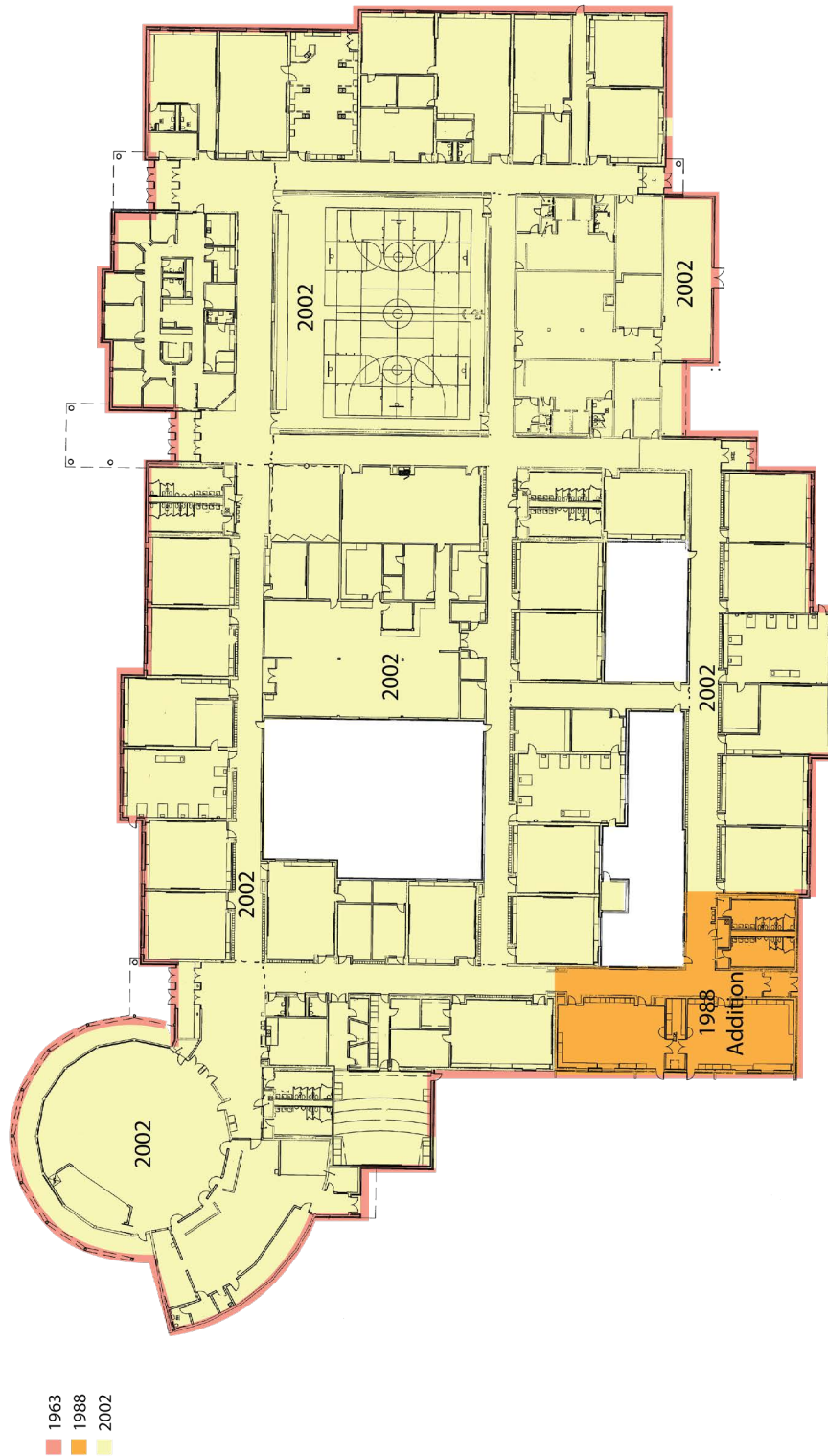
Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	4.38
A.2 Drives/Lots and Walks	3.25
A.3 Site Improvements	2.82
B SAFETY AND SECURITY	
B.1 Secure Building Access	4.50
B.2 Surveillance/Cameras	4.50
C BUILDING ENVELOPE	
C.1 Building Roof	2.00
C.2 Exterior Building Walls	3.90
C.3 Exterior Doors/Windows	3.90
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	4.08
D.2 Floors	3.76
D.3 Walls	2.98
D.4 Ceilings	3.80
D.5 Doors/Borrowed Lites	4.00
D.6 Fixed Equipment	3.50
E BUILDING SYSTEMS	
E.1 Building Plumbing System	3.09
E.2 Building HVAC System	2.79
E.3 Building Temperature Controls	3.00
E.4 Building Electrical System	3.83
E.5 Building Lighting	3.46
E.6 Building Technology	3.61
CONDITION ASSESSMENT AVERAGE SCORE	3.56
CONDITION ASSESSMENT GRADE	71.14

Condition Assessments

Krueger Middle School Era Floorplan

Krueger Middle School - Era Plan
Built in 1963 / Renovated in 2002





Condition Assessments

Krueger Middle School Site

SUMMARY OF ENTIRE SITE					
Category		Subscore	Regions	Score	General Comments
A.1 Separation/Drop-off/Stacking		4.38	1	4.38	
A.2 Drives/Lots and Walks		3.25	1	3.25	
A.3 Site Improvements		2.82	1	2.82	

SITE					
A.1 Separation/Drop-off/Stacking					
A.1 Identifiable Main Entry				Score	Comments/Remarks
A.1 Identifiable Main Entry				4.00	Architecturally, the main entrance is very well defined. Addition...
A.1 ADA Accessibility	Type	Compliant		Score	Comments/Remarks
A.1 ADA Accessibility	Route	TRUE		4.00	Depends on the spot identified.
A.1 ADA Accessibility	Door	TRUE		5.00	
A.1 Parking Space Allocation	Type	Compliant	Quantity	Score	Comments/Remarks
A.1 Parking Space Allocation	Visitor		47.00	5.00	No visitor parking requirement.
A.1 Parking Space Allocation	Staff		50.00	5.00	43 employees. Requirement is 1 space for each employee.
A.1 Parking Space Allocation	Accessible	TRUE	8.00	4.00	2 for visitor and 4 for staff. Requirement is 1 per 25 or 2% when...
A.1 Site Circulation	Type			Score	Comments/Remarks
A.1 Emergency/Fire Service Access				5.00	School is surrounded by public ways. N, E, S, W have paved acc...
A.1 Bus/Vehicular	Separation			4.00	
A.1 Bus/Vehicular	Signage			4.00	Additional signage at street would add clarity.
A.1 Bus Drop-off/Pick-up	Route Clarity/Safety			3.00	Additional signage at street would add clarity. Assumption from...
A.1 Bus Drop-off/Pick-up	Adequate Stacking			5.00	
A.1 Car Drop-off/Pick-up	Pedestrian Safety			4.00	
A.1 Car Drop-off/Pick-up	Adequate Stacking			4.00	
A.1 Car Drop-off/Pick-up	Traffic Pattern			5.00	
A.1 Delivery Routing	Separation			5.00	
A.1 Delivery Routing	Loading Dock			4.00	
SITE A.1 Separation/Drop-off/Stacking			Total	4.38	
A.2 Drives/Lots and Walks	Type	%	Subscore	Score	Comments/Remarks
A.2 Sidewalks	Concrete	100	4.00	4.00	No significant heaving, only minor cracks. General maintenance...
A.2 Sidewalks					
A.2 Sidewalks					
			Sidewalks Subtotal	4.00	
A.2 Drives	Asphalt	100	3.00	3.00	Overall decent shape, due for general maintenance and seal co...
A.2 Drives					
A.2 Drives					
			Drives Subtotal	3.00	
A.2 Parking Lots	Asphalt	100	3.00	3.00	Seal coat and new traffic markings would increase visibility.
A.2 Parking Lots					
A.2 Parking Lots					
			Parking Lots Subtotal	3.00	
A.2 Drives/Parking Lots	Traffic Markings/Striping			3.00	Striping appears newer. Additional traffic lines needed.
SITE A.2 Drives/Lots and Walks			Total	3.25	
A.3 Site Improvements	Type			Score	Comments/Remarks
A.3 Playground(s)	Accessibility			3.00	Access to tennis courts is hindered by curb.
A.3 Playground(s)	Equipment			2.00	Tennis courts appear sound but in poor condition.
A.3 Playground(s)	Surface			2.00	Tennis court surface is due for recoating/resurfacing.
A.3 Playground(s)	Size			4.00	
			Playground(s) Subtotal	2.75	No playground at MS. Ratings provided refer to tennis courts.
A.3 Landscaping	Trees			4.00	Site is full of mature trees in good condition. Tree removal nec...
A.3 Landscaping	Landscaping			4.00	Site contains many nature areas. General maintenance to lands...
			Landscaping Subtotal	4.00	
A.3 Site Drainage	Flood Points			4.00	
A.3 Athletic Fields	Support Buildings			2.00	General building maintainance needed.
A.3 Athletic Fields	Bleachers/Stadium Seating			1.00	Non-existent, field would benefit from providing minimal seati...
A.3 Athletic Fields	Athletic/Stadium Lighting			1.00	Non-existent, field would benefit from general area lighting at...
A.3 Athletic Fields	Athletic/Stadium Paving			1.00	Non-existent, field would benefit from hard surface area for en...
A.3 Athletic Fields	Fencing/Gates			1.00	Non-existent.
A.3 Athletic Fields	Field Conditions			1.00	Field and track are in poor condition.
A.3 Athletic Fields	Scoreboards			1.00	Non-existent, field would benefit from scoreboard.
			Athletic Fields Subtotal	1.14	
A.3 Site Security	Site Lines			4.00	
A.3 Site Security	Gated/Not Gated			1.00	Not gated.
			Site Security Subtotal	2.50	
A.3 Fencing	Site			3.00	Site is mostly unfenced. Fencing around solar is in good shape.
A.3 Fencing	Playground(s)			2.00	No playground at MS. Rating provided refers to tennis courts.
			Fencing Subtotal	2.50	
SITE A.3 Site Improvements			Total	2.82	

Condition Assessments

Krueger Middle School Safety and Security

SUMMARY OF ALL SAFETY AND SECURITY					
Category		Subscore	Areas	Score	General Comments
B.1 Secure Building Access		4.50	1	4.50	
B.2 Surveillance/Cameras		4.50	1	4.50	

SAFETY AND SECURITY					
B.1 Secure Building Access	Type			Score	Comments/Remarks
B.1_Card/Code/FOBS				5.00	
B.1_Secure_Vestibule	Direct Admin Connection			5.00	
B.1_Secure_Technology	AI Voice/Door Release			4.00	AI voice only entry W/ Local camera.
B.1_Security Officer Station(s)				4.00	
SAFETY AND SECURITY B.1 Secure Building Access			Total	4.50	
B.2 Surveillance/Cameras				Score	Comments/Remarks
B.2_Video Surveillance				5.00	Exaeg. Vision.
B.2_Intrusion Detection				4.00	OE Network NX-4.
SAFETY AND SECURITY B.2 Surveillance/Cameras			Total	4.50	



Condition Assessments

Krueger Middle School Building Envelope and Roof

SUMMARY OF ENTIRE BUILDING ENVELOPE

Category		Subscore	Areas/Regions	Score	General Comments
C.2 Exterior Building Walls		3.90	1	3.90	
C.3 Exterior Doors/Windows		3.90	1	3.90	

BUILDING ENVELOPE

C.2 Exterior Building Walls	Type	%	Subscore	Score	Comments/Remarks
C.2_Masonry	Brick	90	4.00	3.60	
C.2_Finish_System	Exterior Insulation (EIFS)	10	3.00	0.30	Rating refers to the EIFS primarily at the main entrance and caf ...
<select or leave blank>					
<select or leave blank>					
BUILDING ENVELOPE C.2 Exterior Building Walls			Total	3.90	
C.3 Exterior Doors/Windows	Type	% or Qty.	Subscore	Score	Comments/Remarks
C.3_Aluminum	Window	90	4.00	3.60	Aluminum with thermal windows in good condition. Replacem ...
C.3_Metal	Steel	10	2.00	0.20	Rating refers to exterior louvers. A number of the louvers have ...
<select or leave blank>					
<select or leave blank>					
<i>Exterior Windows</i>			<i>Subtotal</i>	3.80	
C.3_Swinging	Aluminum	90	4.00	3.60	With thermal sidelites/glazing. ...
C.3_Overhead	Steel	10	4.00	0.40	Loading dock doors. ...
<select or leave blank>					
<select or leave blank>					
<i>Exterior Doors</i>			<i>Subtotal</i>	4.00	
BUILDING ENVELOPE C.3 Exterior Doors/Windows			Total	3.90	

SUMMARY OF ALL ROOFS

Category		Total Sq.Ft.	Subscore	Areas	Score		General Comments
C.1 Building Roof		110,000	2.00	1	2.00		

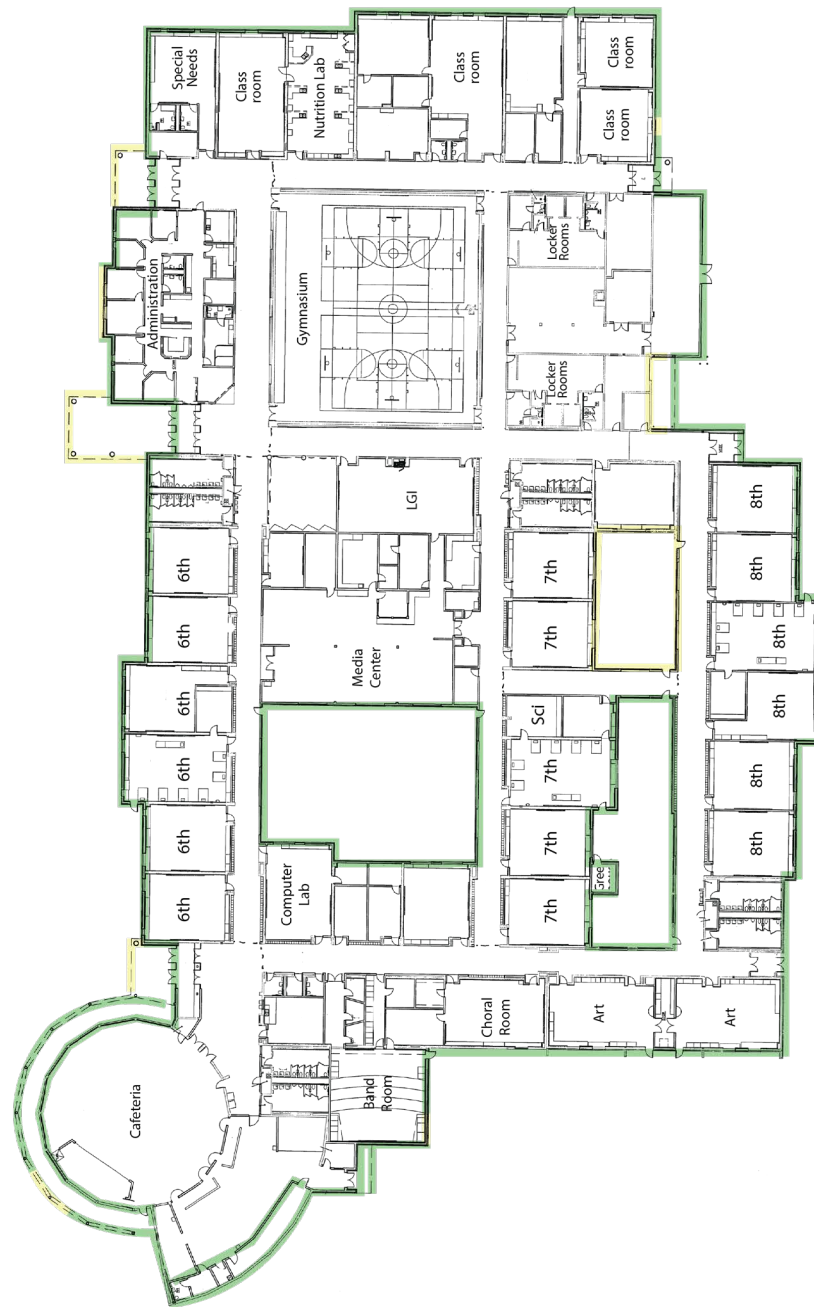
ROOF

C.1 Building Roof	Type	Install Year	Square Feet	Subscore	Score	Warranty Exp.	Comments/Remarks
C.1_Membrane	EPDM	2002	110,000	2.00	2.00	2019	
	Manufacturer/Installer	Firestone/City Roofing					Out of business. ...
<select or leave blank>							
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
ROOF C.1 Building Roof		Total Sq.Ft.	110,000	Total Score	2.00		

Condition Assessments

Krueger Middle School Exterior Floorplan

Krueger Middle School - Exterior Condition Assessment





Condition Assessments

Krueger Middle School Mechanical System

SUMMARY OF ENTIRE MECHANICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.2 Building HVAC System	2.79	1	2.79	
E.3 Building Temperature Controls	3.00	1	3.00	

MECHANICAL SYSTEM					
E.2 Building HVAC System	Type			Score	Comments/Remarks
E.2_Central Heating System	Boilers			3.00	From 2003 Bryan boilers.
E.2_Central Heating System	Heating Pumps			3.00	
E.2_Central Heating System	Air Handling Units			2.50	(2) old gym units #1. (4) library AHU #3 not seen since no tall l
	Central Heating System	Subtotal		2.83	
E.2_Cooling System	Chiller			2.00	From 2003.
E.2_Cooling System	Cooling Tower				
E.2_Cooling System	Chilled Water Pumps			3.00	From 2003.
E.2_Cooling System	Condensing Units				
	Cooling System	Subtotal		2.50	
E.2_Equipment	Cabinet/Supplemental Heaters				
E.2_Equipment	Fan Coil Units				
E.2_Equipment	Fans				
E.2_Equipment	PTAC Units				
E.2_Equipment	Unit Ventilators			2.50	From 2003.
E.2_Equipment	Variable Air Volume Terminals				
	Equipment	Subtotal		2.50	
E.2_General	Ductwork			3.00	
E.2_General	Louvers/Exhaust Vents			4.00	
E.2_General	Piping			3.00	
	General	Subtotal		3.33	
MECHANICAL SYSTEM E.2 Building HVAC System			Total	2.79	
E.3 Building Temperature Controls	Type			Score	Comments/Remarks
E.3_Temperature Controls				3.00	Trane controls all electronic.
MECHANICAL SYSTEM E.3 Building Temperature Controls			Total	3.00	

Condition Assessments

Krueger Middle School Plumbing System

SUMMARY OF ENTIRE PLUMBING SYSTEM

Category	Subscore	Areas	Score	General Comments
E.1 Building Plumbing System	3.09	1	3.09	

PLUMBING SYSTEM

E.1 Building Plumbing System	Type		Score	Comments/Remarks
E.1_Plumbing Fixtures	Water Closets		3.00	
E.1_Plumbing Fixtures	Lavatories		3.00	
E.1_Plumbing Fixtures	Drinking Fountains		3.00	1 old to 1 new.
E.1_Plumbing Fixtures	Showers		3.00	
E.1_Plumbing Fixtures	Dishwashing		4.00	
	<i>Plumbing Fixtures</i>	<i>Subtotal</i>	3.20	
E.1_Central Equipment	Hot Water Heating		4.00	From 2017.
E.1_Central Equipment	Water Softener		3.00	
E.1_Central Equipment	Pumps		3.00	
	<i>Central Equipment</i>	<i>Subtotal</i>	3.33	
E.1_Water_Service	City		3.00	
E.1_Water Service	Domestic Piping		3.00	
	<i>Water Service</i>	<i>Subtotal</i>	3.00	
E.1_Sewage_System	City		3.00	
E.1_Sewage System	Piping		3.00	
	<i>Sewage System</i>	<i>Subtotal</i>	3.00	
E.1_Gas Service			3.00	
E.1_Fire Suppression			3.00	
PLUMBING SYSTEM E.1 Building Plumbing System		Total	3.09	



Condition Assessments

Krueger Middle School Electrical System

SUMMARY OF ENTIRE ELECTRICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.4 Building Electrical System	3.83	1	3.83	
E.5 Building Lighting	3.46	1	3.46	

ELECTRICAL SYSTEM

E.4 Building Electrical System	Type		Score	Comments/Remarks
E.4_Incoming Service	Size		5.00	
E.4_Incoming Service	Condition		4.00	
E.4_Incoming Service	Generator		1.00	None.
		<i>Incoming Service</i>	<i>Subtotal</i>	3.33
E.4_Distribution			4.00	
E.4_Smoke Detection			4.00	
E.4_Fire Alarm System	Annunciator Panel		4.00	
E.4_Fire Alarm System	Fire Alarm Devices		4.00	Simplex4010ES.
		<i>Fire Alarm System</i>	<i>Subtotal</i>	4.00
ELECTRICAL SYSTEM E.4 Building Electrical System		Total	3.83	
E.5 Building Lighting	Type		Score	Comments/Remarks
E.5_Interior Lighting	Administration			
E.5_Interior Lighting	Corridors/Common		4.00	2x4 flat panels .
E.5_Interior Lighting	Classrooms/Science		4.00	Flat panel LED, no Dimming, No occ. Sensors.
E.5_Interior Lighting	Art/Music/Auditorium			
E.5_Interior Lighting	Gymnasium/Natatorium		5.00	LED & occ sensors.
E.5_Interior Lighting	Cafeteria/Kitchen		4.00	
E.5_Interior Lighting	Restrooms			
		<i>Interior Lighting</i>	<i>Subtotal</i>	4.25
E.5_Exterior Lighting	Building Entries		3.00	
E.5_Exterior Lighting	Parking Lots/Drives		3.00	
E.5_Exterior Lighting	Athletic/Play Fields		2.00	None.
		<i>Exterior Lighting</i>	<i>Subtotal</i>	2.67
ELECTRICAL SYSTEM E.4 Building Electrical System E.5 Building Lighti		Total	3.46	

Condition Assessments

Krueger Middle School Technology

SUMMARY OF ALL TECHNOLOGY

Category	Subscore	Areas	Score	General Comments
E.6 Building Technology	3.61	1	3.61	

TECHNOLOGY

E.6 Building Technology	Type			Score	Comments/Remarks
E.6_Data Distribution	Incoming			5.00	Yellow & Aqua.
E.6_Data Distribution	Cable Type			4.00	CAT 5E & 6 (mix).
E.6_Data Distribution	Fiber			5.00	12st. MM to IDF's.
E.6_Data Distribution	Wireless				
	<i>Data Distribution</i>	<i>Subtotal</i>		4.67	
E.6_Classroom Technology	Teacher			3.00	
E.6_Classroom Technology	Monitors			4.00	Samsung 65" monitor, docking station.
E.6_Classroom Technology	Smartboards				
E.6_Classroom Technology	Projection				
	<i>Data Distribution</i>	<i>Subtotal</i>		3.50	
E.6_Communications	Intercom/PA			2.00	Dukane MCS350.
E.6_Sound Systems	Gymnasium/Natatorium			3.00	
E.6_Sound Systems	S.R.			3.00	Phonak.
	<i>Sound Systems</i>	<i>Subtotal</i>		2.67	
TECHNOLOGY E.6 Building Technology		Total		3.61	



Condition Assessments

Krueger Middle School Building Systems Summary

Mechanical:

• Heating plant

o Building comfort heating is provided by two gas-fired boilers which appear and were reported to be in relatively fair operating condition.

o Currently, there are no reported issues or concerns for the continued use of these boilers; therefore, it is reasonable to expect successful continued use of the existing heating system until symptoms providing a reason for replacement manifest.

o Building heating hot water circulation is provided by two constant volume end-suction pumps mounted in parallel.

• Cooling plant:

o Building comfort cooling is provided by an outdoor air-cooled chiller. The chiller appeared to be in fair to poor working condition.

o Building chilled water circulation is provided by two primary end-suction pump mounted in parallel.

• Classroom HVAC and associated Systems:

o Each classroom in the building is equipped with a unit ventilator unit that provides conditioned air to the space. These UV were added during the 2002 renovation project.

• Air-Handler Plants and Systems:

o There are two existing constant-speed air-handlers suspended from the gymnasium structure that were added during the 2002 renovation.

o The air-handlers appeared in fair condition.

o There are several existing blower coil units located throughout the building that are located in a plenum space near the room they serve that were added during the 2002 renovation.

o The blower coil units were reported to be in fair condition.

o There are several existing fan coil units located throughout the building in the plenum spaces above the rooms they serve that were added during the 2002 renovation.

o The fan coil units were reported to be in fair condition.

• Building Temperature Control System:

o The building's temperature control system is managed by Trane. Owner reported that they are interested in replacing the existing temperature controls throughout the entire building to a Tridium Niagara framework.

Priority Items:

a. The existing unit ventilators in all classrooms will be removed and replaced with new vertical unit ventilators (VUV).

b. For budget consideration, include 35 vertical unit ventilators and 140 ceiling mounted supply-air diffusers with flexible duct connectors and 35 ceiling mounted relief-air grilles.

c. The existing blower coil units will be removed and replaced.

d. For budget consideration, include 25 blower coil units.

e. The existing fan coil units will be removed and replaced.

f. For budget consideration, include 3 fan coil units with a chilled water coil and one DX fan coil unit with a remote condensing unit (17 MBH).

g. The existing temperature control system, include all hydronic valves, actuators, etc. throughout the building should be removed and replaced.

h. The existing air handling units are in fair condition. These units probably have another ten years of useful life.

i. Provide an alternate price to replace both units and an alternate price to replace coils in each unit. For budget consideration, include 2 x 7500 CFM modular indoor air-handler with hydronic chilled water (60 GPM) and hydronic heating coil (20 GPM).

j. The existing chiller should be removed and replaced.

k. For budget consideration, include 250-ton air-cooled chiller.

l. The existing chiller water circulation pumps should be

removed and replaced.

m. For budget consideration, include 2 x 300-GPM; 15 HP end suction pumps with VFDs, a new air/dirt separator, and a new chemical feeder.

n. All existing cabinet unit heaters, exhaust fans, etc. shall be removed and replaced.

o. For budget consideration, include 18 cabinet unit heaters.

p. For budget consideration, include 12 convectors.

q. For budget consideration, include 32 exhaust fans and 70 ceiling mounted exhaust-air grilles.

Plumbing:

- The domestic system is served by a gas fired boiler. The boiler looked to be in fair condition. There is a water softener.
- The existing domestic, sanitary and vent piping throughout the building look to be in fair condition and were reported to be in relatively good to fair operating condition.
- The existing restrooms throughout the building look to be in fair to good physical condition.

Priority Items:

a. All drinking fountains in area being renovated shall be replaced and upgraded to current ADA compliant standards. The existing domestic water, sanitary and vent connections shall be reused.

Fire protection:

- A fire sprinkler system was present in the existing building. It looks to be in decent condition.

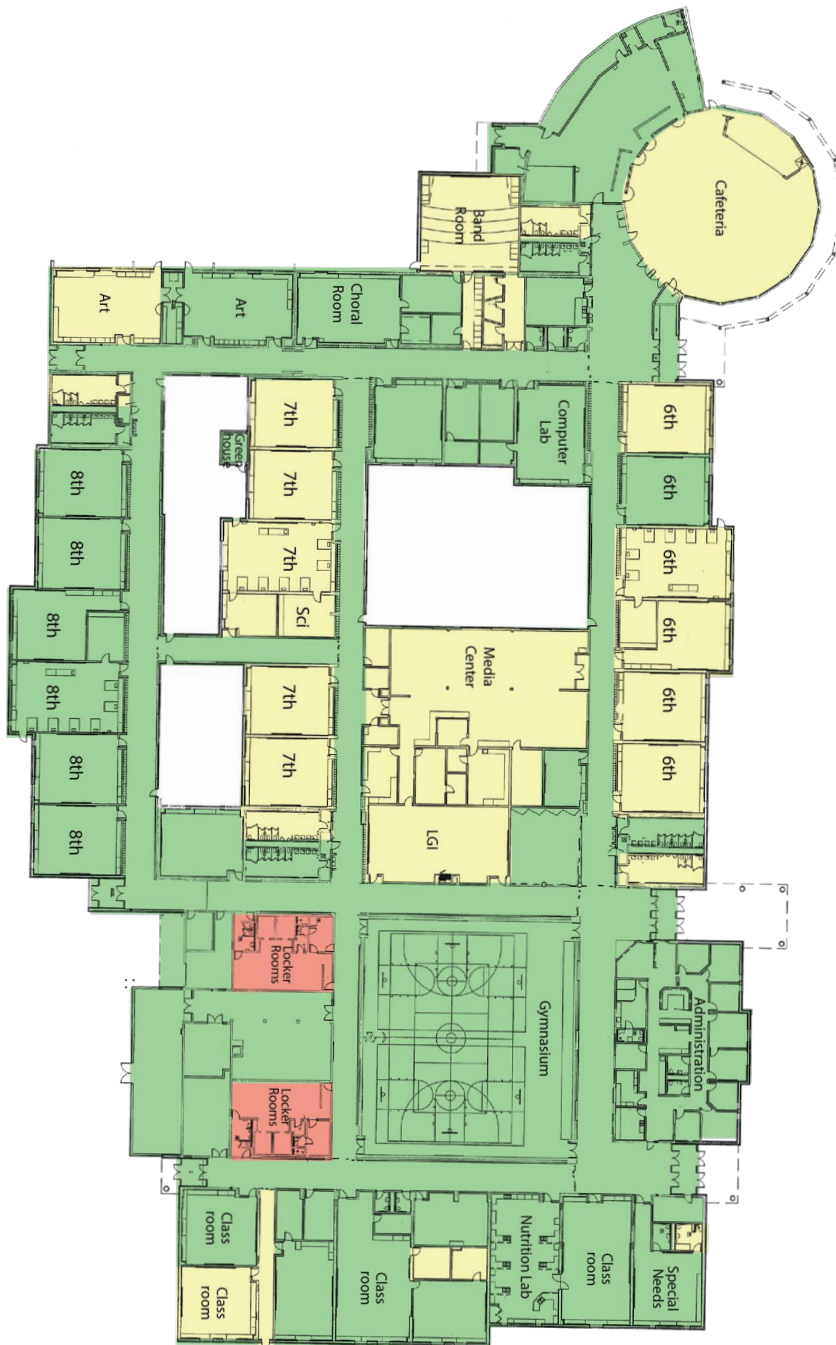
Priority Items:

a. None currently.



Condition Assessments

Krueger Middle School Exterior Floorplan



Krueger Middle School - Interior Condition Assessment



Condition Assessments



Michigan City High School



Condition Assessments

Michigan City High School Summary

Michigan City Area Schools	
Building:	Michigan City High School
Building Area:	387,084
Site Acreage:	78.85
Enrollment Capacity:	
Current Enrollment:	1,555
Construction	Construction Type
1969	Original Construction
See Bldg. Area Plan	Additions and Renovations

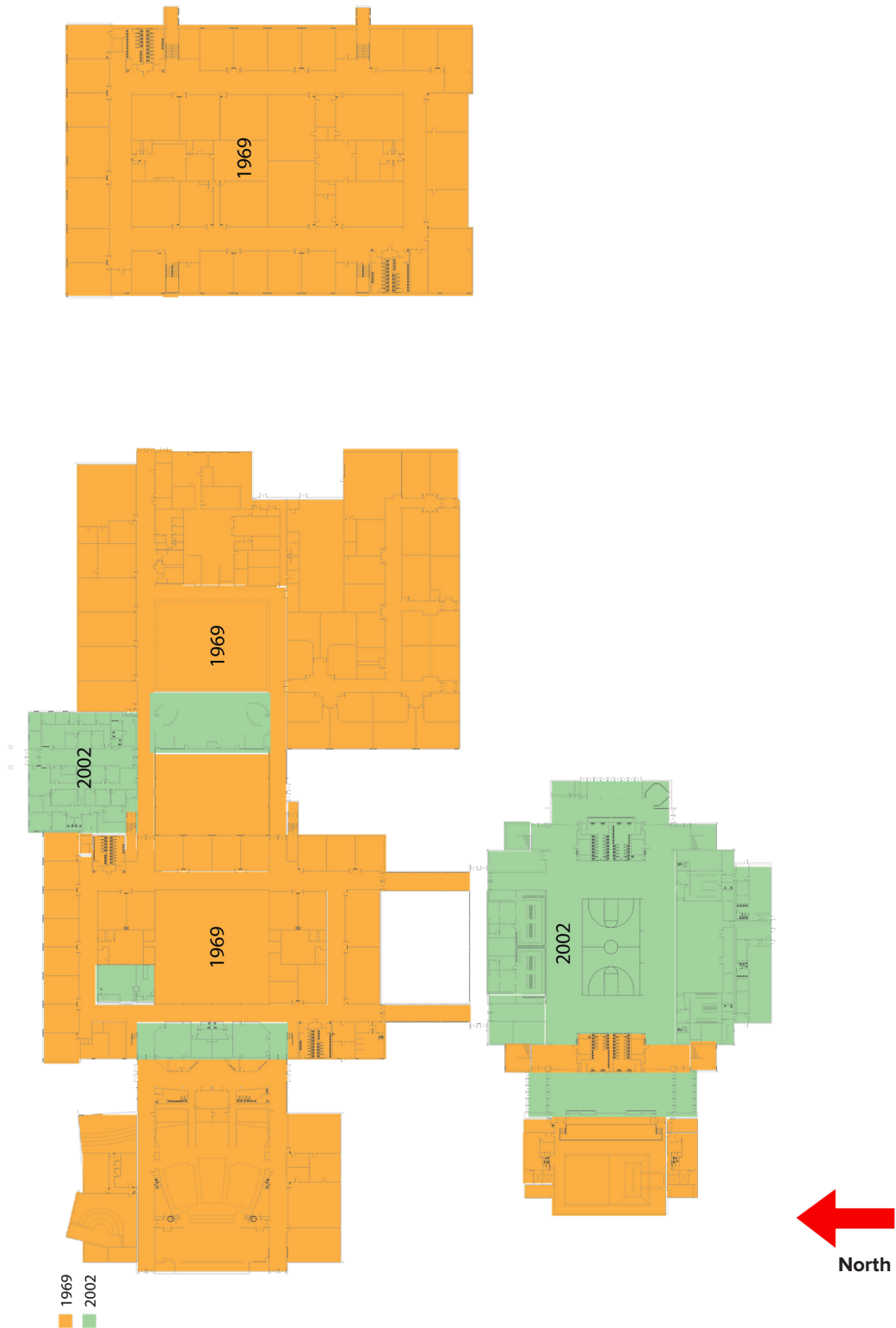
Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	4.29
A.2 Drives/Lots and Walks	1.75
A.3 Site Improvements	3.00
B SAFETY AND SECURITY	
B.1 Secure Building Access	4.50
B.2 Surveillance/Cameras	2.00
C BUILDING ENVELOPE	
C.1 Building Roof	3.01
C.2 Exterior Building Walls	3.30
C.3 Exterior Doors/Windows	2.88
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	1.58
D.2 Floors	3.26
D.3 Walls	3.60
D.4 Ceilings	3.36
D.5 Doors/Borrowed Lites	3.25
D.6 Fixed Equipment	3.20
E BUILDING SYSTEMS	
E.1 Building Plumbing System	2.51
E.2 Building HVAC System	2.49
E.3 Building Temperature Controls	2.00
E.4 Building Electrical System	3.67
E.5 Building Lighting	4.13
E.6 Building Technology	4.36
CONDITION ASSESSMENT AVERAGE SCORE	3.11
CONDITION ASSESSMENT GRADE	62.13

Condition Assessments

Michigan City School Era Floorplan

Michigan City High School - Era Plan





Condition Assessments

Michigan City High School Site

SUMMARY OF ENTIRE SITE

Category	Subscore	Regions	Score	General Comments
A.1 Separation/Drop-off/Stacking	4.29	1	4.29	
A.2 Drives/Lots and Walks	1.75	1	1.75	
A.3 Site Improvements	3.00	1	3.00	

SITE

A.1 Separation/Drop-off/Stacking					
A.1 Identifiable Main Entry				Score	Comments/Remarks
A.1 Identifiable Main Entry				4.00	Architecturally, the main entrance is very well defined. Addition...
A.1 ADA Accessibility	Type	Compliant		Score	Comments/Remarks
A.1 ADA Accessibility	Route	TRUE		4.00	Depends on the spot identified.
A.1 ADA Accessibility	Door	TRUE		4.00	Auto-operator button would increase accessibility.
A.1 Parking Space Allocation	Type	Compliant	Quantity	Score	Comments/Remarks
A.1 Parking Space Allocation	Student		560.00	5.00	Requirement is 1 space for each 10 students, in addition to req...
A.1 Parking Space Allocation	Visitor		36.00	5.00	No visitor parking requirement.
A.1 Parking Space Allocation	Staff		300.00	5.00	159 employees. Requirement is 1 space for each employee.
A.1 Parking Space Allocation	Accessible	FALSE	12.00	3.00	More needed for students and staff. Requirement is 1 per 25 o...
A.1 Site Circulation	Type			Score	Comments/Remarks
A.1 Emergency/Fire Service Access				5.00	School is surrounded by public ways. N, E, S, W have paved acc...
A.1 Bus/Vehicular	Separation			4.00	
A.1 Bus/Vehicular	Signage			4.00	Additional signage at street would add clarity.
A.1 Bus Drop-off/Pick-up	Route Clarity/Safety			4.00	
A.1 Bus Drop-off/Pick-up	Adequate Stacking			5.00	Additional signage at street would add clarity.
A.1 Car Drop-off/Pick-up	Pedestrian Safety			4.00	
A.1 Car Drop-off/Pick-up	Adequate Stacking			4.00	
A.1 Car Drop-off/Pick-up	Traffic Pattern			4.00	Additional signage would add clarity and ensure traffic pattern...
A.1 Delivery Routing	Separation			5.00	
A.1 Delivery Routing	Loading Dock			4.00	
SITE A.1 Separation/Drop-off/Stacking			Total	4.29	
A.2 Drives/Lots and Walks	Type	%	Subscore	Score	Comments/Remarks
A.2 Sidewalks	Concrete	100	3.00	3.00	No significant heaving, only minor heaving/cracks. General mai...
A.2 Sidewalks					
A.2 Sidewalks					
		<i>Sidewalks</i>	<i>Subtotal</i>	3.00	
A.2 Drives	Asphalt	100	1.00	1.00	General maintenance and sealcoat needed holistically, some a...
A.2 Drives					
A.2 Drives					
		<i>Drives</i>	<i>Subtotal</i>	1.00	
A.2 Parking Lots	Asphalt	100	1.00	1.00	General maintenance and sealcoat needed holistically, some a...
A.2 Parking Lots					
A.2 Parking Lots					
		<i>Parking Lots</i>	<i>Subtotal</i>	1.00	
A.2 Drives/Parking Lots	Traffic Markings/Striping			2.00	
SITE A.2 Drives/Lots and Walks			Total	1.75	
A.3 Site Improvements	Type			Score	Comments/Remarks
A.3 Playground(s)	Accessibility				N/A.
A.3 Playground(s)	Equipment				
A.3 Playground(s)	Surface				
A.3 Playground(s)	Size				
		<i>Playground(s)</i>	<i>Subtotal</i>		
A.3 Landscaping	Trees			4.00	
A.3 Landscaping	Landscaping			3.00	
		<i>Landscaping</i>	<i>Subtotal</i>	3.50	
A.3 Site Drainage	Flood Points			4.00	
A.3 Athletic Fields	Support Buildings			3.00	
A.3 Athletic Fields	Bleachers/Stadium Seating			3.00	
A.3 Athletic Fields	Athletic/Stadium Lighting			5.00	
A.3 Athletic Fields	Athletic/Stadium Paving			2.00	
A.3 Athletic Fields	Fencing/Gates			3.00	Tennis courts great, baseball/softball decent, track ok, soccer c...
A.3 Athletic Fields	Field Conditions			3.00	Tennis courts good, baseball/softball decent, track good, socce...
A.3 Athletic Fields	Scoreboards			2.00	
		<i>Athletic Fields</i>	<i>Subtotal</i>	3.00	
A.3 Site Security	Site Lines			3.00	
A.3 Site Security	Gated/Not Gated			2.00	Hollistic site is not gated, minimal control of different areas/lot...
		<i>Site Security</i>	<i>Subtotal</i>	2.50	
A.3 Fencing	Site			2.00	Solar good, no significant hollistic site fencing.
A.3 Fencing	Playground(s)				N/A.
		<i>Fencing</i>	<i>Subtotal</i>	2.00	
SITE A.3 Site Improvements			Total	3.00	

Condition Assessments

Michigan City School Safety and Security

SUMMARY OF ALL SAFETY AND SECURITY					
Category		Subscore	Areas	Score	General Comments
B.1 Secure Building Access		4.50	1	4.50	
B.2 Surveillance/Cameras		2.00	1	2.00	

SAFETY AND SECURITY					
B.1 Secure Building Access	Type			Score	Comments/Remarks
B.1 Card/Code/FOBS				4.00	
B.1 Secure Vestibule	Direct Admin Connection			5.00	
B.1 Secure Technology	AI Voice & Video/Door Release			5.00	AI Phone 1x - MV Video phone - Handset.
B.1 Security Officer Station(s)				4.00	
SAFETY AND SECURITY B.1 Secure Building Access			Total	4.50	
B.2 Surveillance/Cameras				Score	Comments/Remarks
B.2 Video Surveillance				3.00	Exacq Vision VMS.
B.2 Intrusion Detection				1.00	Only on 3 offices - not building wide.
SAFETY AND SECURITY B.2 Surveillance/Cameras			Total	2.00	



Condition Assessments

Michigan City High School Building Envelope and Roof

SUMMARY OF ENTIRE BUILDING ENVELOPE

Category	Subscore	Areas/Regions	Score	General Comments
C.2 Exterior Building Walls	3.30	1	3.30	
C.3 Exterior Doors/Windows	2.88	1	2.88	

BUILDING ENVELOPE

C.2 Exterior Building Walls	Type	%	Subscore	Score	Comments/Remarks
C.2_Masonry	Brick	65	4.00	2.60	A' wing tuckpointing and cleaning needed; admin, 'N' wing, gym ...
C.2_Finish_System	Exterior Insulation (EIFS)	15	2.00	0.30	A' wing significant patch/repair; 'N' wing some patch/repair; 'O' ...
C.2_Metal	Formed Panel	20	2.00	0.40	N' wing are poor; gym, 'P'/aud wing are decent.
<select or leave blank>					
BUILDING ENVELOPE C.2 Exterior Building Walls			Total	3.30	
C.3 Exterior Doors/Windows	Type	% or Qty.	Subscore	Score	Comments/Remarks
C.3_Aluminum	Window	100	1.25	1.25	A' wing, 'P'/aud wing, gym are single pane; admin, 'O' wing, 'N' ...
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
Exterior Windows			Subtotal	1.25	
C.3_Swinging	Aluminum	75	5.00	3.75	Admin, 'O' wing, 'N' wing, gym, pool, 'P'/aud wing are decent. ...
C.3_Swinging	Hollow Metal	15	3.00	0.45	O' wing, gym, pool are decent, 'N' wing are poor. ...
C.3_Overhead	Steel	10	3.00	0.30	O' wing, 'P'/aud wing are decent, 'N' wing are poor. ...
<select or leave blank>					
Exterior Doors			Subtotal	4.50	
BUILDING ENVELOPE C.3 Exterior Doors/Windows			Total	2.88	

SUMMARY OF ALL ROOFS

Category	Total Sq.Ft.	Subscore	Areas	Score	General Comments
C.1 Building Roof	272,500	3.01	1	3.01	

ROOF

C.1 Building Roof	Type	Install Year	Square Feet	Subscore	Score	Warranty Exp.	Comments/Remarks
C.1_Membrane	EPDM	2013	270,000	3.00	2.97	2028	
	Manufacturer/Installer	Firestone/Korellis					
C.1_Glass	Kalwall	Unknown	2,500	4.00	0.04	Unknown	
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
ROOF C.1 Building Roof		Total Sq.Ft.	272,500	Total Score	3.01		

Condition Assessments

Michigan City School Exterior Floorplan

Michigan City High School - Exterior Condition Assessment





Condition Assessments

Michigan City High School Mechanical Systems

SUMMARY OF ENTIRE MECHANICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.2 Building HVAC System	2.49	1	2.49	
E.3 Building Temperature Controls	2.00	1	2.00	

MECHANICAL SYSTEM

E.2 Building HVAC System	Type	Score	Comments/Remarks
E.2_Central Heating System	Boilers	4.00	Crest boilers (4) 2017.
E.2_Central Heating System	Heating Pumps	4.00	
E.2_Central Heating System	Air Handling Units - Pent	2.00	(2) Penthouse units 1991 #2.5. (1) Penthouse 1991 #2.5.
E.2_Central Heating System	Air Handling Units - Aud	1.00	(5) Auditorium 1982 or older #1.
E.2_Central Heating System	Air Handling Units - Gym	1.00	(6) Gym 1982 or older #1.
E.2_Central Heating System	Air Handling Units - Other	1.50	About 10 others.
E.2_Central Heating System	Rooftop Units	5.00	(5) RTUs serving offices.
Central Heating System Subtotal		2.64	
E.2_Cooling System	Chiller	3.00	2017 and 2012.
E.2_Cooling System	Cooling Tower	1.00	1996. scaling and algee all over.
E.2_Cooling System	Chilled Water Pumps	3.00	
E.2_Cooling System	Condensing Units	4.00	
E.2_Cooling System	Condenser Pumps	3.00	
Cooling System Subtotal		2.80	
E.2_Equipment	Cabinet/Supplemental Heaters		
E.2_Equipment	Fan Coil Units		
E.2_Equipment	Fans		
E.2_Equipment	PTAC Units		
E.2_Equipment	Unit Ventilators	3.00	Half replaced in 2023 while the others were not.
E.2_Equipment	Variable Air Volume Terminals		
E.2_Equipment	Ice Storage	1.00	Not used.
E.2_Equipment	Exhaust Fans	2.00	
E.2_Equipment	Kitchen Exhaust	4.00	
Equipment Subtotal		2.50	
E.2_General	Ductwork	2.00	
E.2_General	Louvers/Exhaust Vents		
E.2_General	Piping	2.00	
General Subtotal		2.00	
MECHANICAL SYSTEM E.2 Building HVAC System Total		2.49	
E.3 Building Temperature Controls	Type	Score	Comments/Remarks
E.3_Temperature Controls		2.00	Johnson Controls. 1st/2nd floor in center area are pneumatic.
MECHANICAL SYSTEM E.3 Building Temperature Controls Total		2.00	

Condition Assessments

Michigan City School Plumbing System

SUMMARY OF ENTIRE PLUMBING SYSTEM

Category	Subscore	Areas	Score	General Comments
E.1 Building Plumbing System	2.51	1	2.51	

PLUMBING SYSTEM				Score	Comments/Remarks
E.1 Building Plumbing System	Type				
E.1_Plumbing Fixtures	Water Closets			3.00	
E.1_Plumbing Fixtures	Lavatories			3.00	
E.1_Plumbing Fixtures	Drinking Fountains			2.00	
E.1_Plumbing Fixtures	Showers			5.00	
E.1_Plumbing Fixtures	Dishwashing			4.00	
	Plumbing Fixtures	Subtotal		3.40	
E.1_Central Equipment	Hot Water Heating			2.00	
E.1_Central Equipment	Water Softener			1.00	None.
E.1_Central Equipment	Pumps			5.00	
	Central Equipment	Subtotal		2.67	
E.1_Water_Service	City			1.00	3 underground domestic breaks. One near auditorium. Clay pip...
E.1_Water Service	Domestic Piping			3.00	
	Water Service	Subtotal		2.00	
E.1_Sewage_System	City			3.00	
E.1_Sewage System	Piping			3.00	
	Sewage System	Subtotal		3.00	
E.1_Gas Service				3.00	
E.1_Fire Suppression				1.00	None.
PLUMBING SYSTEM E.1 Building Plumbing System		Total		2.51	



Condition Assessments

Michigan City High School Electrical System

SUMMARY OF ENTIRE ELECTRICAL SYSTEM					
Category		Subscore	Areas	Score	General Comments
E.4 Building Electrical System		3.67	1	3.67	
E.5 Building Lighting		4.13	1	4.13	

ELECTRICAL SYSTEM					
E.4 Building Electrical System	Type			Score	Comments/Remarks
E.4_Incoming Service	Size			5.00	SQD - 6 CB rule (2 services).
E.4_Incoming Service	Condition			5.00	
E.4_Incoming Service	Generator			1.00	None.
	Incoming Service	Subtotal		3.67	
E.4_Distribution				3.00	Mostly older panels and transformers.
E.4_Smoke Detection				3.00	Limited - not in locker rooms or Mech. Mezz. Duct detectors m...
E.4_Fire Alarm System	Annunciator Panel			5.00	
E.4_Fire Alarm System	Fire Alarm Devices			5.00	Simplex 4100 ES, H/S in classrooms.
	Fire Alarm System	Subtotal		5.00	
ELECTRICAL SYSTEM E.4 Building Electrical System		Total		3.67	
E.5 Building Lighting	Type			Score	Comments/Remarks
E.5_Interior Lighting	Administration				
E.5_Interior Lighting	Corridors/Common			3.00	2x4 acrylic 4 lamp, EM ballasts.
E.5_Interior Lighting	Classrooms/Science			5.00	2x4 flat panel LED w/ occ. Sensors.
E.5_Interior Lighting	Art/Music/Auditorium				
E.5_Interior Lighting	Gymnasium/Natorium			4.00	Ind. Hi Bad 6 lamp FL.
E.5_Interior Lighting	Cafetaria/Kitchen			5.00	Flat panel 2x4 LED - 2 yrs old. Kitchen - wraps - FL.
E.5_Interior Lighting	Restrooms				
	Interior Lighting	Subtotal		4.25	
E.5_Exterior Lighting	Building Entries			4.00	
E.5_Exterior Lighting	Parking Lots/Drives			4.00	
E.5_Exterior Lighting	Athletic/Play Fields				Not evaluated.
	Exterior Lighting	Subtotal		4.00	
ELECTRICAL SYSTEM E.4 Building Electrical System E.5 Building Lighti		Total		4.13	

Condition Assessments

Michigan City School Technology

SUMMARY OF ALL TECHNOLOGY

Category	Subscore	Areas	Score	General Comments
E.6 Building Technology	4.36	1	4.36	

TECHNOLOGY

E.6 Building Technology	Type			Score	Comments/Remarks
E.6_Data Distribution	Incoming			5.00	
E.6_Data Distribution	Cable Type			4.00	
E.6_Data Distribution	Fiber			5.00	MM to closets SM entrances.
E.6_Data Distribution	Wireless			5.00	
		Data Distribution	Subtotal	4.75	
E.6_Classroom Technology	Teacher			5.00	Vivi Device for presentation.
E.6_Classroom Technology	Monitors			5.00	LG 65-70".
E.6_Classroom Technology	Smartboards				
E.6_Classroom Technology	Projection				
		Data Distribution	Subtotal	5.00	
E.6_Communications	Intercom/PA			2.00	Paging speaker in classroom no call-in suite. Dukane in rack in r...
E.6_Sound Systems	Gymnasium/Natatorium			3.00	Old crown amps.
E.6_Sound Systems	S.R.			5.00	Phonak Roger classroom sound reinforcement - layyad?
		Sound Systems	Subtotal	3.33	
TECHNOLOGY E.6 Building Technology			Total	4.36	



Condition Assessments

Michigan City High School Building Systems Summary

Mechanical:

• Heating plant

o Building comfort heating is provided by six gas-fired boilers which appear and were reported to be in relatively poor operating condition. They are original to 1995 renovation.

o Building heating hot water circulation is provided by primary- secondary system with several end-suction pumps.

• Cooling plant:

o Building comfort cooling is provided by two indoor scroll chillers with two remote cooling towers and 14 ice storage bins. The chillers look to be in fair condition. One is installed in 2014 while the other was installed in 2017. The cooling towers and ice storage bins appeared to be in fair to poor working condition.

o Building chilled water circulation is provided by two primary end-suction pump mounted in parallel.

• Classroom HVAC and associated Systems:

o In general classrooms in the building are equipped with a unit ventilator that appear and were reported to be in relatively poor operating conditions.

o Ceiling mounted diffusers and grills appear to be in fair to poor condition.

o The unit ventilators on the first floor, unit B, were recently replaced with new vertical unit ventilators (2023) and are in great condition.

• Air-Handler Plants and Systems:

o Multiple constant-speed, multi-zone and variable air volume (VAV) air-handlers (+45) exist at numerous building locations, inside and outside the building envelope. Most of the air handlers and associate equipment appear to be in poor condition.

o All existing piping and most of the ductwork found in the air handling rooms appeared to be in poor condition.

o A packaged rooftop unit serves the office addition added to unit A back in 2002. It appears to and is reported to be in great physical condition (2023)

• Building Temperature Control System:

o The building's temperature control system is managed by Johnson Control. Owner reported that they are interested in replacing the entire existing temperature controls throughout the entire building. There are several areas throughout the building that are still on pneumatics.

• Miscellaneous item

o The hydronic piping and ductwork throughout the building appear to be original to the 1969 renovation and have been reported to be in poor condition.

o The existing dust collectors, welding equipment, etc. appear and are reported to be in fair to poor condition.

Priority Items:

a. The six existing boilers will be removed and replaced with new condensing boilers capable of handling the building load. The existing heating water pumps will be removed and replaced.

b. The existing chillers, and cooling towers shall be removed and replaced. The ice storage bins should be removed since they have never been utilized. The existing chilled water pumps should be removed and replaced. Chilled water planet will need to increase in capacity to account for the removal of the ice storage bins but for now price to replace the existing equipment to provide a general budget.

c. For budget consideration, include 2 x 280-ton water-cooled chiller.

- d. For budget consideration, include 2 x 280-ton cooling towers.
- e. For budget consideration, include 11 x 210-ton/hour ice storage bins.
- f. The existing unit ventilators throughout the building will be removed and replaced with new vertical unit ventilators (VUV) or unit ventilators (UV).
- g. All +45 air handlers should be removed and replaced. Any ductwork or piping found to be in poor condition in any of the mechanical rooms will be removed and replaced.
- h. All diffusers and grilles throughout the building should be removed and replaced except for the first floor in unit B that recently underwent a VUV replacement project.
- i. All existing cabinet unit heaters, convectors, exhaust fans, etc. shall be removed and replaced.
- j. The existing temperature controls including all valves, actuators, etc. throughout the entire building should be removed and replaced.
- k. The existing dust collectors, welding equipment, etc. will be removed and replaced.
- l. Provide an alternate price to remove and replace all ductwork and hydronic piping throughout the building.

Plumbing:

- The domestic system is served by a gas fired water heater. The water heater looked to be in fair to poor condition. There is no water softener.
- The existing domestic, sanitary and vent piping throughout the was reported to be in relatively fair to poor operating condition. Owner reported that there were 3 major breaks in the underground incoming domestic service piping. It is believed to be clay piping.
- The existing restrooms throughout the building look to be in fair physical condition.
- The existing natatorium pool equipment look to be in poor physical condition.

Priority Items:

- a. The water heater should be removed and replaced.
- b. A water softener should be added.
- c. The pooling equipment should be removed and replaced.
- d. Existing sewage ejector to be removed and replaced.
- e. It is our recommended that a contractor come out to the site to rode and scope all the existing sanitary piping to confirm quality, routing, slope, obstructions and failures to determine existing piping that can be reused.
- f. All drinking fountains in area being renovated shall be replaced and upgraded to current ADA compliant standards. The existing domestic water, sanity and vent connections shall be reused.
- g. Several restrooms throughout the building are not ADA compliant and are in fair to poor physical condition.

Fire protection:

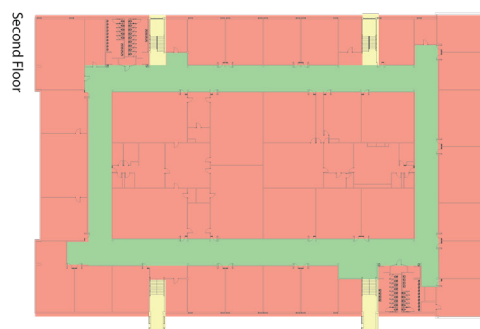
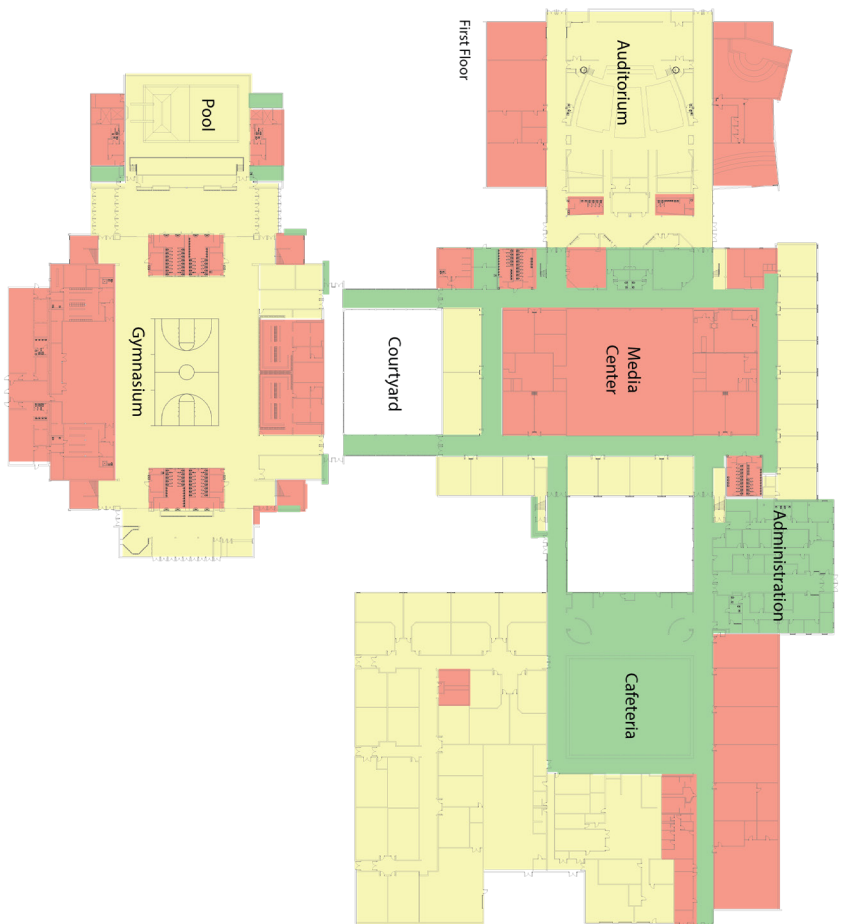
- There is no fire sprinkler system present in the existing building.



Condition Assessments

Michigan City High School Interior Floorplan

Michigan City High School - Interior Condition Assessment



Condition Assessments



Administration Building



Condition Assessments

Administration Building Summary

Michigan City Area Schools	
Building:	Administration Building
Building Area:	28,714
Site Acreage:	8.00
Enrollment Capacity:	
Current Enrollment:	0
Construction	Construction Type
1952/1988 (Change of Use)	Original Construction
See Bldg. Area Plan	Additions and Renovations

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed

Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	4.22
A.2 Drives/Lots and Walks	3.00
A.3 Site Improvements	3.50
B SAFETY AND SECURITY	
B.1 Secure Building Access	3.67
B.2 Surveillance/Cameras	4.50
C BUILDING ENVELOPE	
C.1 Building Roof	3.00
C.2 Exterior Building Walls	3.50
C.3 Exterior Doors/Windows	2.74
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	2.23
D.2 Floors	2.62
D.3 Walls	3.18
D.4 Ceilings	2.07
D.5 Doors/Borrowed Lites	4.00
D.6 Fixed Equipment	2.22
E BUILDING SYSTEMS	
E.1 Building Plumbing System	2.75
E.2 Building HVAC System	3.00
E.3 Building Temperature Controls	2.00
E.4 Building Electrical System	4.13
E.5 Building Lighting	4.50
E.6 Building Technology	5.00
CONDITION ASSESSMENT AVERAGE SCORE	3.29
CONDITION ASSESSMENT GRADE	65.81

Condition Assessments

Administration Building Expanded Summary

Michigan City Area Schools	
Building:	Administration Building
Building Area:	28,714
Site Acreage:	8.00
Enrollment Capacity:	
Current Enrollment:	0
Construction	Construction Type
1952/1988 (Change of Use)	Original Construction
See Bldg. Area Plan	Additions and Renovations

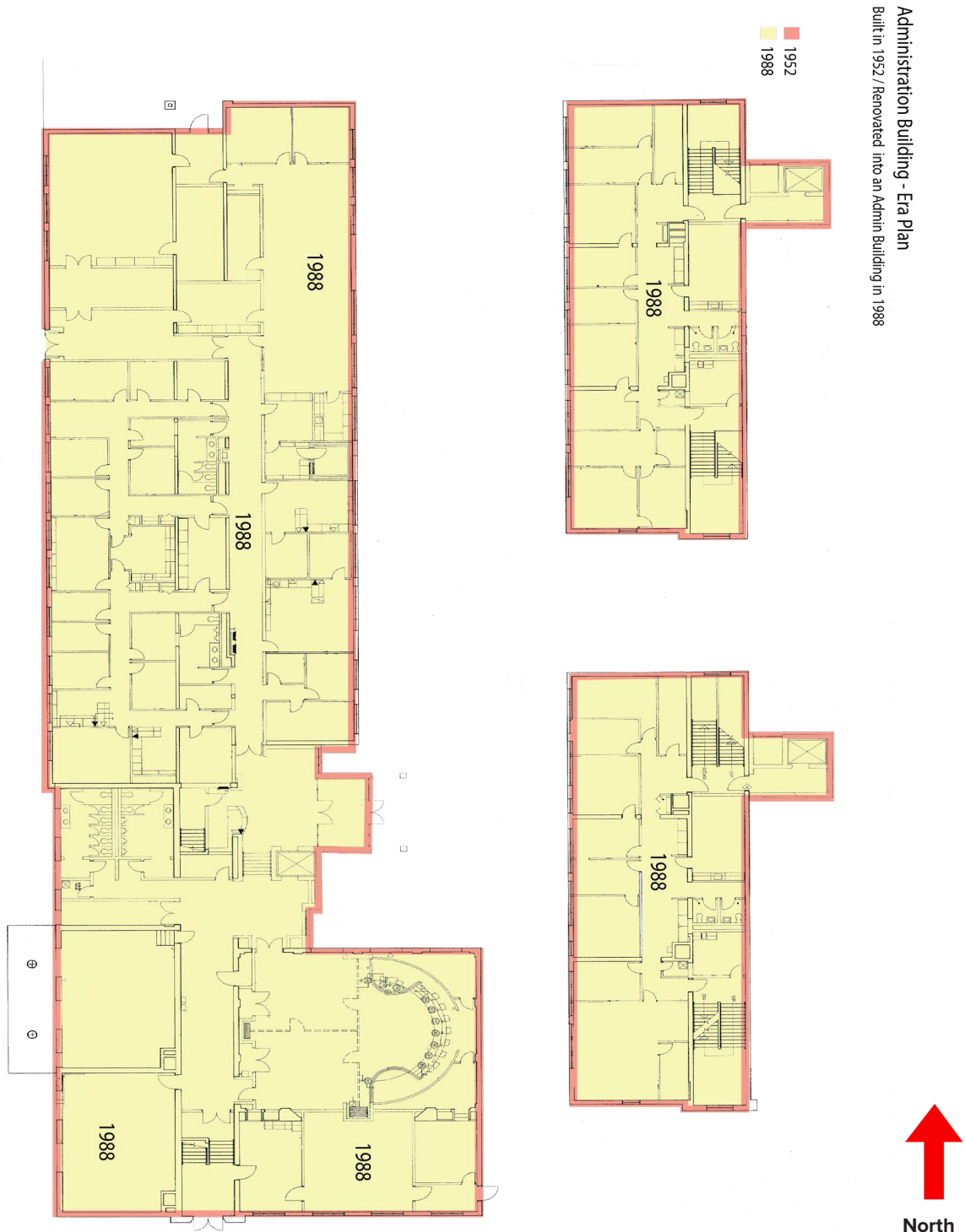
Condition Assessment	Score
A SITE CIRCULATION AND AMENITIES	
A.1 Separation/Drop-off/Stacking	4.22
A.2 Drives/Lots and Walks	3.00
A.3 Site Improvements	3.50
B SAFETY AND SECURITY	
B.1 Secure Building Access	3.67
B.2 Surveillance/Cameras	4.50
C BUILDING ENVELOPE	
C.1 Building Roof	3.00
C.2 Exterior Building Walls	3.50
C.3 Exterior Doors/Windows	2.74
D BUILDING INTERIOR ENVIRONMENT	
D.1 ADA/Accessibility	2.23
Administration	2.25
Corridors/Common	3.19
Classrooms/Science	0.00
Art/Music/Auditorium	0.00
Gymnasium/Natorium	0.00
Cafeteria/Kitchen	0.00
Restrooms/Locker Rooms	1.25
D.2 Floors	2.62
Administration	2.75
Corridors/Common	2.35
Classrooms/Science	0.00
Art/Music/Auditorium	0.00
Gymnasium/Natorium	0.00
Cafeteria/Kitchen	0.00
Restrooms/Locker Rooms	2.75
D.3 Walls	3.18
Administration	3.00
Corridors/Common	3.28
Classrooms/Science	0.00
Art/Music/Auditorium	0.00
Gymnasium/Natorium	0.00
Cafeteria/Kitchen	0.00
Restrooms/Locker Rooms	3.25
D.4 Ceilings	2.07
Administration	1.75
Corridors/Common	1.93
Classrooms/Science	0.00
Art/Music/Auditorium	0.00
Gymnasium/Natorium	0.00
Cafeteria/Kitchen	0.00
Restrooms/Locker Rooms	2.53
D.5 Doors/Borrowed Lites	4.00
Administration	4.00
Corridors/Common	0.00
Classrooms/Science	0.00
Art/Music/Auditorium	0.00
Gymnasium/Natorium	0.00
Cafeteria/Kitchen	0.00
Restrooms/Locker Rooms	4.00
D.6 Fixed Equipment	2.22
Administration	1.60
Corridors/Common	0.00
Classrooms/Science	0.00
Art/Music/Auditorium	0.00
Gymnasium/Natorium	0.00
Cafeteria/Kitchen	0.00
Restrooms/Locker Rooms	2.84
E BUILDING SYSTEMS	
E.1 Building Plumbing System	2.75
E.2 Building HVAC System	3.00
E.3 Building Temperature Controls	2.00
E.4 Building Electrical System	4.13
E.5 Building Lighting	4.50
E.6 Building Technology	5.00
CONDITION ASSESSMENT AVERAGE SCORE	3.29
CONDITION ASSESSMENT GRADE	65.81

Condition Assessment Legend	
Building Scoring Matrix	Category Scoring Matrix
100: Excellent	5: No Work Needed
99 - 80: Good	4: Minor Work Needed
79 - 60: Average	3: Moderate Work Needed
59 - 40: Fair	2: Major Work Needed
Below 40: Poor	1: None/Replacement Needed



Condition Assessments

Administration Building Era Floorplan



Condition Assessments

Administration Building Site

SUMMARY OF ENTIRE SITE					
Category		Subscore	Regions	Score	General Comments
A.1 Separation/Drop-off/Stacking		4.22	1	4.22	
A.2 Drives/Lots and Walks		3.00	1	3.00	
A.3 Site Improvements		3.50	1	3.50	

SITE					
A.1 Separation/Drop-off/Stacking					
A.1 Identifiable Main Entry				Score	Comments/Remarks
A.1 Identifiable Main Entry				5.00	
A.1 ADA Accessibility	Type	Compliant		Score	Comments/Remarks
A.1 ADA Accessibility	Route	FALSE		3.00	Route is located away from accessible parking spots.
A.1 ADA Accessibility	Door	TRUE		4.00	Hardware is ok. No automatic door operator.
A.1 Parking Space Allocation	Type	Compliant	Quantity	Score	Comments/Remarks
A.1 Parking Space Allocation	Visitor		45.00	5.00	
A.1 Parking Space Allocation	Staff		44.00	5.00	41 employees. Requirement is 1 space for each employee.
A.1 Parking Space Allocation	Accessible	TRUE	3.00	3.00	2 for visitor and 1 for staff. Requirement is 1 per 25 or 2% whe...
A.1 Site Circulation	Type			Score	Comments/Remarks
A.1 Emergency/Fire Service Access				4.00	Building is surrounded by public ways. W and S have paved acc...
A.1 Bus/Vehicular	Separation				N/A.
A.1 Bus/Vehicular	Signage				N/A.
A.1 Bus Drop-off/Pick-up	Route Clarity/Safety				N/A.
A.1 Bus Drop-off/Pick-up	Adequate Stacking				N/A.
A.1 Car Drop-off/Pick-up	Pedestrian Safety				N/A.
A.1 Car Drop-off/Pick-up	Adequate Stacking				N/A.
A.1 Car Drop-off/Pick-up	Traffic Pattern				N/A.
A.1 Delivery Routing	Separation			5.00	
A.1 Delivery Routing	Loading Dock			4.00	No loading dock but assumed not needed. Designated area pro...
SITE A.1 Separation/Drop-off/Stacking			Total	4.22	
A.2 Drives/Lots and Walks	Type	%	Subscore	Score	Comments/Remarks
A.2 Sidewalks	Concrete	100	3.00	3.00	Sidewalks are aged. Minor heaving at select locations. Pads cor...
A.2 Sidewalks					
A.2 Sidewalks					
		Sidewalks	Subtotal	3.00	
A.2 Drives	Asphalt	100	3.00	3.00	Overall decent shape, due for general maintenance and seal co...
A.2 Drives					
A.2 Drives					
		Drives	Subtotal	3.00	
A.2 Parking Lots	Asphalt	100	3.00	3.00	Overall decent shape, due for general maintenance and seal co...
A.2 Parking Lots					
A.2 Parking Lots					
		Parking Lots	Subtotal	3.00	
A.2 Drives/Parking Lots	Traffic Markings/Striping			3.00	Markings appear to be newer. Seal coat and new traffic markin...
SITE A.2 Drives/Lots and Walks			Total	3.00	
A.3 Site Improvements	Type			Score	Comments/Remarks
A.3 Playground(s)	Accessibility				N/A.
A.3 Playground(s)	Equipment				N/A.
A.3 Playground(s)	Surface				N/A.
A.3 Playground(s)	Size				N/A.
		Playground(s)	Subtotal		
A.3 Landscaping	Trees			3.00	Site has numerous large mature trees and lots of small to medi...
A.3 Landscaping	Landscaping			3.00	Landscaping is primarily located near main entry in good condi...
		Landscaping	Subtotal	3.00	
A.3 Site Drainage	Flood Points			4.00	
A.3 Athletic Fields	Support Buildings				N/A.
A.3 Athletic Fields	Bleachers/Stadium Seating				N/A.
A.3 Athletic Fields	Athletic/Stadium Lighting				N/A.
A.3 Athletic Fields	Athletic/Stadium Paving				N/A.
A.3 Athletic Fields	Fencing/Gates				N/A.
A.3 Athletic Fields	Field Conditions				N/A.
A.3 Athletic Fields	Scoreboards				N/A.
		Athletic Fields	Subtotal		
A.3 Site Security	Site Lines			4.00	Site lines are general exceptional, solar field hinders views to t...
A.3 Site Security	Gated/Not Gated			2.00	Not gated.
		Site Security	Subtotal	3.00	
A.3 Fencing	Site			4.00	Site is unfenced. Only the solar field has fencing. Assumption is...
A.3 Fencing	Playground(s)				N/A.
		Fencing	Subtotal	4.00	
SITE A.3 Site Improvements			Total	3.50	



Condition Assessments

Administration Building Safety and Security

SUMMARY OF ALL SAFETY AND SECURITY

Category	Subscore	Areas	Score	General Comments
B.1 Secure Building Access	3.67	1	3.67	
B.2 Surveillance/Cameras	4.50	1	4.50	

SAFETY AND SECURITY

B.1 Secure Building Access	Type	Score	Comments/Remarks
B.1_Card/Code/FOBS		4.00	
B.1_Secure_Vestibule	No Admin Connection	3.00	Admin checkin via secure exterior doors.
B.1_Secure_Technology	AI Voice/Door Release	4.00	AI voice only.
B.1_Security Officer Station(s)			
SAFETY AND SECURITY B.1 Secure Building Access		Total	3.67
B.2 Surveillance/Cameras		Score	Comments/Remarks
B.2_Video Surveillance		5.00	ExacqVision.
B.2_Intrusion Detection		4.00	GE Network.
SAFETY AND SECURITY B.2 Surveillance/Cameras		Total	4.50

Condition Assessments

Administration Building Building Envelope and Roof

SUMMARY OF ENTIRE BUILDING ENVELOPE					
Category		Subscore	Areas/Regions	Score	General Comments
C.2 Exterior Building Walls		3.50	1	3.50	
C.3 Exterior Doors/Windows		2.74	1	2.74	

BUILDING ENVELOPE					
C.2 Exterior Building Walls	Type	%	Subscore	Score	Comments/Remarks
C.2_Masonry	Brick	100	3.50	3.50	Grade-level masonry has minor to significant wear, severe wea ...
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
BUILDING ENVELOPE C.2 Exterior Building Walls			Total	3.50	
C.3 Exterior Doors/Windows	Type	% or Qty.	Subscore	Score	Comments/Remarks
C.3_Aluminum	Window	90	2.75	2.48	Frames are extremely weathered, near end of life. ...
C.3_Aluminum	Storefront	10	4.00	0.40	Main entry in good condition. ...
<select or leave blank>					
<select or leave blank>					
Exterior Windows			Subtotal	2.88	
C.3_Swinging	Aluminum	30	4.00	1.20	Main entry door in good condition. ...
C.3_Swinging	Hollow Metal	70	2.00	1.40	S door has damage, E access door and N and W entry door are ...
<select or leave blank>					
<select or leave blank>					
Exterior Doors			Subtotal	2.60	
BUILDING ENVELOPE C.3 Exterior Doors/Windows			Total	2.74	

SUMMARY OF ALL ROOFS							
Category		Total Sq.Ft.	Subscore	Areas	Score		General Comments
C.1 Building Roof		20,000	3.00	1	3.00		

ROOF							
C.1 Building Roof	Type	Install Year	Square Feet	Subscore	Score	Warranty Exp.	Comments/Remarks
C.1_Membrane	EPDM	2010	20,000	3.00	3.00	2025	
	Manufacturer/Installer	Firestone/Tonn & Blank					
<select or leave blank>							
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
<select or leave blank>							
	Manufacturer/Installer						
ROOF C.1 Building Roof		Total Sq.Ft.	20,000	Total Score	3.00		



Condition Assessments

Administration Building Exterior Floorplan



Administration Building - Exterior Condition Assessment



North

Condition Assessments

Administration Building Administration

SUMMARY OF ALL ADMINISTRATION

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	2.25	1	2.25	
D.2 Floor Finish	2.75	1	2.75	
D.3 Wall Finish	3.00	1	3.00	
D.4 Ceiling Finish	1.75	1	1.75	
D.5 Doors/Borrowed Lites	4.00	1	4.00	
D.6 Fixed Equipment	1.60	1	1.60	

ADMINISTRATION					
D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware		TRUE		4.00	Most, not all, hardware is lever. Remaining knob hardware sho...
D.1_Door Clearances		FALSE		2.00	Many doors do not have compliant clearances, often due to co...
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_Casework Clearances/Hts.		FALSE		2.00	Sink locations are not ADA compliant.
ADMINISTRATION D.1 ADA/Accessibility			Total	2.25	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Carpet	Broadloom	75	3.00	2.25	Generally in good condition on first floor. Most of the second a...
D.2_Vinyl	VCT	25	2.00	0.50	Generally in poor condition throughout.
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.2 Floor Finish			Total	2.75	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Gypsum	Painted	100	3.00	3.00	
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.3 Wall Finish			Total	3.00	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Suspended	Acoustic	100	1.75	1.75	Generally in need of replacement throughout.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.4 Ceiling Finish			Total	1.75	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_Wood	Stained	100	4.00	4.00	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
ADMINISTRATION D.5 Doors/Borrowed Lites			Total	4.00	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
<select or leave blank>					N/A, very few throughout. Considered FFE for purposes of rev...
<select or leave blank>					
		Visual Display Boards	Subtotal		
D.6_Casework	PLAM	35	2.00	0.70	
D.6_Casework	Metal	25	1.00	0.25	
D.6_Countertops	PLAM	25	2.00	0.50	
D.6_Countertops		15	1.00	0.15	
		Casework/Countertops	Subtotal	1.60	
D.6_Appliances					
ADMINISTRATION D.6 Fixed Equipment			Total	1.60	



Condition Assessments

Administration Building Corridors/Commons

SUMMARY OF ALL CORRIDORS/COMMONS

Category	Subscore	Areas	Score	General Comments
D.1 ADA/Accessibility	3.19	1	3.19	
D.2 Floor Finish	2.35	1	2.35	
D.3 Wall Finish	3.28	1	3.28	
D.4 Ceiling Finish	1.93	1	1.93	
D.5 Doors/Borrowed Lites	0.00	0	0.00	
D.6 Fixed Equipment	0.00	0	0.00	

CORRIDOR/COMMONS

D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1 Door Hardware/Clearances		TRUE		4.00	Most, not all, hardware is lever. Remaining knob hardware sho...
D.1 Routing/Ramps		FALSE		3.25	Has elevator but inconvenient for even traversing first floor. Pa...
D.1 Wayfinding Signage		FALSE		2.00	Directional signage is minimal to none. Directional signage wou...
D.1 Elevator/Lift		TRUE		3.50	
CORRIDOR/COMMONS D.1 ADA/Accessibility			Total	3.19	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2 Carpet	Broadloom	80	2.25	1.80	
D.2 Vinyl	VCT	10	2.00	0.20	
D.2 Tile	Square	10	3.50	0.35	
<select or leave blank>					
CORRIDOR/COMMONS D.2 Floor Finish			Total	2.35	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3 Gypsum	Painted	60	3.00	1.80	
D.3 Masonry	Brick	15	4.00	0.60	
D.3 Masonry	CMU	25	3.50	0.88	
<select or leave blank>					
CORRIDOR/COMMONS D.3 Wall Finish			Total	3.28	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4 Suspended	Acoustic	90	1.75	1.58	Generally in need of replacement throughout. ...
D.4 Gypsum	Painted	10	3.50	0.35	
<select or leave blank>					
<select or leave blank>					
CORRIDOR/COMMONS D.4 Ceiling Finish			Total	1.93	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
<select or leave blank>					N/A, see Adminstration and Exterior Envelope. ...
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
CORRIDOR/COMMONS D.5 Doors/Borrowed Lites			Total		
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
<select or leave blank>					N/A, very few throughout. Considered FFE for purposes of revie...
<select or leave blank>					
<select or leave blank>					
Visual Display Boards			Subtotal		
<select or leave blank>					N/A. ...
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
Casework/Countertops			Subtotal		
D.6 Lockers					N/A. ...
CORRIDOR/COMMONS D.6 Fixed Equipment			Total		

Condition Assessments

Administration Building Expanded Summary

SUMMARY OF ALL RESTROOMS

Category	Subscore	Rooms/Areas	Score	General Comments
D.1 ADA/Accessibility	1.25	1	1.25	
D.2 Floor Finish	2.75	1	2.75	
D.3 Wall Finish	3.25	1	3.25	
D.4 Ceiling Finish	2.53	1	2.53	
D.5 Doors/Borrowed Lites	4.00	1	4.00	
D.6 Fixed Equipment	2.84	1	2.84	

RESTROOM

D.1 ADA/Accessibility		Compliant		Score	Comments/Remarks
D.1_Door Hardware/Clearances		FALSE		2.00	Clearances are not compliant.
D.1_Room Signage		FALSE		1.00	Not compliant where present.
D.1_Stall Widths/Clearances		FALSE		1.00	Generally, not compliant.
D.1_General ADA Clearances		FALSE		1.00	Generally, not compliant.
RESTROOM D.1 ADA/Accessibility			Total	1.25	
D.2 Floor Finish	Type	%	Subscore	Score	Comments/Remarks
D.2_Tile		100	2.75	2.75	Some areas of damage. Overall wear and age.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
RESTROOM D.2 Floor Finish			Total	2.75	
D.3 Wall Finish	Type	%	Subscore	Score	Comments/Remarks
D.3_Tile		100	3.25	3.25	Aged but generally in good condition.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
RESTROOM D.3 Wall Finish			Total	3.25	
D.4 Ceiling Finish	Type	%	Subscore	Score	Comments/Remarks
D.4_Gypsum	Painted	35	3.50	1.23	
D.4_Suspended	Acoustic	65	2.00	1.30	
<select or leave blank>					
<select or leave blank>					
RESTROOM D.4 Ceiling Finish			Total	2.53	
D.5 Doors/Borrowed Lites	Type	% or Qty.	Subscore	Score	Comments/Remarks
D.5_Wood	Stained	100	4.00	4.00	Hardware as listed within ADA section.
<select or leave blank>					
<select or leave blank>					
<select or leave blank>					
RESTROOM D.5 Doors/Borrowed Lites			Total	4.00	
D.6 Fixed Equipment	Type	% or Qty.	Subscore	Score	Comments/Remarks
<select or leave blank>					N/A.
<select or leave blank>					
		<i>Visual Display Boards</i>	<i>Subtotal</i>		
D.6_Partitions	Metal/SS	85	2.75	2.34	
D.6_Toilet_Accessories	General	15	4.00	0.60	
D.6_Toilet_Accessories	Benches				
D.6_Toilet_Accessories	Showers				
		<i>Partitions/Accessories</i>	<i>Subtotal</i>	2.94	
D.6_Countertops	PLAM			2.75	
D.6_Lockers					
RESTROOM D.6 Fixed Equipment			Total	2.84	



Condition Assessments

Administration Building Mechanical System

SUMMARY OF ENTIRE MECHANICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.2 Building HVAC System	3.00	1	3.00	
E.3 Building Temperature Controls	2.00	1	2.00	

MECHANICAL SYSTEM

E.2 Building HVAC System	Type			Score	Comments/Remarks
E.2_Central Heating System	Boilers			4.00	
E.2_Central Heating System	Heating Pumps			3.00	
E.2_Central Heating System	Air Handling Units			2.00	Old units. AHU-2/3 are stacked and will be hard to replace. AHU...
		<i>Central Heating System</i>	<i>Subtotal</i>	3.00	
E.2_Cooling System	Chiller			5.00	Replaced in July 2023 but has had issues.
E.2_Cooling System	Cooling Tower				
E.2_Cooling System	Chilled Water Pumps			3.00	
E.2_Cooling System	Condensing Units				
		<i>Cooling System</i>	<i>Subtotal</i>	4.00	
E.2_Equipment	Cabinet/Supplemental Heaters				
E.2_Equipment	Fan Coil Units				
E.2_Equipment	Fans				
E.2_Equipment	PTAC Units				
E.2_Equipment	Unit Ventilators				
E.2_Equipment	Variable Air Volume Terminals			2.00	
		<i>Equipment</i>	<i>Subtotal</i>	2.00	
E.2_General	Ductwork			3.00	Hard to assess.
E.2_General	Louvers/Exhaust Vents				
E.2_General	Piping			3.00	Hard to assess.
		<i>General</i>	<i>Subtotal</i>	3.00	
MECHANICAL SYSTEM E.2 Building HVAC System		Total		3.00	
E.3 Building Temperature Controls	Type			Score	Comments/Remarks
E.3_Temperature Controls				2.00	All Pneumatic controls.
MECHANICAL SYSTEM E.3 Building Temperature Controls		Total		2.00	

Condition Assessments

Administration Building Plumbing System

SUMMARY OF ENTIRE PLUMBING SYSTEM					
Category		Subscore	Areas	Score	General Comments
E.1 Building Plumbing System		2.75	1	2.75	

PLUMBING SYSTEM					
E.1 Building Plumbing System	Type			Score	Comments/Remarks
E.1_Plumbing Fixtures	Water Closets			3.00	
E.1_Plumbing Fixtures	Lavatories			3.00	
E.1_Plumbing Fixtures	Drinking Fountains			3.00	
E.1_Plumbing Fixtures	Showers				N/A.
E.1_Plumbing Fixtures	Dishwashing				N/A.
		Plumbing Fixtures	Subtotal	3.00	
E.1_Central Equipment	Hot Water Heating			2.00	
E.1_Central Equipment	Water Softener			1.00	None.
E.1_Central Equipment	Pumps				
		Central Equipment	Subtotal	1.50	
E.1_Water_Service	City			3.00	
E.1_Water Service	Domestic Piping			3.00	
		Water Service	Subtotal	3.00	
E.1_Sewage_System	City			3.00	
E.1_Sewage System	Piping			3.00	
		Sewage System	Subtotal	3.00	
E.1_Gas Service				3.00	
E.1_Fire Suppression				3.00	
PLUMBING SYSTEM E.1 Building Plumbing System			Total	2.75	



Condition Assessments

Administration Building Electrical System

SUMMARY OF ENTIRE ELECTRICAL SYSTEM

Category	Subscore	Areas	Score	General Comments
E.4 Building Electrical System	4.13	1	4.13	
E.5 Building Lighting	4.50	1	4.50	

ELECTRICAL SYSTEM

E.4 Building Electrical System	Type		Score	Comments/Remarks
E.4_Incoming Service	Size		5.00	800A 480V.
E.4_Incoming Service	Condition		4.00	
E.4_Incoming Service	Generator			Generator switch (MDF)- TBD on rating Generator N.G. set.
		<i>Incoming Service</i>	<i>Subtotal</i>	4.50
E.4_Distribution			4.00	Some located in halls.
E.4_Smoke Detection			4.00	
E.4_Fire Alarm System	Annunciator Panel		4.00	
E.4_Fire Alarm System	Fire Alarm Devices		4.00	Simplex4010ES, 4009 NAC.
		<i>Fire Alarm System</i>	<i>Subtotal</i>	4.00
ELECTRICAL SYSTEM E.4 Building Electrical System		Total	4.13	
E.5 Building Lighting	Type		Score	Comments/Remarks
E.5_Interior Lighting	Administration		5.00	
E.5_Interior Lighting	Corridors/Common		5.00	Flat Panel LED 2x4.
E.5_Interior Lighting	Classrooms/Science			N/A.
E.5_Interior Lighting	Art/Music/Auditorium			N/A.
E.5_Interior Lighting	Gymnasium/Natatorium			N/A.
E.5_Interior Lighting	Cafeteria/Kitchen			N/A.
E.5_Interior Lighting	Restrooms		5.00	
		<i>Interior Lighting</i>	<i>Subtotal</i>	5.00
E.5_Exterior Lighting	Building Entries		4.00	
E.5_Exterior Lighting	Parking Lots/Drives		4.00	Parking lot areas adequately lit.
E.5_Exterior Lighting	Athletic/Play Fields			N/A.
		<i>Exterior Lighting</i>	<i>Subtotal</i>	4.00
ELECTRICAL SYSTEM E.4 Building Electrical System E.5 Building Lighti		Total	4.50	

Condition Assessments

Administration Building Technology System

SUMMARY OF ALL TECHNOLOGY

Category	Subscore	Areas	Score	General Comments
E.6 Building Technology	5.00	1	5.00	

TECHNOLOGY

E.6 Building Technology	Type			Score	Comments/Remarks
E.6_Data Distribution	Incoming			5.00	Incoming fiber from internet service provider for district occurs ...
E.6_Data Distribution	Cable Type				
E.6_Data Distribution	Fiber			5.00	12 strand single mode fibers from this location to all district bu ...
E.6_Data Distribution	Wireless			5.00	
	<i>Data Distribution</i>	<i>Subtotal</i>		5.00	
E.6_Classroom Technology	Teacher				N/A.
E.6_Classroom Technology	Monitors				N/A.
E.6_Classroom Technology	Smartboards				N/A.
E.6_Classroom Technology	Projection				N/A.
	<i>Data Distribution</i>	<i>Subtotal</i>			
E.6_Communications	Intercom/PA				N/A.
E.6_Sound Systems	Gymnasium/Natatorium				N/A.
E.6_Sound Systems	S.R.				N/A.
	<i>Sound Systems</i>	<i>Subtotal</i>			
TECHNOLOGY E.6 Building Technology		Total		5.00	



Condition Assessments

Administration Building Systems Summary

BUILDING SYSTEMS

Mechanical:

• Heating plant

- o Building comfort heating is provided by a gas-fired boiler which appear and were reported to be in relatively good operating condition.

- o Building heating hot water circulation is provided by two primary end-suction pump mounted in parallel.

• Cooling plant:

- o Building comfort cooling is provided by 1 air cooled chiller. Chiller looks to have been replaced in the last few years.

- o Building chilled water circulation is provided by two primary end-suction pump mounted in parallel.

• Air-Handler Plants and Systems:

- o One constant volume and three variable air volume air-handlers exist at numerous building locations, inside the building envelope. All the air-handlers and associated air-distribution, and comfort control systems are original to the building construction; except for replaced failed components.

- o All air-handlers and controls appeared in fair to poor condition and were reported in need of replacement.

• Building Temperature Control System:

- o The building's temperature control system is managed by Johnson Controls.

Priority Items:

a. All existing air handlers shall be removed and replaced. They are original to the building.

b. For budget consideration, include 2 x 4000 CFM; 5 HP Air handlers with heating coil (121.5 MBH). and cooling coil (156 MBH).

c. For budget consideration, include 1 x 2500 CFM; 2 HP Air handlers with heating coil (76 MBH). and cooling coil (98 MBH).

d. For budget consideration, include 1 x 16000 CFM; 20 HP Air handlers with heating coil (456 MBH). and cooling coil (622 MBH).

e. All existing variable volume air terminal units shall be removed and replaced. Owner would like to add extra air terminal devices throughout the building to provide better control.

f. For budget consideration, include 40 VAV terminal units; originally 31.

- g. All existing cabinet unit heaters, exhaust fans, etc. shall be removed and replaced. They are original to the building.
- h. For budget consideration, include 19 cabinet unit heaters.
- i. For budget consideration, include 25 exhaust fans.

Plumbing:

- The domestic system is served by a gas fired water heater. The water heater looked to be in fair to poor condition. There is no water softener.
- The existing domestic, sanitary and vent piping throughout the building look to be in fair condition and were reported to be in relatively fair operating condition.
- Several restrooms throughout the building are not ADA compliant and are in fair to poor physical condition.

Priority Items:

- a. The water heater should be replaced, and a water softener should be added to the domestic system.
- b. All drinking fountains in area being renovated shall be replaced and upgraded to current ADA compliant standards. The existing domestic water, sanity and vent connections shall be reused.
- c. In all restrooms fixtures, faucets, flush valves in areas being renovated shall be replaced and upgrade to current ADA compliant standards. The existing domestic water, sanity and vent connections shall be reused.

Fire protection:

- There is an existing fire sprinkler system in this building. It looks to be in fair condition.

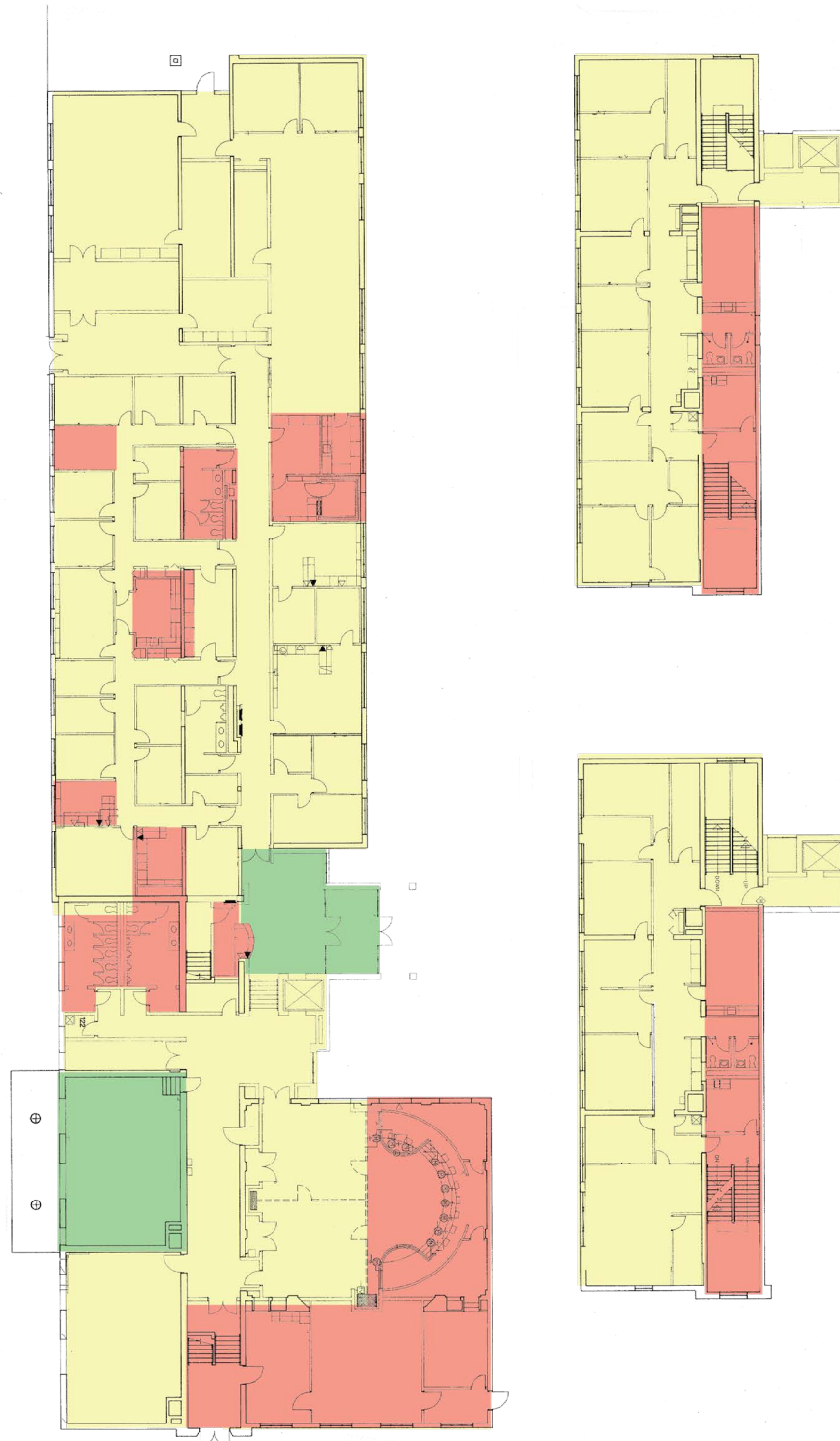
Priority Items:

- a. None currently.



Condition Assessments

Administration Building Interior Floorplan



Administration Building - Interior Condition Assessment



North



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