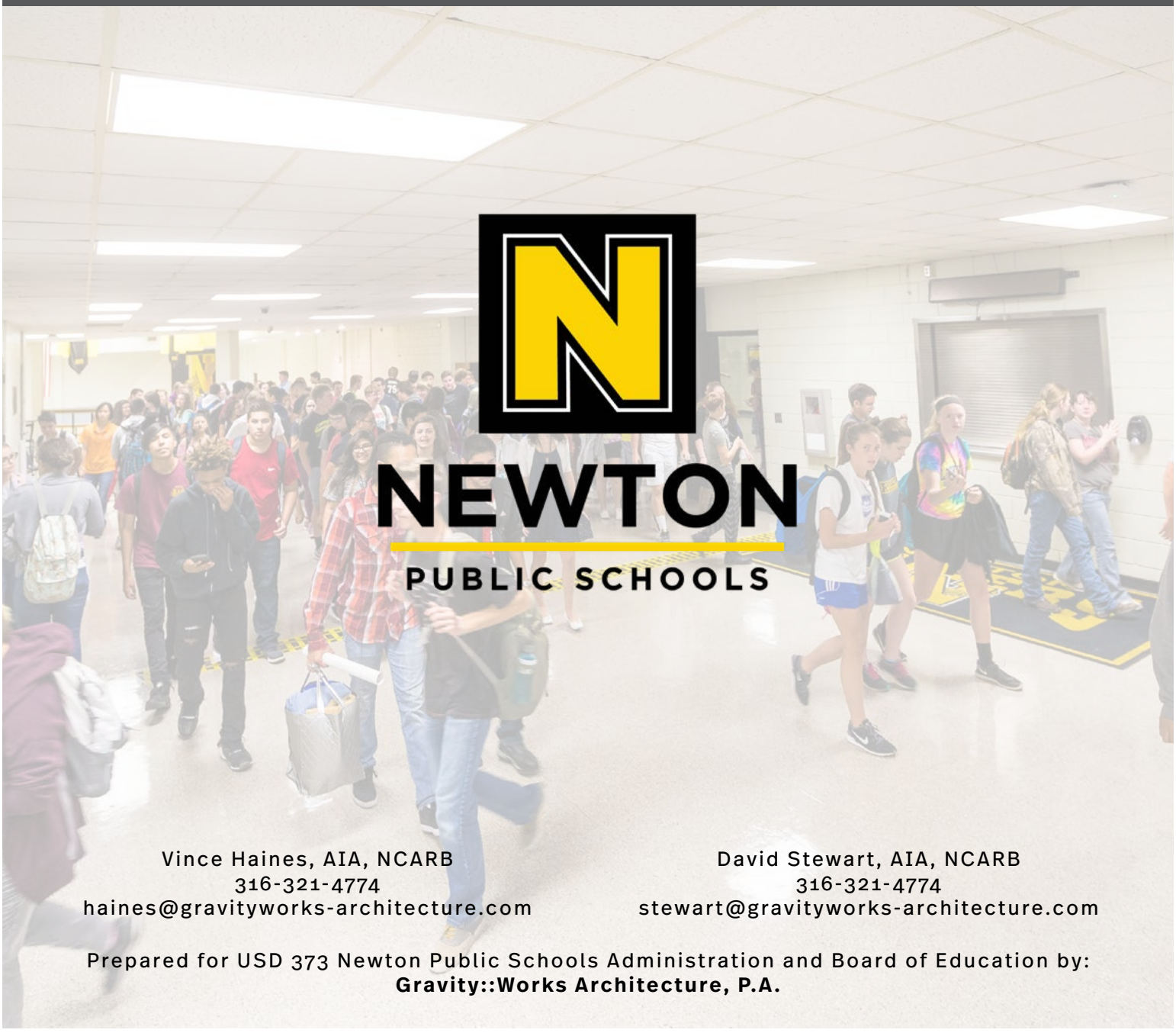
DISTRICT-WIDE FACILITIES ASSESSMENT
May 2025



NEWTON
PUBLIC SCHOOLS

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Prepared for USD 373 Newton Public Schools Administration and Board of Education by:
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Executive Summary

Gravity::Works Architecture was retained by USD 373 Newton Public Schools to provide an assessment of the physical conditions of all District facilities. Gravity::Works Architecture teamed with Schaefer Architecture for architectural related assessments and Innovative Groups for mechanical related assessments. The purpose of the assessment is to offer opinion of physical conditions of the interior and exterior of the buildings; evaluate the maintenance and upgrades that have been completed or are ongoing; and offer opinion of future needs as they relate to physical conditions.

During the week of March 17-21, 2025, our team performed physical assessments of the District's facilities. The evaluations were based on visual (non-destructive) inspections. Drawings of the facilities were provided by the District.

The assessment scope included the evaluation of the drawings, physical observation of interior and exterior conditions of each facility, review of the current capital improvement plan, and interview with outgoing Facilities Director, Dustin Glavin.

FACILITIES INCLUDED

High School - Main Building	Chisholm Middle School	South Breeze Elementary
NHS - Automotive Building	Santa Fe 5/6 Center	Cooper Early Education Center
NHS - Brooks Trade Building	Northridge Elementary	Service Center
NHS - Maintenance Building	Sunset Elementary	Walton Rural Life Center
NHS - Vocational Building	Slate Creek Elementary	McKinley Administrative Center

Exterior and Interior Assessment

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Mechanical Assessment

INNOVATIVE GROUPS

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Other Supplemental Information provided by the District, referenced in this assessment:

Roofing Report and Estimates
Wray Roofing, Inc.
Newton, KS
January 2025

Structural Review of Hardened Areas
Dudley Williams & Associates, PA
Wichita, KS
February 2015

Executive Summary

The District's facilities are generally in good condition. The buildings are well maintained and do not appear to be neglected or suffering from prolonged deferred maintenance. On the contrary, we noticed obvious evidence of routine maintenance and long-term replacement practices such as flooring, upgraded lighting, and mechanical equipment HVAC controls replacement. The primary observations and needs are related to the building's life cycle and not maintenance. The life cycle is defined as the expected life of building components from initial construction through the useful life of the component. The age of the District's facilities, original builds and subsequent additions and alterations, is the driving force behind the life cycle condition. While the short-term materials have been well managed (ex: carpet, paint, etc.), the long-term materials and systems are at an age of needing attention (ex: roofs, mechanical equipment, plumbing waste, exterior waterproofing, etc.). The specific areas of need are outlined in the summary of each building assessment section.

The District's buildings generally appear to satisfy current building code compliance and compliance with the Americans with Disabilities Act (ADA). With exception of the High School, the 1990's and 2000's renovations and additions solved many of the building code and ADA compliance issues. While the newer additions to the High School appear appropriately separated with fire rated construction and appear compliant, the original 1972 High School building is not, and exists under grandfather clause of non-compliant, pre-existing, condition.

The exterior envelope of all the buildings is aging and in need of routine maintenance. The exterior envelope is defined as the walls, doors, windows, roof, etc. that comprise the exterior skin of the building. The primary exterior wall material is face brick, concrete, and metal panels. While brick and concrete are certainly very low maintenance building materials, routine maintenance of waterproofing, sealant, and tuck pointing is necessary to prolong the life of the envelope. Except for Santa Fe and McKinley, all district buildings need exterior maintenance.

The conditions of the roofing material through the District are of similar age and condition. The roofing assessment report from Wray Roofing indicates the typical roofing is a Modified Bitumen (Mod Bit) product. Except for Santa Fe, Cooper, and McKinley, all District buildings have similar roofs and conditions and is indicative of roofing materials and practices of thirty plus years ago. A coating was placed on the Mod Bit roof material on the buildings in 2016 and 2021. The coating used is a common and economical means to extend the life of the Mod Bit roof material approximately ten years. The coating is topical and does not address other underlying roof deterioration due to leaks and age. In discussions with Mr. Craig Hesler of Wray Roofing, the proposed repair and costs outlined in their January 2025 report are for the installation of modern Thermoplastic Polyolefin (TPO) roofing membrane over the existing Mod Bit roof material - essentially adding another layer of modern roof material. We agreed this is a very budget-sensitive solution and full tear-off and replacement is the best resolution. However, tear-off of the existing Mod Bit material will destroy the existing rigid insulation that comprises the ceiling/roof insulation of the building. Removal of this insulation will require the replacement to the codes of current minimum insulation requirements. Current insulation appears to be 2 inches thick with equivalent of R-19. Current code requires R-30 on roofs resulting in approximately 4 inches of rigid insulation thickness. The thicker insulation will require adjustments to roof equipment curbs and related infrastructure. The estimated costs in this assessment account for the roofing replacement costs.

The storm shelters in all buildings of the District vary greatly in code compliance and appropriateness. The High School and Cooper Early Childhood center do not have storm shelter structures. The remaining buildings have specifically designed "hardened" areas but are not compliant with current safe room design. Improvements can be made with these hardened areas to bring them into compliance, or closer to compliance depending on the location. See detailed assessment by Schaefer Architecture.

The Swimming Pool at the High School is nearing end of useful life. See detailed assessment by Schaefer Architecture.

The mechanical and plumbing systems are the most vulnerable and at end of their life cycle. Except for recently replaced equipment as completed by Energy Specialty Professionals, the remaining "downstream" equipment and systems is are nearing end of life. Additional and more detailed assessment is necessary to better define actual conditions of plumbing and HVAC infrastructure. See assessment by Innovative Groups, in the attachment section..

Summary

In summary, the District facilities are in good condition with upcoming life cycle investments to ensure building performance for the next thirty plus years. The issues outlined in this assessment are recommended to be budgeted and addressed in the next five years to prevent future failures and potential structural degradation.

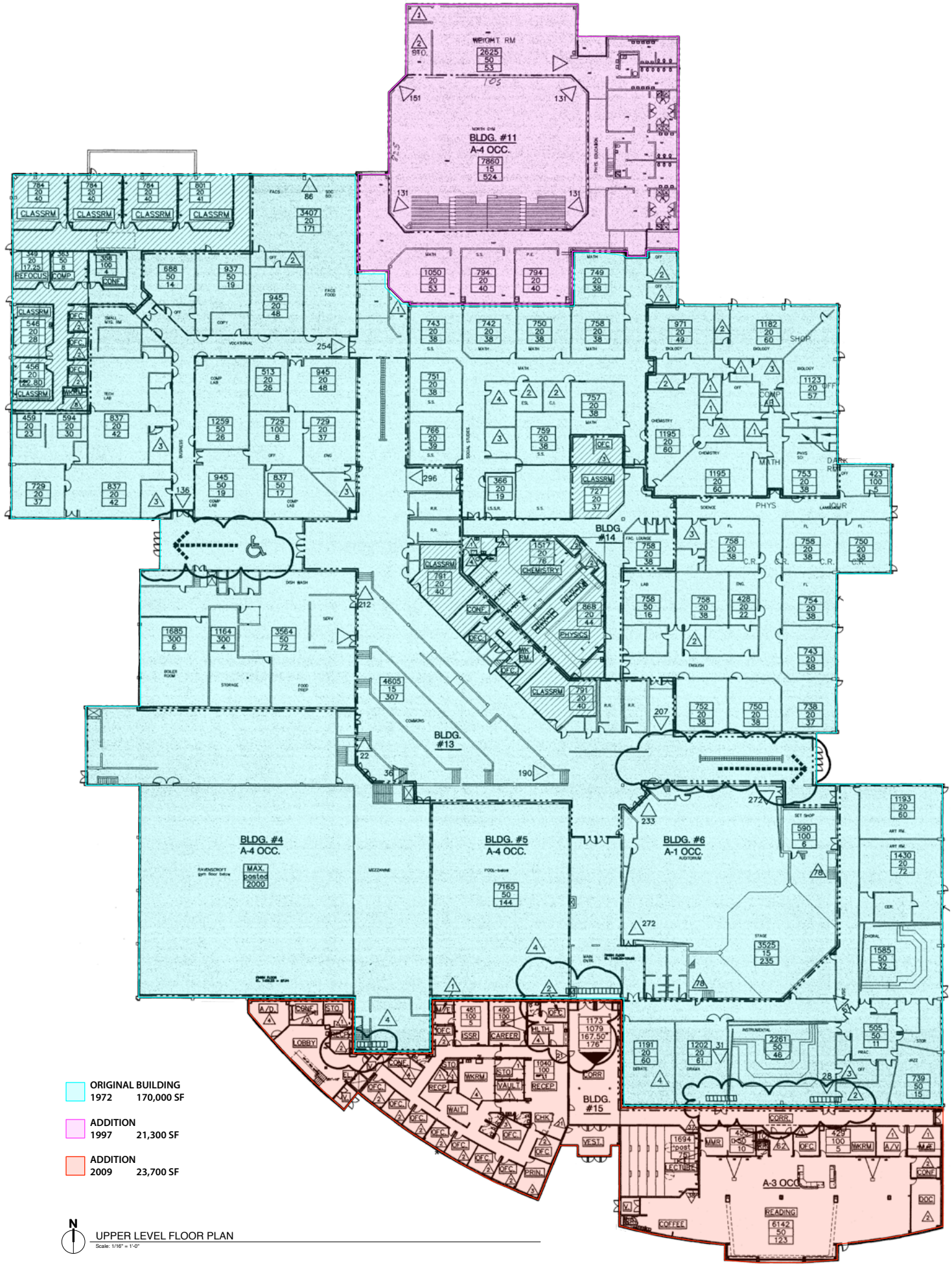
Upgrades and future remodeling will require compliance with current adopted building and life safety codes.

HIGH SCHOOL MAIN BUILDING



NEWTON
PUBLIC SCHOOLS

900 W 12th St
Newton, KS 67114



UPPER LEVEL FLOOR PLAN

Scale: 1/16" = 1'-0"

SUMMARY

NEWTON HIGH SCHOOL
MAIN BUILDING, AUTOMOTIVE, BROOKS TRADE, & MAINTENANCE BUILDINGS

SITE

Paving

- Parking lot and roadway surfacing appears to be on solid base.
- Pavement condition is nearing end of life. Many expansion cracks present and filled. Cracks will enable deterioration and freeze thaw damage.
- Miscellaneous parking bumper and bollard maintenance.

Drainage

- Storm drainage generally ok. The site is generally quite flat and it is apparent that storm drainage is slow. Some area evident of ponding and slow drainage.
    - Site drainage could be improved with ditch or swale maintenance and concrete flumes.
- Roof drains appear to be adequate and with measures to mitigate erosion. Some maintenance is due as erosion and sediment are evident.

Sidewalks

- Sidewalks are in fair condition. Numerous locations of spauling and differential movement at joints.
    - Patching and replacing recommended. Especially at ADA accessible route locations.

Outdoor Athletics

- Track surface appears in fair condition.
- The fencing around the site is in fair to poor conditions. Replacement or patching is needed.

EXTERIOR ENVELOPE

Exterior Finishes

- 1972 Original High School Building is constructed of pre-cast concrete panels and brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. The precast concrete panels have cracks that are consistent with freeze/thaw actions. Some repairs and maintenance have been performed.
    - Miscellaneous tuck pointing is needed in the brick and caulking is needed in brick expansion joints.
    - Sealant and caulking is needed at pre-cast panel joints and expansion joints.
    - Waterproofing and caulking is needed as part of routine maintenance.
- 1997 Addition. Exterior finishes. The exterior finishes are face brick and cavity wall design. The face brick is in good condition and no signs of internal moisture. Cavity wall system appears to be performing as designed. There are no signs of unusual stress and settlement.
    - Waterproofing and caulking is needed as part of routine maintenance.
- 2009 Addition. Exterior finishes. The exterior finishes are face brick and cavity wall design. The face brick is in good condition and no signs of internal moisture. Cavity wall system appears to be performing as designed. There are no signs of unusual stress and settlement.
    - Waterproofing and caulking is needed as part of routine maintenance.
- The Brooks Trade Center is combination of face brick and metal panels. The face brick condition is consistent with the high school building and in need of waterproofing and caulking. The metal building finish is in fair condition.
- Automotive Technology and the VoAg Center are metal panel exterior walls. VoAg is in good condition.
    - Metal panel on Automotive Technology building need painting.

Windows

- Windows are in good to fair condition. Windows of the 1972 building are not insulating glass.
- Window replacement needed in the Automotive Tech building.

Sealants

- All exterior masonry and concrete materials are due for waterproofing sealants. This includes waterproofing coating, caulking, and expansion joint treatments. Waterproofing and sealants on exterior masonry surfaces is recommended in 15-year intervals at minimum.

Roofing

- Roofing assessment is based on January 2025 report from Wray Roofing. The roofing at the high school is a Modified Bitumen (Mod Bit) product. The history of this roof is not known; however, this roofing is indicative of roofing materials and practices of 25 to 30 years ago. A coating was placed on the Mod Bit roof material in 2021. The coating used is common to extend the life of the Mod Bit roof material approximately 10 years. The coating is topical and does not address other underlying roof deterioration due to leaks and age.
- The roofing system includes rigid insulation on the top side of the structural low slope metal decking. The insulation is approximately two inches in thickness and does not meet current energy code R value standards.
    - Recommend tear off and replacement of coated modified bitumen roof membrane. Replace with new rigid insulation to meet current energy code standards and fleece back TPO roofing.
    - Additional insulation thickness will likely require adjustments to roof-top equipment curbs and adjustment to roof top gas or electrical service.

INTERIOR

Floor finishes

- Throughout the building, the floor finishes are in good to fair condition. It appears, due to mixture of modern carpet tile and traditional broadloom carpet, that the District is maintaining a floor covering program that has systematically been replacing carpet and tile.
- The non-carpeted areas are primarily VCT tile flooring. The VCT is in good to fair condition and is not showing dimensional instability which is common with modern VCT. Dimensional instability is evident in the opening of the tile seams. There are a few locations where the tile joints have opened. These are locations are few, and replacement is not yet warranted.
- Flooring in restrooms is primarily ceramic tile. The ceramic tile and grout joints are in good condition.

Walls

- The general condition of the walls is good to fair. The building has a mixture of CMU, drywall, and acoustical panel systems for interior walls. The painting and maintenance of the wall surfaces is good.
- The walls in the original 1970 building are an acoustical panel system that integrated into the suspended ceiling grid. The wall system incorporates custom doors and frames designed as part of the wall system. The wall system is designed to be flexible and movable.
    - These walls have minimal insulation for sound and thermal barriers. The walls do not penetrate the ceiling, and the ceiling do not have sound insulation. Therefore, sound transmission between classrooms and offices exists.

Door and hardware

- The door hardware is consistent with the age of construction of each portion of the high school building. As such the hardware is inconsistent and, in many cases, non-ADA compliant.
- The hardware appears to be mid-grade commercial quality, and many devises are becoming loose and showing wear.
    - Intruder door hardware recommended for all classroom and student occupied spaces.

        - Note: The doors and frames within the movable partition walls are not compatible with modern hardware upgrades.

Caulking

- All windows show age of caulking and interior sealant.

BUILIDING CODE

Fire assemblies

- The 1972 portion of the building does not meet current fire code. The area lacks proper fire protection such as fire rated corridor walls, fire rated door and frame assemblies, and fire and smoke protected corridors. As mentioned in the "Walls". The area is not protected with automatic fire suppression system (fire sprinklers). The area appears to be appropriately separated with fire walls and fire doors from newer additions to the original high school building. The area is currently grandfathered in as non-compliant. Any construction work will require compliance with the current adopted State and Local building codes

General code conditions

- The railing at the terraces in the lunchroom area do not meet current code requirements for guard rail protection.
    - Recommend upgrading to meet building code requirements for guardrails.
- Stairway railings to Ravenscroft Gym do not meet current code standards. Handrail is to be on both sides of the stairs and proper landing extensions.
    - Recommend upgrading stair railing to meet current code standards.

Safe Rooms / Storm Shelter

- The High School facility does not have a storm shelter. The occupants are directed to the tunnel adjacent to the pool and Ravenscroft Gym.
    - The area is not ADA accessible in emergency conditions.
    - The area is not large enough to accommodate the high school occupants.
    - The area is not appropriately secured from adjacent Gym lobby and other associated spaces.
    - See *Storm Shelter Assessment* attachment by Schaefer Architecture.

ACCESSIBILITY

ADA compliance

- The building appears to meet the general requirements for ADA accessibility.
- Restrooms appear compliant except for staff restrooms that are in the original 1972 HS building area and restroom facilities in the Brooks Trade Center office area. The staff restrooms, while not compliant specifically, to not violate ADA standards due to other accommodations. The restrooms at Brooks will require significant remodeling for ADA compliance.
- The door hardware is inconsistent throughout the high school campus. There is a combination of non-compliant knob door handles and compliant lever handles.
- Locker rooms are not ADA compliant.
- Automatic door operators not functioning. Need to be integrated into door security system

SYSTEMS

Swimming Pool

- Swimming pool has recent structural repairs. Repairs appear to be sufficient.
- See *Pool Assessment* attachment by Schaefer Architecture.

Plumbing System

- Plumbing and piping is in fair condition and operational. The re-occurring problem areas are connections to the system serving the FACS and Culinary rooms. The waste piping in this area appears to be failing.
- See *Mechanical Report* attachment by Innovative Groups.

HVAC system

- The facility
- See *Mechanical Report* attachment by Innovative Groups

Electrical system

- The electrical equipment and service is consistent with the year of construction for each portion of the building. The 1972 original building has aged equipment that is at, or nearing, capacity. The breaker panels in this portion of the building appear to be full of breakers and at capacity. The panels in the newer additions appeared to have breaker space and capacity
- Lighting appears to be original fixtures with LED upgrades for lamps.

SUMMARY & RECOMMENDATIONS

- Sidewalk repair and Accessible Route improvements.
- Pavement maintenance.
- Exterior envelope waterproofing and painting.
- Window replacement at Automotive Technology.
- Roof replacement.
- Continue HVAC equipment replacement.
- Door monitoring and security.
- Continue floor covering replacement policy.
- Science rooms millwork replacement
- FACS and Culinary millwork replacement and exhaust / ventilation upgrades.

Gravity::Works Architecture
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01. HIGH SCHOOL - MAIN BUILDING

01. HIGH SCHOOL - MAIN BUILDING
Facilities Assessment
900 W 12th St
Newton, KS 67114 (US)
Report number: 25-1491-1-1
Date: March 17 2025

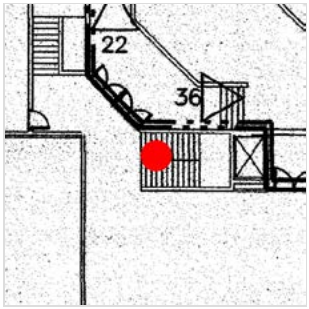
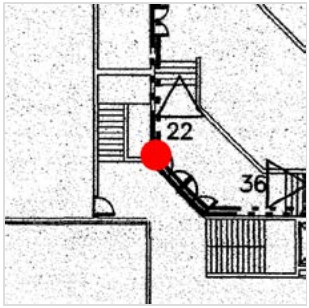
Contacts and people present

Role and company name	Name	Contact information	Present
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Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

Observations

Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
POOR 1.1 **Pedestrian Surface**	**Vehicular crossover from main drop off fire lane into parking lot has been graveled over adjacent to existing sidewalk.**
	
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GOOD 1.2 Site Access	 
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POOR 1.3 Site Access	**Site access is limited to vehicular only at the west entry to the main campus.**   
	Site_Plan.pdf  

POOR 1.4 Bollards	**Steel bollards are deteriorating at base, likely due to salt, maintenance impact, or combination of the two.**
	
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POOR 1.5	
	Floor_Plan_Upper.pdf  
	 

POOR 1.6 Stair Nosing	Concrete chip or spalling. Patch or replace for safety and longevity.



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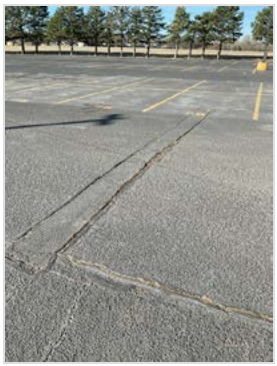


1. SITE b. Pavement

POOR 1.7 Pavement Surface	Asphalt pavement is showing its age. General signs of patch repair. Generally no signs of large holes, heaving or differential settlement – only signs of cracks and surface wear.











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POOR 1.8 **Parking Bumpers**

General note: some parking bumpers have been compromised, leaving exposed reinforcement, and anchoring rebar which could cause tire damage.



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POOR 1.9 **Concrete expansion joint sealant**

Sealant has deteriorated at concrete expansion joint and should be replaced. Early signs of differential settlement are appearing.









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1. SITE c. Storm Drainage

POOR 1.10 **Drainage**

Signs of water creating its own pathway through grass area. Does not seem to impact pedestrian or parking areas. Recommend concrete flume.



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GOOD 1.11

Primary storm drain inlet for main parking lot south appears clean and adequate.



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POOR **1.12** **Drain Culvert**

Steel storm drain pipe culvert is collapsed on both inlet and outlet side beneath west entry drive





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POOR **1.13** **Roof Drain Outlets**

General note: roof drain and overflow drain outlets are overwhelming provisions to stop erosion and facilitate proper drainage away from building.







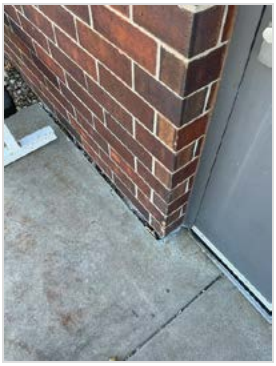
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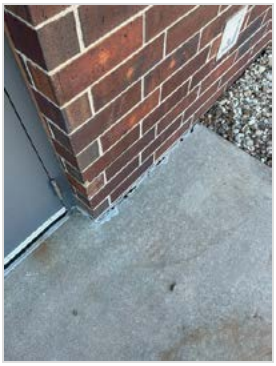


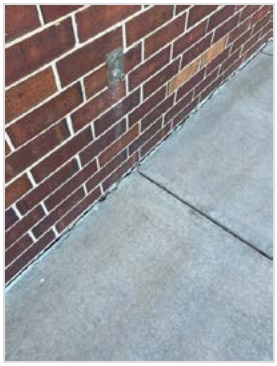


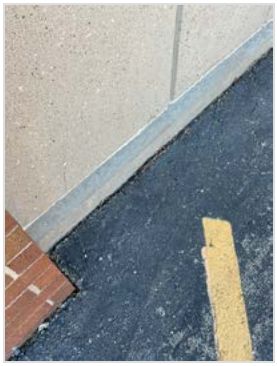
POOR 1.14 **Sealant at Building Face**

General note: Sealant is compromised where concrete sidewalk landing of exterior door and the face brick - allowing water to infiltrate against the footings foundations.



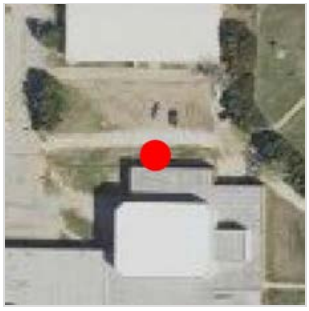






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POOR 1.15 **Grade at Building**

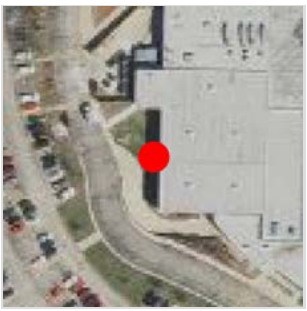
Finish grade has settled against building face, allowing standing water with improper slope and drainage away from building footings and foundations.





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POOR 1.16 **Storm Drain Inlet**

General note: storm drain inlet along inside edge of track should be cleaned and opened up for efficiency.



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POOR 1.17 **Drain Culvert**

Southeast site drainage and culvert is silting in and could use some attention.





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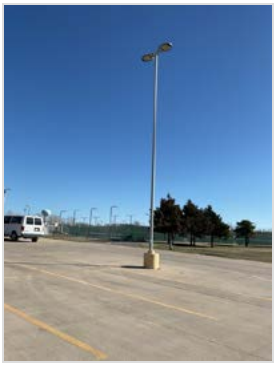


1. SITE d. Amenities

GOOD 1.18 **Site Lighting**

Site lighting, (pole mounted) appears to be upgraded to modern fixture with coverage adequate for general security.





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GOOD 1.19 **Track Complex**

Track complex is generally serviceable and in reasonable condition. Fencing needs repaired.

POOR 1.20 **Tennis. Court lighting pole bases.**

General note: light pole bases with isolated pier footings, should be addressed for expansion and contraction with the slab surface. Primarily occurring on the south set of courts.





	Site_Plan.pdf 
POOR 1.21 **Tennis court gate**	**Gate has been damaged and could use some repair and adjustment.**
	
	Site_Plan.pdf 
GOOD 1.22 **Tennis Complex**	**Overall condition of the tennis complex is generally good and serviceable.**
1. SITE e. ADA	
POOR 1.23 **ADA Parking Access**	**ADA parking access near main entry and gym entry requires pedestrians to walk or wheelchair back through main drive and traffic areas in order to access sidewalks to cross the drop off lane to access entries. Not a recommended accessible route.**
	  

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FAIR 1.24 ADA Spaces	**Configuration appears acceptable, a parking bumper is recommended adjacent to the detectable warning strip.**



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POOR 1.25 Exterior Exit	**General note, many locations: Exterior exit door from classroom is not ADA accessible, nor does it provide connection to the public way. Exterior door may not be a required exit from the interior, therefore not an ADA compliant exit or entry into the buildings. Code compliance issue due to accessible means of exit.**





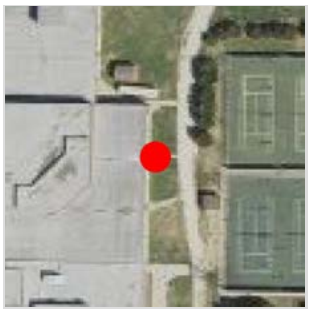






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POOR 1.26 **Exterior Cooler Access**

Access from building interior to walk in coolers does not accommodate ADA.



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2. ENVELOPE a. Walls & Materials

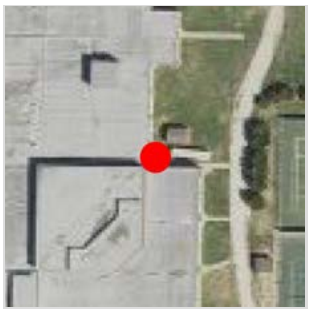
POOR 1.27 **Steel Lintel and Soffit Vents**

General note, many locations: Steel lintel should be painted to stop deterioration. Soffit vent openings are plugged with dirt and debris and should be opened up for adequate ventilation.



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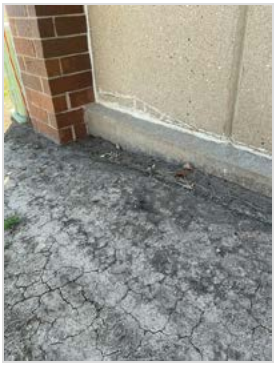




POOR 1.28 **Precast Wall Panel Joints**

General note: Sealant between precast concrete wall panels is deteriorating and should be replaced.









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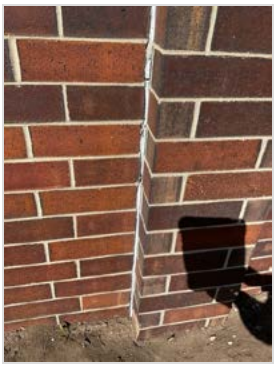


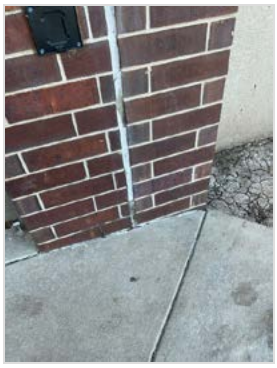


POOR 1.29 **Brick expansion joints**

General note: Expansion joint sealant needs to be replaced. Observed several instances where expansion joints had mortar behind the sealant.







Site_Plan.pdf





2. ENVELOPE b. Windows & Frames

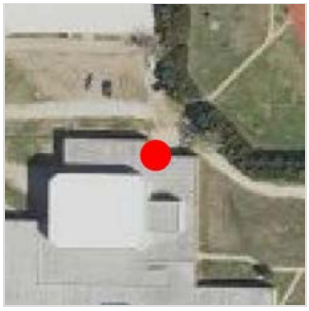
POOR **1.30** **Glass**

Broken glass panel side light frame. Tape has been placed over the broken tempered glass as a temporary stop gap.



Site_Plan.pdf





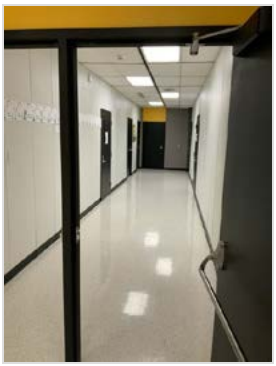
3. CODE a. Exiting

POOR **1.31** **Exterior access doors**

No apparent door security system, other than locking



POOR 1.32 **Exit passageway**	**Dead end corridor beyond 20 feet. Unsprinklered building requires 20 feet Max**





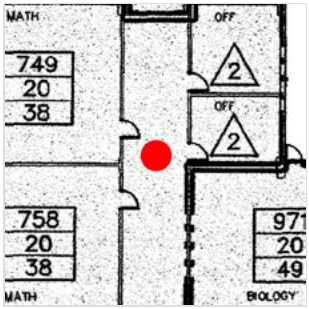
Storage in exit passageway



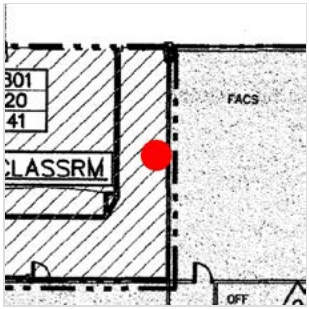
Storage in exit passageway

Floor_Plan_Upper.pdf

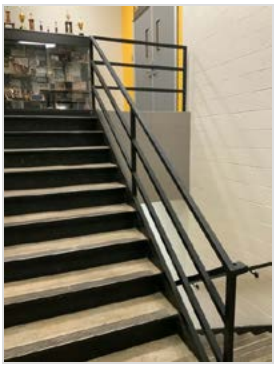




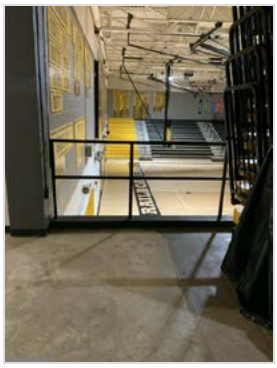




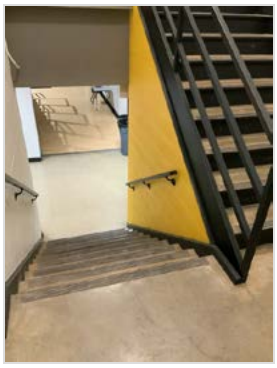
POOR 1.33 **Stair railing**	**Noncompliant stair rail and guard rail protection. Handrail on only one side. Not code compliant**





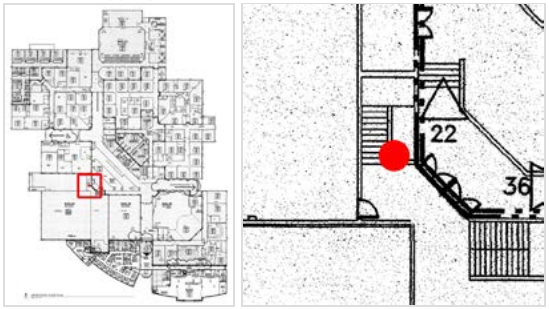


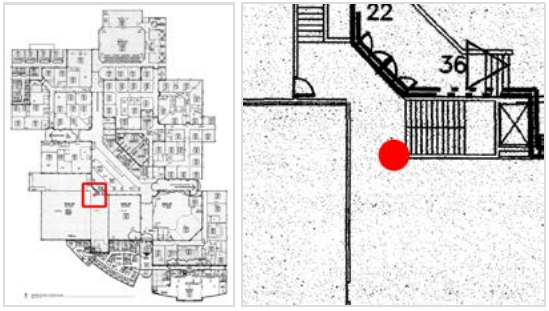
Guard rail at aisle locations

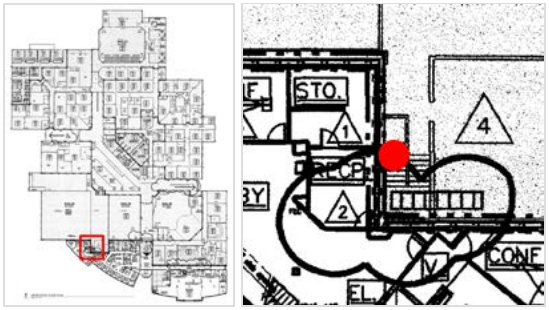


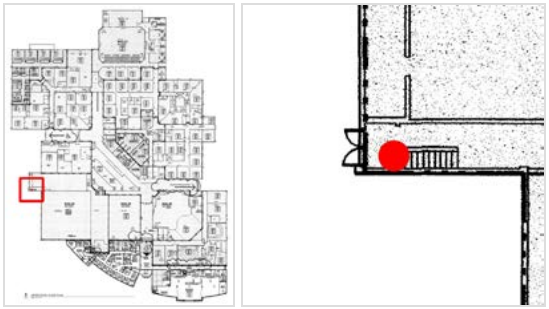
Not a continuous handrail

Floor_Plan_Upper.pdf







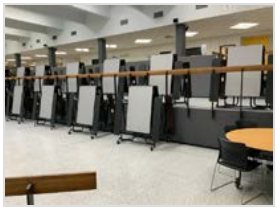


POOR 1.34 **Terrace railing**

Railing not code compliant. Floor change is greater than 30 inches. Guardrail required.

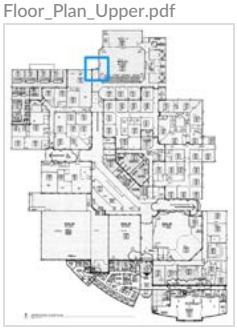
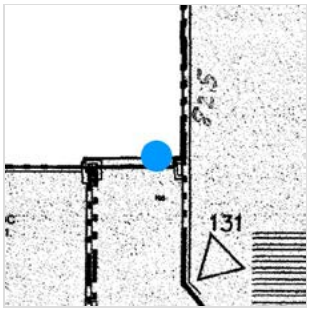








POOR 1.35 **Original building doors are Hollow core**

FAIR 1.36 **Control door access**	Camera and door control with voice intercom at north end
	
	Floor_Plan_Upper.pdf  
3. CODE b. Area Separation	
FAIR 1.37 **Building area for code**	General Note: Confirm building area for current IBC code compliance of fire areas and separations.
	
POOR 1.38 **Corridor walls**	**Original HS area. Movable walls and ceiling grid system. Hallway walls and classrooms walls do not create controlled spaces. No smoke, fire barriers, or control. Not code compliant in a non-sprinkled condition. Allows for sound travel. Allows for open plenum above ceiling and no smoke control. Potential for HVAC balancing and efficiency issues.**
	 

FAIR 1.39 **Fire rated doors**

Fire rated doors appear compliant. Appropriate closers, hold opens, and labeling are present.



Door separating commons from classroom wing



Door separating commons from classroom wing



Frame and door fire rating labels









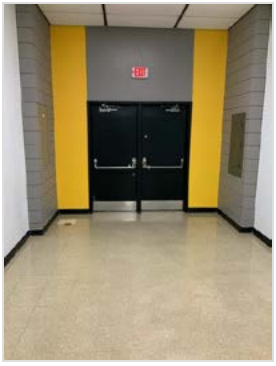










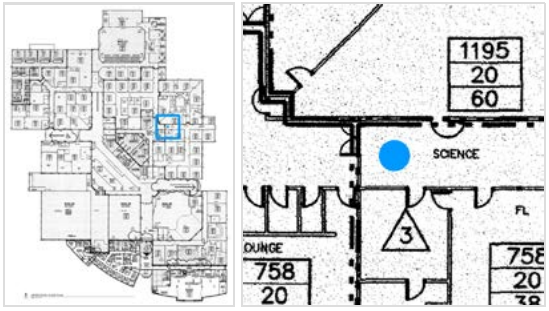


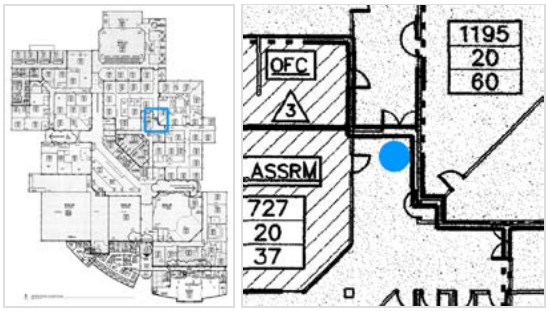




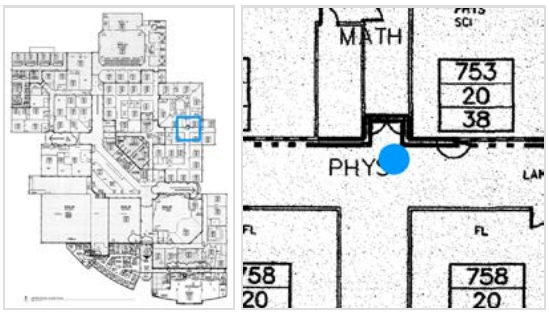
Floor_Plan_Upper.pdf



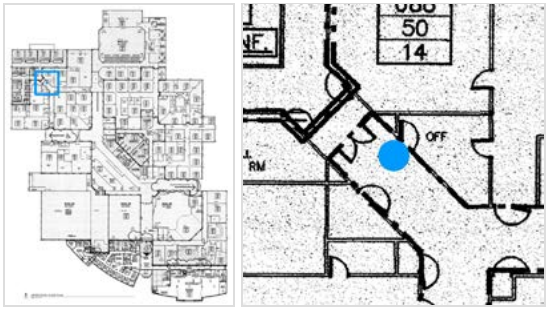


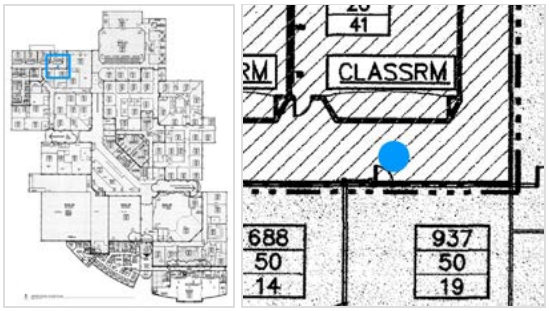


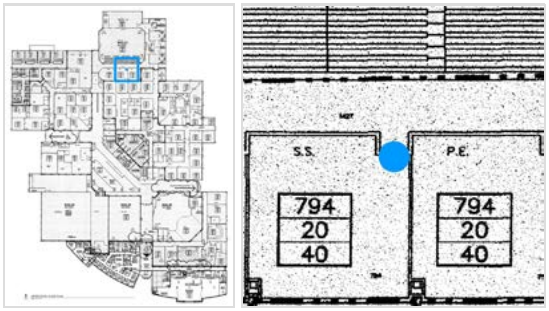





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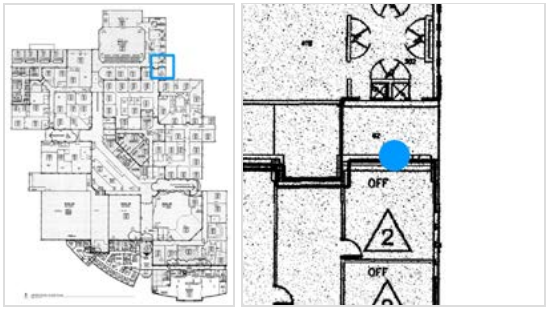

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CLASSRM
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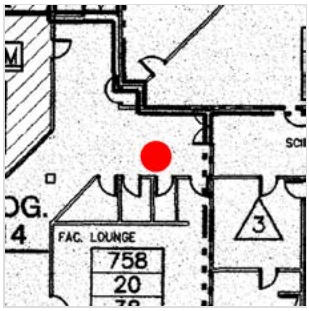
3. CODE d. ADA

POOR 1.40 **Classroom hardware for doors**

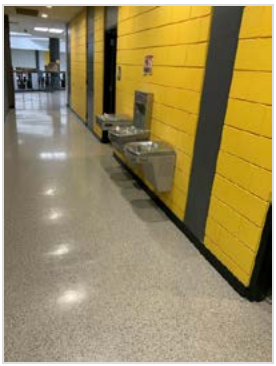
Lever handle on some. Non ADA hardware on others. Suggest intruder hardware on all classroom and student occupied rooms.

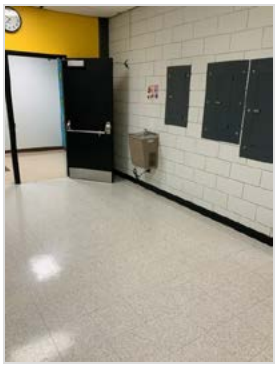


Example of door hardware at classrooms

POOR 1.41 **Door hardware**	**Lever handles needed for ADA accessibility**
	
POOR 1.42 **Staff restrooms**	Faculty restrooms not ADA compliant
	
	Floor_Plan_Upper.pdf  
FAIR 1.43 **Restroom facilities**	Restroom facilities for students and public appear ADA compliant and recently upgraded. Tile finish is in good condition.
	   Hand washing, toilet facilities, not accessible

FAIR 1.44 **Drinking fountains**	**Drinking fountains around building appear to be ADA compliant with sufficient numbers and appropriate locations.**

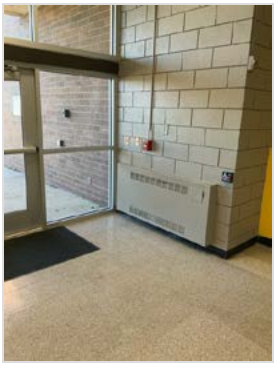


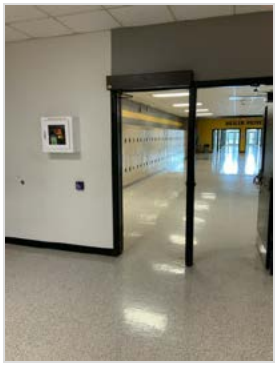







POOR 1.45 **ADA power operated doors**	ADA power operated door appears not to work

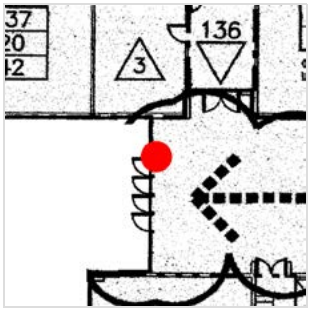




Floor_Plan_Upper.pdf

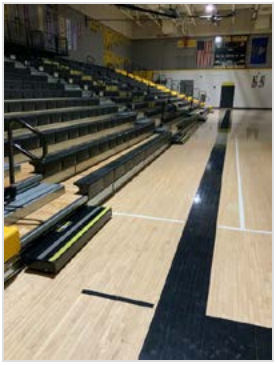
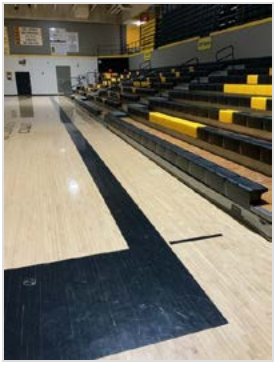




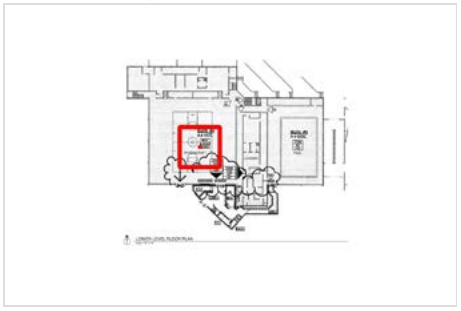
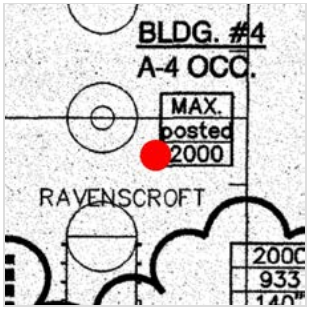


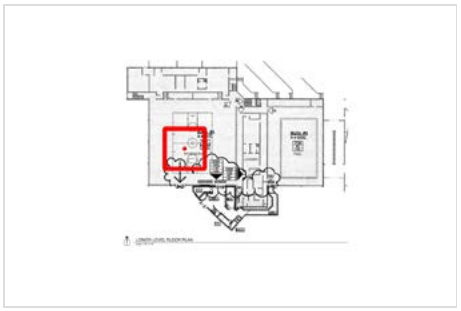
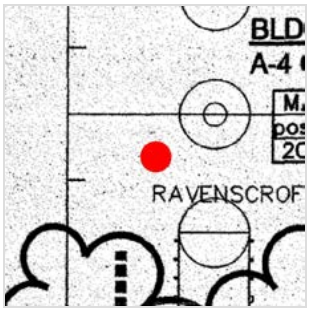
POOR 1.46 **ADA companion seating**

No designated ADA with companion seating identified in gymnasium bleacher seating area.

Floor_Plan_Lower.pdf

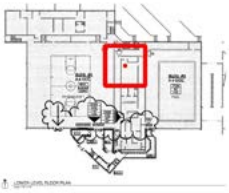
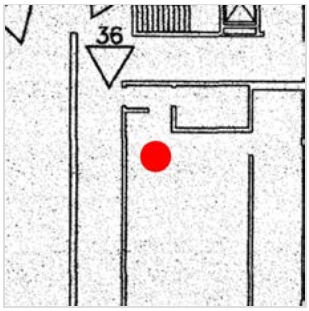



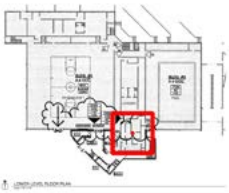
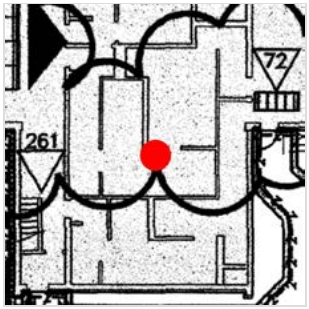



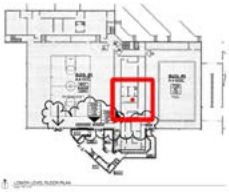
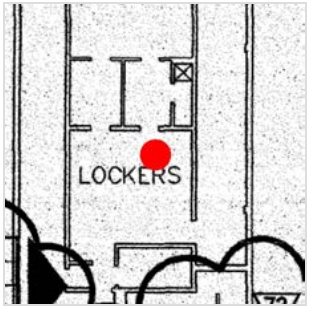
POOR 1.47 **PE locker rooms**	Locker rooms and locker arrangements are not ADA compliant.




Floor_Plan_Lower.pdf

4. INTERIOR a. Flooring	
GOOD 1.48 Tile flooring	General note: vinyl floor tile shows dimensional stability. In good shape.


Front entry hall


Pattern at Commons


Lunchroom

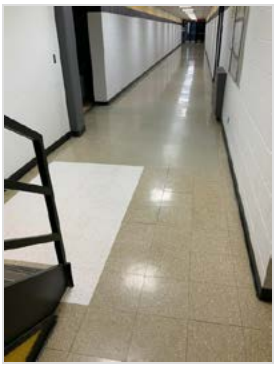
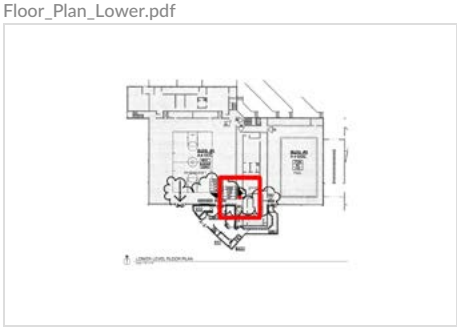
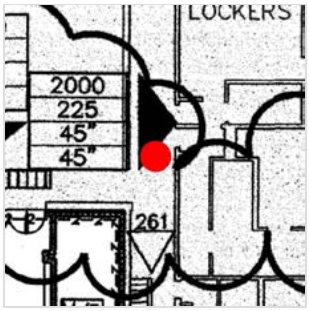
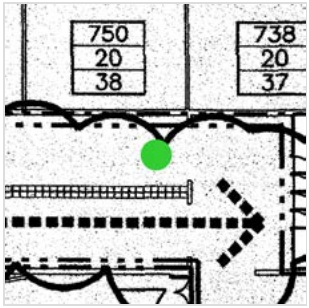


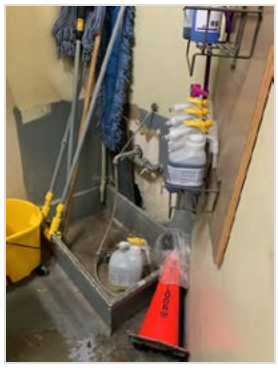
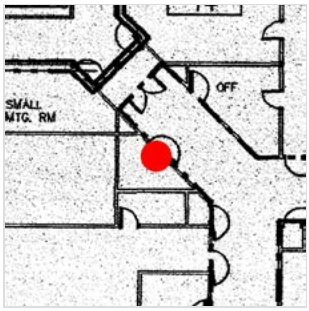

Tile nearing end of life

GOOD 1.49 . classroom carpet.	Carpet in classrooms: Some is broadloom and some carpet tile. Apparent that District has a replacement policy ongoing.



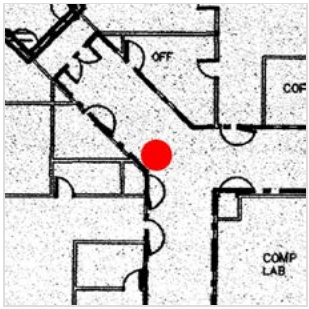

Carpet in band room

POOR 1.50 **Tile in athletic area**	Aged VCT needing replacement. Open joints allow water and cleaning solutions to deteriorate glues. Patched areas do not match.
	
	Floor_Plan_Lower.pdf  
4. INTERIOR b. Walls & Materials	
GOOD 1.51 **Doors and Windows**	**Doors and windows were generally well-maintained and sealed.**
GOOD 1.52 **New storage room**	**Storage room wall. Appears Code compliant with wall, continuation, and fire caulking**
	
	Floor_Plan_Upper.pdf  

POOR 1.53 Wall damage	
	Floor_Plan_Upper.pdf  
POOR 1.54 Wall continuation	Walls stop at ceiling level creating open air plenum above ceiling in between ceiling and structure.
	 
POOR 1.55 Wall condition	Unfinished walls, no base, appears temporary
	

Floor_Plan_Upper.pdf





FAIR 1.56 **Student lockers**

Lockers appear in good condition and without damage. Not ADA compliant.

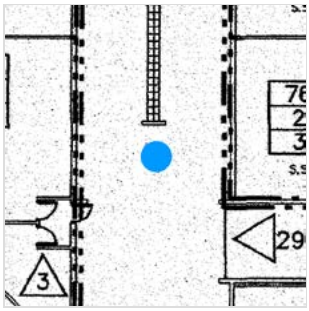




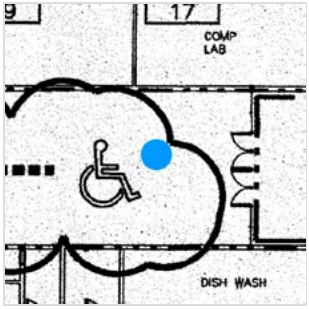


Floor_Plan_Upper.pdf









POOR 1.57 **PE and basketball varsity showers**

Showers do not appear operable. Confirm current use.





4. INTERIOR c. Millwork

POOR 1.58 **Science, classroom millwork**

Science Lab and Classrooms do not appear ADA compliant. Built-in millwork not ADA accessible. Limited spacing and maneuvering area.





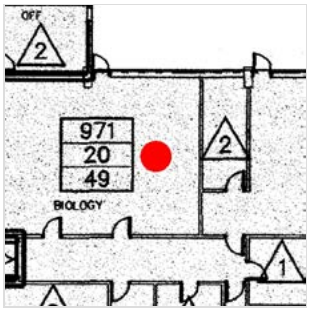


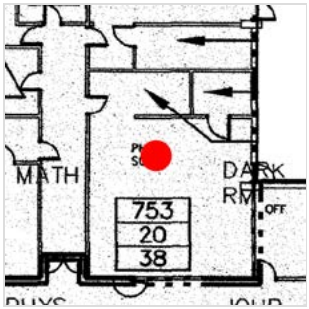


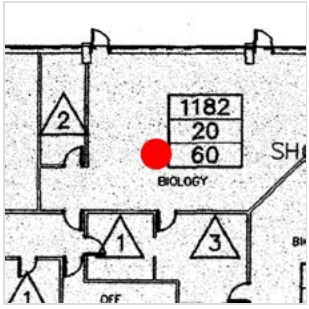


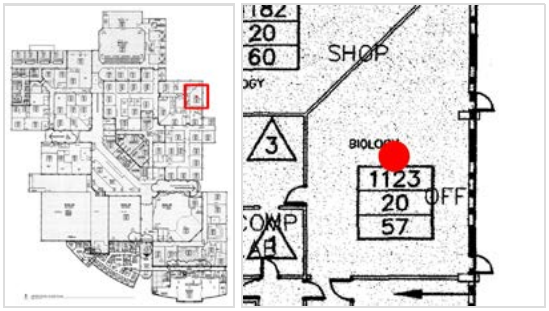



Floor_Plan_Upper.pdf



POOR 1.59 FACS

FACS: Millwork in poor, unsanitary condition. Poor exhaust, no kitchen hoods. Not ADA compliant.



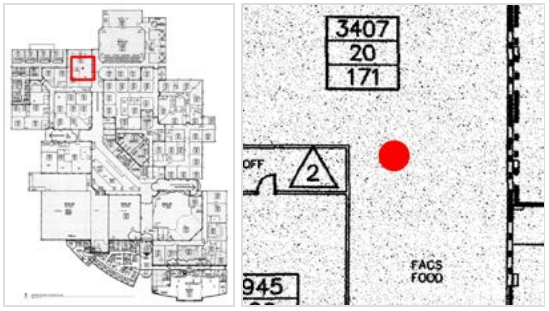




Storage in classrooms

Fans indicate poor ventilation

Floor_Plan_Upper.pdf



FAIR 1.60 General millwork conditions	Millwork in classrooms is generally in good condition, dependent on age. Some ADA compliant, some not.








4. INTERIOR d. Ceilings

POOR 1.61 Lay in ceiling tile	Ceiling tile is mismatched, aged, and dirty.

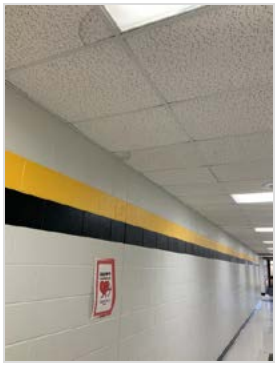

Mismatch tile


Dirt from HVAC

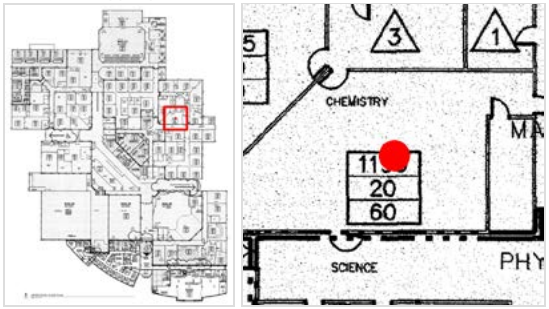

Aged tile

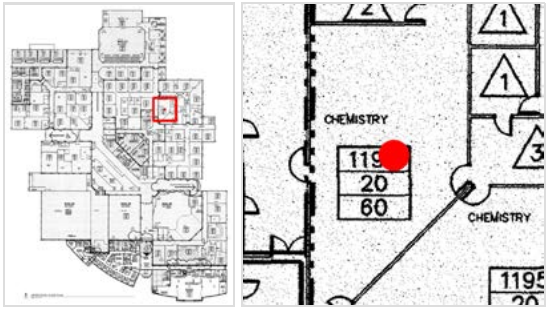

Aged tile

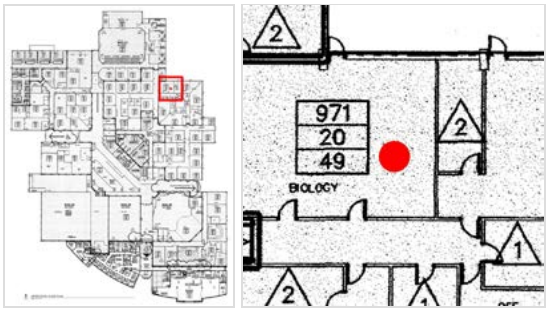


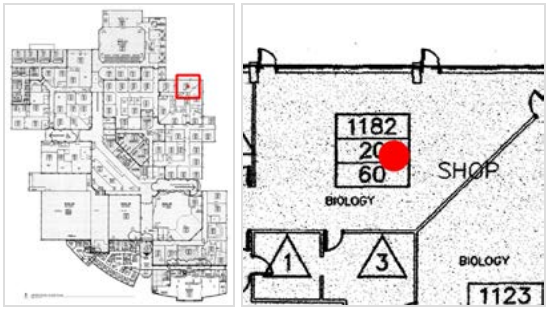



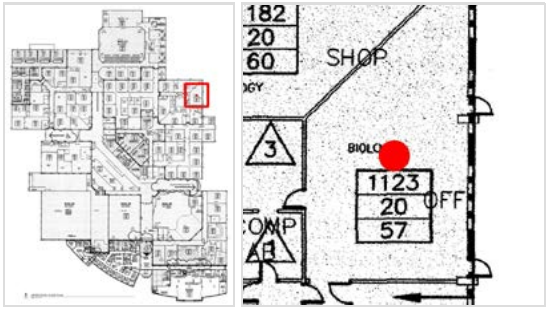
Floor_Plan_Upper.pdf

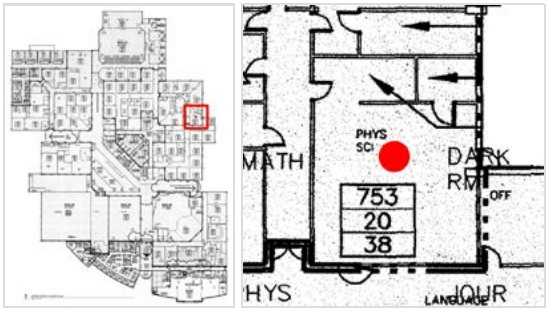


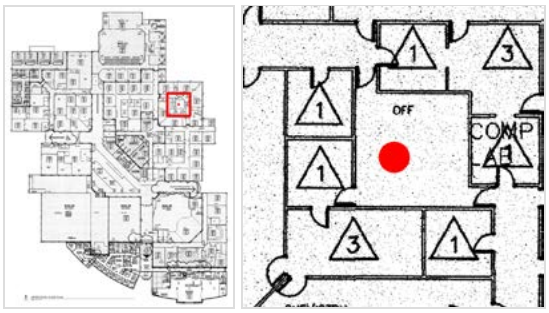










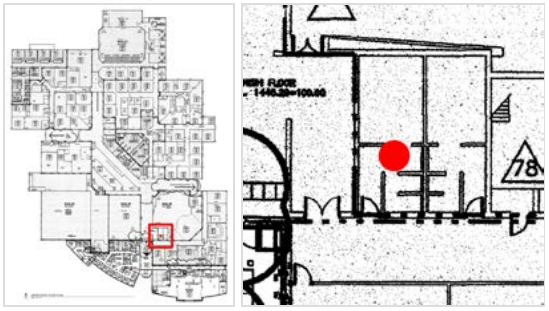


POOR 1.62 **Open ceiling**

Open ceiling condition.



Floor_Plan_Upper.pdf



6. MECHANICAL b. Building – Service & Performance

POOR 1.63 **Science classroom fume hoods**

Fume hoods not ADA accessible.

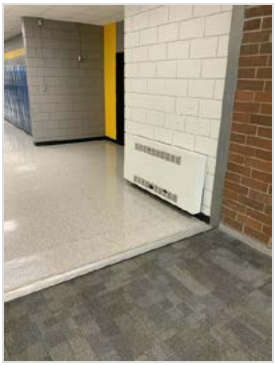


POOR 1.64 **Building controls**	New or updated building controls. Original pneumatic building controls appear disabled or in process of being replaced.





FAIR 1.65 **HVAC, general**	





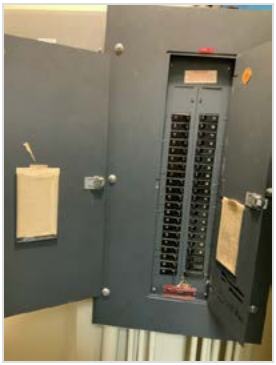




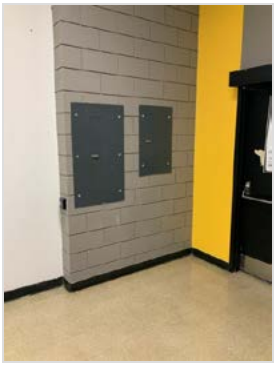




7. ELECTRICAL b. Building – Service & Performance	
FAIR 1.66 **Electrical panels**	Branch panels appear at capacity. Age of equipment consistent with building ages.







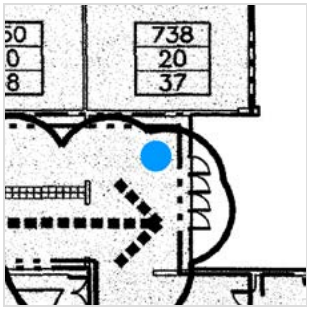

Panels exposed to hallways around the building



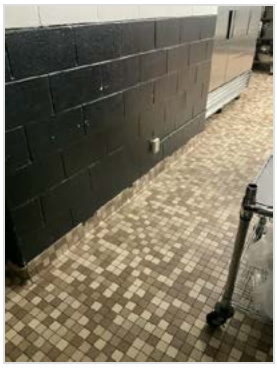







FAIR 1.67 **General lighting**	**Light fixtures have prismatic lenses with poor light quality. Many are discolored and sagging. Confirm LED integration.**
	  
8. SYSTEMS a. Fire Alarm	
FAIR 1.68 **Fire alarm remote panel**	Remote Fire Alarm annunciation appropriately located.
	
	Floor_Plan_Upper.pdf  
8. SYSTEMS c. Kitchen Equipment	
FAIR 1.69 **High school kitchen**	**Kitchen and service equipment appears in working order. Appropriate oven and grease hoods appear compliant. Refer to Mechanical comments for hood and HVAC conditions.**
	   

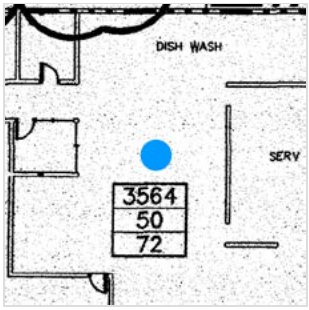







Floor_Plan_Upper.pdf

8. SYSTEMS d. Audio Visual

POOR 1.70 **Classroom, typical**

Technology Classrooms: Ceiling projector with pulldown screen, typical in all classrooms. Projector is hardwired. Confirm Wi-Fi.

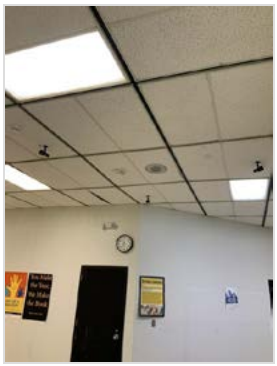


8. SYSTEMS e. IT & Data

POOR 1.71 **General IT condition**

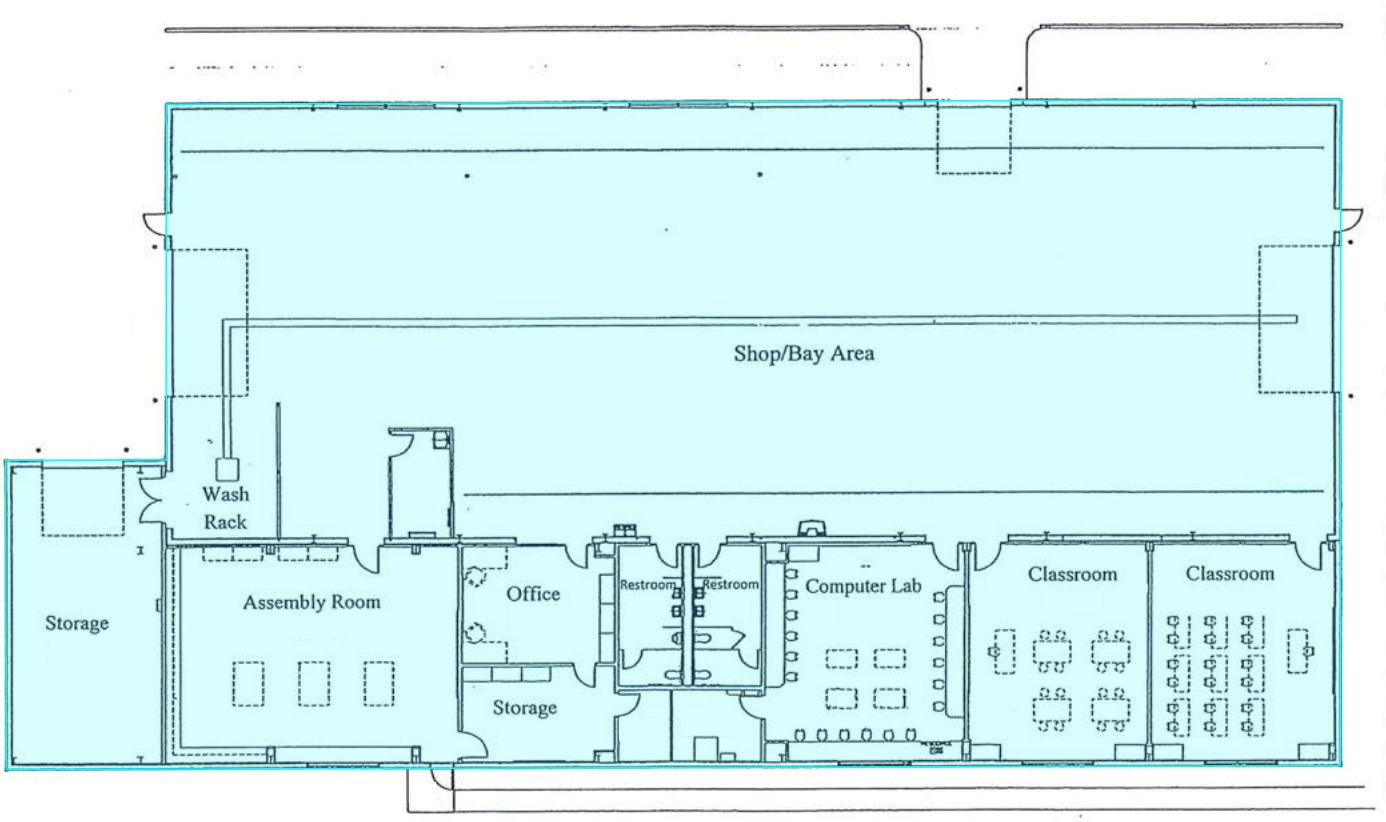
General note: WIFI and other technology is present and appears in working order. Confirm coverage, bandwidth, and connectivity.






HIGH SCHOOL AUTOMOTIVE BUILDING





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

ORIGINAL BUILDING
UNKNOWN **15,500 SF**

Gravity::Works Architecture
101 S. Star
El Dorado, KS 67042

02. HIGH SCHOOL - AUTOMOTIVE BUILDING

02. HIGH SCHOOL - AUTOMOTIVE BUILDING
Facilities Assessment
900 W 12th St
Newton, KS 67114 (US)
Report number: 25-1491-2-2
Date: March 17 2025

Contacts and people present

Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

Observations

Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
GOOD 2.1 **Sidewalk and Pavement**	**Sidewalks and asphalt pavement servicing this building is in generally good condition. Some minor areas of sealant replacement at expansion joints and thresholds could be beneficial. Vehicular barriers are in place along the north side of building which butts a traffic way.**
1. SITE b. Pavement	
GOOD 2.2 **Pavement**	**Asphalt pavement serving this building has some cracking with signs of maintenance, but no signs of large cracks or differential settlement.**
	

Site_Plan.pdf





1. SITE c. Storm Drainage

POOR 2.3 **Drainage Away From Building**

Finish grade has settled adjacent to north face and south face of building and is generally holding water. One location along the north face is missing downspout from the continuous gutter.





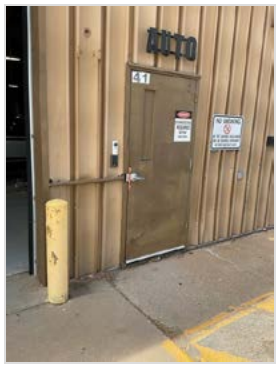




1. SITE e. ADA

POOR 2.4 **ADA Access**

Primary entry into the building along the east face is not wheelchair accessible.





2. ENVELOPE a. Walls & Materials

POOR 2.5 **Metal Panel at Floor Line**

General note: Base of metal wall panels at floor line adjacent to finish grade is showing signs of weather and water deterioration as well as moisture retention due to poor drainage and grade.







POOR 2.6 Metal wall panels	General note: impact damage in several locations to lower 2 feet of wall panels. A handful of cases show penetration of the panel skin.
	   
	
POOR 2.7 Metal wall panels	North face of building appears to have been painted at some point for maintenance purposes. Other faces of original building appear to have original metal panel finish intact. The north metal wall panels have undergone some patch and repair with new fasteners, while the south addition has less desirable exposed fasteners with neoprene washers, which will need attention likely within the next decade.
	 

2. ENVELOPE b. Windows & Frames

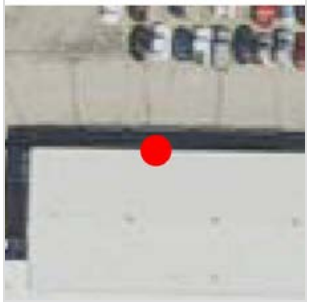
POOR 2.8 **Glass**

Wire glass is broken and or compromised in a handful of areas. Windows in need of replacement. Not insulated glass.





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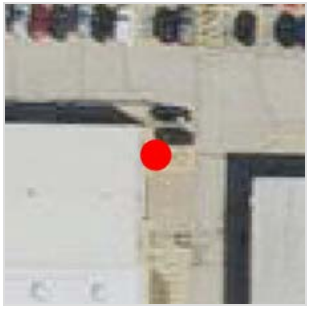
2. ENVELOPE c. Doors & Frames

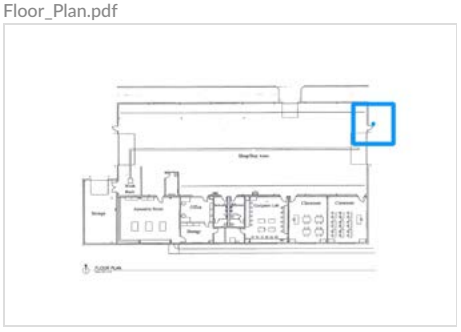
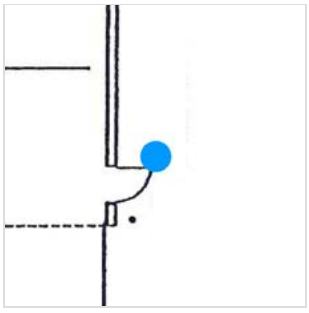
POOR 2.9 **Main Entry Door**

Main entry door is not watertight and is deteriorating accordingly. All other doors and windows are generally fair and serviceable.

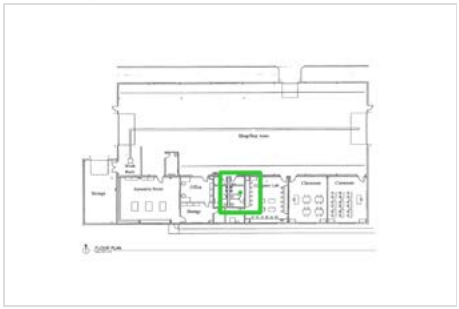


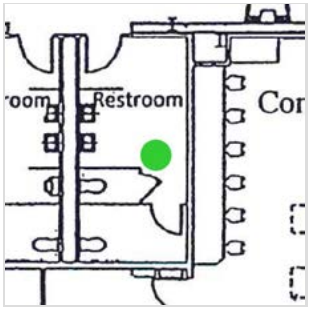
Site_Plan.pdf

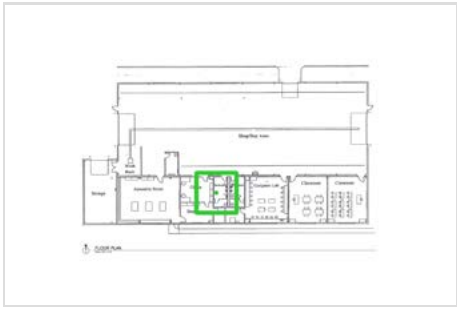



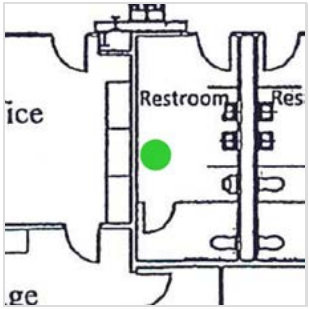
FAIR 2.10 **Door security**	**Door in poor condition. Door and frame show signs of rust. Hardware appears ADA compliant. Door security system in place. Confirm operation.**
	
	Floor_Plan.pdf  
FAIR 2.11 **Overhead doors**	Overhead doors are in fair to good condition. Painting needed. Confirm proper and smooth operation.
	  
3. CODE d. ADA	
GOOD 2.12 **Restroom facilities**	**Restroom finishes in good condition. Fixtures and layout appear ADA compliant.**
	 

Floor_Plan.pdf









4. INTERIOR a. Flooring

FAIR 2.13 **General Interior**

Interior area of automotive shop in fair to good condition. The building insulation is intact. The floor surface is well maintained and without signs of unusual cracking and settling. Roof insulation does not show signs of continual roof leaking.



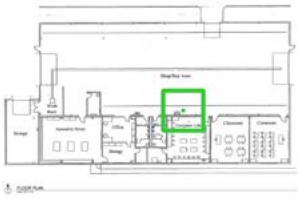


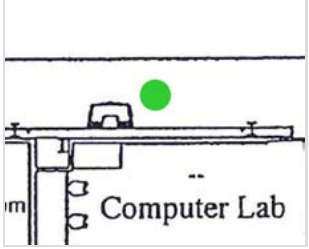
5. PLUMBING b. Building – Service & Performance

GOOD 2.14 **Eye wash station**



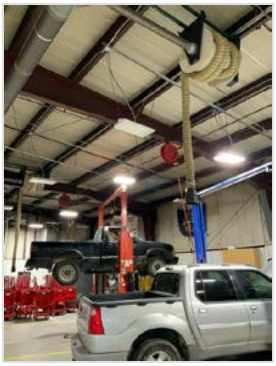
Floor_Plan.pdf





6. MECHANICAL b. Building – Service & Performance

GOOD 2.15 **Proper exhaust**



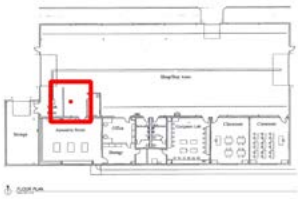
POOR 2.16 **Proper exhaust for parts cleaning**

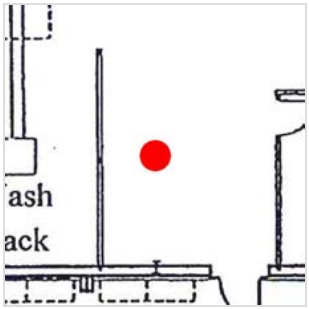

Sandblaster parts cleaning


Welding and plasma cutting


Welding and plasma cutting

Floor_Plan.pdf

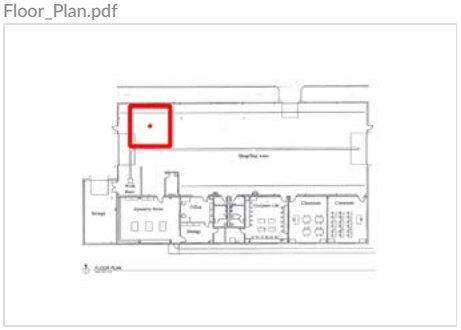


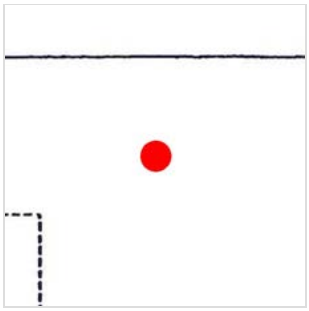


POOR 2.17 **Dust collection**

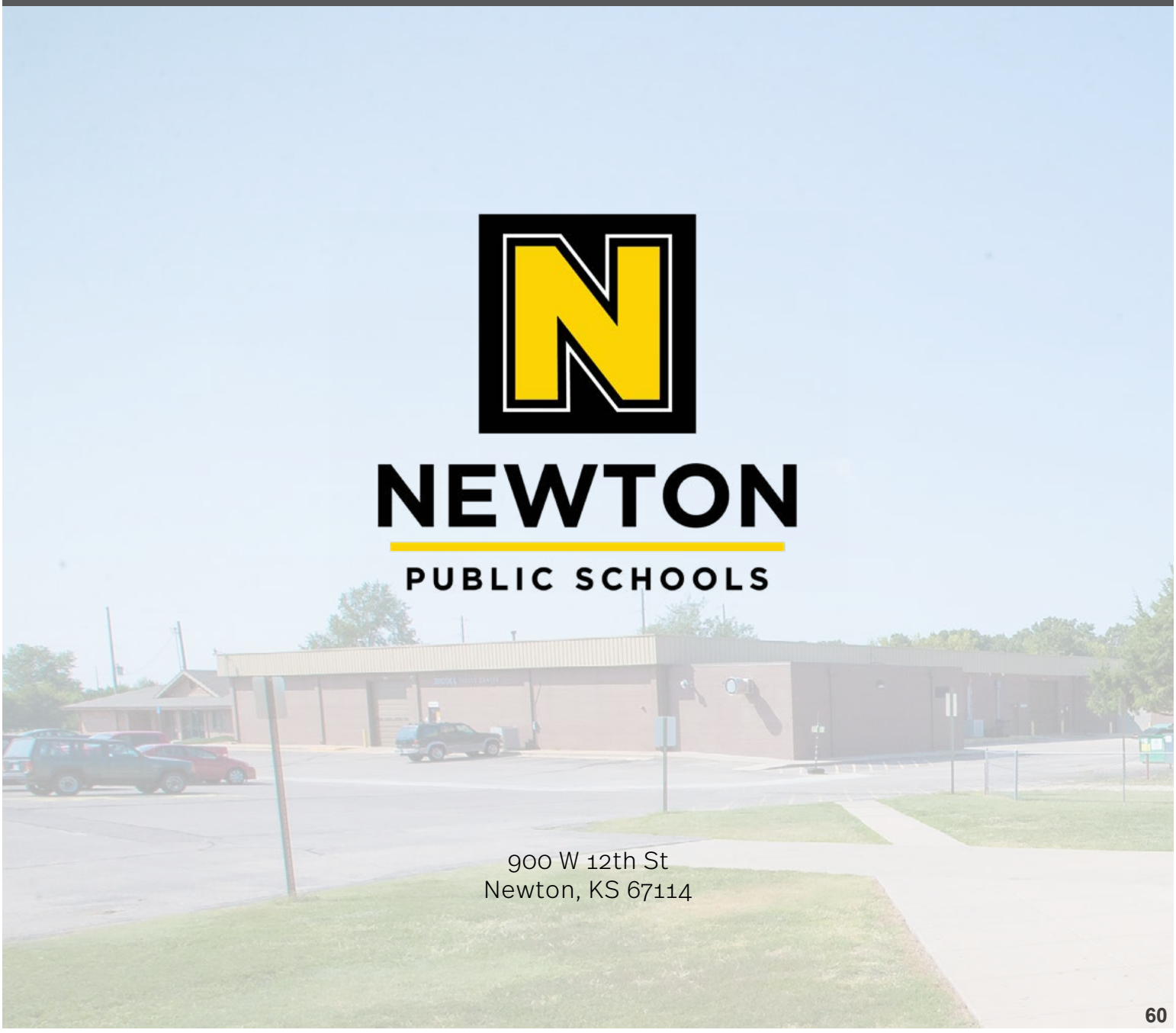


Floor_Plan.pdf





HIGH SCHOOL
BROOKS TRADE BUILDING



NEWTON
PUBLIC SCHOOLS

900 W 12th St
Newton, KS 67114



FLOOR PLAN

Scale: 1/8" = 1'-0"

Gravity::Works Architecture
101 S. Star
El Dorado, KS 67042

03. HIGH SCHOOL – BROOKS TRADE BUILDING

03. HIGH SCHOOL – BROOKS TRADE BUILDING
Facilities Assessment
900 W 12th St
Newton, KS 67114 (US)
Report number: 25-1491-3-3
Date: March 17 2025

Contacts and people present

Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

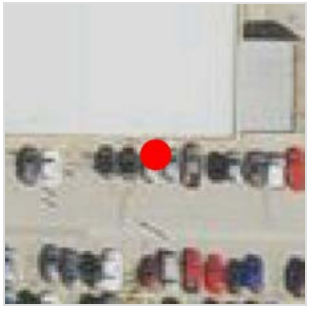
Observations

Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
POOR 3.1 **Sidewalk Obstruction**	**Condensing unit obstructs continuous pedestrian pathway at sidewalk. Condensing unit is vulnerable to vehicle impact at stall number 19 if driver pulls too far forward.**



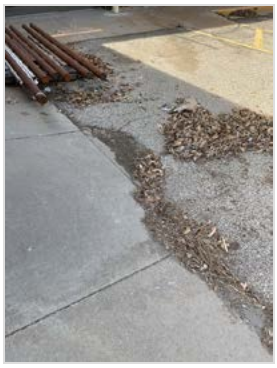
Site_Plan.pdf



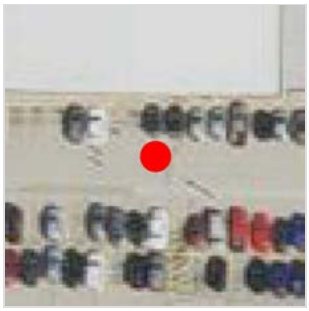


1. SITE b. Pavement	
POOR 3.2 Pavement	Pavement is generally serviceable, but does have some areas where sawcut patch and repair or cracks have opened up and are experiencing differential settlement.



Site_Plan.pdf

1. SITE c. Storm Drainage	
POOR 3.3 Grading at Building	Finish grade adjacent to building face is showing signs of settling and does not slope away from the building properly for drainage away from foundations.




Site_Plan.pdf

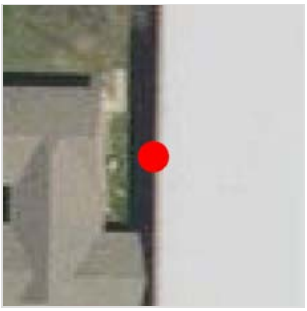



POOR 3.4 Drainage	Roof drain, leader, and adjacent grade at outlet does not allow water to drain away from building.



Site_Plan.pdf





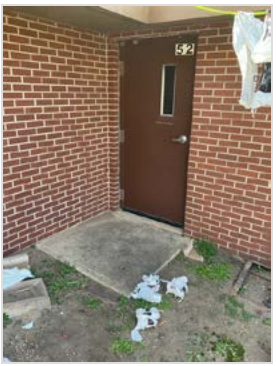
1. SITE e. ADA

POOR 3.5 Exiting	Presumed exits do not have path of travel to a public way.



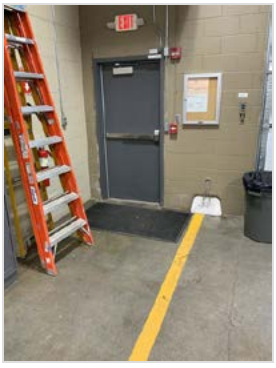


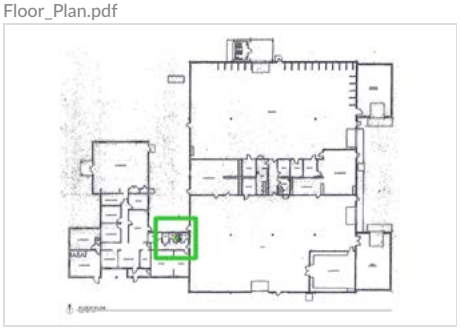
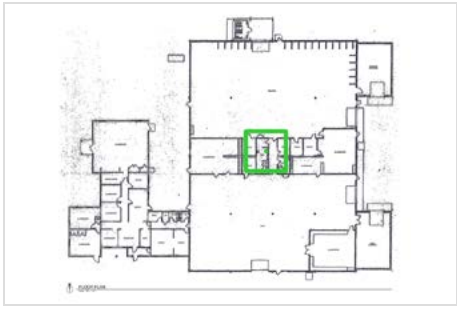
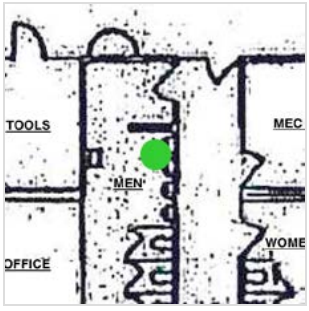
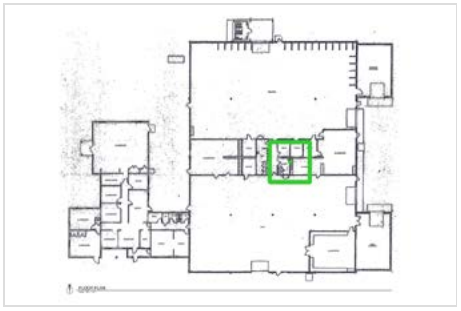
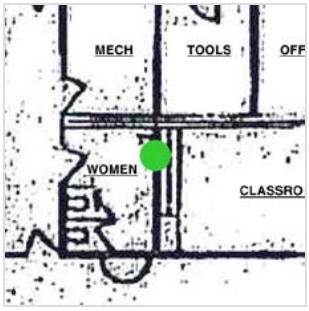


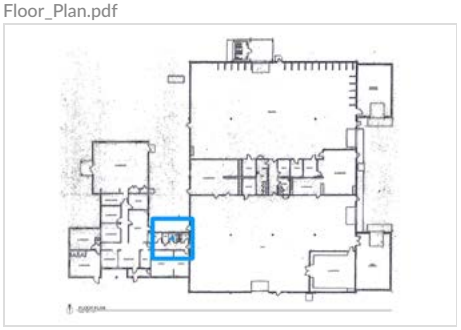
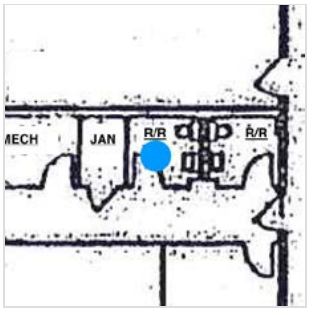
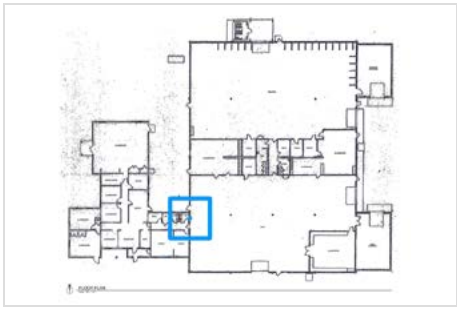
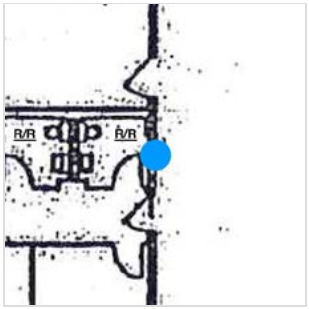
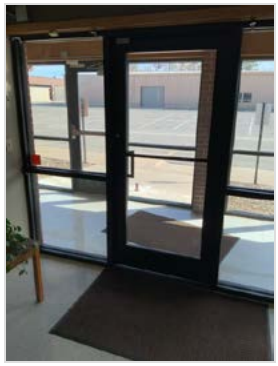




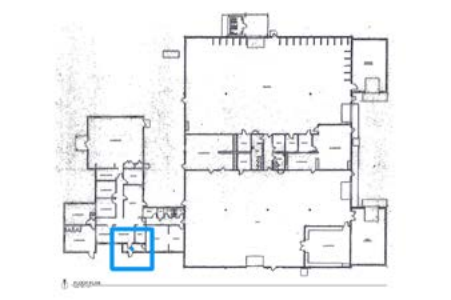
	Site_Plan.pdf 
POOR 3.6 **ADA Entry**	Main entry to South face of building does not have level landing or legal ramps for entry or exit. 
	Site_Plan.pdf 
2. ENVELOPE a. Walls & Materials	
POOR 3.7 **Masonry expansion joints**	General note: sealant at masonry expansion joints should be replaced. 

POOR 3.8	**Wood trim termination at bottom of lap siding and top of brick wainscot ledge is no longer watertight – not a common occurrence.**
	
	Site_Plan.pdf  
2. ENVELOPE b. Windows & Frames	
GOOD 3.9 **Windows**	Windows, frames and sealant are in generally good condition and serviceable.
2. ENVELOPE c. Doors & Frames	
GOOD 3.10 **Doors**	Doors, frames and sealant are in generally good condition and serviceable.
3. CODE a. Exiting	
GOOD 3.11 **Exit doors**	

3. CODE d. ADA	
GOOD 3.12 Drinking fountains	  
GOOD 3.13 Restroom facilities compliant	 
	Floor_Plan.pdf  
	 
	 

FAIR 3.14 **Restroom facilities noncompliant**	 
	Floor_Plan.pdf  
	 
FAIR 3.15 **Accessible doors**	**Lacking automatic door operator**
	

Floor_Plan.pdf





4. INTERIOR c. Millwork

GOOD 3.16 **Student lockers**





5. PLUMBING b. Building – Service & Performance

GOOD 3.17 **Eye wash station**

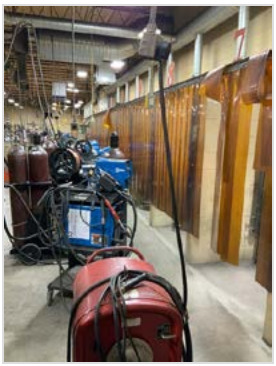
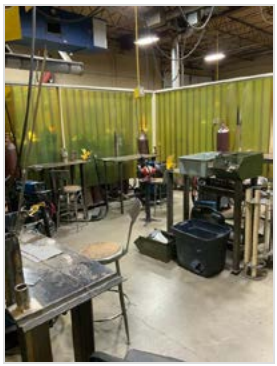
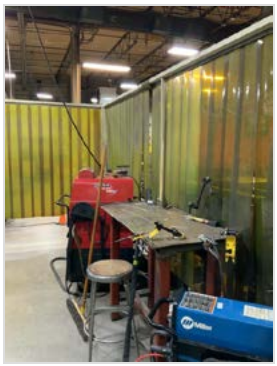


6. MECHANICAL b. Building – Service & Performance

POOR 3.18 **Kiln Hood**

Confirm hood requirements for kilns



GOOD 3.19 Machine ventilation	
FAIR 3.20 Welding hoods	   Area without hoods  Area without hoods  Plasma cutting area, no hoods  Confirm hood requirement
7. ELECTRICAL b. Building – Service & Performance	
FAIR 3.21 Lighting	**Light fixtures without covers** 

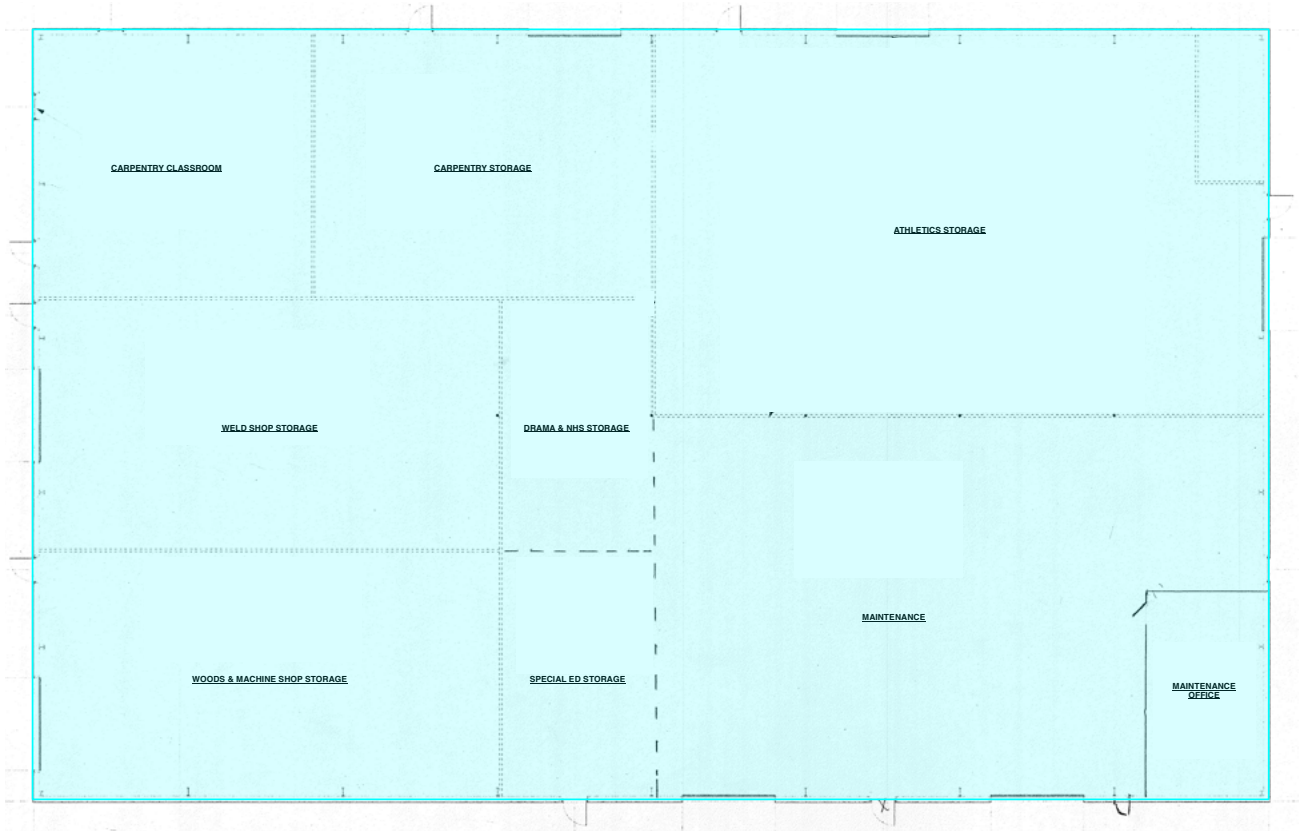
8. SYSTEMS a. Fire Alarm	
GOOD 3.22 Fire alarm control panel	

HIGH SCHOOL MAINTENANCE BUILDING



NEWTON
PUBLIC SCHOOLS

900 W 12th St
Newton, KS 67114



N

FLOOR PLAN

Scale: 1/8" = 1'-0"

ORIGINAL BUILDING
2001 16,000 SF

Gravity::Works Architecture
101 S. Star
El Dorado, KS 67042

04. HIGH SCHOOL - MAINTENANCE BUILDING

04. HIGH SCHOOL - MAINTENANCE BUILDING
Facilities Assessment
900 W 12th St
Newton, KS 67114 (US)
Report number: 25-1491-4-4
Date: March 17 2025

Contacts and people present

Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

Observations

Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
GOOD 4.1 **Traffic**	**Pedestrian and vehicular traffic to building is generally concentrated on south, west and north faces. Concrete in fair condition, appears to have some site drainage issues.**

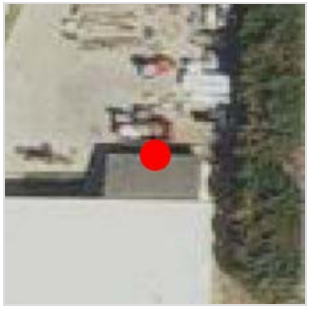


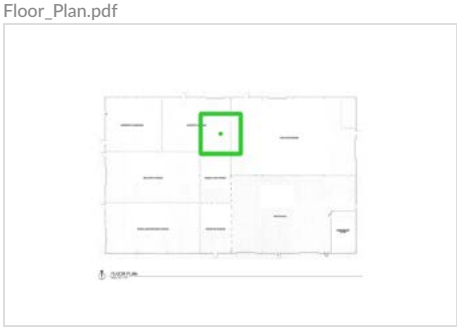
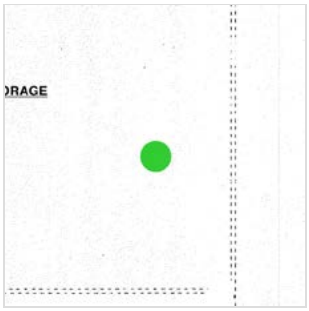
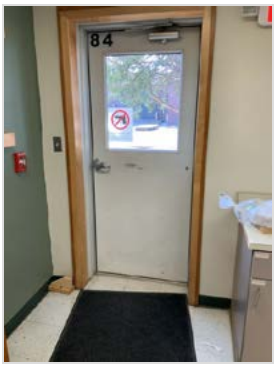



Site_Plan.pdf




1. SITE b. Pavement	
POOR 4.2 **Pavement Settlement**	**Concrete area drain inlet and grate has settled, or perimeter slabs have heaved, leaving 1 to 2 inches of differential settlement. Sealant and maintenance required. Drain otherwise appears in good condition.**
	
	Site_Plan.pdf  
FAIR 4.3 **Pavement**	General note: pavement fair around building. Spot maintenance and joint sealant needed.
1. SITE c. Storm Drainage	
POOR 4.4 **Grade at Building**	Finish grade has built up along east side of building, causing water and moisture to deteriorate the bottom edge of the metal wall panels. Maintenance is required for positive drainage away from the building.
	   
	Site_Plan.pdf  

2. ENVELOPE a. Walls & Materials	
GOOD 4.5 **Metal wall panels**	**Wall panels are generally in fair condition. As noted elsewhere, finish grade adjacent to building would improve metal panel life. There are some minor compromises to the skin due to equipment impact, etc. generally 3 feet and below.**
	  
2. ENVELOPE b. Windows & Frames	
GOOD 4.6 **Windows**	Windows and frames are sealed and are in good overall condition.
2. ENVELOPE c. Doors & Frames	
FAIR 4.7 **Doors**	Doors are in fair condition.
2. ENVELOPE d. Roofing & Roof Penetrations	
POOR 4.8 **Roof structure**	Outdoor covered area appears temporary and unstable. Posts do not have foundations and roof is sagging and unstable.
	   
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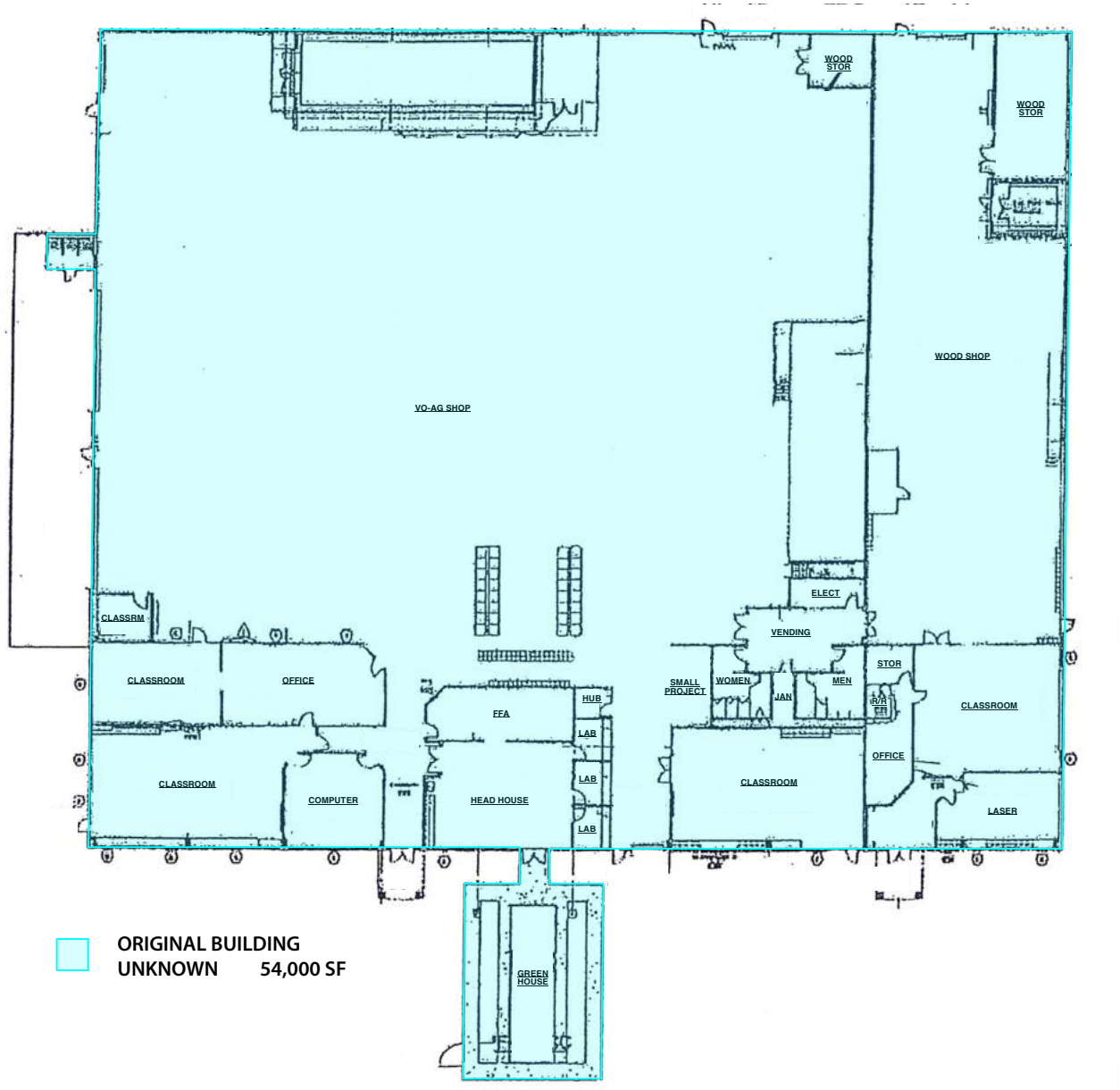
3. CODE d. ADA	
GOOD 4.9 **Restroom in classroom**	**Restrooms appear ADA compliant. Tile replacement needed.**
	 
	Floor_Plan.pdf  
3. CODE a. Exiting	
FAIR 4.10 **Door clearances**	
6. MECHANICAL b. Building – Service & Performance	
POOR 4.11 **Unit heater heat source**	**Storage area generally in fair to good condition. New unit heater. Floor does not show signs of unusual cracking or settlement.**
	

HIGH SCHOOL VOCATIONAL BUILDING



NEWTON
PUBLIC SCHOOLS

900 W 12th St
Newton, KS 67114



N

FLOOR PLAN

Scale: 1/16" = 1'-0"

Gravity::Works Architecture
101 S. Star
El Dorado, KS 67042

05. HIGH SCHOOL – VOCATIONAL BUILDING

05. HIGH SCHOOL – VOCATIONAL BUILDING
Facilities Assessment
900 W 12th St
Newton, KS 67114 (US)
Report number: 25-1491-5-5
Date: March 17 2025

Contacts and people present

Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

Observations

Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
GOOD 5.1 **Traffic**	**Vehicular and pedestrian traffic way are clear and in good and serviceable condition.**
1. SITE b. Pavement	
GOOD 5.2 **Pavement**	Concrete drives and parking areas are in generally good and serviceable condition. In a few cases, cracking and spalling of concrete has occurred due to salt and or snow removal efforts, which could be addressed.



Site_Plan.pdf





POOR 5.3 **Sidewalks and expansion joints**	Some sidewalk and building perimeter expansion joints will need attention.



Site_Plan.pdf





1. SITE c. Storm Drainage

POOR 5.4 **Site drainage**	Wheel ruts along the sidewalk, allowing standing water to soften ground



Site_Plan.pdf



POOR 5.5 Site drainage

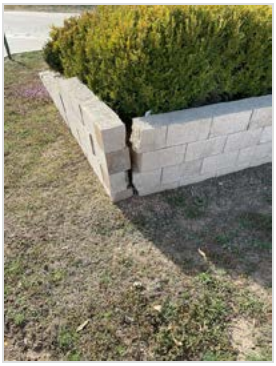
Roof drain leader has washed out along outlet, causing water to stand 6 or 8 inches deep.

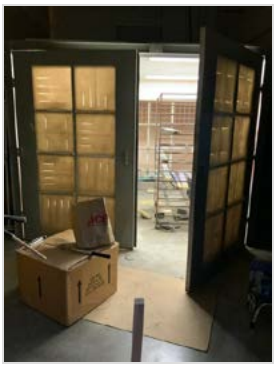


Site_Plan.pdf





1. SITE d. Amenities	
POOR 5.6 **Planter**	Retaining wall of planter appears to be constructed of un reinforced CMU and has failed.
	  
	Site_Plan.pdf  
1. SITE e. ADA	
GOOD 5.7	ADA access and exiting appears generally good and serviceable.
2. ENVELOPE a. Walls & Materials	
GOOD 5.8 **Metal wall panels**	Metal wall panels are generally in good overall condition and very serviceable. There are a few instances where maintenance equipment has contacted the building.
2. ENVELOPE b. Windows & Frames	
GOOD 5.9 **Windows**	**Windows and frames are in generally good condition and are serviceable.**
2. ENVELOPE c. Doors & Frames	
GOOD 5.10 **Doors**	Doors and frames are in good overall condition and are serviceable.
3. CODE d. ADA	
GOOD 5.11 **Drinking fountains**	

GOOD 5.12 Restroom facilities ADA compliant	   
4. INTERIOR b. Walls & Materials	
GOOD 5.13 Student lockers	Lockers in good condition, seem adequate.
6. MECHANICAL b. Building – Service & Performance	
GOOD 5.14 Dust collection system	
GOOD 5.15 Finishing room with adequate ventilation	
GOOD 5.16 Unit heater heat source	 

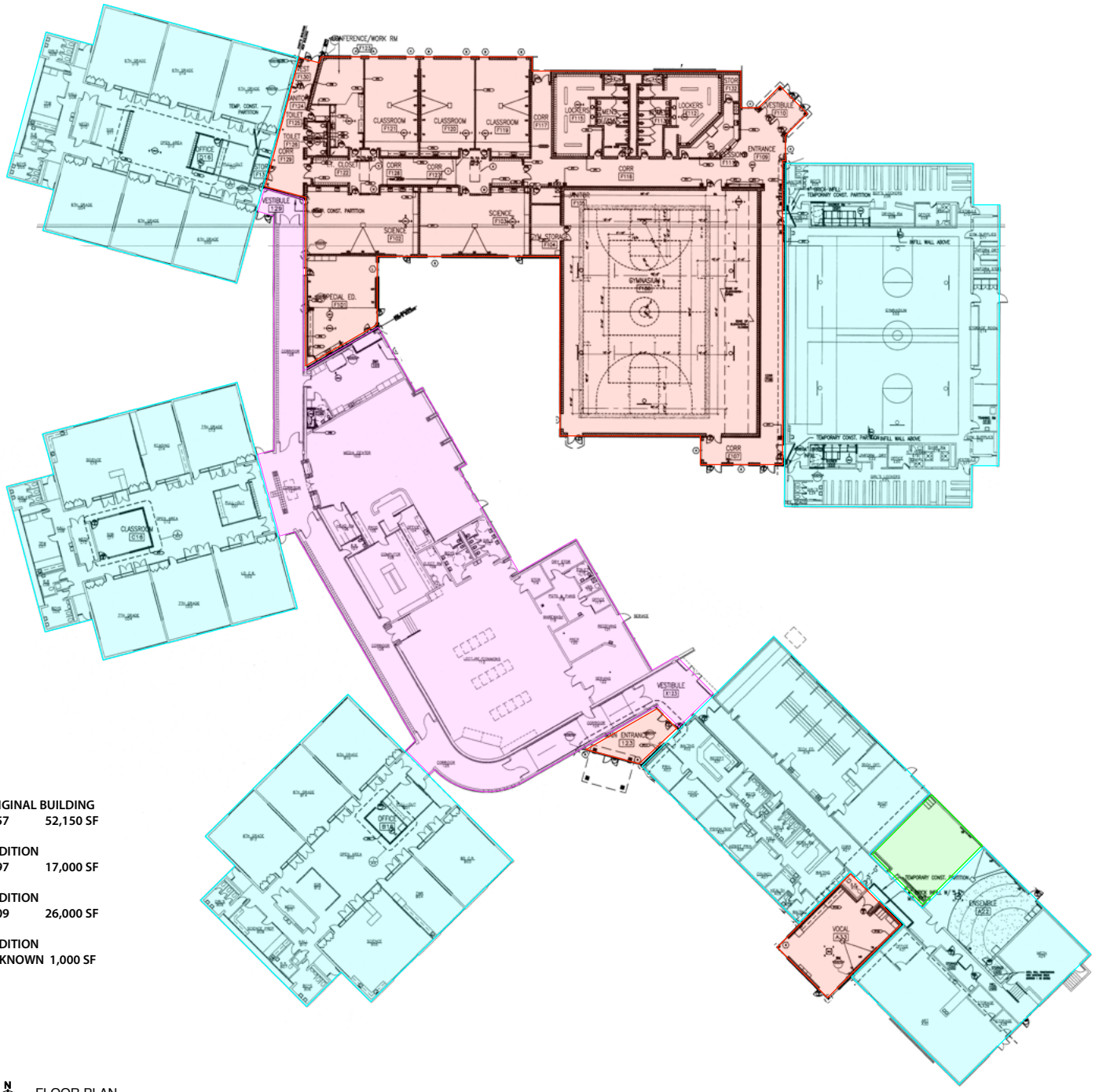
GOOD 5.17 **Welding ventilation in place appears adequate**	
8. SYSTEMS a. Fire Alarm	
GOOD 5.18 **Fire panel**	**Fire alarm control panel appears recent and compliant** 

CHISHOLM MIDDLE SCHOOL



NEWTON
PUBLIC SCHOOLS

900 E 1st St
Newton, KS 67114



FLOOR PLAN
Scale: 1/16" = 1'-0"

SUMMARY
CHISHOLM MIDDLE SCHOOL

SITE

Paving

- Parking lot and roadway surfacing appears to be on solid base.
- Pavement condition is nearing end of life. Many expansion cracks present and filled. Cracks will enable deterioration and freeze thaw damage.

Drainage

- Storm drainage generally ok. The site is generally quite flat and it is apparent that storm drainage is slow. Some area evident of ponding and slow drainage.

Sidewalks

- Sidewalks are in fair condition. Numerous locations of spauling and differential movement at joints. Patching and replacing recommended. Especially at ADA accessible route locations.

EXTERIOR ENVELOPE

Exterior Finishes

- 1957 Original Building is constructed of concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Some repairs and maintenance have been performed.
    - Miscellaneous tuck pointing in needed in the brick and caulking is needed in brick expansion joints.
    - Sealant and caulking is needed brick expansion joints.
- 1997 Addition is constructed of concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress.
    - Sealant and caulking is needed at brick expansion joints.
- 2009 Addition is constructed of concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Sealant and caulking is needed at brick expansion joints.
- All exterior masonry and concrete materials are due for waterproofing sealants.
    - Waterproofing and sealants on exterior masonry surfaces is recommended in 15 year intervals at minimum.

Windows

- The windows frames in the 1957 portion are original steel and rusting. Aluminum window with insulating glass were installed in the 1997 work scope. Windows and framed need to be replaced.
- Windows in the 1997 and newer work scope are aluminum frame and insulating glass. Condition is good.
- Translucent panels in the gymnasium are showing signs of moisture within the panels. Indicative of internal seals compromised.

Roofing

- Roofing assessment is based on January 2025 report from Wray Roofing. The roofing at the Chisolm Middle School is a primarily Modified Bitumen (Mod Bit) product with a few smaller sections replaced with TPO in 2020/2023. The history of this roof is not known; however, this roofing is indicative of roofing materials and practices of 25 to 30 years ago. A coating was placed on some of the Mod Bit roof material areas in 2021. The coating used is common to extend the life of the Mod Bit roof material approximately 10 years. The coating is topical and does not address other underlying roof deterioration due to leaks and age.
    - Recommend tear off and replacement of roofing material. New insulation to meet current building code, new fleece-back TPO membrane material.

- Additional insulation thickness will likely require adjustments to roof-top equipment curbs and adjustment to roof top gas or electrical service.

INTERIOR

Floor finishes

- Throughout the building, the floor finishes are in good to fair condition. It appears, due to mixture of modern carpet tile and traditional broadloom carpet, that the District is maintaining a floor covering replacement program that has systematically been replacing carpet and tile as the budget or need arises.
- The non-carpeted areas are primarily VCT tile flooring. The VCT is in good to fair condition and is not showing dimensional instability which is common with modern VCT. Dimensional instability is evident in the opening of the tile seams. There are a few locations where the tile joints have opened. These are locations are few, and replacement is not yet warranted.
- Flooring in restrooms is primarily ceramic tile. The ceramic tile and grout joints are in good condition.

Walls

- The general condition of the walls is good to fair. The building has a mixture of CMU, brick, and drywall interior walls. The painting and maintenance of the wall surfaces is good.

Door and hardware

- The door hardware is consistent with the age of construction of each portion of the building. As such the hardware is inconsistent and, in many cases, non-ADA compliant.
- The hardware appears to be mid-grade commercial quality, and many devises are becoming loose and showing wear.
    - Intruder door hardware recommended for all classroom and student occupied spaces.

Caulking

- Windows appear to be adequately caulked and sealed on interior.

BUILIDING CODE

Fire assemblies

- The building is comprised of three definitive construction projects.
    - The 1957 portions do not appear to meet current fire partition requirements. The corridor walls do not appear to be fire rated and the doors within are not labeled fire rated door and frame assemblies. These areas are not fire sprinkled.
    - The 1997 and 2009 portions of the building appear to meet current code standards of fire resistive and life safety construction. These portions have fire appropriate fire ratings and corridors, fire sprinkler systems, and fire partitions separating the areas from the 1957 buildings.

General code conditions

- The stairs to basement do not code compliant of handrail and guard rail.

Safe Rooms / Storm Shelter

- The building has designated storm shelter area within 2008 classroom addition.
    - Storm shelters size does not accommodate the school population.
- See *Storm Shelter Assessment* attachment by Schaefer Architecture.

ACCESSIBILITY

ADA compliance

- The 1957 portion of the building does not meet ADA and accessibility requirements.
    - Several doors have deep recessed portico design and cannot be altered to accommodate ADA required clearances.

    - Restroom facilities have narrow door and passageways and do not have sufficient space to modify to meet ADA requirements
    - Non-ADA compliant restrooms in the classroom pods require users to exit the supervised area to seek restroom accommodations.
    - Locker rooms of the 1957 gym are not ADA compliant.
- The 1997 and 2009 areas appear to meet ADA and accessibility requirements.
- The door hardware is inconsistent. There is a combination of non-compliant knob door handles and compliant lever handles.
- Automatic door operators not functioning. Need to be integrated into door security system

SYSTEMS

Plumbing System

- Plumbing of the 1957 portions have re-occurring maintenance issues that indicate waste systems are compromised and in need of replacement.
    - Additional scope and discovery is necessary to determine scope and conditions.
- See *Mechanical Report* attachment by Innovative Groups.

HVAC system

- See *Mechanical Report* attachment by Innovative Groups.

Electrical system

- The electrical equipment is modern era and replaced or upgraded during 1997 or newer construction. The panels appeared to have space for expansion.
- Lighting appears to be original fixtures with LED upgrade for lamps.

SUMMARY & RECOMMENDATIONS

- Sidewalk repair and Accessible Route improvements.
- Pavement maintenance.
- Exterior envelope waterproofing and painting.
- Window replacement at Automotive Technology.
- Roof replacement.
- Continue HVAC equipment replacement.
- Door monitoring and security.
- Continue floor covering replacement policy.
- Storm shelter

Gravity::Works Architecture
101 S. Star
El Dorado, KS 67042

06. CHISHOLM MIDDLE SCHOOL

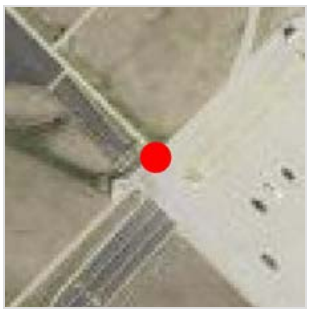
06. CHISHOLM MIDDLE SCHOOL
Facilities Assessment
900 E 1st St
Newton, KS 67114 (US)
Report number: 25-1491-6-6
Date: March 18 2025

Contacts and people present

Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

Observations

Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
POOR 6.1 **Pavement markings**	**General note: pavement markings are faded and will soon become confusing to the uninitiated.**
	

POOR 6.2 Parking lot light pole bases	General note: some light pole bases are suspended on anchor bolts and nuts, without grout to protect exposed anchor bolts from deterioration.
	
1. SITE b. Pavement	
GOOD 6.3 Pavement	Asphalt and concrete pavement are in generally good and serviceable condition. There are some areas where cracking has occurred with signs of patch. Some areas could use attention with sealant at expansion joints, etc.
	   
POOR 6.4 Curb and Gutter	Some high traffic areas have experienced damage due to vehicles and snow removal / maintenance.
	 
	Site_Plan.pdf  

GOOD 6.5 Sidewalks	**With a few exceptions, sidewalks are in generally serviceable condition. With a few exceptions, expansion joint sealant is in generally serviceable condition.**
	  
	Site_Plan.pdf  
POOR 6.6 Parking bumpers	**Parking bumpers are broken and have commonly become dislodged exposing steel reinforcement, which could injure pedestrians or damage vehicles.**
	   
	Site_Plan.pdf  
POOR 6.7	

1. SITE c. Storm Drainage	
POOR 6.8 Storm Drain Culvert	Storm drain culvert beneath W. Main Dr. appears to have a partial pipe collapse along the sidewalk edge, which is disrupting sidewalk, most likely plugged the pipe.
	   
	
	Site_Plan.pdf  
POOR 6.9 Sidewalk scupper	Sidewalk scupper has silted in.
	

Site_Plan.pdf





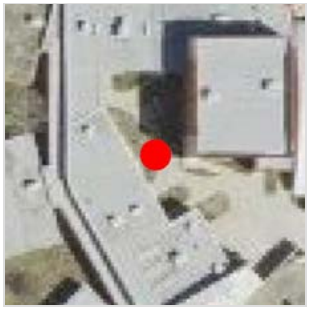
POOR 6.10

Erosion at light pole base adjacent to storm drain inlet.



Site_Plan.pdf





POOR 6.11 **Stormwater downspouts**

Roof drain leaders could benefit from a sidewalk or splash blocks to extend downspout outlets away from building.



Site_Plan.pdf



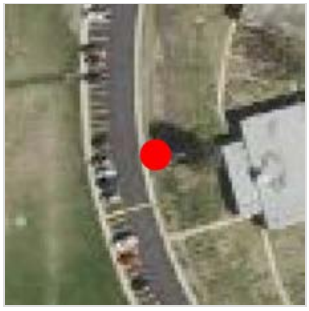


POOR 6.12 Open storm drainage system	Open storm drain system with inlet culvert crossing open ditches is not ideal for a school setting.



Site_Plan.pdf



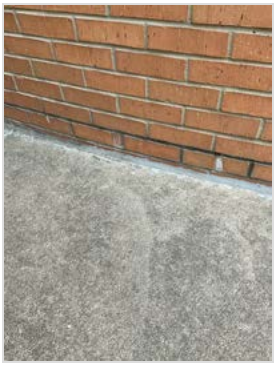
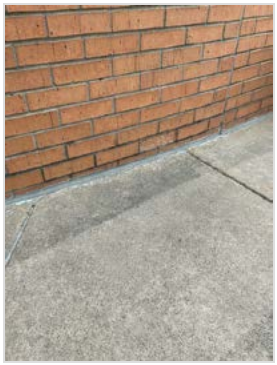
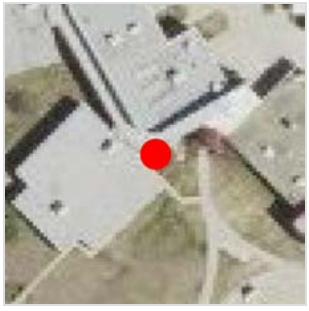


1. SITE d. Amenities	
FAIR 6.13 Outdoor activity and practice fields	Cinder track, grass practice field, corner ball field, track and field throwing stations appear to be used for practice athletic events. These amenities appear satisfactory for their intended purpose.

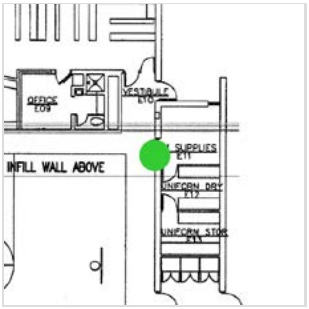
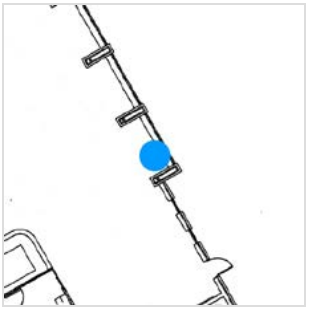


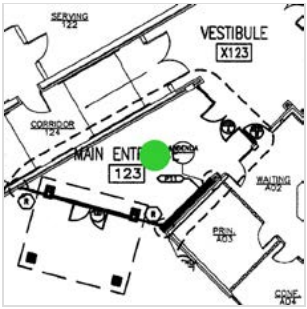


1. SITE e. ADA	
POOR 6.14 ADA	Building is in general compliance with ADA guidelines for sidewalks, doors, etc.

2. ENVELOPE a. Walls & Materials	
POOR 6.15 Brick cavity weeps	Discoloration of mortar and cotton weeps along bottom of brick cavity wall suggest moisture is being retained. Also see minor brick spalling.
	  
	Site_Plan.pdf  
POOR 6.16 Soffit moisture	Evidence of moisture along soffit, potentially exterior and interior.
	 
	Site_Plan.pdf  
GOOD 6.17 Masonry	With very few exceptions, the masonry and mortar joints are in generally good condition and are serviceable. A topical application of sealant for all exposed masonry may be warranted.

2. ENVELOPE b. Windows & Frames	
POOR 6.18 Hollow Metal Frames	General note: hollow metal frames show typical signs of deterioration due to exposure to moisture. Many of these same frames appear to have been painted with improper surface preparation.     
POOR 6.19 Sealant	General note: some frames need attention for sealant. Overall, frames and sealant condition is very serviceable. 
2. ENVELOPE c. Doors & Frames	
GOOD 6.20 Door hardware failing	

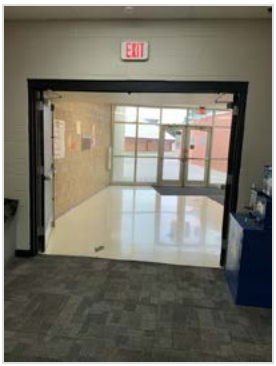
	Floor_Plan.pdf  
GOOD 6.21 Aluminum storefront doors and frames	Aluminum storefront doors and frames are in generally good and serviceable condition.
2. ENVELOPE d. Roofing & Roof Penetrations	
FAIR 6.22 Roof leaks	Roof leak - location stained on carpet. Towels on floor.   
	Floor_Plan.pdf  

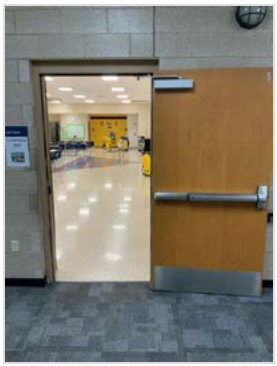
3. CODE a. Exiting	
GOOD 6.23 **Main front entry doors**	Main entrance has appropriate door, security and single point access
	  Door, security and electronic latches
	Floor_Plan.pdf  
POOR 6.24 **Stair railing**	Stair railing not guard rail compliant
	
	Floor_Plan.pdf  

3. CODE c. Fire Rated Assemblies

GOOD 6.25 **Fire rated door assemblies**

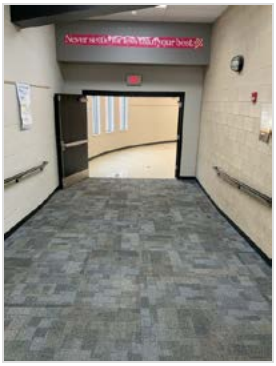




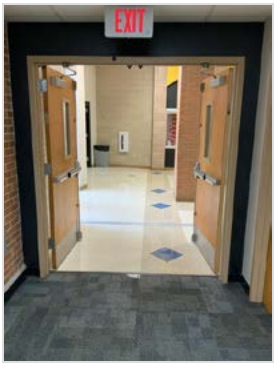



Door location to East wing. Assume fire rated. Cannot see label under continuous hinge.

Entrance to cafeteria

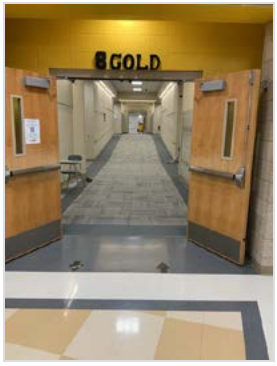












Floor_Plan.pdf









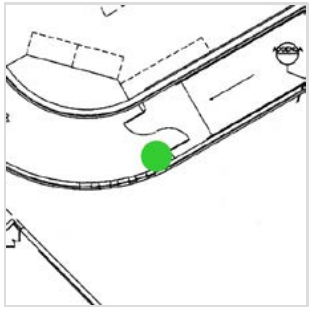


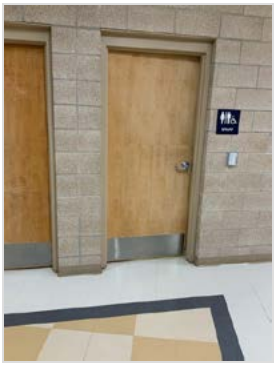
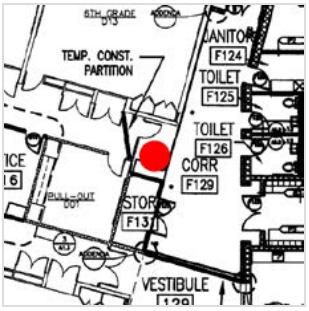


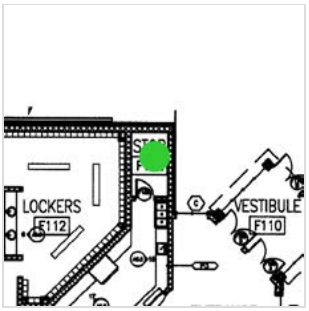
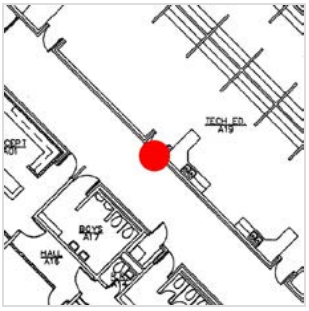


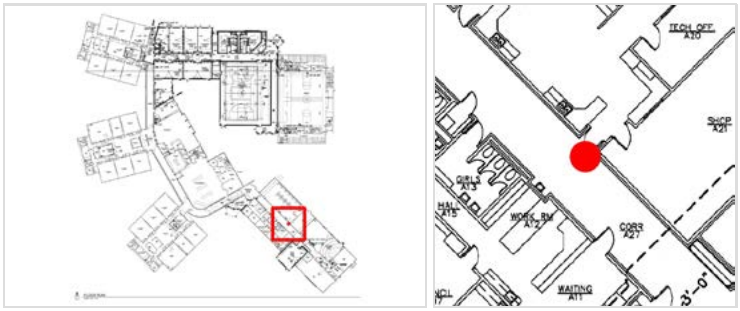


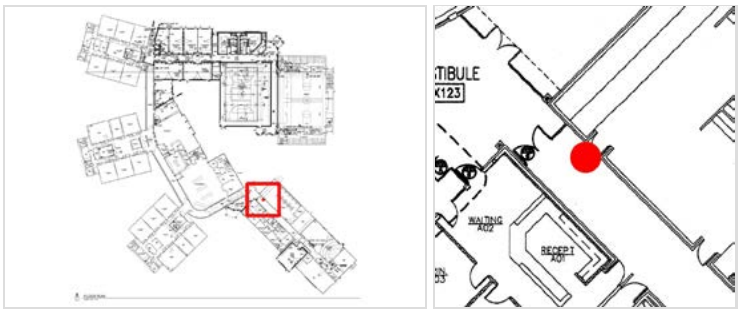


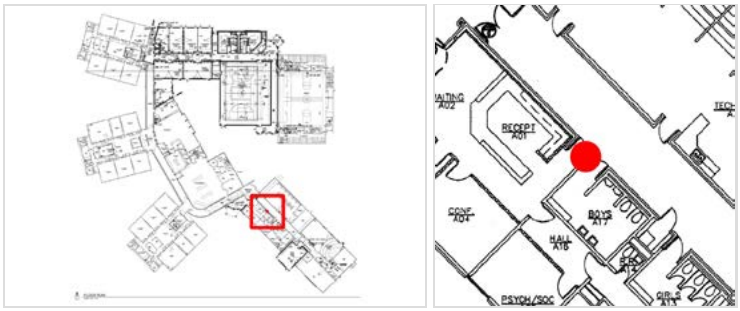


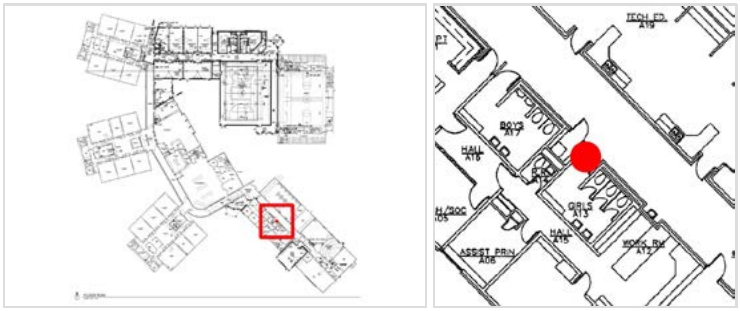
FAIR 6.26 **Building fire protection**	Non-fire rated walls in classrooms. Not fire sprinkler protected. Building is partially sprinkled.
	 
POOR 6.27 **Rolling counter fire door in cafeteria**	Rolling fire door does not appear to be properly latched open. Confirm operation.
	
POOR 6.28 **Fire rated door assemblies**	 Aluminum store front door in what appears to be fire rated wall. Not compliant.  Fire door assembly. Door does close.
	Floor_Plan.pdf  

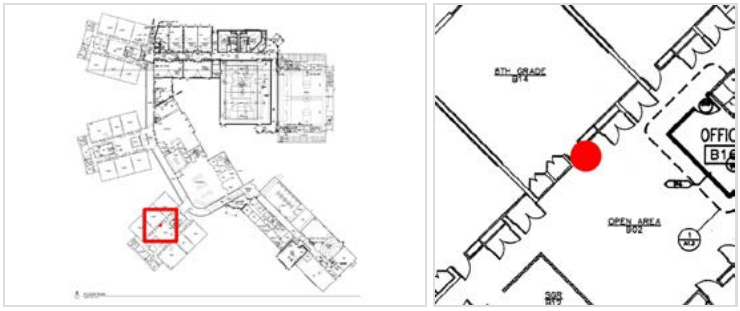
GOOD 6.29 **Fire riser and panel**	
	Floor_Plan.pdf  
3. CODE d. ADA	
POOR 6.30 **ADA door clearances**	Doors to classroom do not have proper push pull clearances for ADA compliance
	 
	Floor_Plan.pdf  

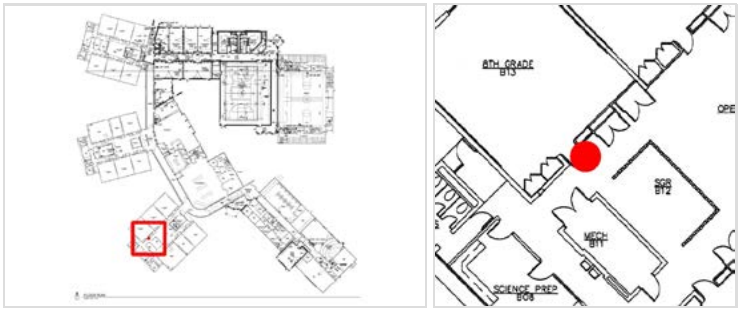

TECH. OFF.
A10
SHOP
A21
GIRLS
A13
HALL
A15
WORK RM
A14
CORR
A27
WAITING
A11

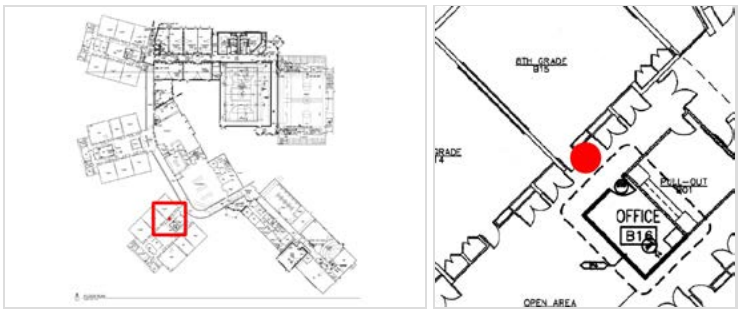

TIBULE
A123
WAITING
A02
RECEPT
A01

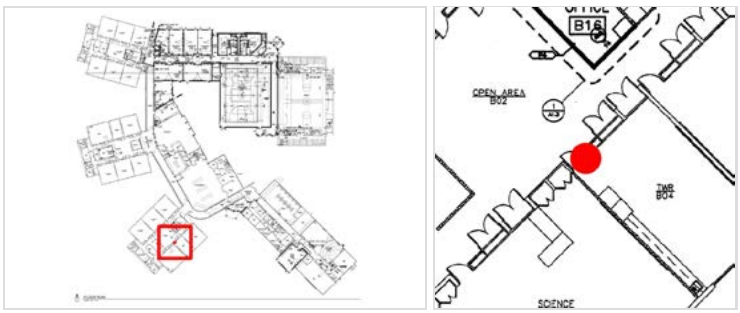

WAITING
A02
RECEPT
A01
CONF.
A04
HALL
A16
PSYCH./SOC

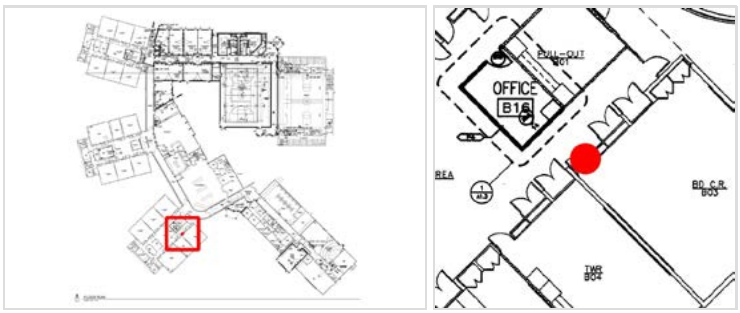

TECH. ED.
A19
HALL
A16
GIRLS
A13
ASSIST PRIN.
A08
WORK RM
A14

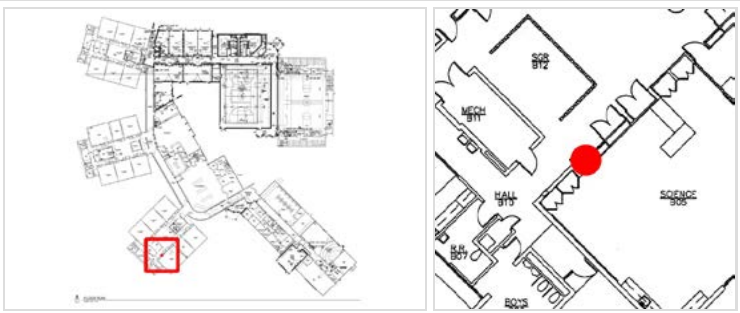

6TH GRADE
B12
OFFIC
B14
OPEN AREA
B02


6TH GRADE
B13
SCIENCE PREP
B08
SCIENCE
B05


6TH GRADE
B15
OFFICE
B16
OPEN AREA

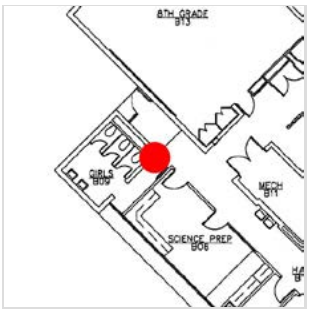

B16
OPEN AREA
B02
TWB
B02
SCIENCE


OFFICE
B16
TWB
B02


SCIENCE
B05







POOR 6.31
Noncompliant restrooms

Restrooms with noncompliant fixtures or ample maneuvering space inside. Noncompliant door access.



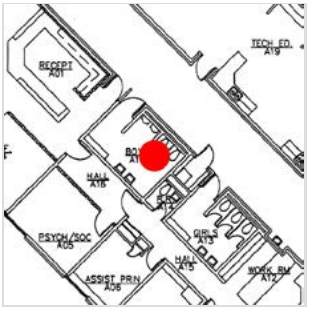


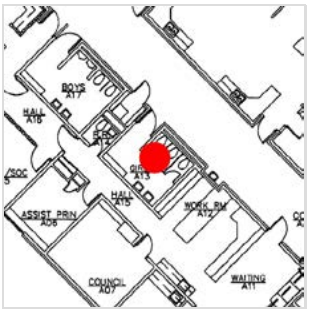


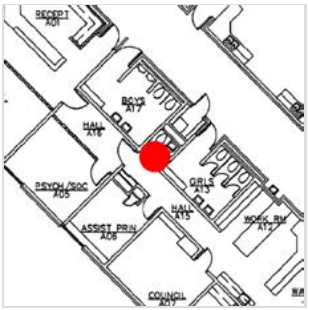


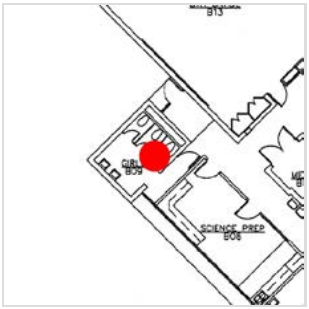
Compliant single use restroom. Labeled staff only. Not accessible to students?

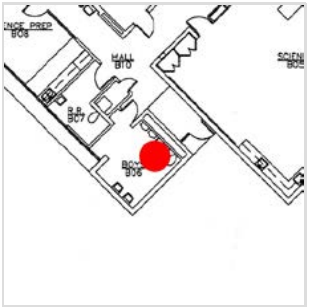
Floor_Plan.pdf

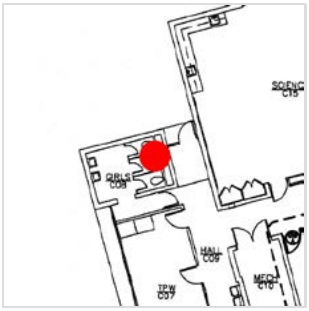



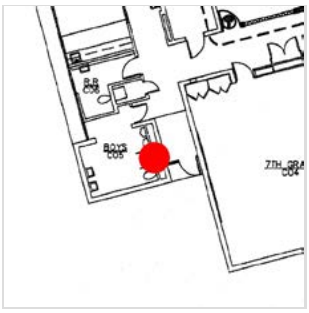



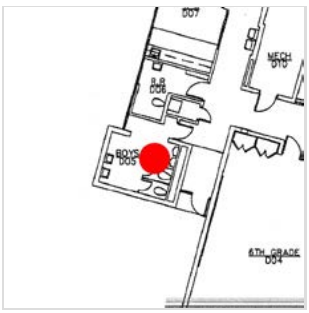



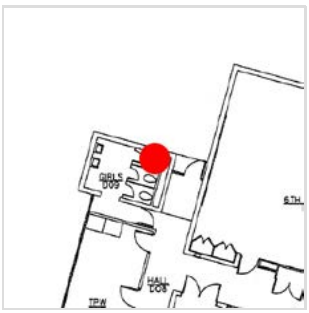



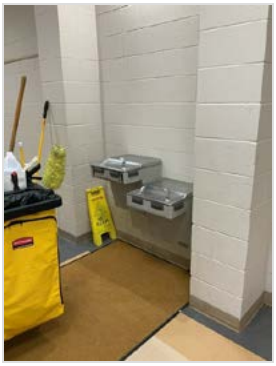







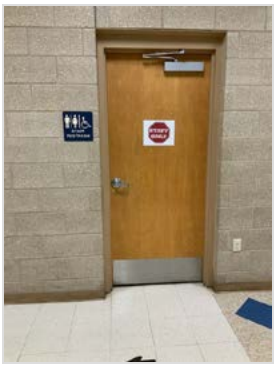


GOOD 6.32 **Drinking fountains**


GOOD 6.33 **Restroom facilities compliant**







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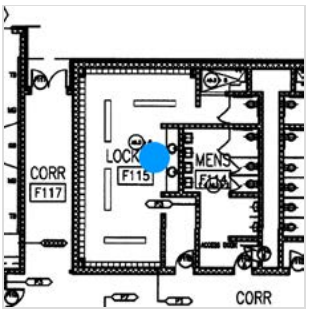

FAIR 6.34 **Kitchen restroom**

Cabinets impede ADA clearances



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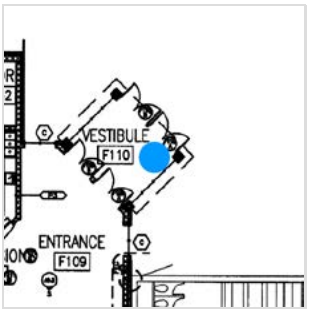

FAIR 6.35 **Locker rooms**	**Locker rooms appear compliant for fixtures and lockers.**
	
	Floor_Plan.pdf    
FAIR 6.36 **ADA entrances**	Power operated doors at entrances. Non-functioning.
	

Floor_Plan.pdf

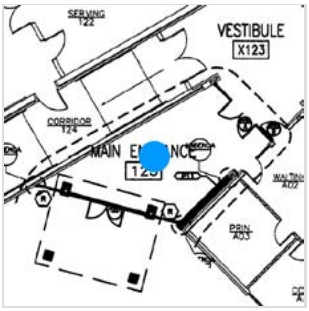




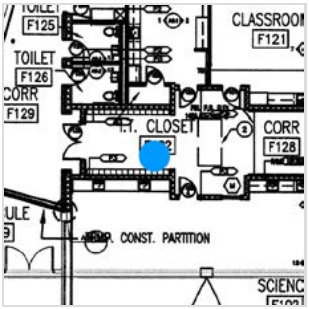












FAIR 6.37 **ADA seating in gymnasium**

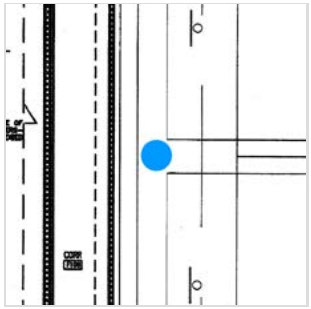
Gymnasium bleachers don't accommodate ADA seating plus companion



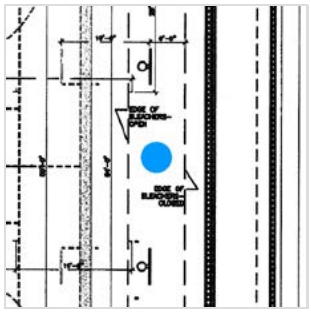


Floor_Plan.pdf









4. INTERIOR a. Flooring

GOOD 6.38 **Vinyl tile flooring**

Vinyl tile flooring in good condition. Tile dimensionally stable. Joint still tight. 10+ years of life.

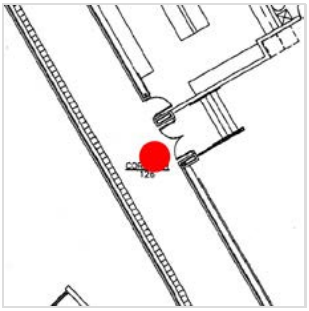


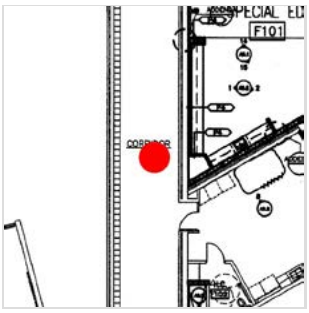
Floor_Plan.pdf





FAIR 6.39 Carpet flooring	Modern carpet tile. 5+ year lifespan.
	   
POOR 6.40 Vinyl floor tile	Vinyl floor tile showing signs of age. Dimensional shrinking. Joints opening up, allowing moisture to get underneath.
	   
	  
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FAIR 6.41 **Classroom carpet**

Classroom carpet broadloom. Stained. Less than five year life.



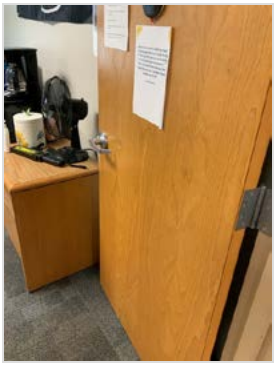


Carpet and media center.
Broadloom needs stretched

POOR 6.42 **Floor base**

Floor base discoloring, and pulling away from wall




4. INTERIOR b. Walls & Materials	
POOR 6.43 **Interior Door hardware**	Mixture of lever and knob handles. Knob handles not ADA compliant.    
FAIR 6.44 **Exterior wall condition**	Evidence of water seeping under aluminum frame and into wall  Linda Free at main entry
	Floor_Plan.pdf  
FAIR 6.45 **Windowsills**	**Sills and windows in need of caulking**  

Floor_Plan.pdf





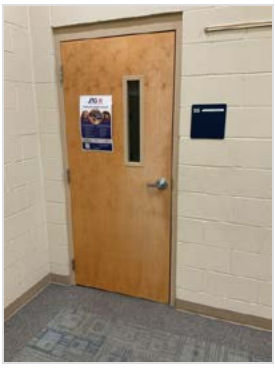
GOOD 6.46 Student lockers	**Student lockers are in good condition**

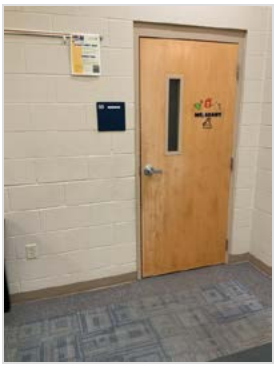


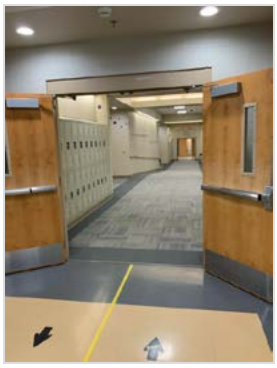
POOR 6.47 Glass sidelites	**Glass next to doors in the commons area do not show tempered labels**



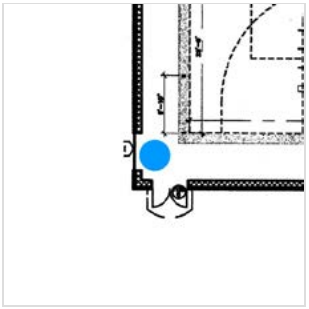
FAIR 6.48 Door finish	**Many doors throughout the building show wear in varnish and finishes**







Typical door around building

FAIR 6.49 **Paint**	Many door frames around building in need of paint and touchup
	
FAIR 6.50 **Translucent panels**	**Translucent panels show signs of leaking seals and loss of insulation value.**
	
	Floor_Plan.pdf  
FAIR 6.51 **Exterior door**	Rusting Hollow metal frame.
	

4. INTERIOR c. Millwork

FAIR 6.52 **Cabinetry**

Cabinetry is a blend of modern and original.





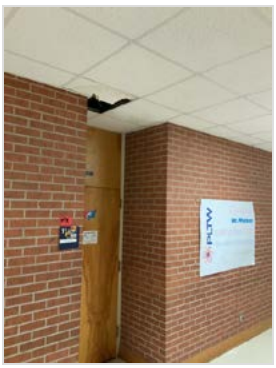

Modern cabinetry - sink compliant. Is not ADA.

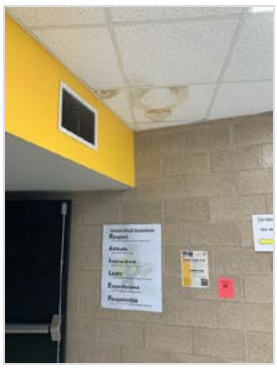


4. INTERIOR d. Ceilings

POOR 6.53 **Lay in tiles**

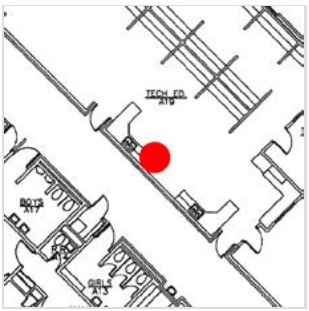
Damaged tile in some locations. Indicating roof or mechanical leaks.




Floor_Plan.pdf





GOOD 6.54 **Lay ceiling**

Lay-in ceiling generally in good condition.







5. PLUMBING b. Building – Service & Performance

POOR 6.55

FAIR 6.56 **Waste plumbing from building**

Staff reports slow drain often. Need to clean this drain out. Typical of all original building plumbing drains.



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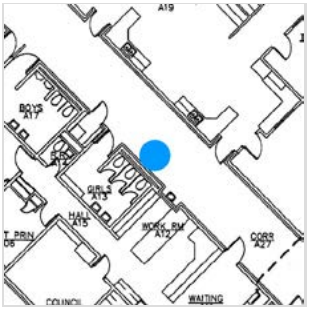
6. MECHANICAL b. Building – Service & Performance	
FAIR 6.57 HVAC controls	 
7. ELECTRICAL b. Building – Service & Performance	
FAIR 6.58 General building lighting	**General lighting fixtures with prismatic lens. Confirm LED upgrades.**
	   Direct indConfirm LED transition.
FAIR 6.59 Electrical panels	**Electrical panels have been upgraded. Appear to have additional space for expansion. All doors are unlocked and accessible to the hallway.**
	  Aged panels. Appear at full capacity. Panel doors were unlocked.  Modern panels. Panels locked. 






Modern switchgear and panels have breaker space.

Floor_Plan.pdf

FAIR **6.60** **Building lighting**



Fixture needs lens. Bulbs are exposed.

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8. SYSTEMS a. Fire Alarm	
GOOD 6.61 **Remote fire control panel**	Remote fire control panel properly located at front entry



Remote panel at main entry



Main fire alarm control panel

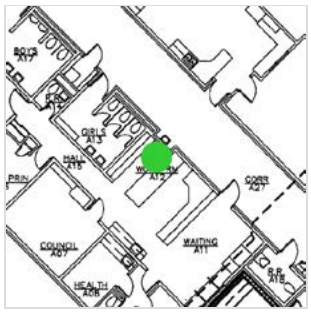


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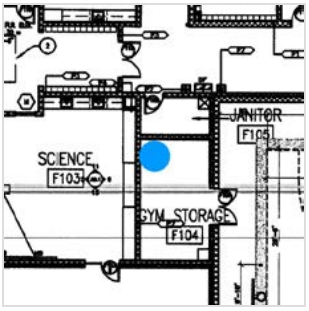






GOOD 6.62 **Fire alarm devices**	



GOOD 6.63 **Fire alarm panel**	**Fire alarm panel next to Gym.**
	
8. SYSTEMS e. IT & Data	
FAIR 6.64 **Door security**	Security panel. Doors?
	
	Floor_Plan.pdf  
FAIR 6.65 **Wi-Fi and data**	  

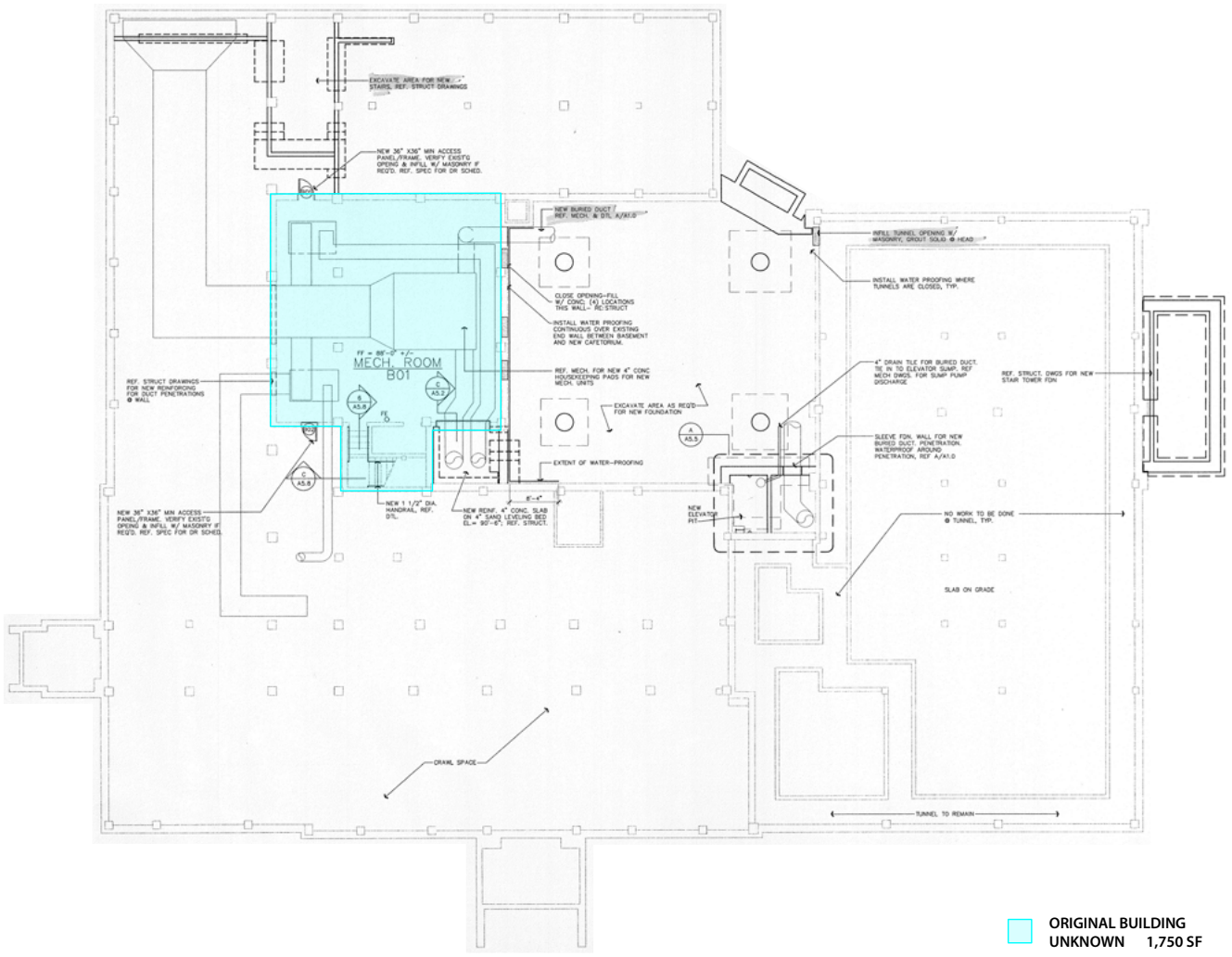
FAIR 6.66 **Classroom AV**	Typical classroom AV. Ceiling mount projector with pulldown screen. Projector appears hardwired.
	

SANTA FE 5/6 CENTER



NEWTON
PUBLIC SCHOOLS

130 W Broadway St
Newton, KS 67114



N

BASEMENT PLAN

Scale: 1/8" = 1'-0"

SUMMARY

SANTA FE 5/6 CENTER & GYMNASIUM

SITE

Paving

- Parking lot and roadway surfacing new.

Drainage

- Storm drainage is adequate with positive drainage and area inlets that utilize the City of Newton storm sewer system

Sidewalks

- Sidewalks are in good to fair condition. The majority of the sidewalks around the facility are new.
- Main steps to front entry need replaced. Not code compliant with short riser condition.
    - ADA Ramp has settled and needs replacement to coincide with concrete steps and landing elevations.

EXTERIOR ENVELOPE

Exterior Finishes

- The exterior brick has been tuck pointed and waterproofing and caulked during the 2023 work.

Roofing

- Roofing assessment is based on January 2025 report from Wray Roofing. The roofing at the Santa Fe 5/6 classroom building and gym is fleece back TPO that was installed in 2021 and 2023. The roof life expectancy is to 2043.

Windows

- The windows were replaced in the 1997 renovation. The windows are aluminum frame with insulating glass. Condition is good.

INTERIOR

Floor finishes

- Throughout the building, the floor finishes are in good to fair condition. It appears, due to mixture of modern carpet tile and traditional broadloom carpet, that the District is maintaining a floor covering replacement program that has systematically been replacing carpet and tile as the budget or need arises.
- The non-carpeted areas are primarily VCT tile flooring. The VCT is in good to fair condition and is not showing dimensional instability which is common with modern VCT. Dimensional instability is evident in the opening of the tile seams. There are a few locations where the tile joints have opened. These are locations are few, and replacement is not yet warranted.
- Flooring in restrooms is primarily ceramic tile. The ceramic tile and grout joints are in good condition.

Walls

- The general condition of the walls is good to fair. The building has a mixture of CMU, brick, plaster, and drywall interior walls. The painting and maintenance of the wall surfaces is good.

Door and hardware

- The door hardware is consistent and replaced in the complete renovation of the building in 1997. The hardware appears to be ADA compliant with lever handles.
    - The hardware appears to be mid-grade commercial quality and is showing signs of wear and loose devises.
    - Recommend intruder hardware be placed on all classroom doors and spaces occupied by students.

Caulking

- Windows appear to be adequately caulked and sealed on inside.

BUILIDING CODE

Fire assemblies.

- The building is comprised of two definitive construction projects.
    - The 1997 renovation of the building appears compliant with building codes for fire rated construction and life safety.
    - The 1997 renovation of the building appears compliant with building codes for fire rated construction and life safety.
    - The building is protected with fire sprinkler system

General code conditions

- The building appears to be in general code compliance.

Safe Rooms / Storm Shelter

- The building has designated storm shelter area within the Boys and Girls locker rooms and adjacent restrooms.
- See *Storm Shelter Assessment* attachment by Schaefer Architecture.

ACCESSIBILITY

ADA compliance

- The building with 1997 and newer renovations and addition, appears to be ADA complaint with restroom accommodations, door clearances and widths, ramps for grade changes, etc.
- The stairs do not comply with ADA exiting. Area of Rescue Assistance is not accommodated with designated space, signage, and communication devises.
- Automatic door operators not functioning. Need to be integrated into door security system

SYSTEMS

Plumbing System

- Plumbing systems are of the era of 1997 renovation and subsequent addition and without issues of age.
- Waste service mains have been replaced to City of Newton sanitary sewer system.
- See *Mechanical Report* attachment by Innovative Groups.

HVAC system

- See *Mechanical Report* attachment by Innovative Groups.

Electrical system

- The electrical equipment is modern era and replaced or upgraded during 1997 or newer construction. The panels appeared to have space for expansion.
- Lighting appears to be original to the 1997 renovation and subsequent addition with LED upgrades for lamps.

SUMMARY & RECOMMENDATIONS

- Sidewalk repair and Accessible Route improvements.
- Roof replacement.
- Continue HVAC equipment replacement.
- Door monitoring and security.
- Continue floor covering replacement policy.
- Storm shelter upgrades

Gravity::Works Architecture
101 S. Star
El Dorado, KS 67042

07. SANTA FE 5/6 CENTER

07. SANTA FE 5/6 CENTER
Facilities Assessment
130 W Broadway St
Newton, KS 67114 (US)
Report number: 25-1491-7-7
Date: April 22 2025

Contacts and people present

Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

Observations

Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
GOOD 7.1 **Parking**	**The parking on site is in generally good and serviceable condition. Question arises regarding adequate amount of parking. Building has been in service since 1938, and is landlocked, so I trust that staff, parents and students have adapted capably.**
POOR 7.2 **Concrete Curb**	Concrete curb is broken up due to impact.
	 
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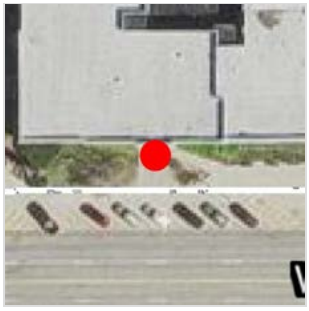



POOR 7.3 **Entry Steps**

Landing at top of concrete stair has an awkward transition to an additional top landing with less than 4 inch vertical rise and less than 5 feet of landing length before the top “step”.



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1. SITE b. Pavement

POOR 7.4 **Sidewalk**

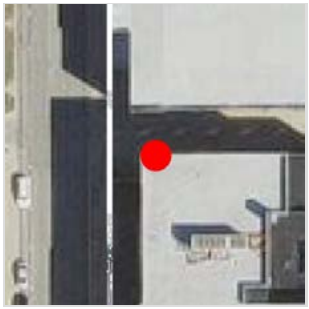
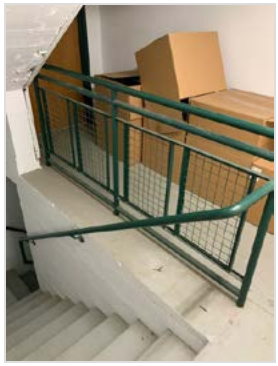
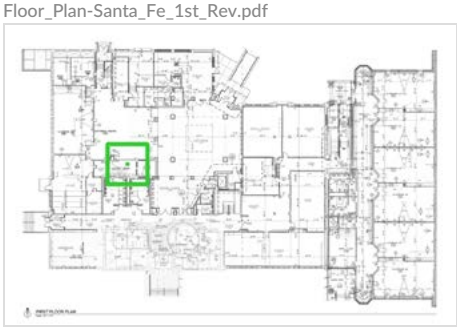
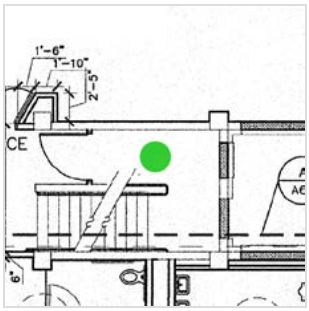
Concrete sidewalk was not poured back when utility junction box was installed, potential tripping hazard.

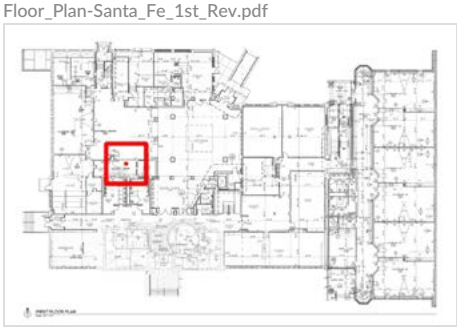
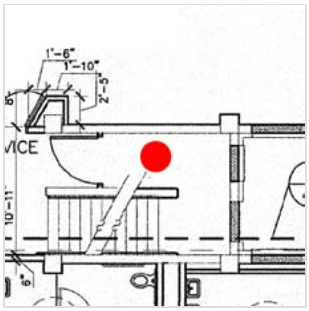
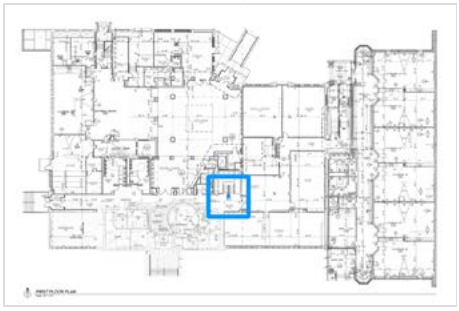
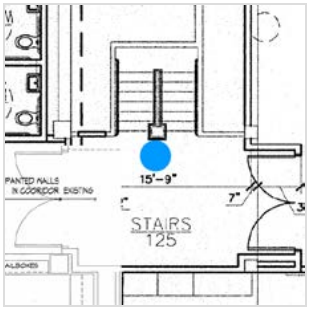


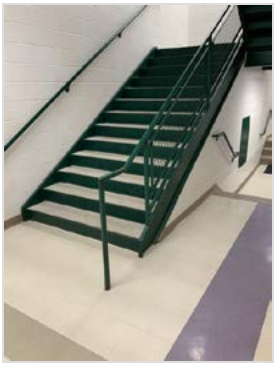
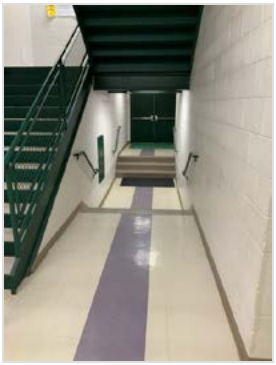
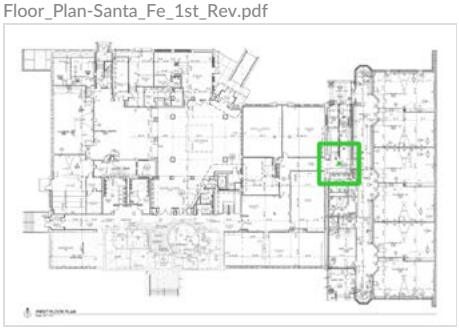
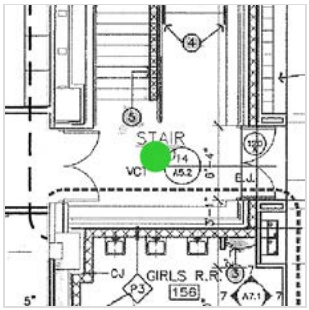
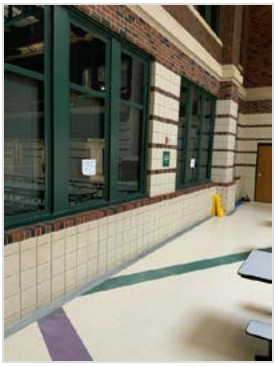
Site_Plan.pdf




POOR 7.5 **Sidewalk**	Concrete surface is spalling likely due to salt application and snow removal.
	
	Site_Plan.pdf  
1. SITE c. Storm Drainage	
GOOD 7.6 **Storm drainage**	Storm drainage appears to be well-maintained and adequate throughout facility.
1. SITE d. Amenities	
GOOD 7.7 **Amenities**	Site amenities such as screen walls, artificial turf, playground, etc. appear to be in generally good condition.
1. SITE e. ADA	
GOOD 7.8 **ADA**	Building access, exiting, and parking are generally in compliance.
2. ENVELOPE a. Walls & Materials	
POOR 7.9 **Stone**	Stone façade at corner is broken, likely due to impact. Stone piece is not loose, and appears to have been placed deliberately.
	

	Site_Plan.pdf  
GOOD 7.10 **Masonry and mortar joints**	Masonry, mortar joints and expansion joints appear in generally good condition.
2. ENVELOPE b. Windows & Frames	
GOOD 7.11 **Windows and frames**	Windows, frames and sealant appear in generally good condition.
2. ENVELOPE c. Doors & Frames	
GOOD 7.12 **Doors and frames**	Doors, frames and sealant appear to be in generally good condition.
3. CODE a. Exiting	
GOOD 7.13 **Stair railing**	Stair railing appropriate to code. Guard rail and handrail appear compliant.
	 Stair railing to basement
	Floor_Plan-Santa_Fe_1st_Rev.pdf  

POOR 7.14 **Storage and exit passageway**	**Exit passageway constricted due to storage**
	 Exit passageway from basement also being used for storage
	Floor_Plan-Santa_Fe_1st_Rev.pdf  
FAIR 7.15 **Stairway capacities**	Confirm code compliance of stairway width for occupant load capacities
	  
	Floor_Plan-Santa_Fe_1st_Rev.pdf  

GOOD 7.16 **Stair railing**	Stair width and railing appear compliant
	 
	Floor_Plan-Santa_Fe_1st_Rev.pdf  
POOR 7.17 **Center stair as exit**	**Center stair not an exit. Needs signage stating "not an exit"**
	
3. CODE b. Area Separation	
FAIR 7.18 **Atrium at cafeteria**	Confirm code compliance of non-rated windows into atrium cafeteria
	 

3. CODE c. Fire Rated Assemblies

FAIR 7.19 **Door rating to classroom**

Confirm current code compliance of classroom doors opening onto cafeteria



Door to STEM classroom

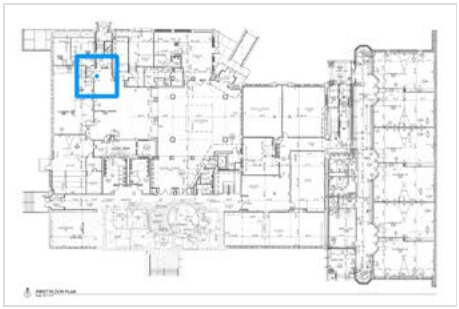


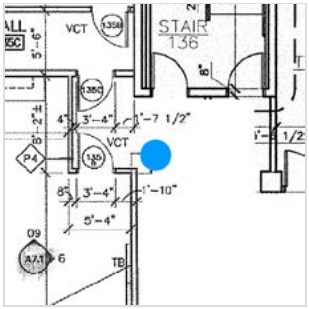
Second exit to STEM classroom



Door to STEM classroom from cafeteria

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GOOD 7.20 **Fire rated door assemblies**

Fire rated doors appear to have appropriate hardware and fire rating



Cafeteria doors



Cafeteria doors



Cafeteria doors



East stairway doors



East doors to media



Doors to media center

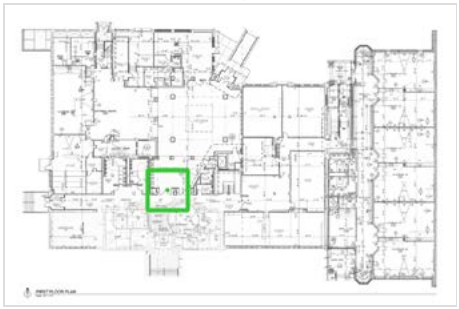


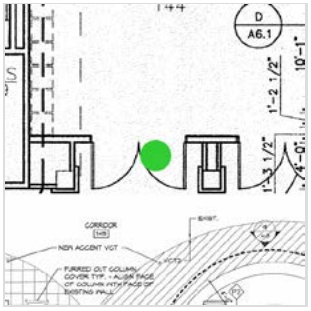
Doors at Central stair

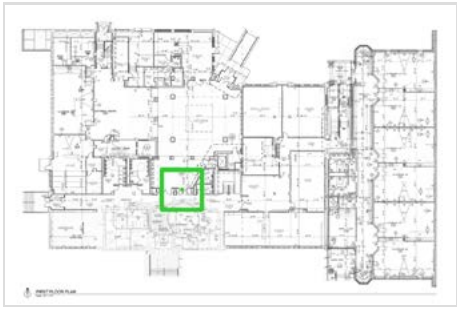


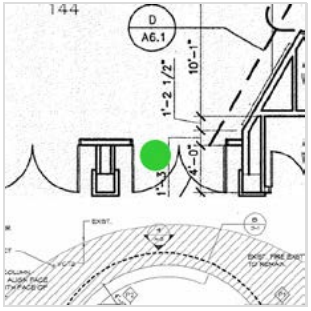
Door at Northwest stair

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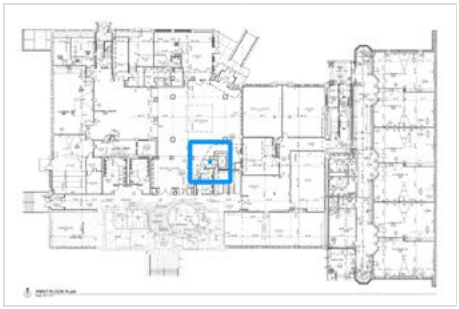


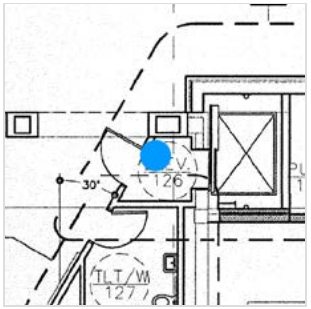


FAIR **7.21** **Elevator**

Elevator disabled at day of inspection confirm compliance with current Kansas elevator codes for alarms. Two-way communication. General operation.

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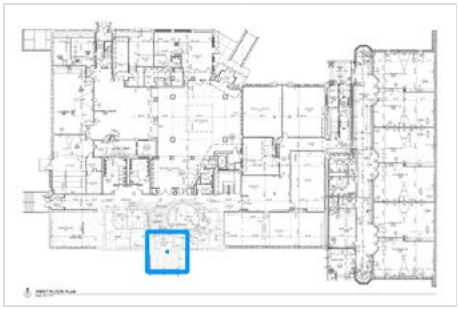
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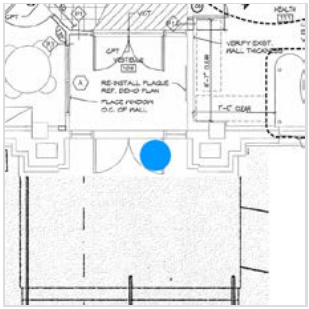
FAIR **7.22** **Door, security and entrance**

Door security at main door. Visual and audio communication. Power operated doors.



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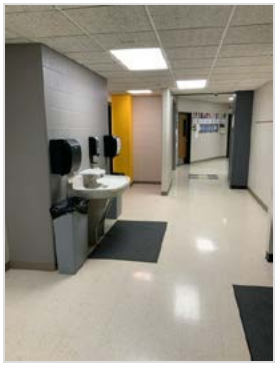


GOOD 7.23 **Restroom facilities, compliance**

Restrooms appear to comply with ADA. Door access and appropriate clearances. And fixture types and access.

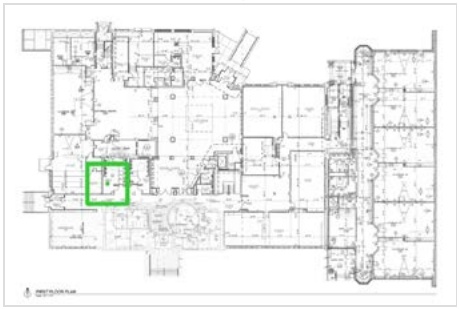




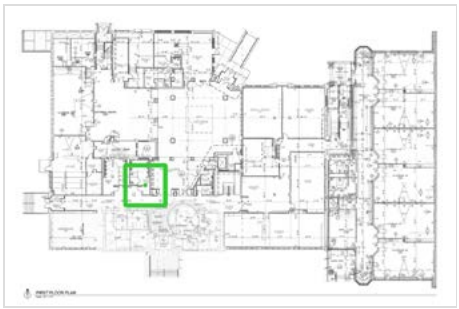


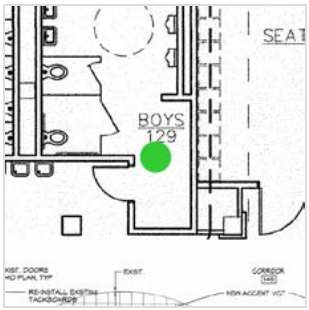


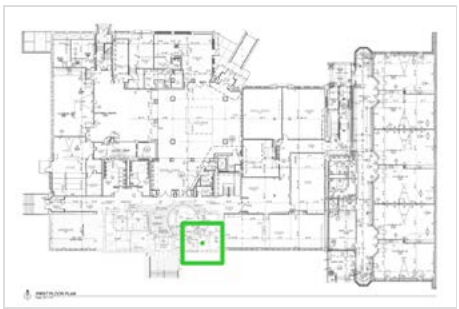
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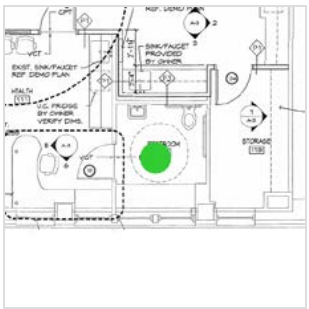


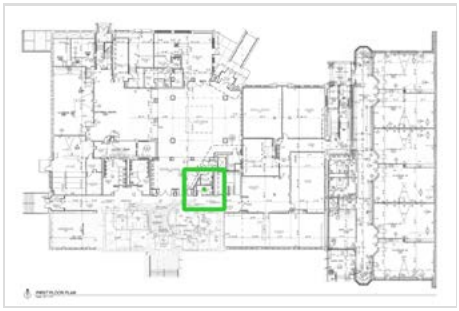


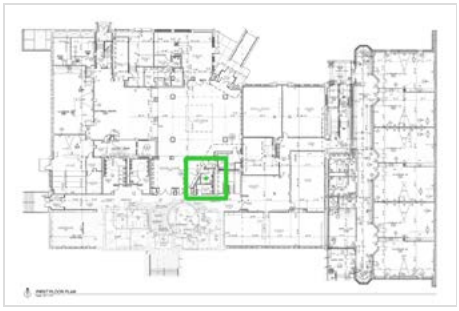










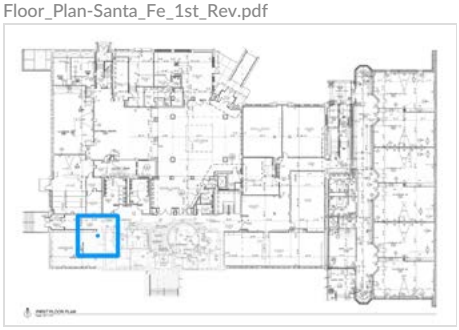



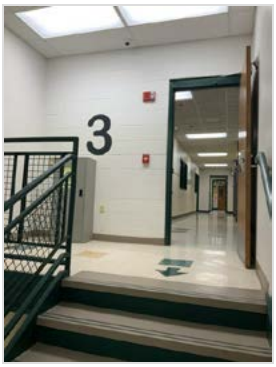

FAIR 7.24 **ADA door clearances**

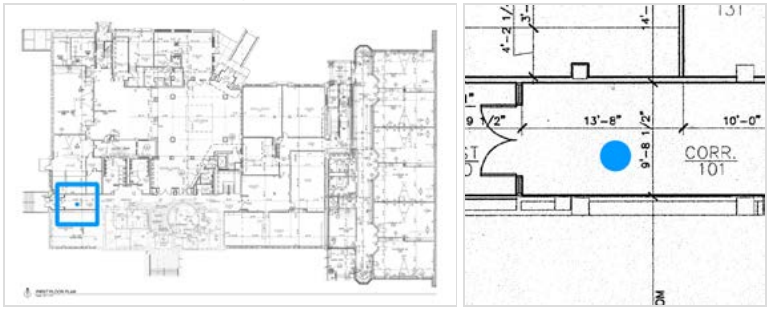
Confirm ADA door clearance for push side compliance. Door is not compliant for pull side.



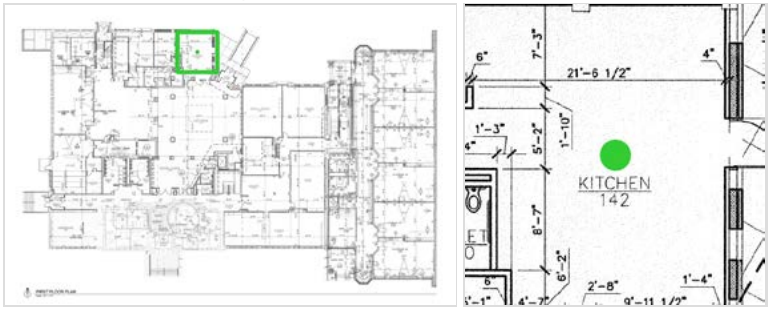
Floor_Plan-Santa_Fe_1st_Rev.pdf




GOOD 7.25 **Drinking fountains**	Drinking fountains compliant with ADA standard
	 
POOR 7.26 **Stair treads**	Stair treads not ADA compliant. Lacking color transition at nosing.
	  
POOR 7.27 **Area of refuge and stairway**	**Stairways lack area of refuge assistance per ADA code to communicate space for wheelchair occupants. Based off of building occupant load.**
	

4. INTERIOR a. Flooring	
GOOD 7.28 **Vinyl tile flooring**	**Vinyl tile flooring in good condition. Showing dimensional stability and tight joints.**
	
FAIR 7.29 **Expansion cracks in floor**	Building expansion crack showing in tile floor
	
	Floor_Plan-Santa_Fe_1st_Rev.pdf 
GOOD 7.30 **Kitchen flooring**	Kitchen flooring is VCT tile. Tile seems to be holding up and being dimensional state. Joint staying tight.
	

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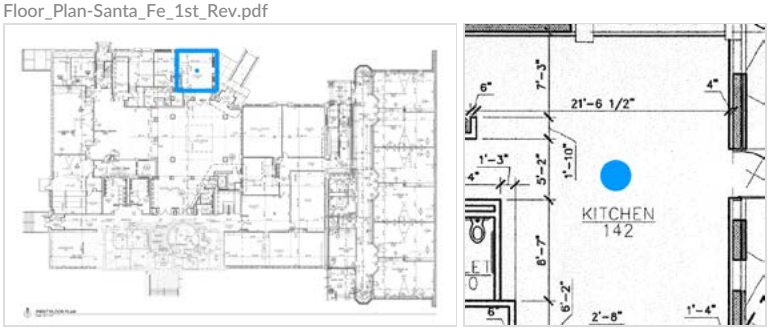


FAIR 7.31 Kitchen ceiling

Kitchen ceiling is acoustic tile. It's holding up but should be moisture resistant tile.



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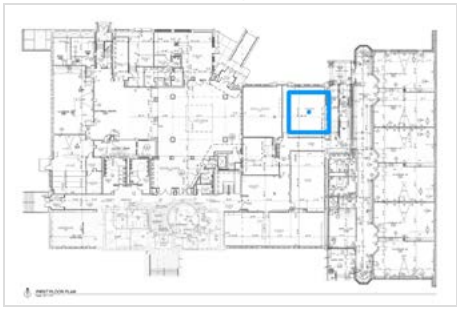


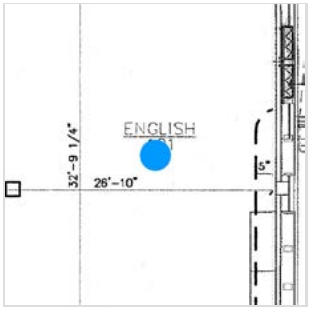
FAIR 7.32 Classroom carpet

Classroom carpet broadloom. Shows little wear. 5+ year life.



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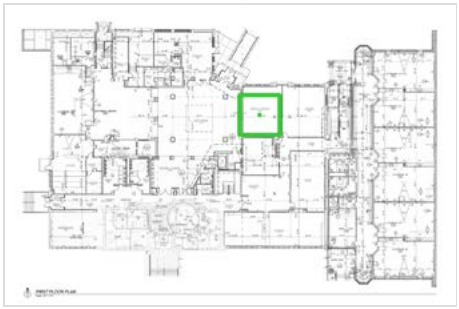


GOOD 7.33 **Classroom carpet**

Many classrooms have had carpet replacement with carpet tile. 7 to 10 years+ life.



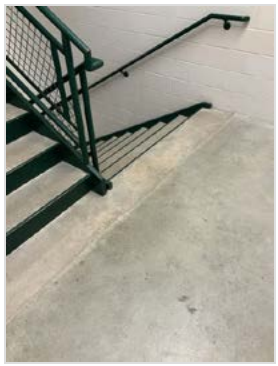
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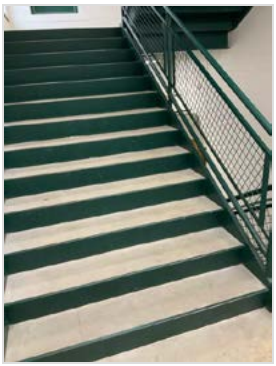




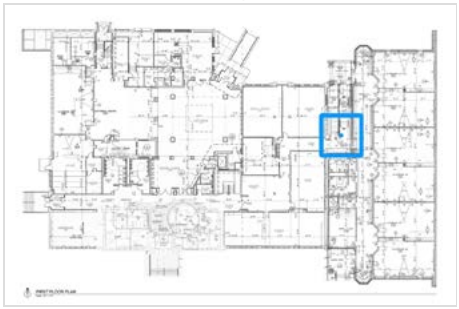
FAIR 7.34 **East stair flooring**

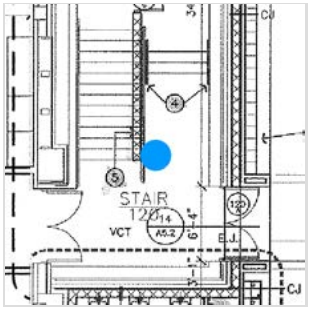
East stair flooring is exposed concrete. Serviceable, but not appealing.





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4. INTERIOR b. Walls & Materials

FAIR 7.35 Classroom door hardware

Classroom door hardware is lever handle. Mid grade commercial. In good condition. Suggest intruder hardware upgrade.







GOOD 7.36 Integrity of basement wall

Basement walls in mechanical room in good shape. No signs of leaking or structural stress.



Basement wall at piping penetration

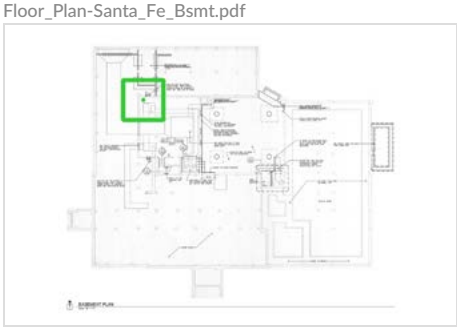


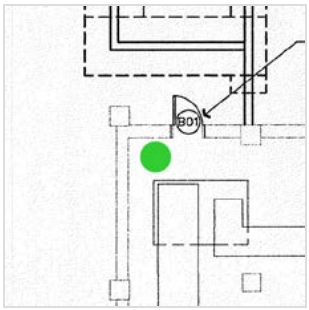
General basement wall condition



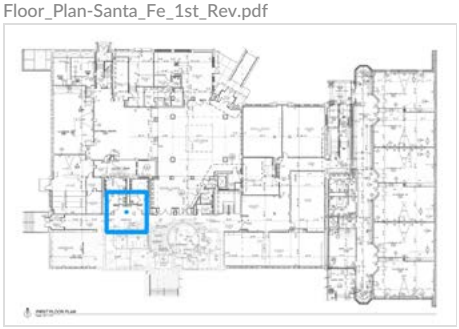
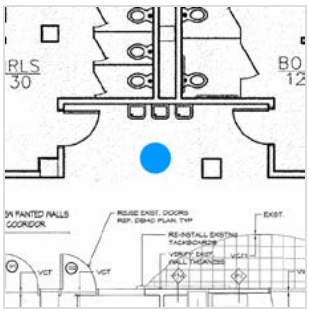
General basement wall condition

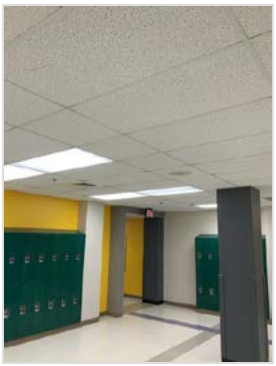
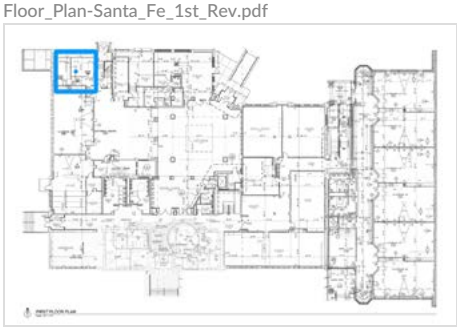
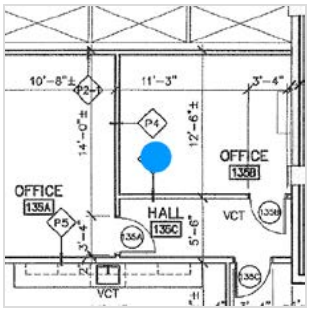
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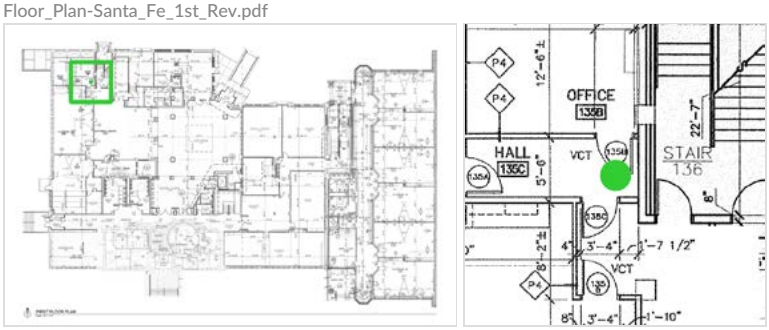


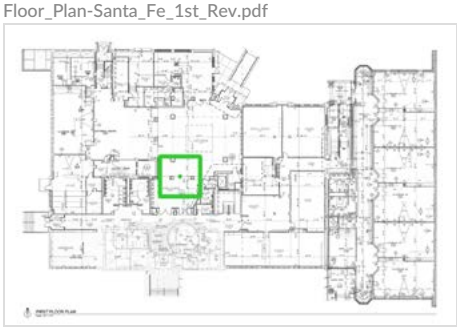


GOOD 7.37 **Windowsills**	Windowsills do not show signs of leaking. Caulking intact.
	
GOOD 7.38 **General well condition**	**General wall material condition, favorable. CMU walls and gypsum board walls show no signs of damage. No signs of structural stress.**
	
4. INTERIOR c. Millwork	
GOOD 7.39 **Student lockers**	**Student lockers in good condition. No signs of abuse or wear.**
	

FAIR 7.40 Cabinetry	Cabinetry millwork in good condition. Appears appropriately ADA compliant.
	  Front reception counter
4. INTERIOR d. Ceilings	
GOOD 7.41 Lay in ceilings	Lay in ceilings in pretty good condition. No sagging, damage or mismatch.
	 
FAIR 7.42 Ceiling tile damaged	Single tile damage from leaks
	
	Floor_Plan-Santa_Fe_1st_Rev.pdf  

FAIR 7.43 **Ceilings and hallways and corridors**	**Lay in ceilings in hallways and corridors in good condition - not sagging or stained.**
	 
6. MECHANICAL b. Building – Service & Performance	
FAIR 7.44 **Ongoing HVAC work**	Ceilings open for ongoing HVAC work.
	  Creative drip pan
	Floor_Plan-Santa_Fe_1st_Rev.pdf  
GOOD 7.45 **Kitchen**	**Service kitchen. No grease, light cooking only. Appropriate exhaust hood over oven.**
	 Oven hood

7. ELECTRICAL b. Building – Service & Performance	
GOOD 7.46 Electrical subpanel	Electrical system appears modern with space in sub panel for expansion.
	
	Floor_Plan-Santa_Fe_1st_Rev.pdf 
GOOD 7.47 HVAC controls	HVAC controls appear to be modern and in working condition.
	
GOOD 7.48 General lighting	Lighting appears to be original fixtures with prismatic lens. Change out with LED.
	 

8. SYSTEMS e. IT & Data	
GOOD 7.49 **Building technology and security**	Security cameras appear well dispersed throughout the facility
	
	Floor_Plan-Santa_Fe_1st_Rev.pdf  
FAIR 7.50 **Classroom technology, and AV**	**Classroom technology and AV ceiling mount projectors to wall board or pulldown screen projector appear hardwired.**
	

NORTHRIDGE ELEMENTARY



NEWTON
PUBLIC SCHOOLS

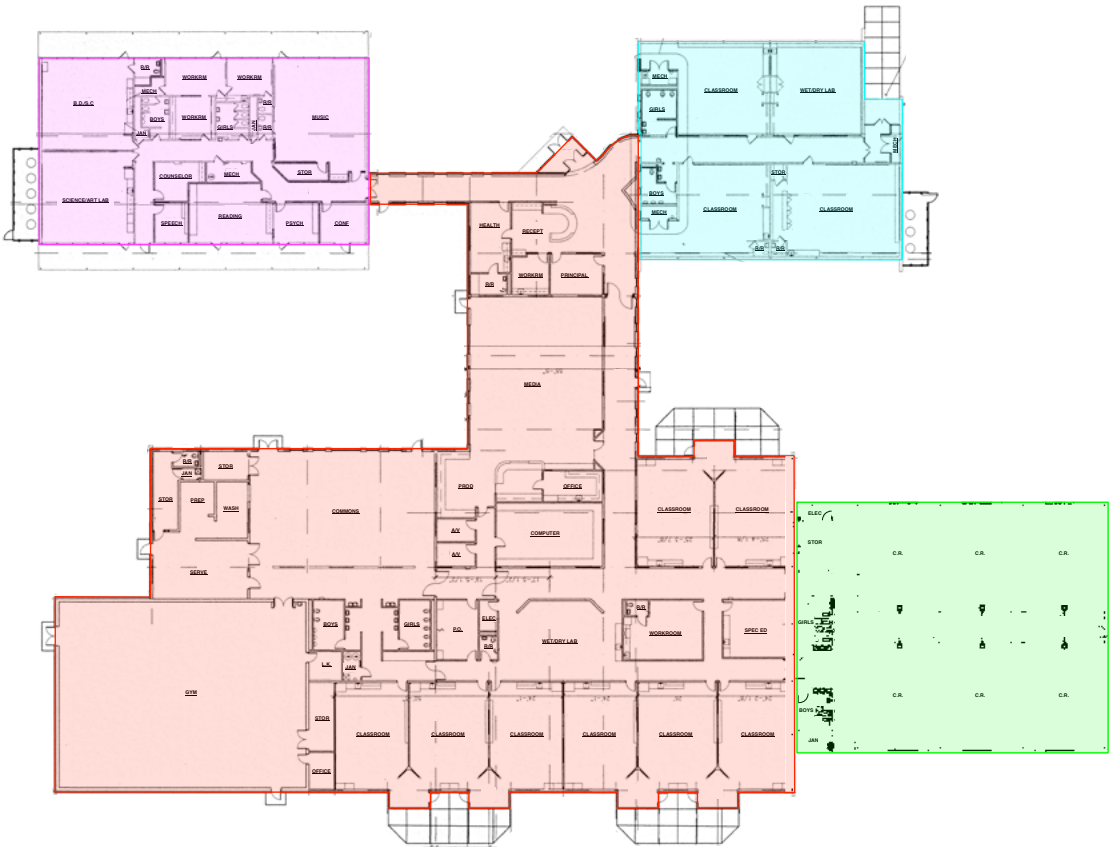
1900 Windsor Dr
Newton, KS 67114

ORIGINAL BUILDING
1954 5,850 SF

ADDITION
1957 6,550 SF

ADDITION
1997 31,300 SF

ADDITION
2004 8,350 SF



TRUE NORTH
PLAN NORTH

FLOOR PLAN
Scale: 1/16" = 1'-0"

SUMMARY
NORTHRIDGE ELEMENTARY

SITE

Paving

- Parking lot and roadway surfacing appears to be on solid base.
- Pavement condition is nearing end of life. Many expansion cracks present and filled. Cracks will enable deterioration and freeze thaw damage.
- Miscellaneous parking bumper and bollard maintenance.

Drainage

- Storm drainage generally ok. The site is generally quite flat and it is apparent that storm drainage is slow. Some area evident of ponding and slow drainage.
    - Site drainage could be improved with ditch or swale maintenance and concrete flumes.
- Roof drains appear to be adequate and with measures to mitigate erosion. Some maintenance is due as erosion and sediment are evident.

Sidewalks

- Sidewalks are in fair condition. Numerous locations of spauling and differential movement at joints.
    - Patching and replacing recommended at main entrance and ADA accessible route locations.

EXTERIOR ENVELOPE

Exterior Finishes

- The Original Buildings were constructed in 1954 and 1957 and are of concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Some repairs and maintenance have been performed. Miscellaneous tuck pointing in needed in the brick and caulking is needed in brick expansion joints. Sealant and caulking is needed brick expansion joints.
- 1997 Addition is constructed of cavity wall construction with concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Sealant and caulking is needed at brick expansion joints.
- 2004 Addition is constructed of cavity wall construction with concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Sealant and caulking is needed at brick expansion joints.
- All exterior masonry and concrete materials are due for waterproofing sealants.
    - Waterproofing and sealants on exterior masonry surfaces is recommended in 15-year intervals at minimum.

Windows

- The windows in the 1954 and 1957 buildings appear to have been replaced with aluminum frame and insulating glass. The windows of 1997 and 2004 are aluminum frame and insulating glass.

Roofing

- Roofing assessment is based on January 2025 report from Wray Roofing. The roofing at the Northridge Elementary School building is a primarily Modified Bitumen (Mod Bit) product. The history of this roof is not known; however, this roofing is indicative of roofing materials and practices of 25 to 30 years ago. The roof has not had additional coating.
    - Recommend tear off and replacement of roofing material. New insulation to meet current building code, new fleece-back TPO membrane material.
    - Additional insulation thickness will likely require adjustments to roof-top equipment curbs and adjustment to roof top gas or electrical service.

INTERIOR

Floor finishes

- Throughout the building, the floor finishes are in good to fair condition. It appears, due to mixture of modern carpet tile and traditional broadloom carpet, that the District is maintaining a floor covering replacement program that has systematically been replacing carpet and tile as the budget or need arises.
- The non-carpeted areas are primarily VCT tile flooring. The VCT is in good to fair condition and is not showing dimensional instability which is common with modern VCT. Dimensional instability is evident in the opening of the tile seams. There are a few locations where the tile joints have opened. These are locations are few, and replacement is not yet warranted.
- Flooring in restrooms is primarily ceramic tile. The ceramic tile and grout joints are in good condition.

Walls

- The general condition of the walls is good to fair. The building has a mixture of CMU, brick, and drywall interior walls. The painting and maintenance of the wall surfaces is good.

Door and hardware

- The door hardware is consistent with the age of construction of each portion of the building. As such the hardware is inconsistent and, in many cases, non-ADA compliant. The hardware appears to be mid-grade commercial quality, and many devises are becoming loose and showing wear.
    - Intruder door hardware recommended for all classroom and student occupied spaces.

Caulking

- Windows appear to be adequately caulked and sealed on interior.

BUILIDING CODE

Fire assemblies

- The building is comprised of three definitive construction projects.
    - The 1954 and 1957 portions do not appear to meet current fire partition requirements. The corridor walls do not appear to be fire rated and the doors within are not labeled fire rated door and frame assemblies. These areas are not fire sprinkled.
    - The 1997 and 2004 portions of the building appear to meet current code standards of fire resistive and life safety construction. These portions have fire appropriate fire ratings and corridors, fire sprinkler systems, and fire partitions separating the areas from the 1957 buildings.

Safe Rooms / Storm Shelter

- The building has designated storm shelter area within the gymnasium of the 1997 addition. This area does not meet current building code requirements for storm shelter construction.
- See *Storm Shelter Assessment* attachment by Schaefer Architecture.

ACCESSIBILITY

ADA compliance

- The 1954 and 1957 portion of the building does not meet ADA and accessibility requirements.
    - Several doors are narrower than the required ADA width.
    - Restroom facilities have narrow door and passageways and do not have sufficient space to modify to meet ADA requirements
    - Non-ADA compliant restrooms in these areas require users to exit the supervised area to seek restroom accommodations.
    - Sidewalk stoops and patios do not meet ADA threshold requirements. Concrete surfaces need replaced to accommodate.
- The 1997 and 2004 areas appear to meet ADA and accessibility requirements.

- The door hardware is inconsistent. There is a combination of non-compliant knob door handles and compliant lever handles.
    - Recommend intruder hardware be placed on all classroom doors and spaces occupied by students.
- Automatic door operators not functioning. Need to be integrated into door security system

SYSTEMS

Plumbing System

- Plumbing of the 1954 and 1957 portions are of an age to be suspect of deterioration. No persistent problems are known.
    - Additional scope and discovery necessary to determine scope and conditions.
- See *Mechanical Report* attachment by Innovative Groups.

HVAC system

- See *Mechanical Report* attachment by Innovative Groups.

Electrical system

- The electrical equipment is modern era and replaced or upgraded during 1997 or newer construction. The panels appeared to have space for expansion.
- Lighting appears to be original fixtures with LED upgrade for lamps.

SUMMARY & RECOMMENDATIONS

- Sidewalk repair and Accessible Route improvements.
- Pavement maintenance.
- Exterior envelope waterproofing and painting.
- Roof replacement.
- Continue HVAC equipment replacement.
- Door monitoring and security.
- Continue floor covering replacement policy.
- Storm shelter upgrades
- Hardware and door security

Gravity::Works Architecture
101 S. Star
El Dorado, KS 67042

08. NORTHRIDGE ELEMENTARY

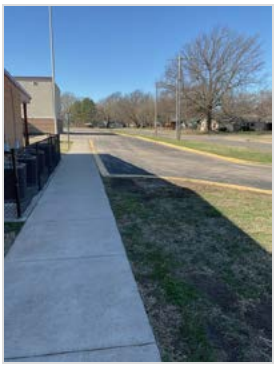
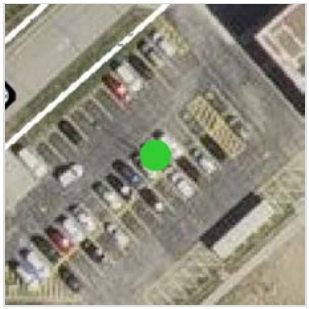
08. NORTHRIDGE ELEMENTARY
Facilities Assessment
1900 Windsor Dr
Newton, KS 67114 (US)
Report number: 25-1491-8-8
Date: April 22 2025

Contacts and people present

Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

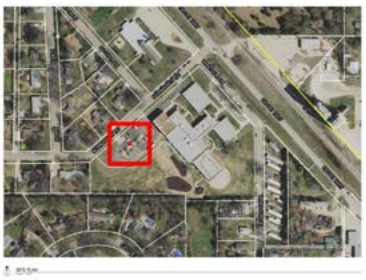
Observations

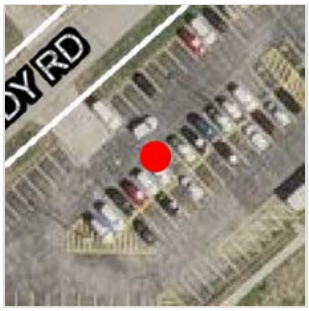
Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
GOOD 8.1 **Northeast Drop Off**	Northeast drop off and pick up area has had substantial concrete work completed and is in generally very good shape.
	 
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GOOD 8.2 **Northwest and Southwest parking.**	Northwest and southwest drop off and parking areas appear to be appropriately sized for maneuvering with clear separation for drop off from other traffic areas
	 
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POOR 8.3 **Parking bumpers**	**Parking bumpers have become dislodge, broken, etc., it creates a hazard for exposed rebar, and tire or vehicular damage.**
	   



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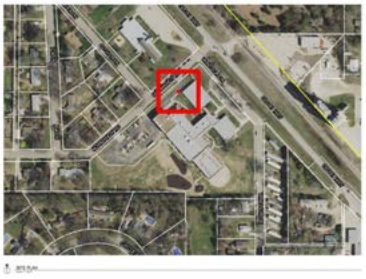
1. SITE b. Pavement

POOR 8.4 **Sidewalk**

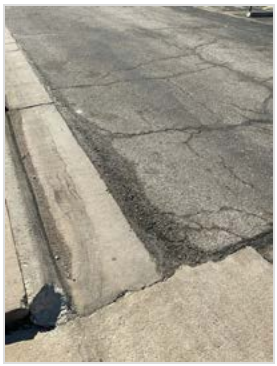
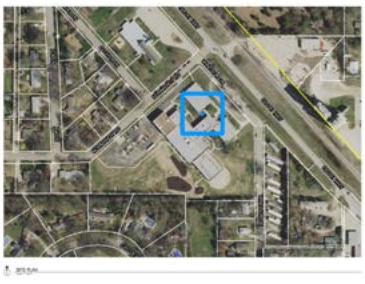
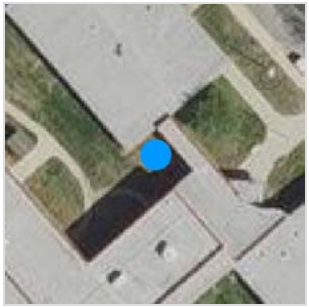
Sidewalk along asphalt drop off driveway has spalled and is deteriorating, likely due to drainage from the southeast and salt for snow removal over time.

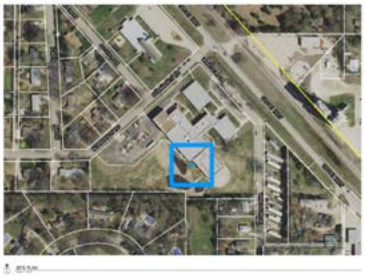


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FAIR 8.5 **Asphalt pavement**	Asphalt pavement is in generally fair condition. However, there are some areas where cracks have opened up, but with no signs of differential settlement.
	   
FAIR 8.6 **Sidewalk expansion joints**	General note: Sidewalk expansion joints and sealant could use some attention.
	
1. SITE c. Storm Drainage	
FAIR 8.7 **Storm drainage**	Storm drainage is primarily surface oriented and appears to be positive and adequate, with few exceptions.
	   
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1. SITE d. Amenities

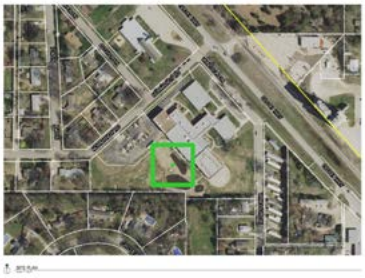
GOOD 8.8 **Playground equipment**

Playground equipment and surfaces appear in generally good condition.





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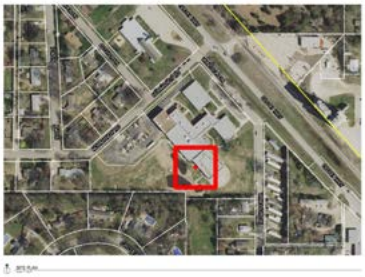


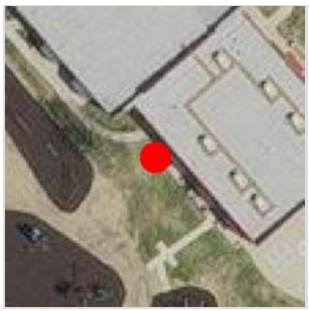
POOR 8.9 **Seating wall**

Masonry seating wall appears to have sustained damage from equipment impact.



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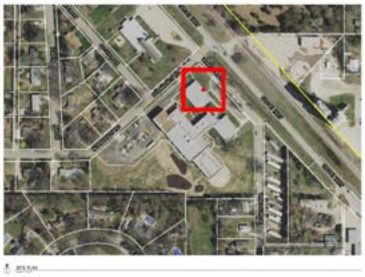
1. SITE e. ADA

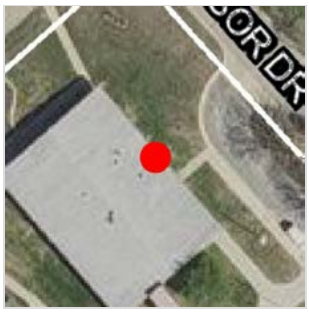
POOR 8.10 **ADA EXITING**

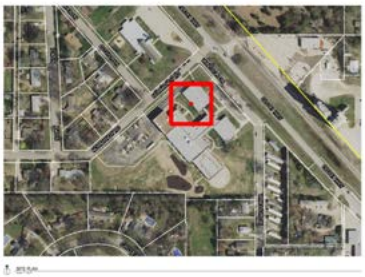
Older classroom wing with exits direct to exterior do not have zero entry ADA accessible thresholds.



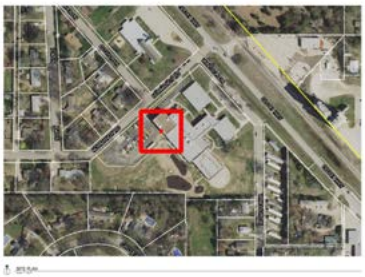
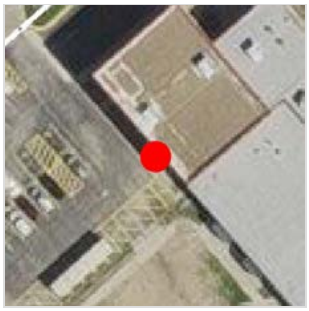
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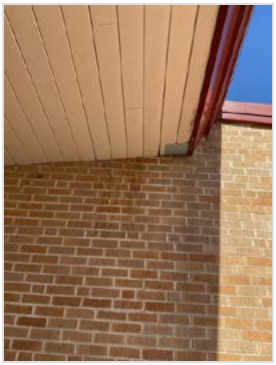
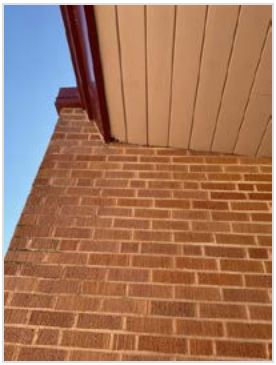
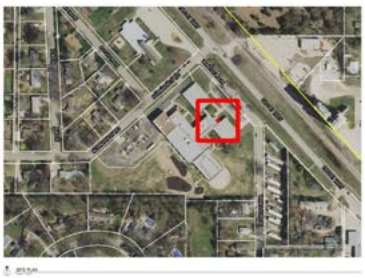


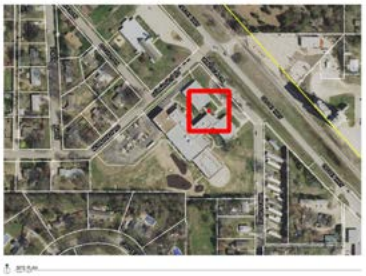






2. ENVELOPE a. Walls & Materials	
POOR 8.11 Split faced CMU	Split faced CMU along south side of gymnasium is showing signs of cracking and stress to include spalling due to freeze thaw impact at these cracks.
	 
	Site_Plan.pdf  
	 
POOR 8.12 Masonry expansion joints	General note: most of the expansion joints and sealant in the masonry could use attention.
	  
POOR 8.13 Masonry	General note: masonry and mortar joints are in generally good and serviceable condition. Buildings could benefit from a topical application of sealant.

POOR 8.14 **Wood soffit**	**Tongue and groove wood soffit is showing signs of water infiltration and deterioration.**
	 
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2. ENVELOPE b. Windows & Frames	
GOOD 8.15 **Windows and frames**	Windows frames and sealant are in generally good and serviceable condition.
POOR 8.16 **Steel lintels**	**Steel lintels at window openings are showing signs of rust and deterioration. It appears that the wall flashing and weeps at these lintels, have been sealed shut and are retaining moisture.**
	 
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2. ENVELOPE c. Doors & Frames

GOOD 8.17 Main front entry doors

Front doors have audio and visual communication. Controlled access.




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GOOD 8.18 Doors and frames

General note: with the exception of the original classroom wing with exterior wood doors, the doors frames and sealant are in generally good condition and serviceable.




3. CODE c. Fire Rated Assemblies	
GOOD 8.19 Fire rated door assemblies	Fire door assemblies appear in working order and with proper labeling on doors.
	   
	   
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GOOD 8.20 Coiling fire door	Coiling fire door appears in working order with recent inspection certifications.
	

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3. CODE d. ADA

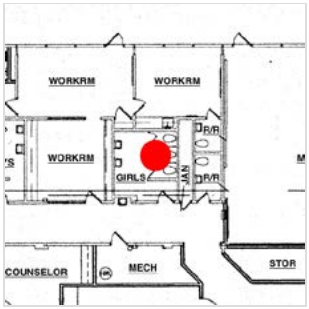
POOR 8.21 **Noncompliant restroom facilities**

Restroom facilities in original building not ADA compliant



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GOOD 8.22 **Drinking**

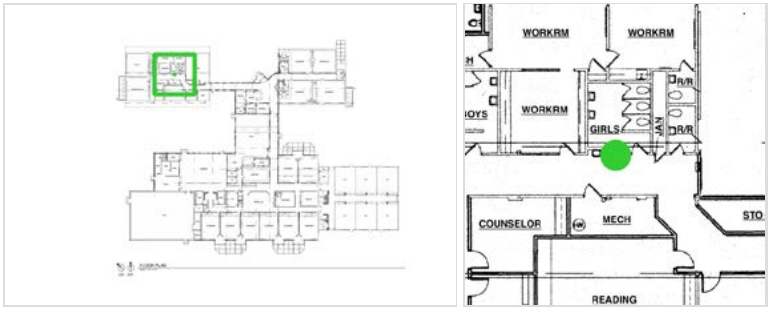
Drinking fountains ADA compliant





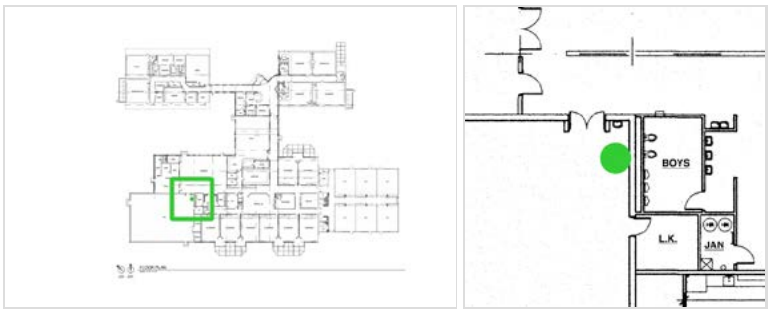


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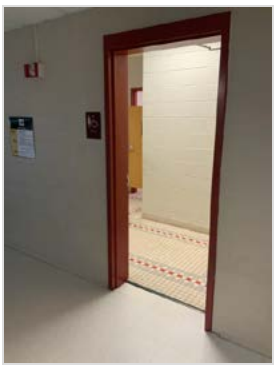




GOOD 8.23 **Compliant restrooms facilities**

Restrooms have been remodeled recently. Appeared to comply with ADA standards.













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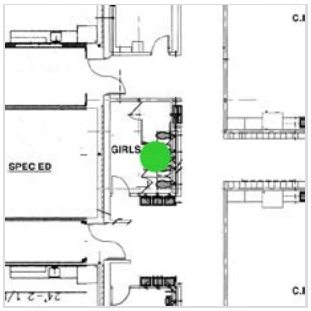




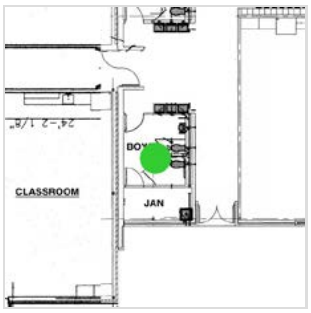




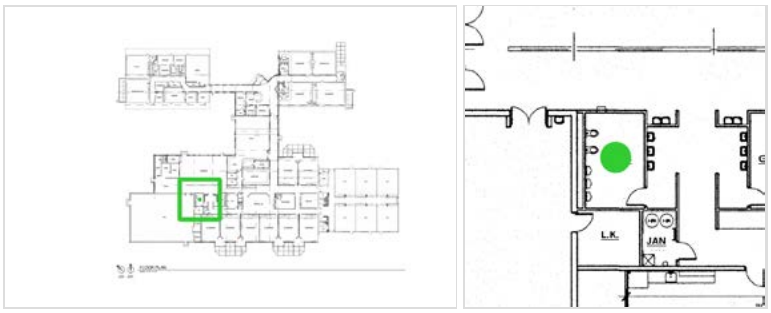












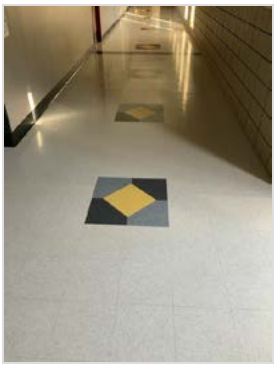




4. INTERIOR a. Flooring

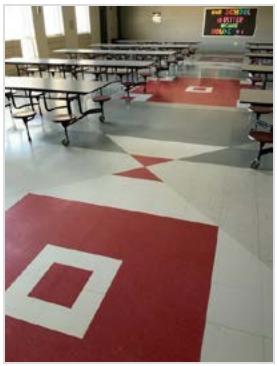
GOOD 8.24 **Vinyl tile flooring**

Vinyl tile flooring in good condition. Showing dimensional stability.



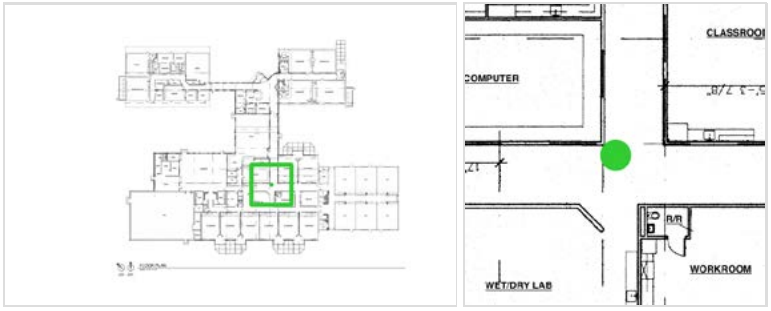


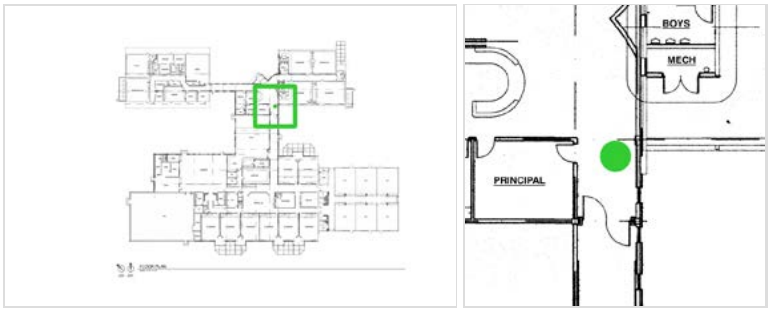




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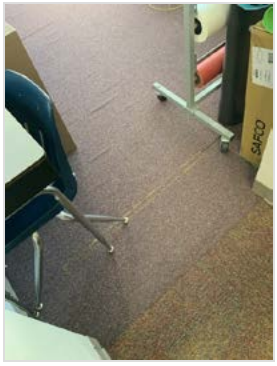


FAIR 8.25 **Carpet in classrooms**

Broadloom carpet showing signs of wear and stains. Nearing end of life span.



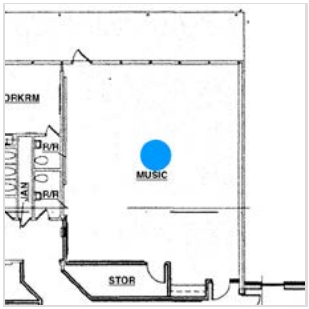




Typical classroom with broadloom carpet

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GOOD 8.26 **Carpet in classrooms**

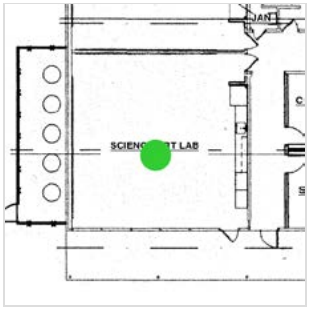
Some classrooms have modern carpet tile.



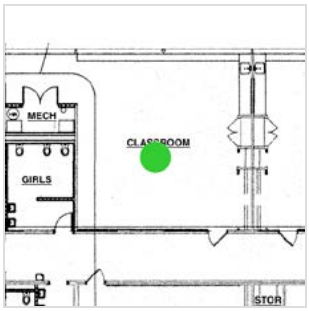


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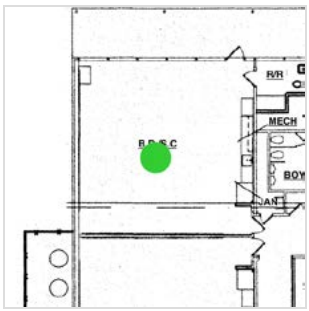


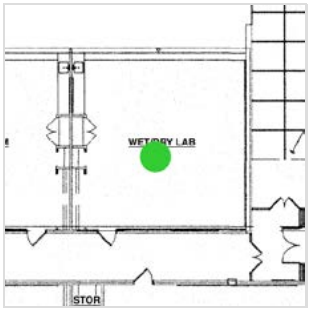










FAIR 8.27 **Vinyl tile flooring**

Tile flooring in some locations at end of life. Showing signs of curling and dimensional instability with joints opening up.

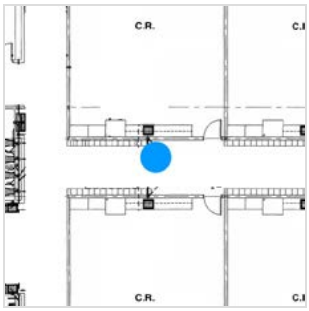




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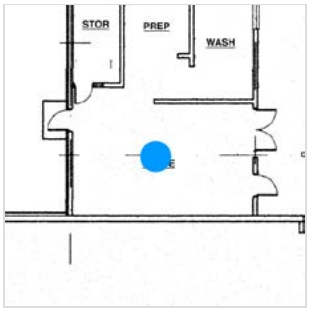




FAIR 8.28 **Vinyl tile in kitchen**	**Vinyl tile in kitchen beginning to show age, joints opening up. Needs replaced.**

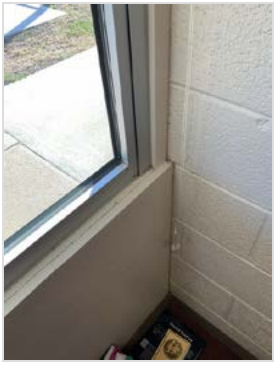


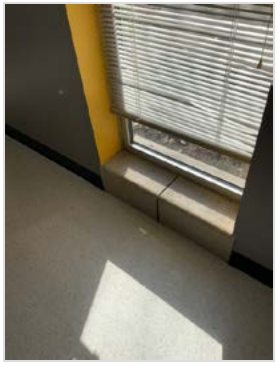
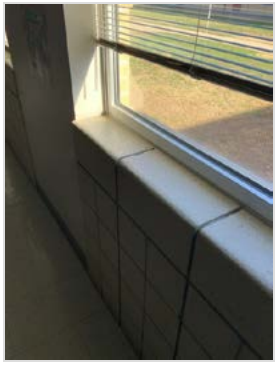

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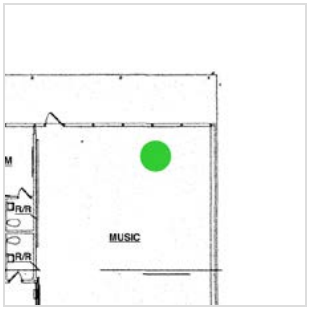
4. INTERIOR b. Walls & Materials

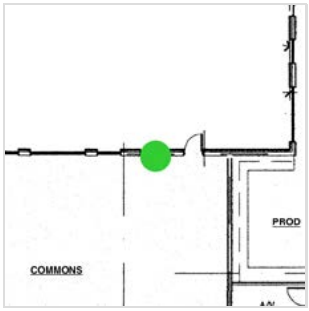
GOOD 8.29 **Windowsills**	Windowsills appear in good condition. No signs of moisture infiltration through windows. Caulking in good condition.



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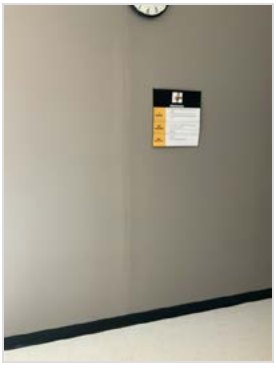



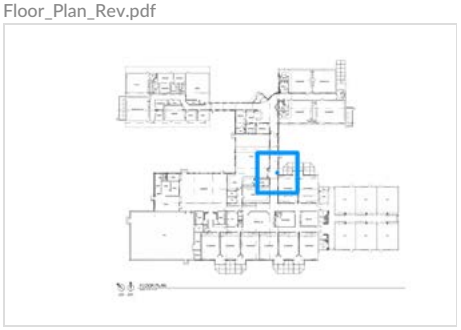


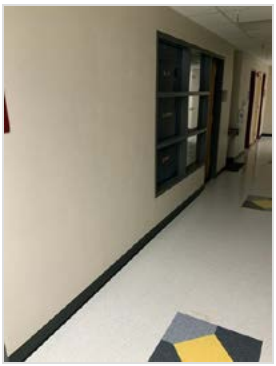
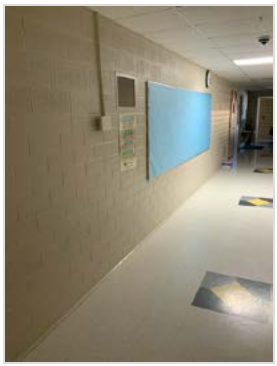
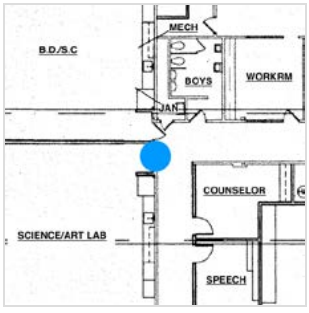

FAIR 8.30 **Expansion joint**

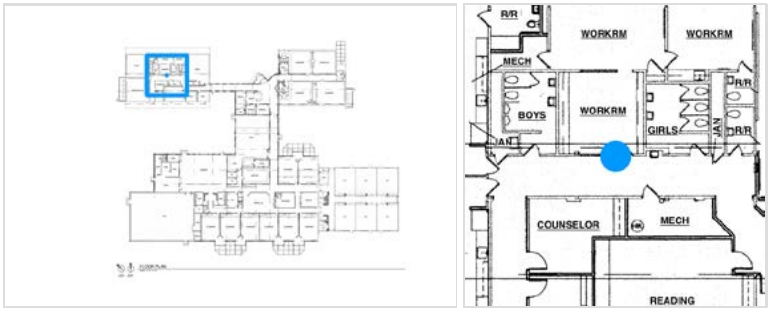
Expansion joint showing some signs of caulking crack. Not major. Suggest expansion joint cover.

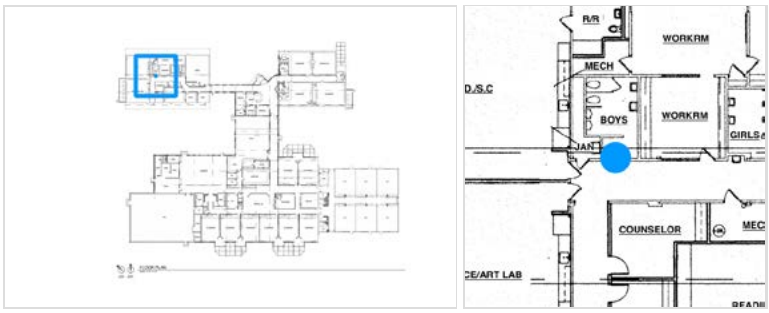


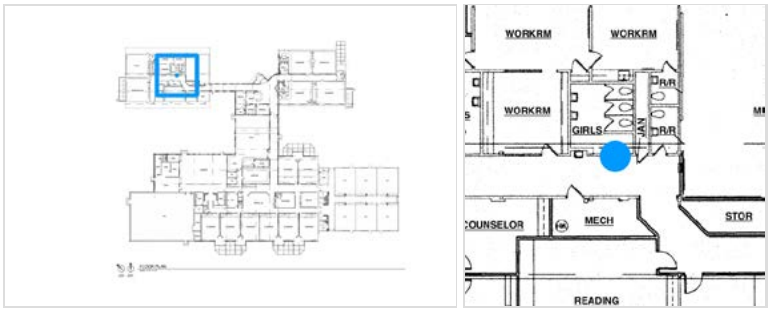
Floor_Plan_Rev.pdf




GOOD 8.31 General wall condition	**Interior walls, a combination of original plaster, drywall, and masonry. In good condition with good paint. No sign of structural stress.**
	   
GOOD 8.32 Student lockers	**Student lockers are in good condition. Not abused.**
	
FAIR 8.33 Classroom doors in original building	Some doors in original building are hollow core
	
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FAIR 8.34 **Classroom door hardware**

Classroom door hardware is lever handle ADA compliant. Mid grade commercial. Suggest intruder lock hardware



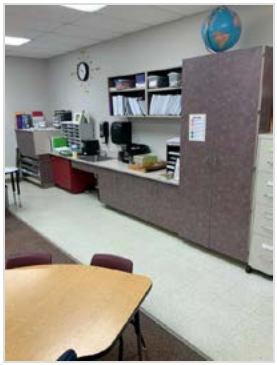


4. INTERIOR c. Millwork

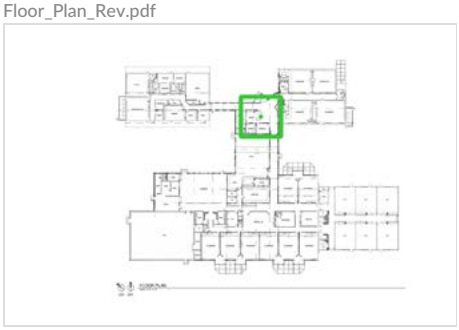
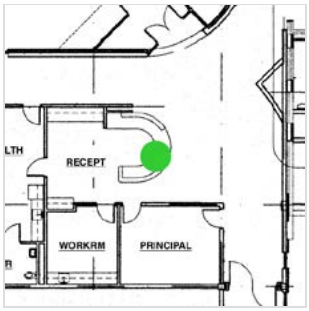
GOOD 8.35 **Cabinetry and millwork**

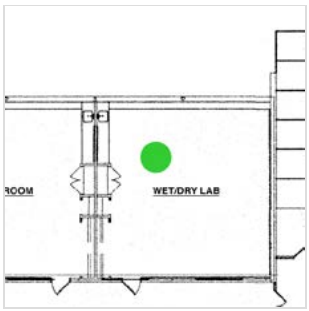
Cabinetry and millwork in good condition. Appears to be ADA compliant.

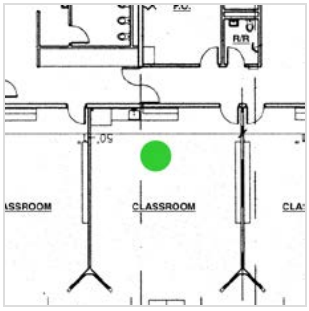


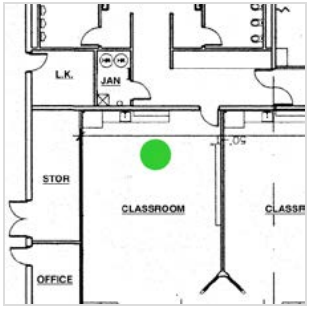



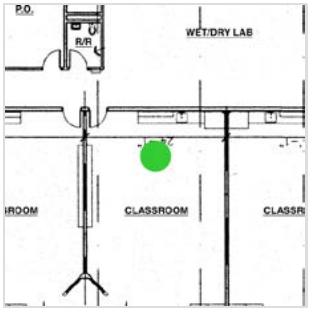
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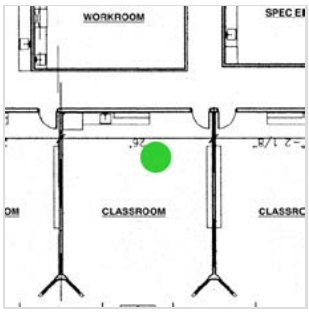



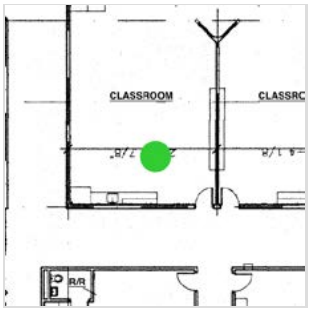



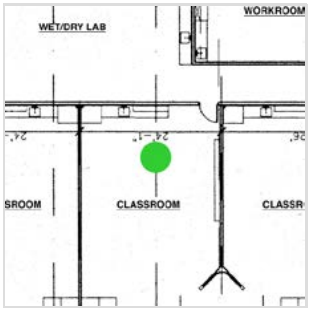



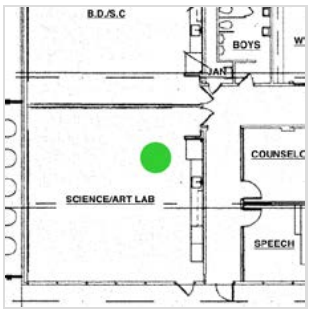





P.O.
R/R
WET/DRY LAB
CLASSROOM

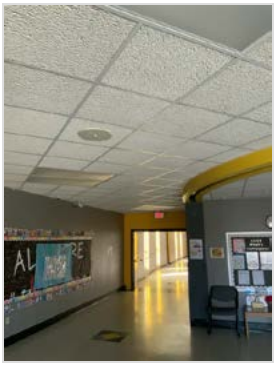


WORKROOM
CLASSROOM



CLASSROOM
R/R



WET/DRY LAB
WORKROOM
CLASSROOM

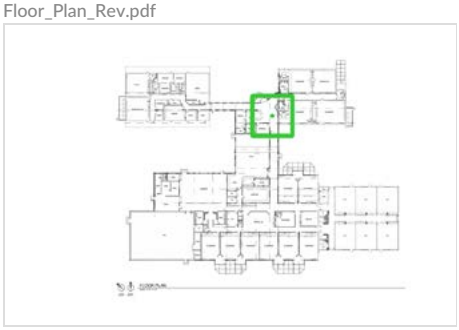


B.D./S.C
BOYS
SCIENCE/ART LAB
SPEECH

4. INTERIOR d. Ceilings	
GOOD 8.36 Lay in ceiling tile	Lay in ceiling tile in good condition. No and/or limited broken tiles. Tiles match. Grid in good condition.

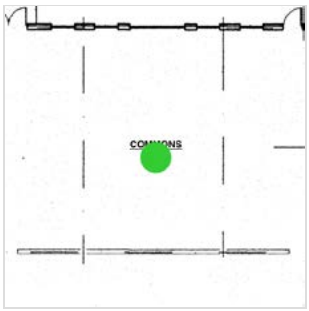




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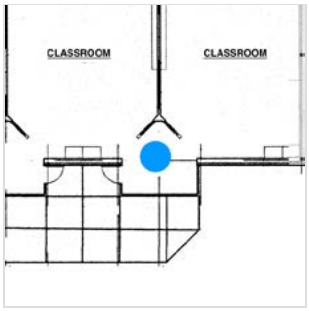

FAIR 8.37 **Skylight and glass roofs**

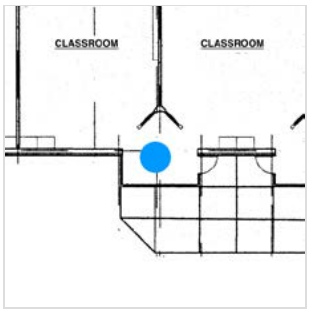
Skylight and glass roofs show history of leaking. Currently no recent signs. Caulking in good condition. Wall repair necessary.

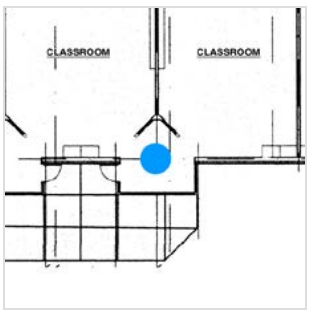


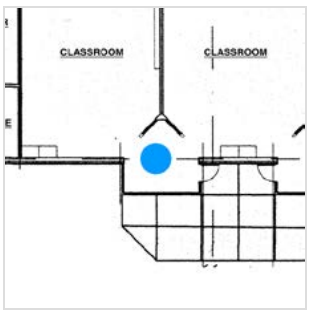


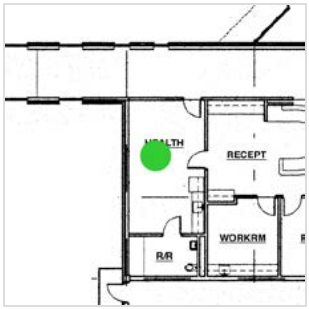
Floor_Plan_Rev.pdf

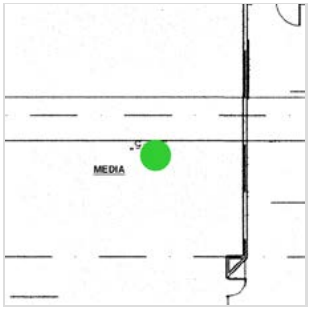



6. MECHANICAL b. Building – Service & Performance	
POOR 8.38 HVAC controls	HVAC controls appear modern; they want to close. 
7. ELECTRICAL b. Building – Service & Performance	
GOOD 8.39 Electrical panels	Electrical panels are modern. Have some space for expansion.  Floor_Plan_Rev.pdf  
GOOD 8.40 General lighting	Lighting fixtures in good condition. Fluorescent 2 x 4 with prismatic lens. LED upgrades? **Some lenses are showing signs of age, cracking, sagging, and discoloration.**  

Floor_Plan_Rev.pdf





8. SYSTEMS a. Fire Alarm

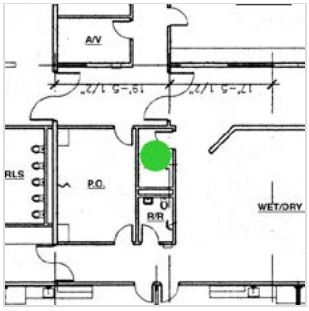
GOOD 8.41 **Fire alarm control panel**

Fire alarm control panel, modern



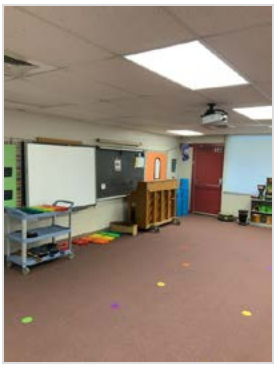
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POOR 8.42 **Fire alarm, remote panel**



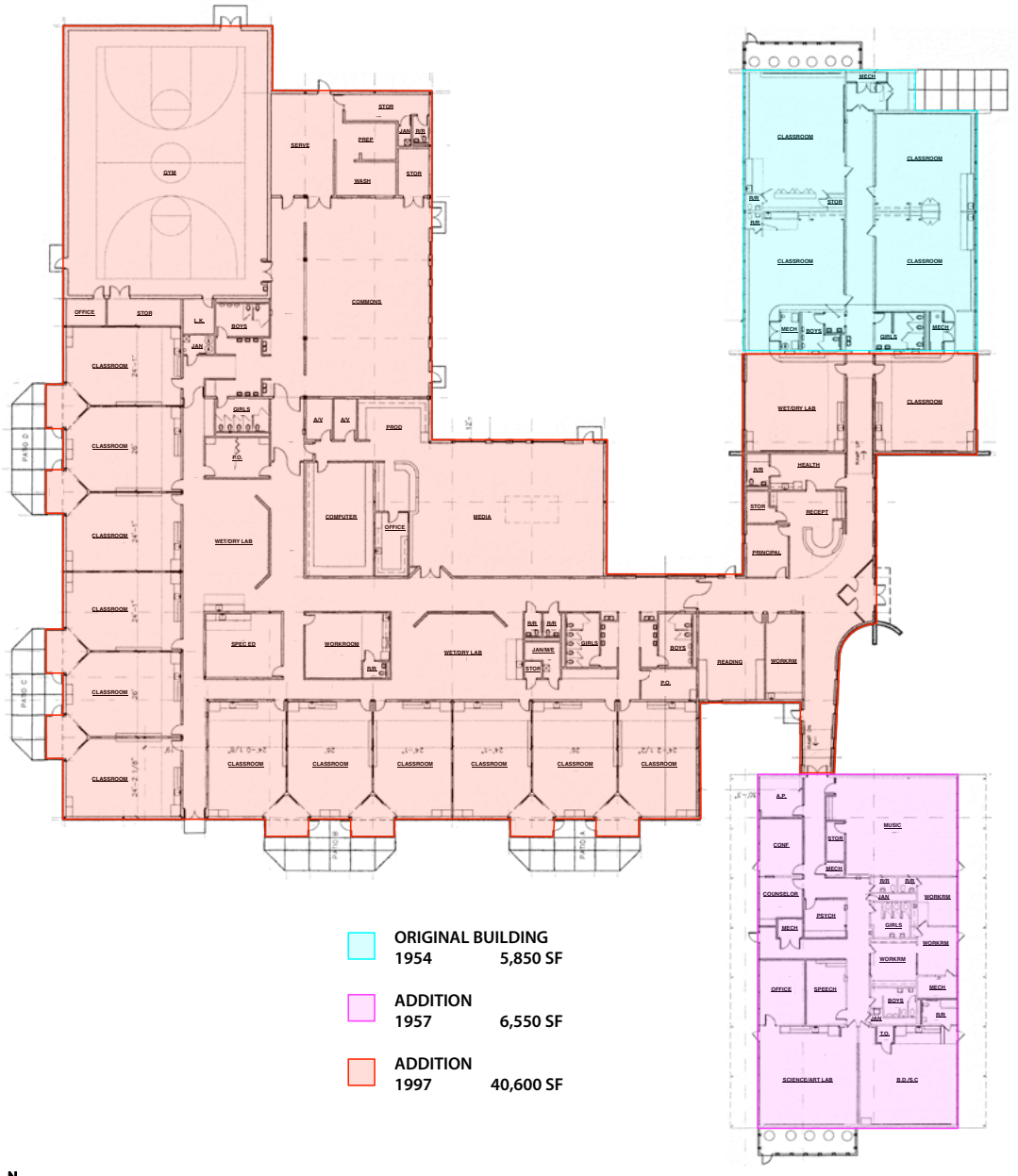
8. SYSTEMS b. Fire Sprinkler	
FAIR 8.43 **Building fire sprinkler system**	Building does not have fire sprinkler system
	
8. SYSTEMS c. Kitchen Equipment	
GOOD 8.44 **Kitchen equipment**	Serving kitchen. Equipment in good working order. Appropriate hoods for equipment.
	  
8. SYSTEMS e. IT & Data	
POOR 8.45 **Classroom AV**	Classroom AV is ceiling mount projectors on whiteboard or pull down screen. Projectors appear hardwired.
	

SUNSET ELEMENTARY



NEWTON
PUBLIC SCHOOLS

619 Boyd Ave
Newton, KS 67114



N

FLOOR PLAN

Scale: 1/16" = 1'-0"

SUMMARY
SUNSET ELEMENTARY

SITE

Paving

- Parking lot and roadway surfacing appears to be on solid base.
- Pavement condition is nearing end of life. Many expansion cracks present and filled. Cracks will enable deterioration and freeze thaw damage.
- Miscellaneous parking bumper and bollard maintenance.

Drainage

- Storm drainage generally ok. The site is generally quite flat and it is apparent that storm drainage is slow. Some area evident of ponding and slow drainage.
    - Site drainage could be improved with ditch or swale maintenance and concrete flumes.
- Roof drains appear to be adequate and with measures to mitigate erosion. Some maintenance is due as erosion and sediment are evident.

Sidewalks

- Sidewalks are in fair condition. Numerous locations of spauling and differential movement at joints.
    - Patching and replacing recommended at main entrance and ADA accessible route locations.

EXTERIOR ENVELOPE

Exterior Finishes

- The Original Buildings were constructed in 1954 and 1957 and are of concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Some repairs and maintenance have been performed. Miscellaneous tuck pointing in needed in the brick and caulking is needed in brick expansion joints. Sealant and caulking is needed brick expansion joints.
- 1997 Addition is constructed of cavity wall construction with concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Sealant and caulking is needed at brick expansion joints.
- 2004 Addition is constructed of cavity wall construction with concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Sealant and caulking is needed at brick expansion joints.
- All exterior masonry and concrete materials are due for waterproofing sealants.
    - Waterproofing and sealants on exterior masonry surfaces is recommended in 15-year intervals at minimum.

Windows

- The windows in the 1954 and 1957 buildings appear to have been replaced with aluminum frame and insulating glass. The windows of 1997 and 2004 are aluminum frame and insulating glass.

Roofing

- Roofing assessment is based on January 2025 report from Wray Roofing. The roofing at the Sunset Elementary building is a primarily Modified Bitumen (Mod Bit) product. The history of this roof is not known; however, this roofing is indicative of roofing materials and practices of 25 to 30 years ago. A coating was placed on the Mod Bit roof material in 2016. This the coating used is common to extend the life of the Mod Bit roof material approximately 10 years. The coating is topical and does not address other underlying roof deuteriation due to leaks and age.
    - Recommend tear off and replacement of roofing material. New insulation to meet current building code, new fleece-back TPO membrane material.
    - Additional insulation thickness will likely require adjustments to roof-top equipment curbs and adjustment to roof top gas or electrical service.

INTERIOR

Floor finishes

- Throughout the building, the floor finishes are in good to fair condition. It appears, due to mixture of modern carpet tile and traditional broadloom carpet, that the District is maintaining a floor covering replacement program that has systematically been replacing carpet and tile as the budget or need arises.
- The non-carpeted areas are primarily VCT tile flooring. The VCT is in good to fair condition and is not showing dimensional instability which is common with modern VCT. Dimensional instability is evident in the opening of the tile seams. There are a few locations where the tile joints have opened. These are locations are few, and replacement is not yet warranted.
- Flooring in restrooms is primarily ceramic tile. The ceramic tile and grout joints are in good condition.

Walls

- The general condition of the walls is good to fair. The building has a mixture of CMU, brick, and drywall interior walls. The painting and maintenance of the wall surfaces is good.

Door and hardware

- The door hardware is consistent with the age of construction of each portion of the building. As such the hardware is inconsistent and, in many cases, non-ADA compliant. The hardware appears to be mid-grade commercial quality, and many devises are becoming loose and showing wear.
    - Intruder door hardware recommended for all classroom and student occupied spaces.

Caulking

- Windows appear to be adequately caulked and sealed on interior.

BUILIDING CODE

Fire assemblies.

- The building is comprised of three definitive construction projects.
    - The 1954 and 1957 portions do not appear to meet current fire partition requirements. The corridor walls do not appear to be fire rated and the doors within are not labeled fire rated door and frame assemblies. These areas are not fire sprinkled.
    - The 1997 and 2004 portions of the building appear to meet current code standards of fire resistive and life safety construction. These portions have fire appropriate fire ratings and corridors, fire sprinkler systems, and fire partitions separating the areas from the 1957 buildings.

Safe Rooms / Storm Shelter

- The building has designated storm shelter area within the gymnasium of the 1997 addition. This area does not meet current building code requirements for storm shelter construction.
    - See *Storm Shelter Assessment* attachment by Schaefer Architecture.

ACCESSIBILITY

ADA compliance

- The 1954 and 1957 portion of the building does not meet ADA and accessibility requirements.
    - Several doors are narrower than the required ADA width.
    - Restroom facilities have narrow door and passageways and do not have sufficient space to modify to meet ADA requirements
    - Non-ADA compliant restrooms in the these areas require users to exit the supervised area to seek restroom accommodations.
    - Sidewalk stoops and patios do not meet ADA threshold requirements. Concrete surfaces need replaced to accommodate.
- The 1997 and 2004 areas appear to meet ADA and accessibility requirements.

- The door hardware is inconsistent. There is a combination of non-compliant knob door handles and compliant lever handles.
    - Recommend intruder hardware be placed on all classroom doors and spaces occupied by students.
- Automatic door operators not functioning. Need to be integrated into door security system.

SYSTEMS

Plumbing System

- Plumbing of the 1954 and1957 portions are of an age to be suspect of deterioration. No persistent problems are known.
    - Additional scope and discovery necessary to determine scope and conditions.
- See *Mechanical Report* attachment by Innovative Groups.

HVAC system

- See *Mechanical Report* attachment by Innovative Groups.

Electrical system

- The electrical equipment is modern era and replaced or upgraded during 1997 or newer construction. The panels appeared to have space for expansion.
- Lighting appears to be original fixtures with LED upgrade for lamps.

SUMMARY & RECOMMENDATIONS

- Sidewalk repair and Accessible Route improvements.
- Pavement maintenance.
- Exterior envelope waterproofing and painting.
- Roof replacement.
- Continue HVAC equipment replacement.
- Door monitoring and security.
- Continue floor covering replacement policy.
- Storm shelter upgrades
- Hardware and door security

Gravity::Works Architecture
101 S. Star
El Dorado, KS 67042

09. SUNSET ELEMENTARY

09. SUNSET ELEMENTARY
Facilities Assessment
619 Boyd Ave
Newton, KS 67114 (US)
Report number: 25-1491-9-9
Date: March 20 2025

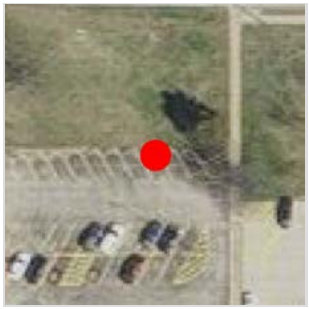
Contacts and people present

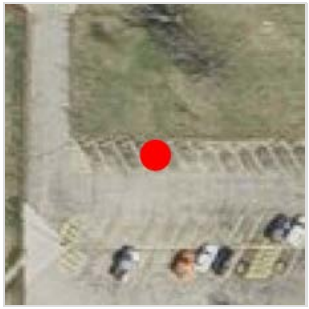
Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

Observations

Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
GOOD 9.1 **Traffic**	**Traffic patterns are clear and distinguished between bus drop off and pick up, parent drop off and pick up.**
	   
POOR 9.2 **Concrete parking bumpers**	**Concrete parking bumpers have been dislodged, broken, etc., and have some rebar anchor exposure that could be a vehicular or pedestrian hazard.**
	 

Site_Plan.pdf



1. SITE b. Pavement

GOOD 9.3 Asphalt pavement

Asphalt pavement is in generally good and serviceable condition with minor cracks and no differential settlement.





GOOD 9.4 Concrete pavement

Concrete pavement is in generally good condition and serviceable. Some expansion joints and sealant could use some attention. A few areas are starting to show spalling and/or surface erosion likely due to salt application and snow removal.

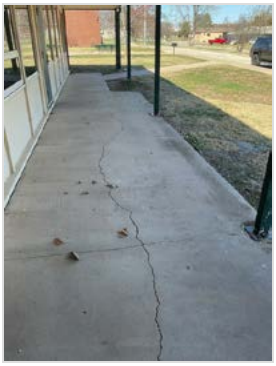



POOR 9.5 **Sidewalks**

Sidewalk is displaced or broken with some differential settlement.





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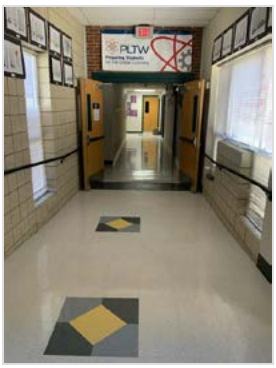
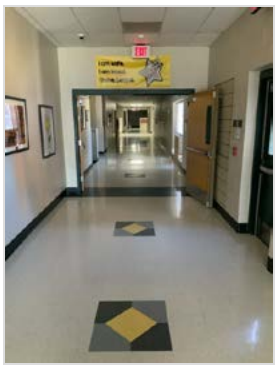


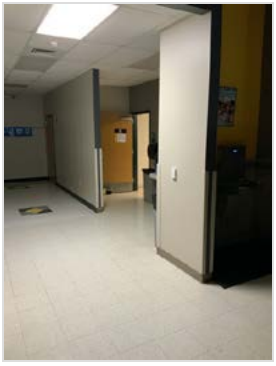
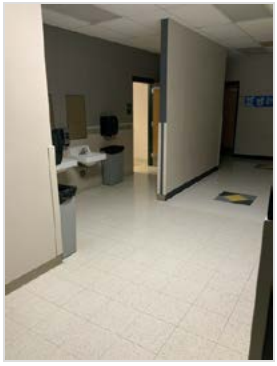


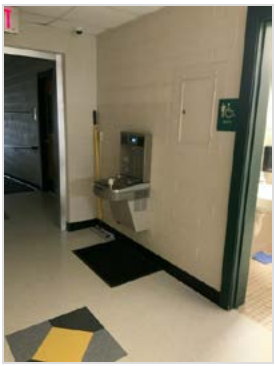

1. SITE c. Storm Drainage	
GOOD 9.6 Storm drainage	Storm drainage is typical surface water runoff and in generally good condition with positive slope away from buildings to street.
1. SITE d. Amenities	
GOOD 9.7 Playgrounds	Playground equipment and surfaces are in generally good and serviceable condition.
	   
	
1. SITE e. ADA	
POOR 9.8 Exterior classroom exit doors	Exterior classroom exit doors are not zero entry and not ADA compliant.
	

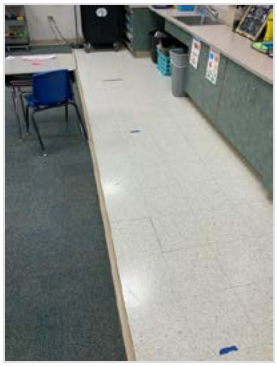
	Site_Plan.pdf  
	 
POOR 9.9 Exit door	Presumed exterior exit does not have an accessible route to the public way.
	 
	Site_Plan.pdf  
2. ENVELOPE a. Walls & Materials	
GOOD 9.10 Masonry walls	Masonry and mortar joints are in generally good condition .

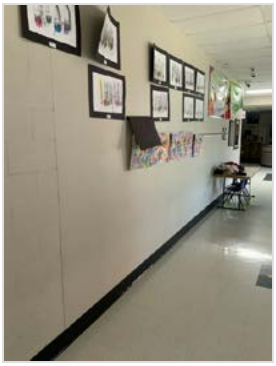
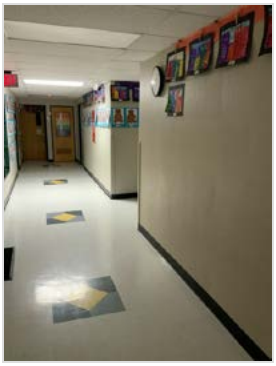
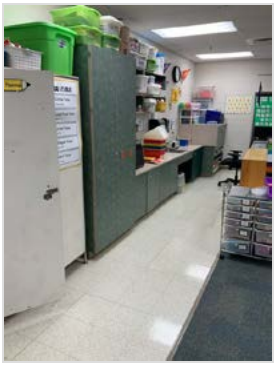
POOR 9.11 Masonry expansion joints	General note: masonry expansion joint sealant is in need of attention in a few locations.
	
POOR 9.12 Steel lentils	Steel lintels at window and door openings are showing signs of deterioration and or moisture retention in some cases.
	
POOR 9.13 Wood soffit	Tongue and groove wood soffit is showing signs of deterioration due to moisture.
	
	Site_Plan.pdf  
2. ENVELOPE b. Windows & Frames	
GOOD 9.14 Windows and frames	Windows frames and sealant are in generally good condition and serviceable.

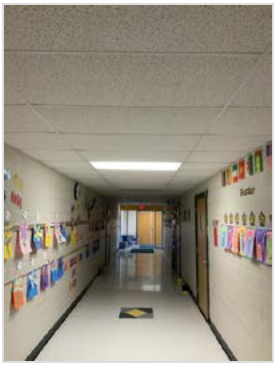
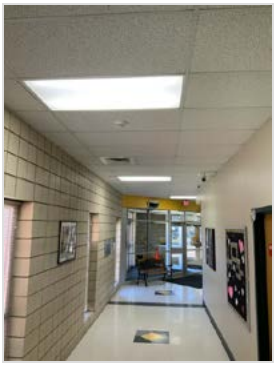
2. ENVELOPE c. Doors & Frames	
GOOD 9.15 **Doors and frames**	**Doors, frames and sealant in generally good condition and serviceable.**
GOOD 9.16 **Main entry doors**	Main entrance doors have two way communication. Secured entry.
	  
3. CODE a. Exiting	
GOOD 9.17 **Floor transitions in exit passageway**	**Exit passageways corridors have ramps for floor level transitions. ADA compliant with railing and slope.**
	 
3. CODE c. Fire Rated Assemblies	
GOOD 9.18 **Fire rated door assemblies**	**Fire door assemblies have appropriate hardware and appropriate labeling**
	   

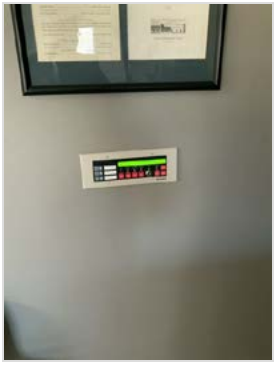
GOOD 9.19 **Coiling fire door**	**Coiling fire door appears in good order. Recent inspection tag.**
	
3. CODE d. ADA	
FAIR 9.20 **Classroom door hardware**	Classroom door hardware is lever handle ADA compliant. Appears mid grade commercial. Suggest intruder hardware upgrade.
	
GOOD 9.21 **Compliant restroom facilities**	**Restrooms were part of new construction or have been upgraded. ADA compliant for fixtures and clear space requirements.**
	   
	   

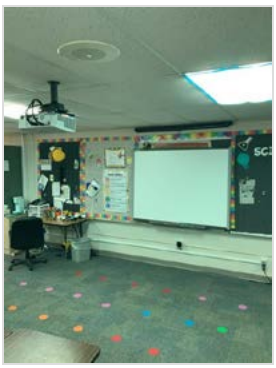
POOR 9.22 **Noncompliant restroom facilities**	
GOOD 9.23 **Drinking fountains**	  
POOR 9.24 **Non-compliant door**	Door was not ADA compliant
	
4. INTERIOR a. Flooring	
GOOD 9.25 **Vinyl tile floor**	**Vinyl tile flooring in good shape. Tight joints, dimensionally stable.**
	 

GOOD 9.26 Carpet	Some classrooms have modern carpet tile, recently replaced.
	
FAIR 9.27 Vinyl floor tile	Vinyl floor tile showing age. Beginning to curl with joints opening up.
	   
	
4. INTERIOR b. Walls & Materials	
FAIR 9.28 Classroom doors in South wing original building	Some classroom doors are hollow core wood
	

GOOD 9.29 **Windowsills**	Windowsill showing some evidence of moisture. Caulking in good condition.
	  
GOOD 9.30 **Interior wall general condition**	Interior walls are drywall and plaster. Some walls are masonry. In good condition. No signs of structural stress.
	  
GOOD 9.31 **Expansion joint in building**	**Building expansion joint in good condition with minimal cracks. No sign of structural movement.**
	 
4. INTERIOR c. Millwork	
FAIR 9.32 **Cabinetry**	Cabinetry is in good condition. Relatively modern. Appears to be ADA compliant.
	   

4. INTERIOR d. Ceilings	
FAIR 9.33 Lay in ceiling tile	Lay in ceiling tile in good condition. Not mismatched, damaged, or sagging. Grid in good condition.
	  
FAIR 9.34 Skylight and glass ceiling	
6. MECHANICAL b. Building – Service & Performance	
POOR 9.35 HVAC controls	HVAC controls are modern
	

7. ELECTRICAL b. Building – Service & Performance	
GOOD 9.36 **Electrical panels**	Electric distribution panels are modern. Appear to have space for expansion.
	   
GOOD 9.37 **Lighting**	Lighting is 2‘ x 4‘ fixtures. Prismatic lens. Some discolored and sagging. LED upgrade?
	 
8. SYSTEMS a. Fire Alarm	
GOOD 9.38 **Fire alarm control panel**	  Fire alarm annunciator panel at front door

8. SYSTEMS c. Kitchen Equipment	
GOOD 9.39 **Kitchen equipment**	Kitchen equipment appears in good order. Appropriate hoods under the appropriate equipment.
	  
8. SYSTEMS d. Audio Visual	
GOOD 9.40 **Classroom AV**	Classroom AV is ceiling mount projectors with pulldown screen or whiteboard. Projectors appear hardwired.
	

SLATE CREEK ELEMENTARY



NEWTON
PUBLIC SCHOOLS

901 E 4th St
Newton, KS 67114



ORIGINAL BUILDING
1996 **52,650 SF**

N

FLOOR PLAN
Scale: 1/16" = 1'-0"

SUMMARY

SLATE CREEK ELEMENTARY

SITE

Paving

- Parking lot and roadway surfacing appears to be on solid base.
- Pavement condition is nearing end of life. Many expansion cracks present and filled. Cracks will enable deterioration and freeze thaw damage.

Drainage

- Storm drainage generally ok. The site is generally quite flat and it is apparent that storm drainage is slow. Some area evident of ponding and slow drainage.
- Occasional locations for concrete flumes and maintained drainage ditches

Sidewalks

- Sidewalks are in fair condition. Numerous locations of spauling and differential movement at joints. Patching and replacing recommended. Especially at ADA accessible route locations.

EXTERIOR ENVELOPE

Exterior Finishes

- The building is constructed of cavity wall construction with concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Sealant and caulking is needed at brick expansion joints.
- All exterior masonry and concrete materials are due for waterproofing sealants.
    - Waterproofing and sealants on exterior masonry surfaces is recommended in 15-year intervals at minimum.

Windows

- Windows in good condition. Insulating glass and aluminum frames

Roofing

- Roofing assessment is based on January 2025 report from Wray Roofing. The roofing is a combination of standing seam metal roofing and Mod Bit. A coating was placed on the Mod Bit roof material in 2016. This the coating used is common to extend the life of the Mod Bit roof material approximately 10 years. The coating is topical and does not address other underlying roof deuteriation due to leaks and age.
    - Recommend tear off and replacement of Mid Bit roofing material. New insulation to meet current building code, new fleece-back TPO membrane material.

INTERIOR

Floor finishes

- Throughout the building, the floor finishes are in good to fair condition. It appears, due to mixture of modern carpet tile and traditional broadloom carpet, that the District is maintaining a floor covering replacement program that has systematically been replacing carpet and tile as the budget or need arises.
- The non-carpeted areas are primarily VCT tile flooring. The VCT is in good to fair condition and is not showing dimensional instability which is common with modern VCT. Dimensional instability is evident in the opening of the tile seams. There are a few locations where the tile joints have opened. These are locations are few, and replacement is not yet warranted.
- Flooring in restrooms is primarily ceramic tile. The ceramic tile and grout joints are in good condition.

Walls

- The general condition of the walls is good to fair. The building has a mixture of CMU, and drywall interior walls. The painting and maintenance of the wall surfaces is good.

Door and hardware

- The hardware appears to be mid-grade commercial quality, and many devises are becoming loose and showing wear
    - Recommend intruder hardware be placed on all classroom doors and spaces occupied by students.

Caulking

- Windows appear to be adequately caulked and sealed on inside.

BUILIDING CODE

Fire assemblies

- The building appears to be compliant with fire and life safety standards and appropriately divided into fire areas separated with rated door and frame assemblies.

Safe Rooms / Storm Shelter

- The building has designated storm shelter area within the internal classrooms.
    - The storm shelters size does not accommodate the school population.
- See *Storm Shelter Assessment* attachment by Schaefer Architecture.

ACCESSIBILITY

ADA compliance

- The building appears to be in compliance with ADA accessibility guidelines.
- Automatic door operators not functioning. Need to be integrated into door security system

SYSTEMS

Plumbing System

- The sanitary piping is pvc and is consistent with era of construction. Supply piping is copper. No persistent problems are known.
- See *Mechanical Report* attachment by Innovative Groups.

HVAC system

- See *Mechanical Report* attachment by Innovative Groups.

Electrical system

- The electrical equipment is modern era. The panels appeared to have space for expansion.
- Lighting appears to be original fixtures with LED upgrade for lamps.

SUMMARY & RECOMMENDATIONS

- Sidewalk repair and Accessible Route improvements.
- Pavement maintenance.
- Exterior envelope waterproofing and painting.
- Roof replacement.
- Continue HVAC equipment replacement.
- Door monitoring and security.
- Continue floor covering replacement policy.
- Storm shelter
- Hardware and door security

Gravity::Works Architecture
101 S. Star
El Dorado, KS 67042

10. SLATE CREEK ELEMENTARY

10. SLATE CREEK ELEMENTARY
Facilities Assessment
901 E 4th St
Newton, KS 67114 (US)
Report number: 25-1491-10-10
Date: March 18 2025

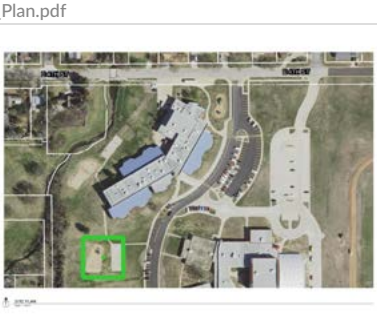
Contacts and people present

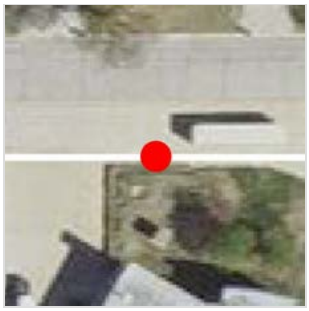
Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

Observations

Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
POOR 10.1 **Lot markings**	General note: parking lot stripes and markings are faded, and could become confusing to the uninitiated.
	

1. SITE b. Pavement	
POOR 10.2 Asphalt pavement	Asphalt pavement is in generally good condition with the exception of a handful of areas with larger cracks and sawcut patch repair areas. No signs of differential settlement.
	   
POOR 10.3 Expansion joints	**General note: several instances throughout parking area where sealant can be installed at expansion joint conditions.**
POOR 10.4 Sidewalks	**Concrete sidewalks are in generally good condition. There are some areas where sealant could be added to expansion joints. Some areas near main entrance have spalled likely due to snow removal and salt application.**
	Site_Plan.pdf  
POOR 10.5 Sidewalk	Welded wire mesh is exposed at concrete spall.
	 
	Site_Plan.pdf  

POOR 10.6 **Makeshift parking**	Makeshift parking area (presumed for custodial staff) has difficult slope and surface challenges.
	
	Site_Plan.pdf  
1. SITE c. Storm Drainage	
GOOD 10.7 **Storm drainage**	Storm drain system and components, seem generally good and serviceable.
1. SITE d. Amenities	
GOOD 10.8 **South playground**	Based on plaques posted outside, it seems that the south playground was created in order to offset the lack of ADA accessibility to the northwest playground, which is down along slate creek.
	
	Site_Plan.pdf  

POOR 10.9 **Retaining wall**	Retaining wall is starting to lean from vertical due to adjacent soil pressure.
	
	Site_Plan.pdf  
1. SITE e. ADA	
POOR 10.10 **ADA parking spaces**	The two reserved parking spaces are closer and more convenient to the main entrance than the ADA accessible parking spaces, which are required to be located as closely and conveniently as possible to the main entry.
	
	Site_Plan.pdf  

POOR 10.11 **Northwest playground**	Northwest playground is not ADA accessible from the building proper.
	
	Site_Plan.pdf  
POOR 10.12 **ADA exiting to public way**	Presumed exit doors do not have sidewalks leading to the public way.
	   
	

Site_Plan.pdf









2. ENVELOPE a. Walls & Materials

POOR 10.13 **Brick damage**

Brick at base of wall appears to have damage caused by impact.

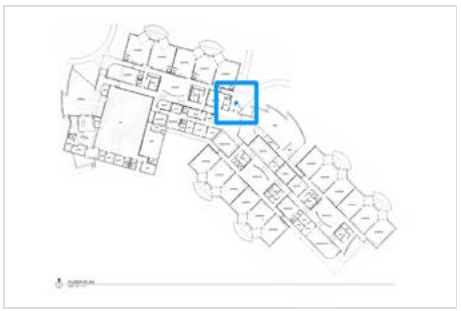


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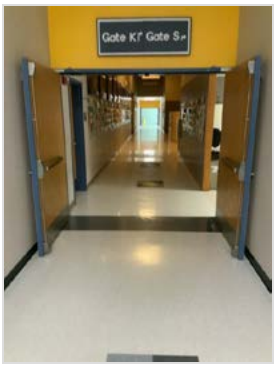


POOR 10.14 **Metal wall panels**	**Areas on base of wall panel appear to be stained and/or finish surface deteriorating. The spot locations appear to coincide with gutter seams above, which are likely leaking. Some wall panel damage apparent along same area due to equipment.**
	  
	Site_Plan.pdf  
POOR 10.15 **Masonry expansion joints**	General note: masonry expansion joints should be resealed.
	
GOOD 10.16 **Masonry**	Face brick and mortar joints are in generally good condition. A topical sealant application is recommended.
2. ENVELOPE b. Windows & Frames	
GOOD 10.17 **Windows and frames**	**Windows and frames are in generally good serviceable condition.**

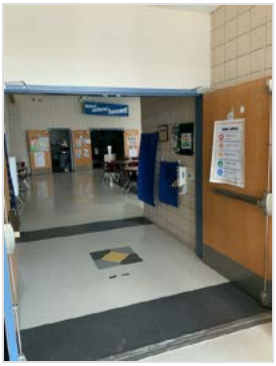
2. ENVELOPE c. Doors & Frames	
FAIR 10.18 Entry door security	Visual and audio correspondence with entry magnetic clock
	 
	Floor_Plan.pdf  
	 
GOOD 10.19 Doors and frames	Doors and frames are in generally good and serviceable condition.

3. CODE c. Fire Rated Assemblies

GOOD 10.20 **Fire door assemblies**



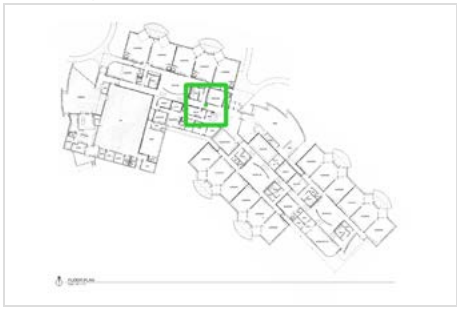


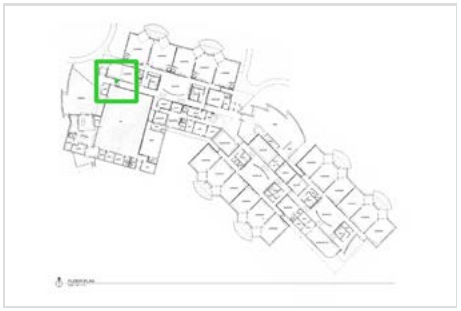
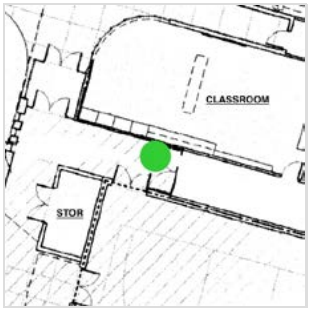







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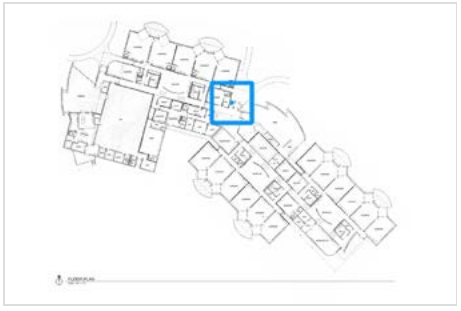
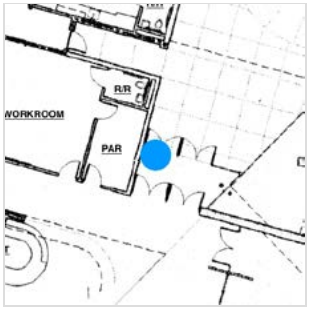
3. CODE d. ADA

FAIR 10.21 **Accessible route**

Access route doors have power operator openers



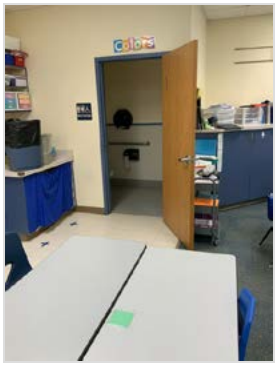

Floor_Plan.pdf

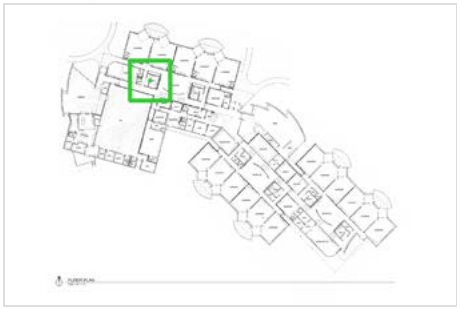
GOOD 10.22 **Accessible restrooms**

Restrooms appear to be compliant for ADA

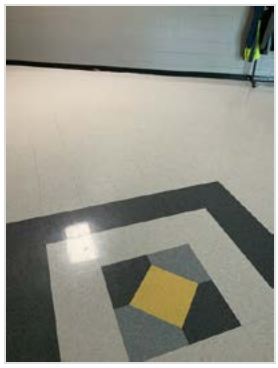




Floor_Plan.pdf





GOOD 10.23 Drinking fountain	
POOR 10.24 Door hardware	All door hardware is lever handle and ADA compliant
	 
4. INTERIOR a. Flooring	
GOOD 10.25 Vinyl tile flooring	VCT staying dimensionally stable, in good working condition
	 

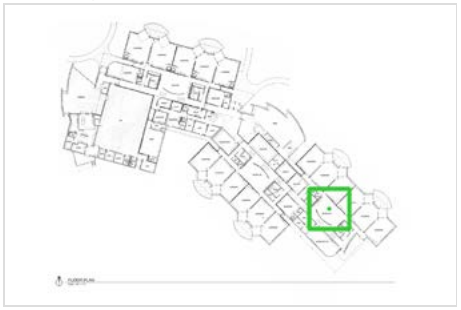
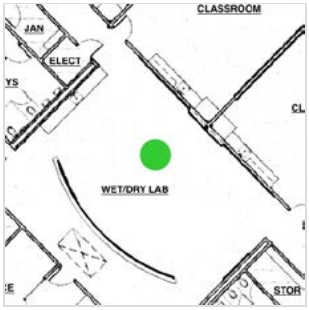
GOOD 10.26 **Carpeting**

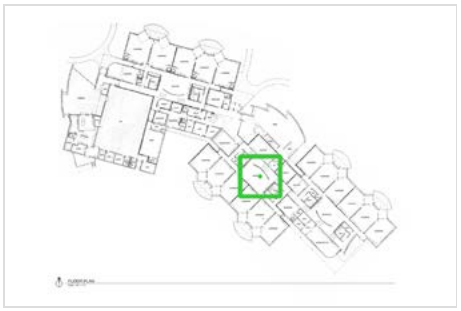
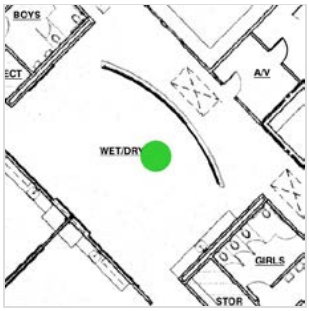


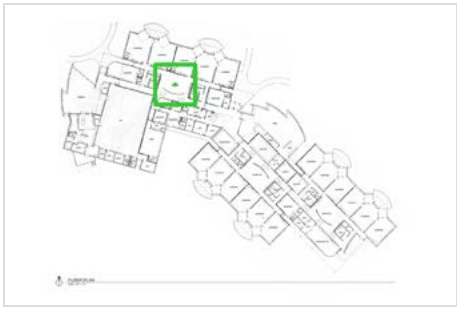


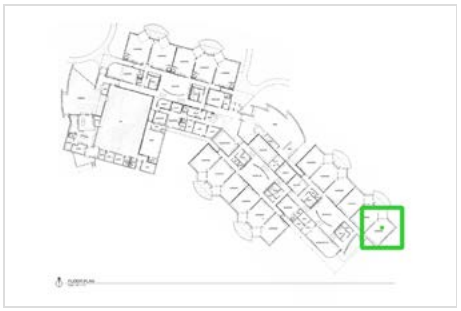
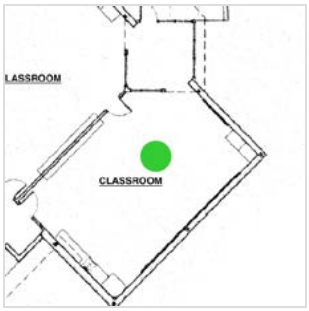

Carpet classrooms. Carpet tile.
Relatively new.

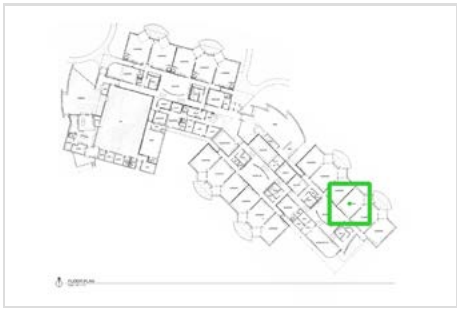
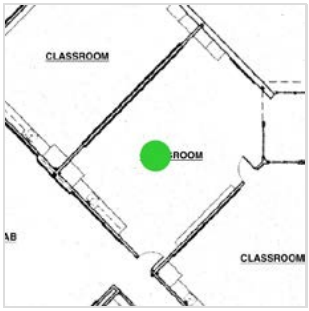
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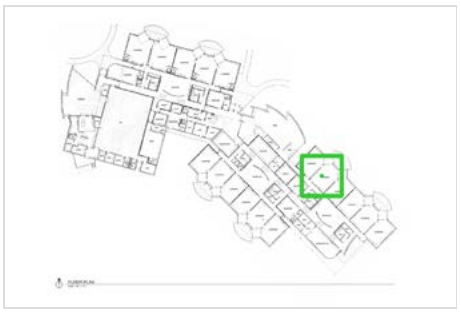
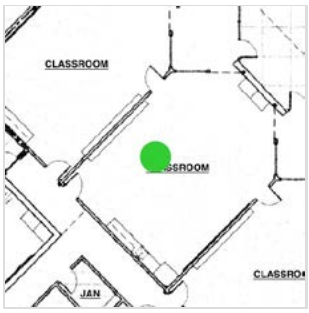





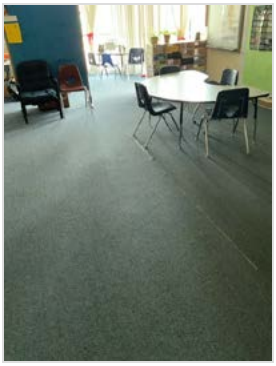




POOR 10.27 **Carpeting**

Broadloom carpeting at end of life


Carpet failing


Example of good condition

POOR 10.28 **Vinyl floor tile**

Tile beginning to show signs of dimensional instability. Joints are opening up.

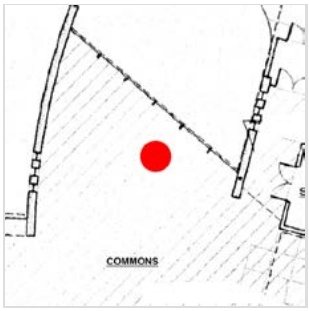


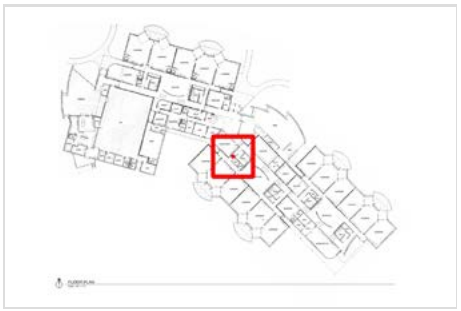
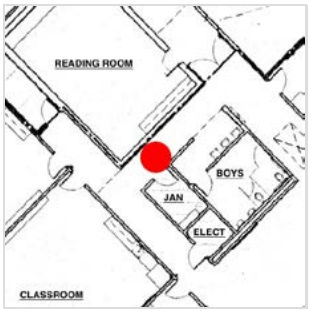


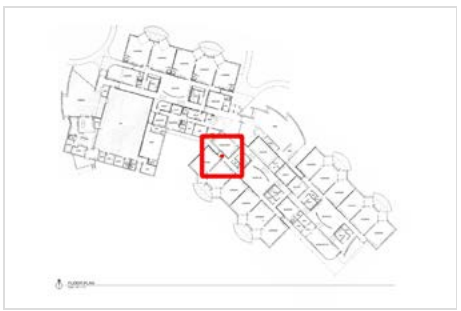
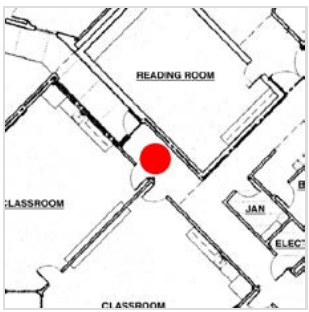


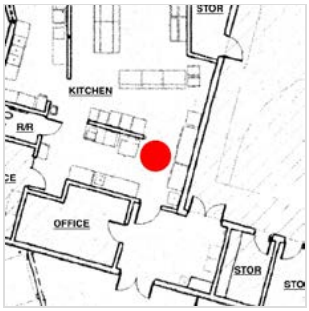



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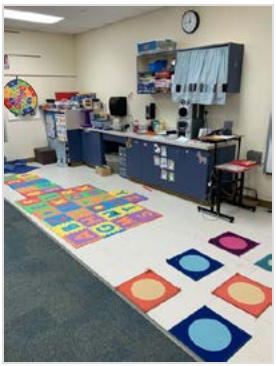



POOR 10.29 Concrete floor and kitchen	Exposed concrete floor in kitchen. Sealant cover wearing. Needs reseal.
	
	Floor_Plan.pdf  
4. INTERIOR b. Walls & Materials	
GOOD 10.30 Walls general	Interior walls in good condition. No expansion or structural failures noted. Paint in good condition.
	  

4. INTERIOR c. Millwork

GOOD 10.31 **Cabinetry**



Cabinetry in good condition.
Appear ADA compliant.



4. INTERIOR d. Ceilings

GOOD 10.32 **Lay in tile ceiling**

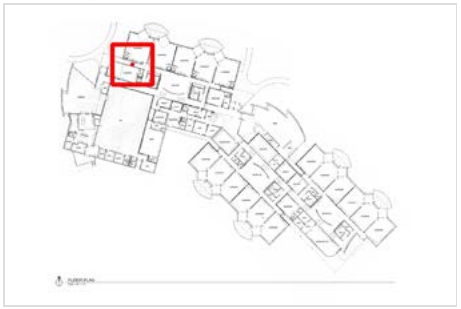


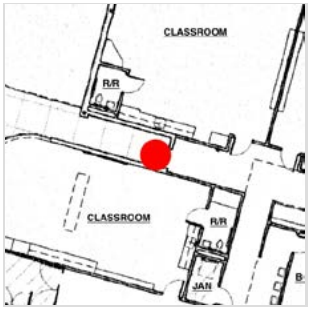
POOR 10.33 **Lay in ceiling**





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6. MECHANICAL b. Building – Service & Performance

GOOD 10.34 **HVAC controls**

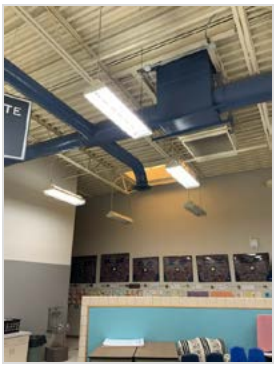


7. ELECTRICAL b. Building – Service & Performance

GOOD 10.35 **Lighting**

Lighting fixtures original to the building. Appear to be LED upgrade.





Light fixture without protective cover

GOOD 10.36 **Lighting and lay in ceilings**

Lighting appears to be original fixtures. Prismatic lenses. LED upgrades?



GOOD 10.37 Electrical panels	Panels are modern. Appear to have space for expansion.
	   
8. SYSTEMS a. Fire Alarm	
GOOD 10.38 Fire alarm control panel	Appears compliant
	
8. SYSTEMS d. Audio Visual	
GOOD 10.39 Classroom AV	Classroom AV ceiling mount projectors on the whiteboard or pulldown screen. Projectors appear hardwired.
	

8. SYSTEMS e. IT & Data	
GOOD 10.40 **Building data**	

SOUTH BREEZE ELEMENTARY



NEWTON
PUBLIC SCHOOLS

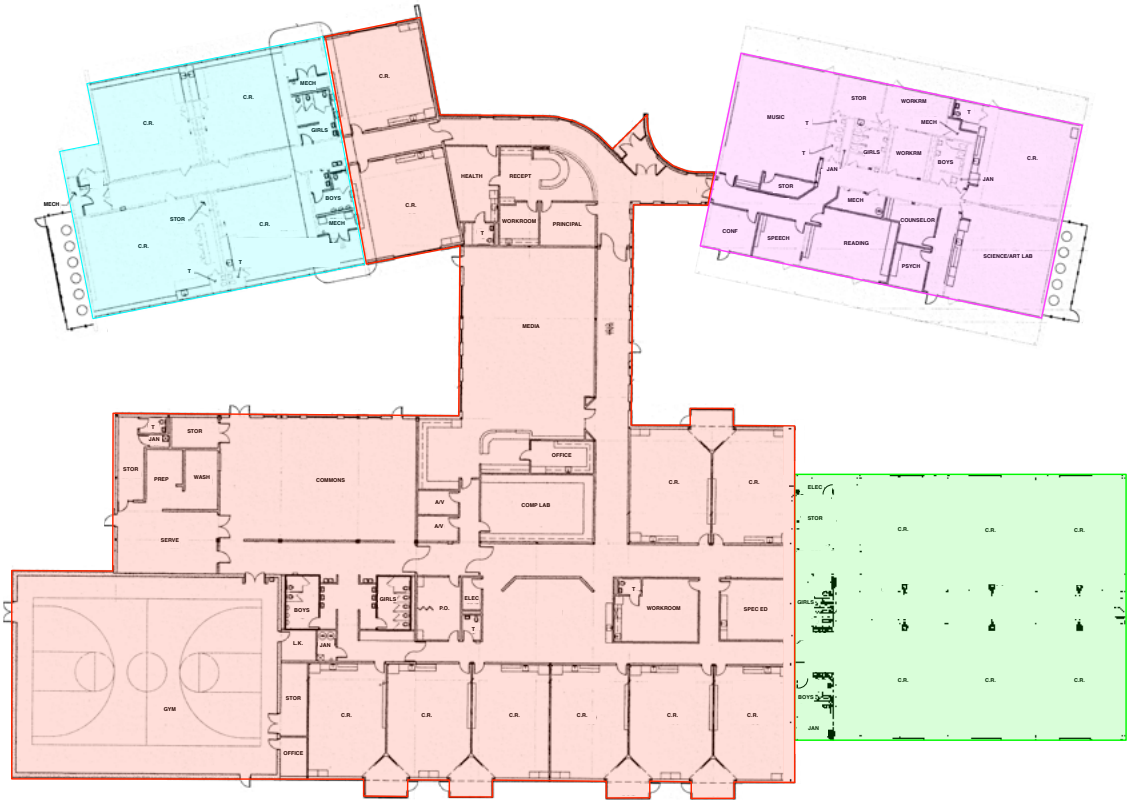
1020 Old Main St
Newton, KS 67114

ORIGINAL BUILDING
1954 5,850 SF

ADDITION
1957 6,550 SF

ADDITION
1997 33,100 SF

ADDITION
2004 8,350 SF



N

FLOOR PLAN
Scale: 1/16" = 1'-0"

SUMMARY
SOUTH BREEZE ELEMENTARY

SITE

Paving

- Parking lot and roadway surfacing appears to be on solid base.
- Pavement condition is nearing end of life. Many expansion cracks present and filled. Cracks will enable deterioration and freeze thaw damage.
- Miscellaneous parking bumper and bollard maintenance.

Drainage

- Storm drainage generally ok. The site is generally quite flat and it is apparent that storm drainage is slow. Some area evident of ponding and slow drainage.
    - Site drainage could be improved with ditch or swale maintenance and concrete flumes.
- Roof drains appear to be adequate and with measures to mitigate erosion. Some maintenance is due as erosion and sediment are evident.

Sidewalks

- Sidewalks are in fair condition. Numerous locations of spauling and differential movement at joints.
    - Patching and replacing recommended at main entrance and ADA accessible route locations.

EXTERIOR ENVELOPE

Exterior Finishes

- The Original Buildings were constructed in 1954 and 1957 and are of concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Some repairs and maintenance have been performed. Miscellaneous tuck pointing in needed in the brick and caulking is needed in brick expansion joints. Sealant and caulking is needed brick expansion joints.
- 1997 Addition is constructed of cavity wall construction with concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Sealant and caulking is needed at brick expansion joints.
- 2004 Addition is constructed of cavity wall construction with concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Sealant and caulking is needed at brick expansion joints.
- All exterior masonry and concrete materials are due for waterproofing sealants.
    - Waterproofing and sealants on exterior masonry surfaces is recommended in 15-year intervals at minimum.

Windows

- The windows in the 1954 and 1957 buildings appear to have been replaced with aluminum frame and insulating glass. The windows of 1997 and 2004 are aluminum frame and insulating glass.

Roofing

- Roofing assessment is based on January 2025 report from Wray Roofing. The roofing at the South Breeze Elementary building is a primarily Modified Bitumen (Mod Bit) product. The history of this roof is not known; however, this roofing is indicative of roofing materials and practices of 25 to 30 years ago. A coating was placed on the Mod Bit roof material in 2016. This the coating used is common to extend the life of the Mod Bit roof material approximately 10 years. The coating is topical and does not address other underlying roof deuteriation due to leaks and age.
    - Recommend tear off and replacement of roofing material. New insulation to meet current building code, new fleece-back TPO membrane material.
    - Additional insulation thickness will likely require adjustments to roof-top equipment curbs and adjustment to roof top gas or electrical service.

INTERIOR

Floor finishes

- Throughout the building, the floor finishes are in good to fair condition. It appears, due to mixture of modern carpet tile and traditional broadloom carpet, that the District is maintaining a floor covering replacement program that has systematically been replacing carpet and tile as the budget or need arises.
- The non-carpeted areas are primarily VCT tile flooring. The VCT is in good to fair condition and is not showing dimensional instability which is common with modern VCT. Dimensional instability is evident in the opening of the tile seams. There are a few locations where the tile joints have opened. These are locations are few, and replacement is not yet warranted.
- Flooring in restrooms is primarily ceramic tile. The ceramic tile and grout joints are in good condition.

Walls

- The general condition of the walls is good to fair. The building has a mixture of CMU, brick, and drywall interior walls. The painting and maintenance of the wall surfaces is good.

Door and hardware

- The door hardware is consistent with the age of construction of each portion of the building. As such the hardware is inconsistent and, in many cases, non-ADA compliant. The hardware appears to be mid-grade commercial quality, and many devises are becoming loose and showing wear.
    - Intruder door hardware recommended for all classroom and student occupied spaces.

Caulking

- Windows appear to be adequately caulked and sealed on interior.

BUILIDING CODE

Fire assemblies.

- The building is comprised of three definitive construction projects.
    - The 1954 and 1957 portions do not appear to meet current fire partition requirements. The corridor walls do not appear to be fire rated and the doors within are not labeled fire rated door and frame assemblies. These areas are not fire sprinkled.
    - The 1997 and 2004 portions of the building appear to meet current code standards of fire resistive and life safety construction. These portions have fire appropriate fire ratings and corridors, fire sprinkler systems, and fire partitions separating the areas from the 1957 buildings.

Safe Rooms / Storm Shelter

- The building has designated storm shelter area within the gymnasium of the 1997 addition. This area does not meet current building code requirements for storm shelter construction.
- See *Storm Shelter Assessment* attachment by Schaefer Architecture.

ACCESSIBILITY

ADA compliance

- The 1954 and 1957 portion of the building does not meet ADA and accessibility requirements.
    - Several doors are narrower than the required ADA width.
    - Restroom facilities have narrow door and passageways and do not have sufficient space to modify to meet ADA requirements
    - Non-ADA compliant restrooms in these areas require users to exit the supervised area to seek restroom accommodations.
    - Sidewalk stoops and patios do not meet ADA threshold requirements. Concrete surfaces need replaced to accommodate.
- The 1997 and 2004 areas appear to meet ADA and accessibility requirements.

- The door hardware is inconsistent. There is a combination of non-compliant knob door handles and compliant lever handles.
    - Recommend intruder hardware be placed on all classroom doors and spaces occupied by students.
- Automatic door operators not functioning. Need to be integrated into door security system

SYSTEMS

Plumbing System

- Plumbing of the 1954 and1957 portions are of an age to be suspect of deterioration. No persistent problems are known.
    - Additional scope and discovery is necessary to determine scope and conditions.
- See *Mechanical Report* Attachment by Innovative Groups.

HVAC system

- See *Mechanical Report* Attachment by Innovative Groups.

Electrical system

- The electrical equipment is modern era and replaced or upgraded during 1997 or newer construction. The panels appeared to have space for expansion.
- Lighting appears to be original fixtures with LED upgrade for lamps.

SUMMARY & RECOMMENDATIONS

- Sidewalk repair and Accessible Route improvements.
- Pavement maintenance.
- Exterior envelope waterproofing and painting.
- Roof replacement.
- Continue HVAC equipment replacement.
- Door monitoring and security.
- Continue floor covering replacement policy.
- Storm shelter upgrades
- Hardware and door security

Gravity::Works Architecture
101 S. Star
El Dorado, KS 67042

11. SOUTH BREEZE ELEMENTARY

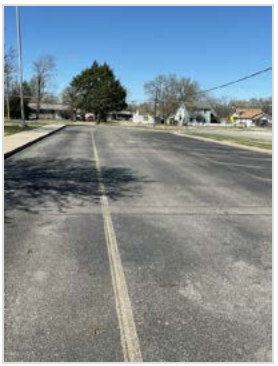
11. SOUTH BREEZE ELEMENTARY
Facilities Assessment
1020 Old Main St
Newton, KS 67114 (US)
Report number: 25-1491-11-11
Date: March 20 2025

Contacts and people present

Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

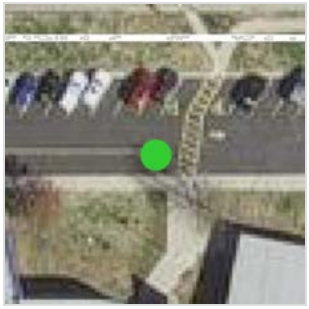
Observations

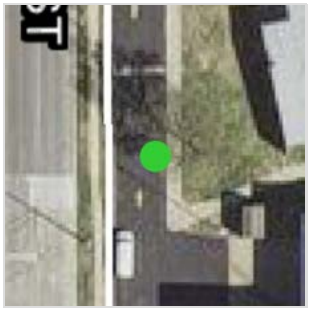
Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
GOOD 11.1 **Traffic patterns**	**Pick up and drop off lanes and parking are adequately oriented and separated between parent and bus traffic.**






Site_Plan.pdf

1. SITE b. Pavement

FAIR 11.2

General note: asphalt pavement is in generally good condition while showing signs of age. There are some areas of cracking that could use attention.







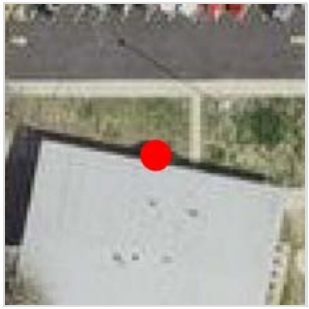
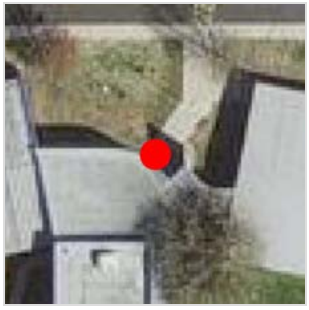
POOR 11.3 **Sidewalks**

General note: sidewalks are generally good and serviceable condition. Some attention to sealant at expansion joints is warranted. Some attention to heaving and differential settlement causing tripping hazards is warranted.






	 
1. SITE c. Storm Drainage	
FAIR 11.4 Storm drainage	Stormwater is primarily managed via surface drainage and appears adequate with only a few exceptions.
1. SITE d. Amenities	
GOOD 11.5 Play Ground	Playground equipment and surfaces are in generally good condition and serviceable. Some concrete spalling was observed near the east basketball goals.
	  
1. SITE e. ADA	
POOR 11.6 Exterior classroom exit doors	Exterior classroom exit doors are generally not zero entry for ADA accessibility.
	 

	Site_Plan.pdf    
2. ENVELOPE a. Walls & Materials	
POOR 11.7 Masonry	**Masonry and mortar joints are in generally good condition and serviceable. Recommended topical sealant.**
POOR 11.8 Steel lintel	 Site_Plan.pdf  
2. ENVELOPE b. Windows & Frames	
GOOD 11.9 Windows and frames	**Windows frames and sealant are in generally good condition.**

3. CODE d. ADA	
FAIR 11.10 Classroom door hardware	Classroom hardware is lever handle. Appears midgrade commercial quality. Working order. Suggest intruder hardware upgrade.
	 
POOR 11.11 Noncompliant restroom	
	Floor_Plan.pdf  
GOOD 11.12 Compliant restroom	Restrooms appear to be upgraded and ADA compliant
	   



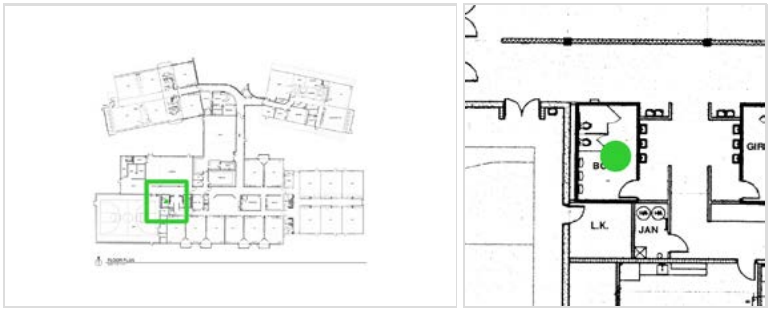
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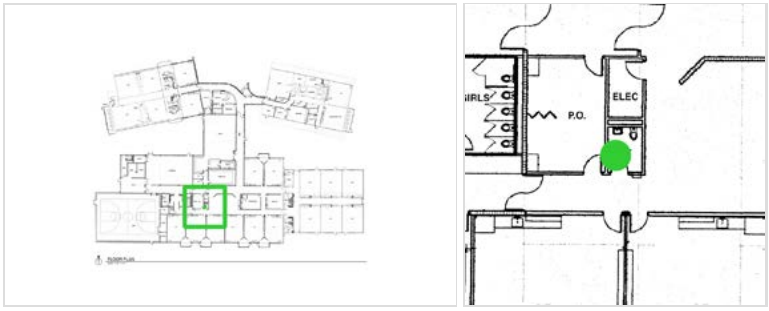


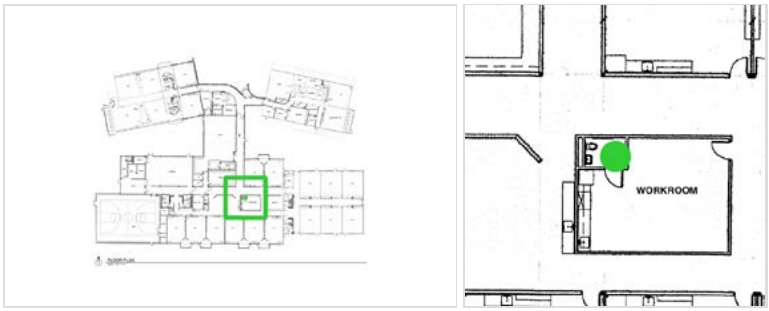








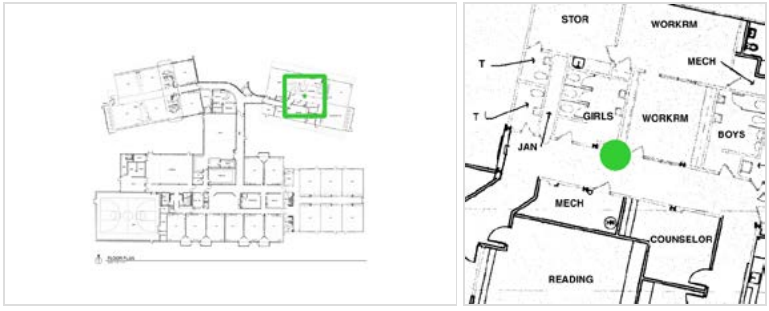


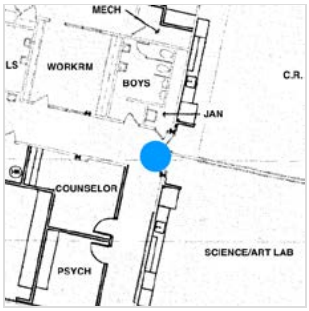
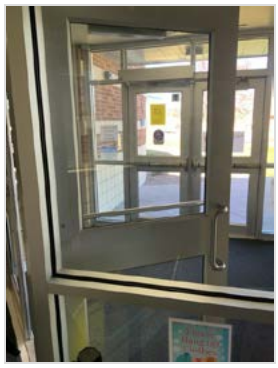


GOOD 11.13 **Drinking fountains**



Floor_Plan.pdf



FAIR 11.14 **Noncompliant door width**	Width of classroom doors not ADA compliant
	
	Floor_Plan.pdf  
2. ENVELOPE c. Doors & Frames	
FAIR 11.15 **Doors and frames**	**Doors frames and sealant are in generally good condition with the exception of the exterior classroom exit doors at the original classroom buildings which are wood.**
	 
GOOD 11.16 **Main entry doors**	Two way communication and controlled access at front door
	

Floor_Plan.pdf

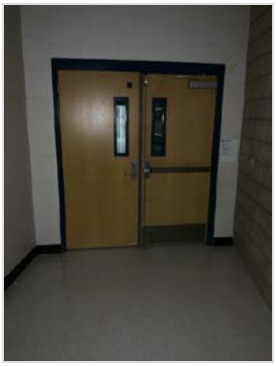




3. CODE c. Fire Rated Assemblies

GOOD 11.17 **Fire rated door assemblies**

Fire rated doors appear to have appropriate hardware and appropriate labeling







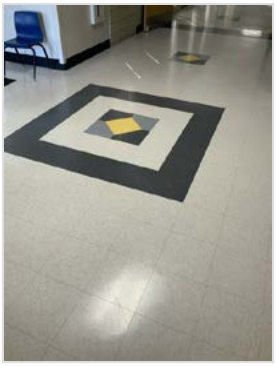
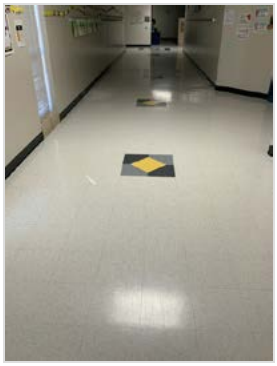
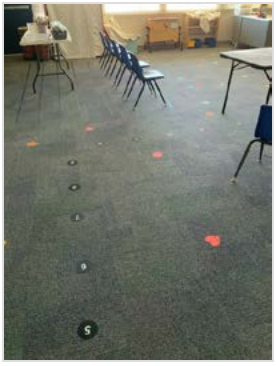
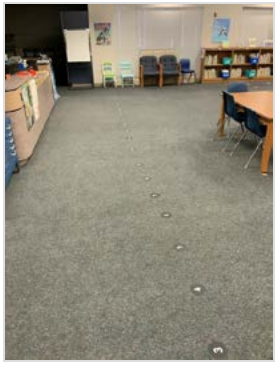




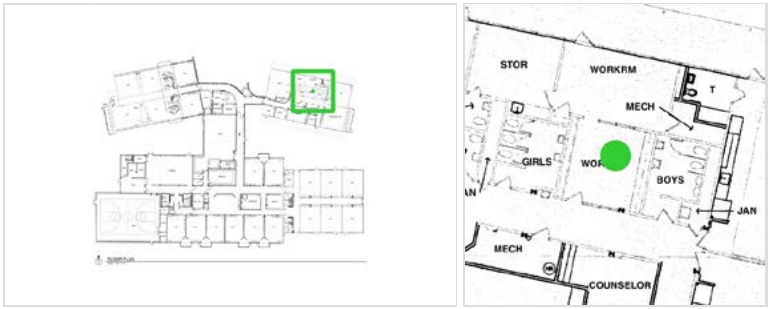
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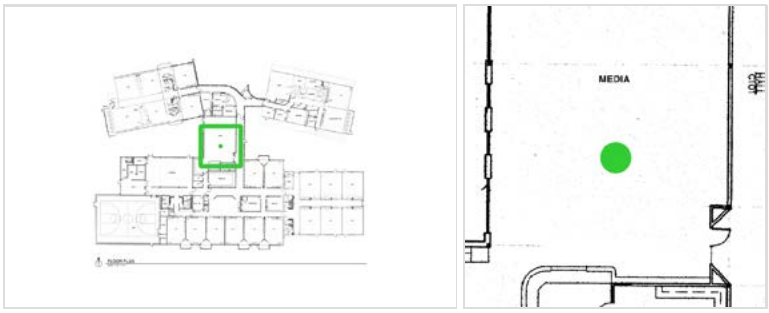


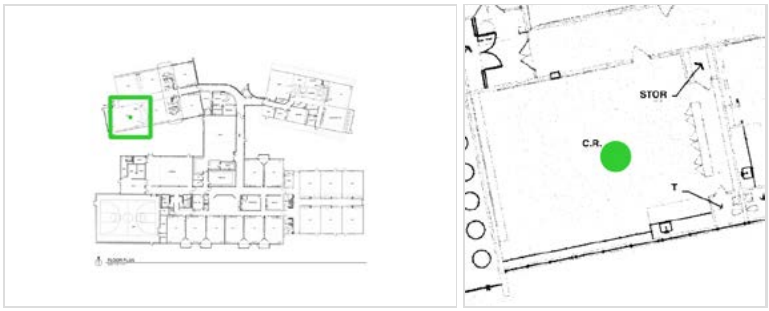


GOOD 11.18 Coiling fire door	Coiling fire door in working order. Recent inspection certificates posted.
	
4. INTERIOR a. Flooring	
GOOD 11.19 Vinyl tile flooring	   
	
GOOD 11.20 Carpeting	   Media center

Floor_Plan.pdf





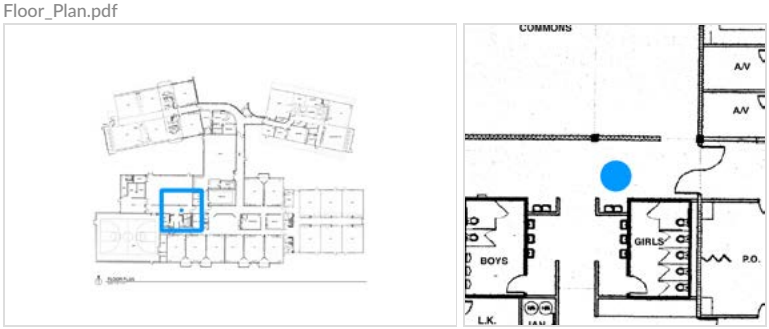


FAIR 11.21 **Vinyl tile floor**

Vinyl floor tile showing signs of age. Dimensional instability and joints opening up.



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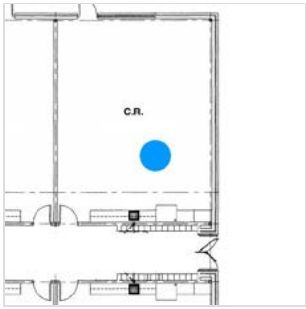


FAIR 11.22 **Carpeting**



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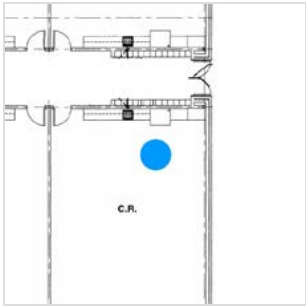


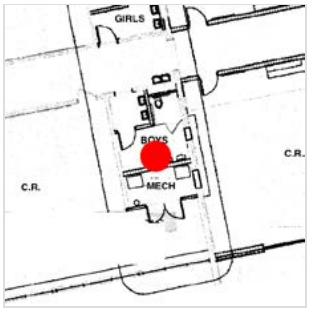
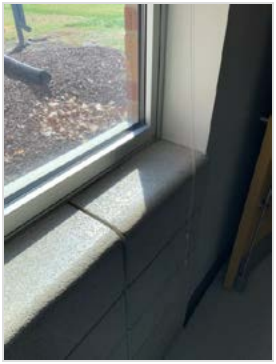
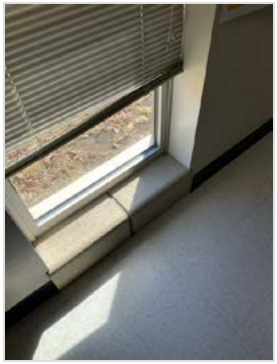
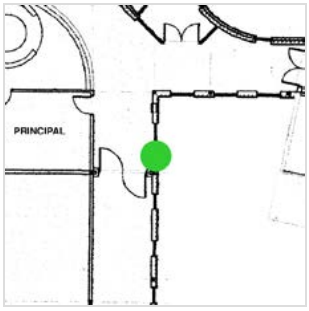


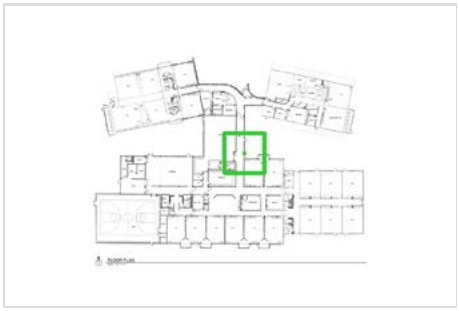








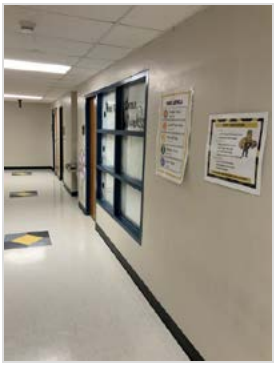
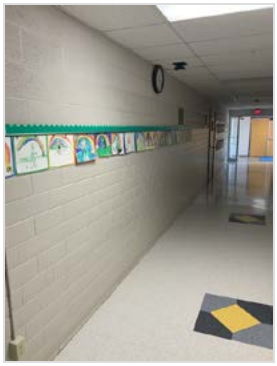
POOR 11.23 Ceramic tile flooring	Tile replacement necessary at floor drain replacement
	
	Floor_Plan.pdf  
4. INTERIOR b. Walls & Materials	
GOOD 11.24 Windowsills	   
	Floor_Plan.pdf  







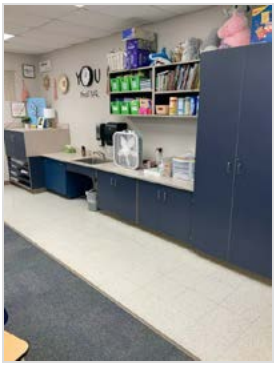
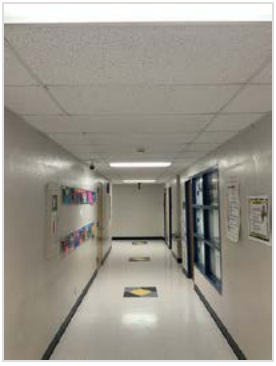
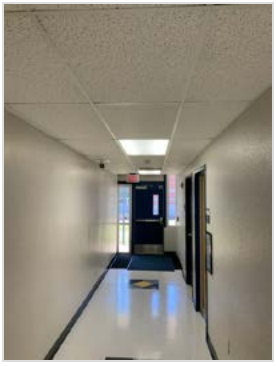
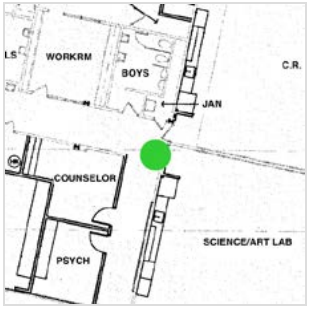
GOOD 11.25 General interior wall condition

GOOD 11.26 Student lockers

Student lockers in good condition. Not abused.



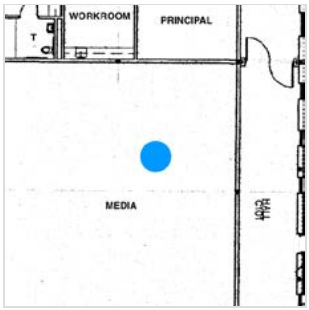
FAIR 11.27 **Classroom doors**	Some doors in older portion of building our hollow core wood doors
	
4. INTERIOR c. Millwork	
GOOD 11.28 **Cabinetry**	**Cabinetry is modern. Appears ADA compliant.**
	 
4. INTERIOR d. Ceilings	
GOOD 11.29 **Lay in ceilings and grid**	**Lay in ceiling not showing stains, in good condition. Not damaged. Grid in good condition.**
	 
	Floor_Plan.pdf  

FAIR 11.30 Lay in ceiling	Tile open at ceiling. Ceiling tile showing age and dirt from mechanical systems.



Floor_Plan.pdf



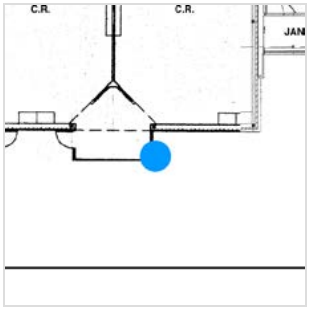


FAIR 11.31 Skylight and glass ceiling	

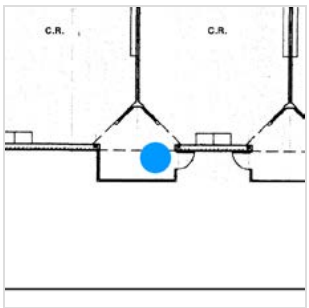


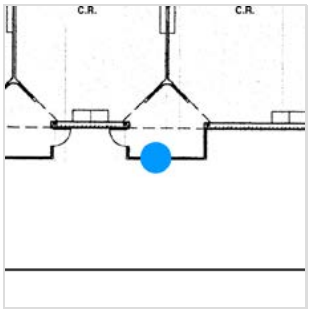
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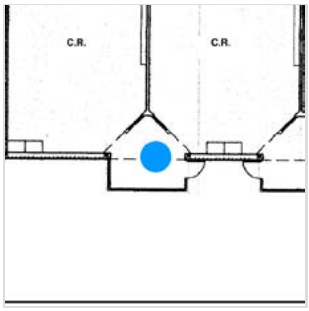








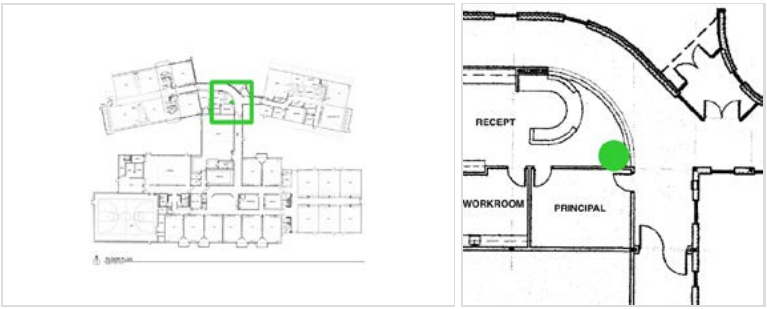
6. MECHANICAL b. Building – Service & Performance

GOOD 11.32 **HVAC controls**



7. ELECTRICAL b. Building – Service & Performance	
GOOD 11.33 **Electrical panels**	Electrical distribution panels, modern. In good condition and appear to have space for expansion.
	   
GOOD 11.34 **General lighting**	Lighting is 2 x 4 fixtures. LED lamp upgrades? Prismatic lens. Some are damaged or discoloring.
	
8. SYSTEMS a. Fire Alarm	
GOOD 11.35 **Fire alarm control panel**	
GOOD 11.36 **Remote fire panel**	

Floor_Plan.pdf



8. SYSTEMS c. Kitchen Equipment

GOOD 11.37 **Kitchen equipment**

Kitchen equipment appears in good condition. Appropriate hoods over appliances.



8. SYSTEMS e. IT & Data

GOOD 11.38 **Classroom AV**

Classroom AV is ceiling projector with whiteboard or pulldown screen. Projectors appear hardwired.

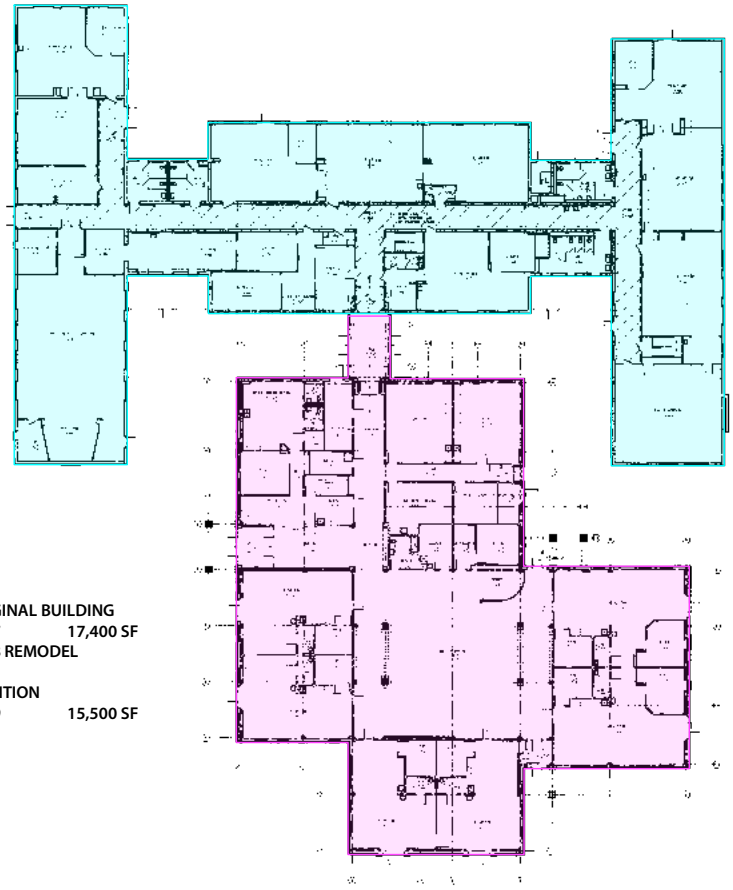


COOPER EARLY EDUCATION CENTER



NEWTON
PUBLIC SCHOOLS

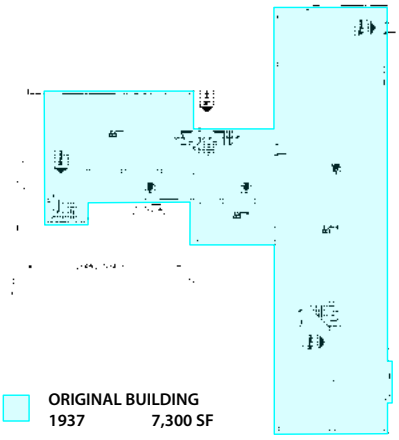
816 Oak St
Newton, KS 67114



ORIGINAL BUILDING
1937 17,400 SF
1998 REMODEL

ADDITION
2009 15,500 SF

FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"



ORIGINAL BUILDING
1937 7,300 SF

BASEMENT PLAN
Scale: 1/16" = 1'-0"

SUMMARY

COOPER EARLY EDUCATION CENTER

SITE

Paving

- Parking lot and roadway surfacing appears to be on solid base.
- Pavement condition is nearing end of life. Many expansion cracks present and filled. Cracks will enable deterioration and freeze thaw damage.

Drainage

- Drainage is good with generally positive drainage away from building.
- Open exterior stair allows storm water infiltration into basement.

Sidewalks

- Sidewalks are in fair condition. Minor patching and replacing recommended.

EXTERIOR ENVELOPE

Exterior Finishes

- The original 1937 building was renovated in 1998.
- 2004 Addition is constructed of cavity wall construction with concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Sealant and caulking is needed at brick expansion joints.
- All exterior masonry and concrete materials are due for waterproofing sealants.
    - Waterproofing and sealants on exterior masonry surfaces is recommended in 15-year intervals at minimum.

Windows

- Windows of the 1937 building were replaced in 1998 renovation and are in good condition and are aluminum frame with insulating glass.
- Window of the 2004 addition are in good condition and are aluminum frame with insulating glass.

Roofing

- The roofing is a combination of slate shingles and mod bit. The age of the slate is unknown. The mod bit was coated in 2021. The slate shingles appear to be original to the 1937 building.
    - Recommend tear off and replacement of roofing material. New insulation to meet current building code, new fleece-back TPO membrane material.
    - Recommend tear off and replacement of the slate to modern comparable shingles.

INTERIOR

Floor finishes

- Throughout the building, the floor finishes are in good to fair condition. It appears, due to mixture of modern carpet tile and traditional broadloom carpet, that the District is maintaining a floor covering replacement program that has systematically been replacing carpet and tile as the budget or need arises.
- The non-carpeted areas are primarily VCT tile flooring. The VCT is in good to fair condition and is not showing dimensional instability which is common with modern VCT. Dimensional instability is evident in the opening of the tile seams. There are a few locations where the tile joints have opened. These are locations are few, and replacement is not yet warranted.
- Flooring in restrooms is primarily ceramic tile. The ceramic tile and grout joints are in good condition.

Walls

- The general condition of the walls is good to fair. The building has a mixture of CMU, brick, plaster, and drywall interior walls. The painting and maintenance of the wall surfaces is good.

Door and hardware

- The door hardware is consistent with the age of construction of each portion of the building. As such the hardware is inconsistent and, in many cases, non-ADA compliant. The hardware appears to be mid-grade commercial quality, and many devises are becoming loose and showing wear.
    - Intruder door hardware recommended for all classroom and student occupied spaces.

Caulking

- Windows appear to be adequately caulked and sealed on inside.

BUILIDING CODE

Fire assemblies.

- The 1998 renovation to the original building does not have fire sprinkler system in the main level nor basement.
- The 2009 addition is fire sprinkled
    - Backflow preventer required for fire sprinkler system

Safe Rooms / Storm Shelter

- The building does not have storm shelter.
- See *Storm Shelter Assessment* attachment by Schaefer Architecture.

ACCESSIBILITY

ADA compliance

- The building appears to generally meet ADA guidelines and code requirements
- Automatic door operators not functioning. Need to be integrated into door security system

SYSTEMS

Plumbing System

- The plumbing systems replaced and upgraded in 1998. No known troubles with plumbing and waste.
- See *Mechanical Report* attachment by Innovative Groups.

HVAC system

- See *Mechanical Report* attachment by Innovative Groups.

Electrical system

- The electrical equipment is modern era and replaced or upgraded during 1998 or newer construction. The panels appeared to have space for expansion.
- Lighting appears to be original fixtures with LED upgrade for lamps.

Technology system

- Door control system

SUMMARY & RECOMMENDATIONS

- Sidewalk repair and Accessible Route improvements.
- Pavement maintenance.
- Exterior envelope waterproofing and painting.
- Roof replacement.
- Continue HVAC equipment replacement.
- Door monitoring and security.
- Continue floor covering replacement policy.
- Basement waterproofing
- Storm shelter upgrades
- Hardware and door security

Gravity::Works Architecture
101 S. Star
El Dorado, KS 67042

12. COOPER EARLY EDUCATION CENTER

12. COOPER EARLY EDUCATION CENTER
Facilities Assessment
816 Oak Street
Newton, KS 67114 (US)
Report number: 25-1491-12-12
Date: March 19 2025

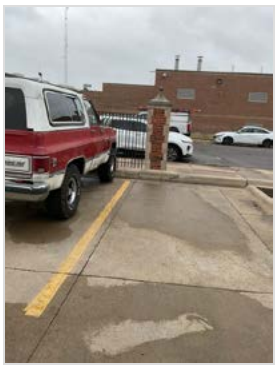
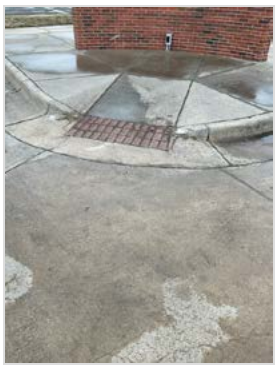
Contacts and people present

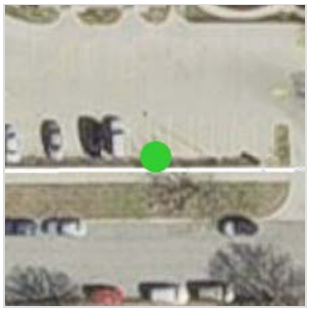
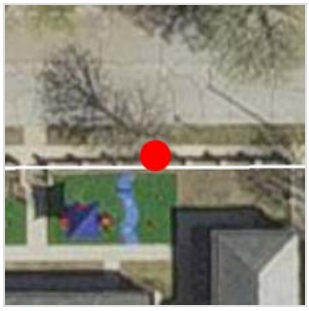
Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

Observations

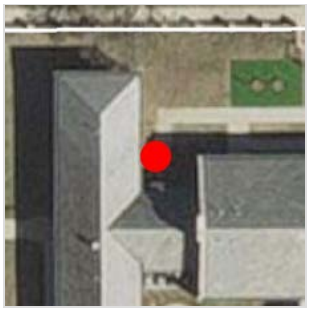
Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
GOOD 12.1 **Vehicle and pedestrian traffic ways.**	**Vehicular and pedestrian trafficways are in generally good condition.**
POOR 12.2 **Parking bumpers**	
	Site_Plan.pdf  

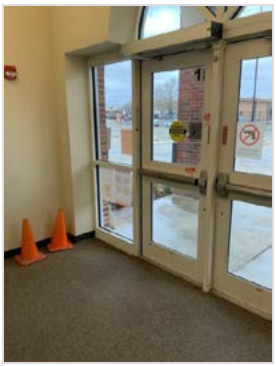
POOR 12.3 **Public sidewalk**	Public sidewalk shows heaving and settlement, which is a tripping hazard to pedestrians.
	
	Site_Plan.pdf  
1. SITE b. Pavement	
POOR 12.4 **Concrete pavement**	Concrete pavement in low drainage area of south parking lot is showing signs of spalling. This condition may be attributed to salt and snow removal concentrated or draining to this area.
	 
	Site_Plan.pdf  

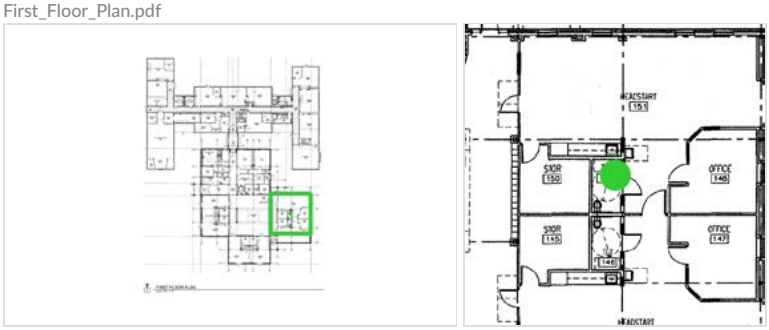
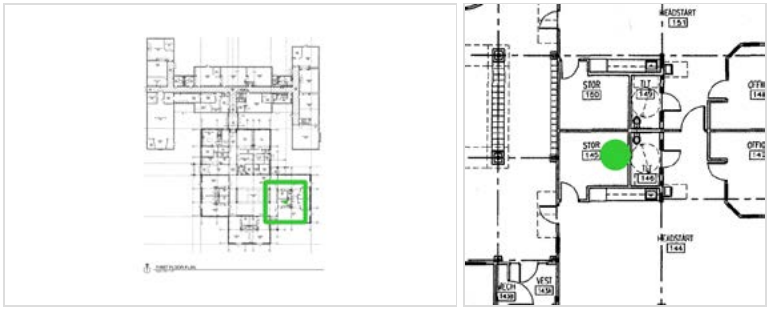
POOR 12.5 **Expansion joints and sealant**	Concrete is broken and spalled at specific location of photo. General note: expansion joints and sealant throughout paved areas could use some attention.
	
	Site_Plan.pdf  
POOR 12.6 **Concrete curbs**	A handful of concrete curbs are broken, which may cause tripping hazards for pedestrians.
	   
	

1. SITE c. Storm Drainage	
GOOD 12.7 **Storm Drainage**	Storm drainage is in generally good condition. There are some cases where debris could be cleared from inlets – but they are not clogged.
	
	Site_Plan.pdf  
1. SITE d. Amenities	
GOOD 12.8 **North playground**	North playground surface and equipment are in generally good condition.
POOR 12.9 **Retaining wall – north**	Retaining wall is beginning to show signs of lateral soil, pressure, pushing masonry, columns, and wall slightly out of plumb. No indication of eminent collapse – district should monitor for additional movement and corrective measures.
	
	Site_Plan.pdf  

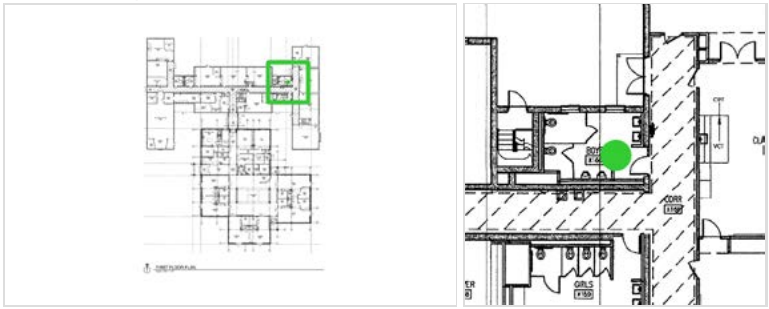
1. SITE e. ADA	
POOR 12.10 Basement exiting	**Exit stair from basement has several concerns, including lack of handrails, broken sidewalk, and dramatic differential settlement and pavement offsets, to include the stair.**
	
	Site_Plan.pdf  
POOR 12.11 ADA exiting at North playground	Exiting from classroom doors into the playground does not have an accessible route to the public way. Confirm the playground area is large enough to be considered adequate exiting as area of rescue assistance.
	
	Site_Plan.pdf  

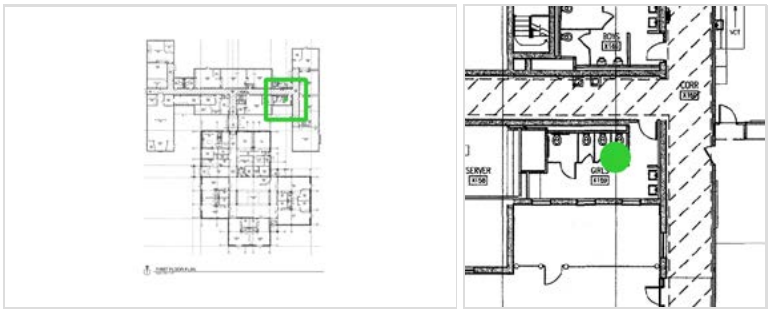
POOR 12.12 **ADA Exiting**	Exit doorway has concrete landing with a step down to sidewalk surfaces into enclosed playground area.
	
	Site_Plan.pdf  
2. ENVELOPE a. Walls & Materials	
GOOD 12.13 **Masonry walls**	Masonry walls, mortar joints and expansion joints are in generally good condition.
2. ENVELOPE b. Windows & Frames	
GOOD 12.14 **Windows and frames**	Windows, frames and sealant are in generally good condition.
POOR 12.15 **Glass in doors**	**Door glass does not indicate that it's tempered. Code requires tempered.**
	

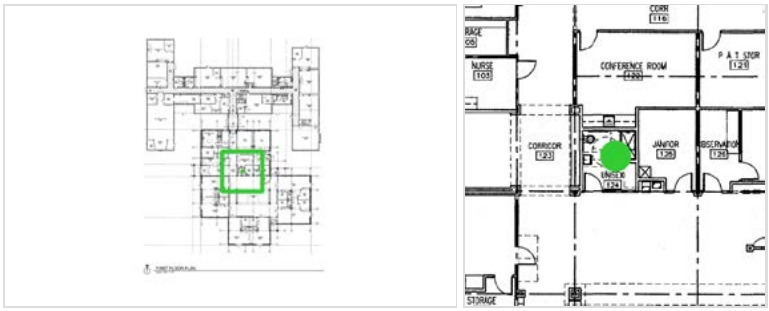
2. ENVELOPE c. Doors & Frames	
FAIR 12.16 **Main entrance control**	 Front entrance doors  Entrance foyer
GOOD 12.17 **Doors and frames**	Doors, frames and sealant are in generally good condition, with few exceptions.
	
	Site_Plan.pdf  
3. CODE d. ADA	
FAIR 12.18 **Classroom door hardware**	**Classroom door hardware lever handle. ADA compliant. Suggest intruder door hardware upgrade.**
	

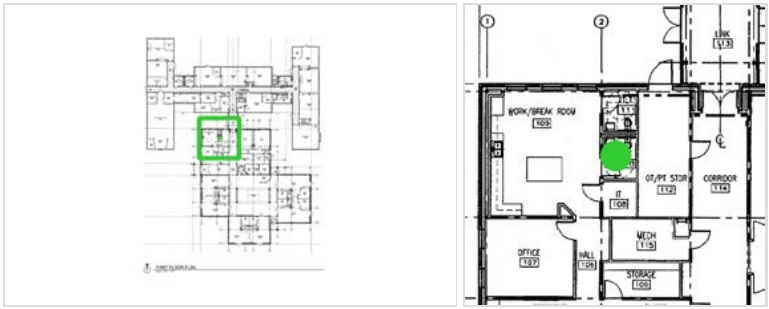
GOOD 12.19 Classroom toilet facilities	**Classroom toilet facilities appear ADA compliant.**
	
	First_Floor_Plan.pdf  
GOOD 12.20 Accessible restrooms	**Restrooms appear ADA compliant**
	 

First_Floor_Plan.pdf

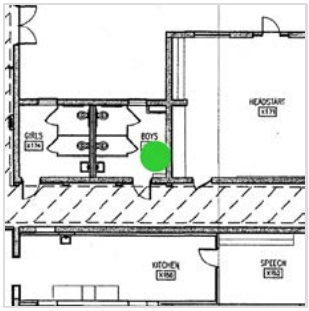


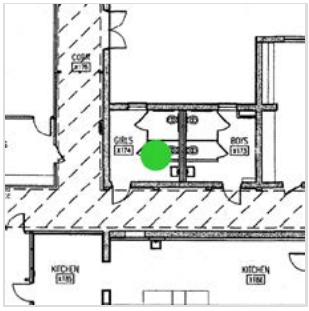








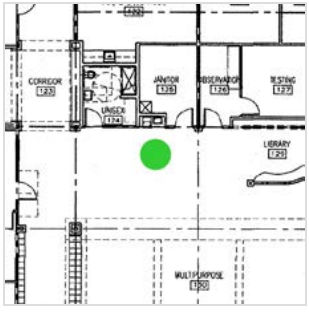



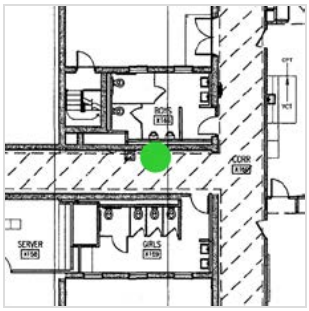
GOOD 12.21 **Drinking fountains**

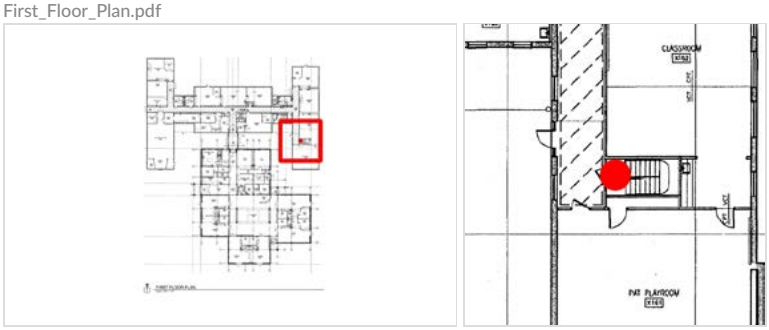
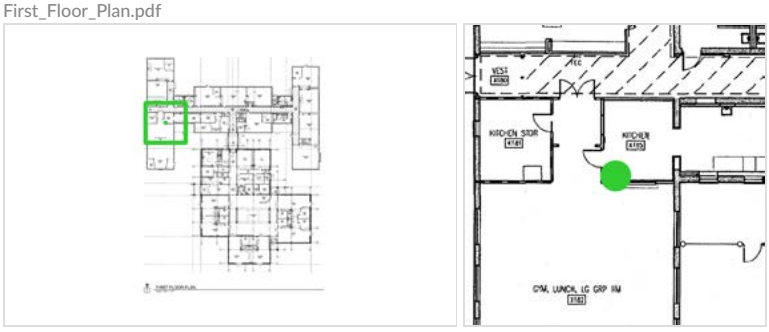
Drinking fountains appear ADA compliant

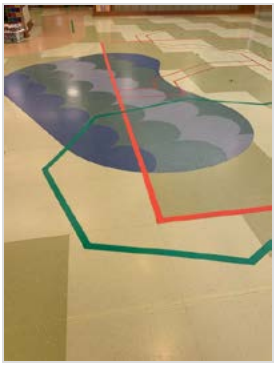
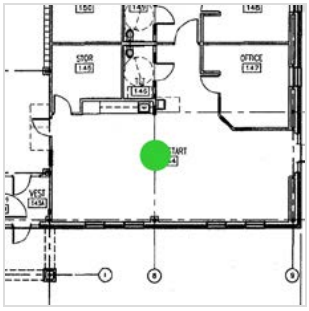


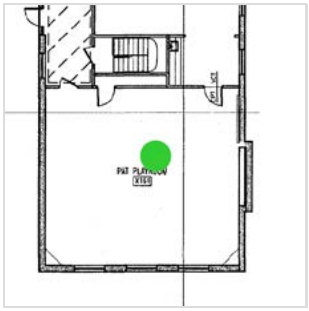
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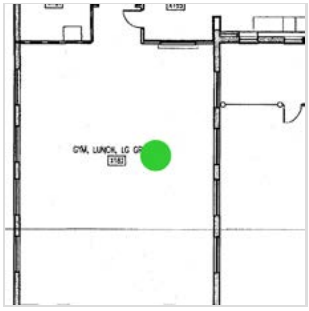



3. CODE c. Fire Rated Assemblies	
POOR 12.22 Corridor doors	Corridor doors without fire rated glass or tempered glass.
	
	First_Floor_Plan.pdf 
GOOD 12.23 Fire door at kitchen	Coiling fire door has fire inspection certification present. Appears compliant.
	
	First_Floor_Plan.pdf 

4. INTERIOR a. Flooring	
GOOD 12.24 Vinyl floor tile	Vinyl floor tiles in good condition. Joints are tight. Tile shows dimensional stability.
	 
GOOD 12.25 Classroom flooring	Classroom flooring of carpet tile and LVT tiling in good, serviceable condition.
	   
	First_Floor_Plan.pdf  
	 

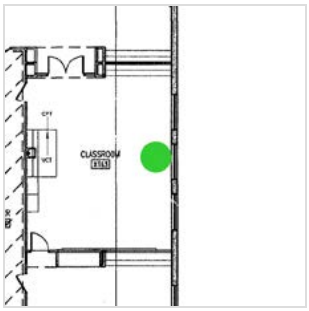


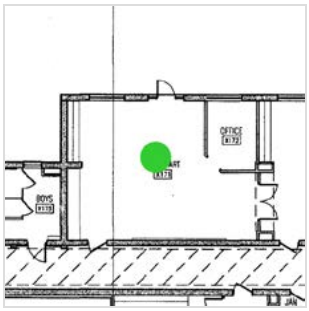
GOOD 12.26 **Classroom flooring**

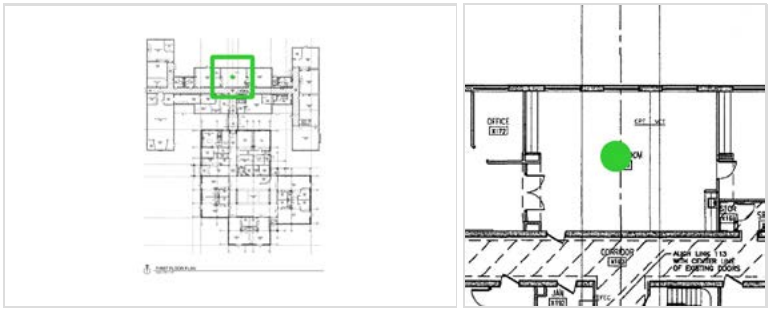
Some classrooms have broadloom carpet. Worn carpet in need of replacement.

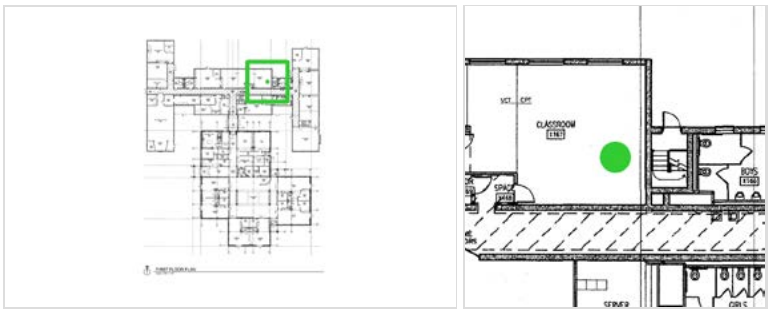


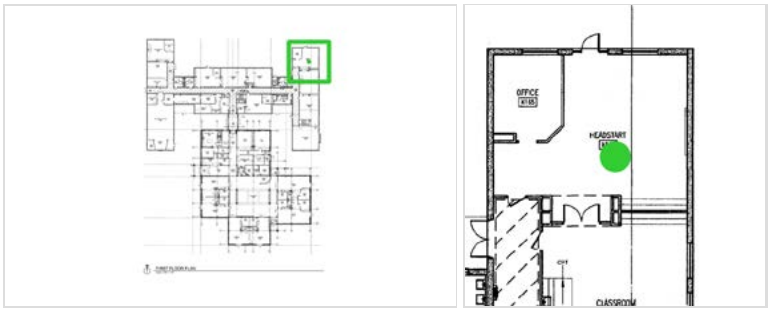

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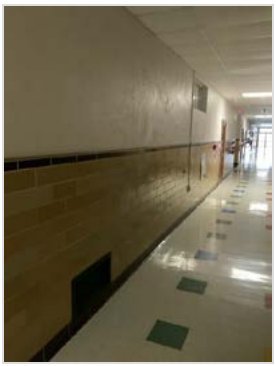
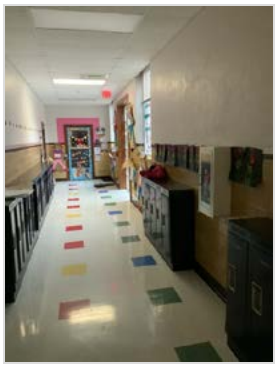
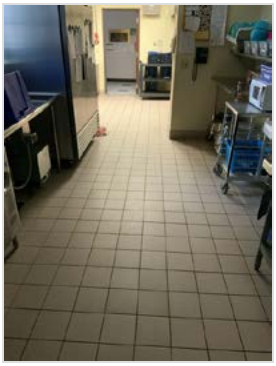
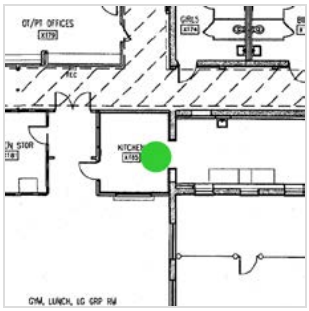


POOR 12.27 **Basement flooring**

Water standing on basement floor. Appears to be seeping through cracks in basement floor. Appears to be seeping through joints at floor and wall.

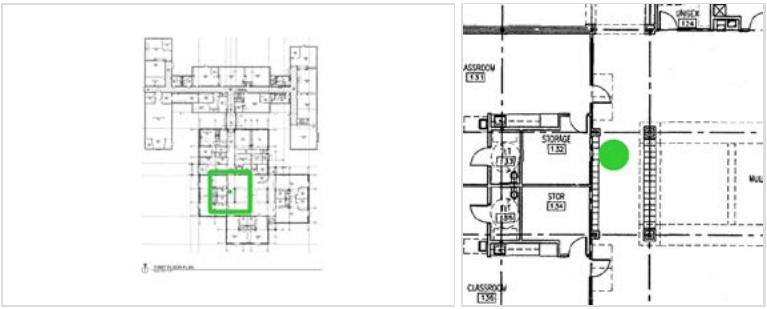




FAIR 12.28 Walls of original building	Plaster and CMU walls of original building show good condition. No signs of structural stress.
	  
GOOD 12.29 Kitchen flooring	Kitchen flooring is quarry tile. In good condition without cracks or stress.
	
	First_Floor_Plan.pdf  
4. INTERIOR b. Walls & Materials	
GOOD 12.30 Interior walls general	Interior walls of gypsum board and residential finish. In good condition. No signs of abuse or structural stress.
	 

GOOD 12.31 Windowsills	Windowsills in good condition. No signs of leaking through windows. No sign of caulking and sealant failure.
	
	First_Floor_Plan.pdf  
GOOD 12.32 Basement walls	Basement wall in good shape. No apparent leaking. No structural stress noted.
	   
4. INTERIOR c. Millwork	
GOOD 12.33 Lockers	Lockers in good working order. Not damaged or abused.
	

First_Floor_Plan.pdf

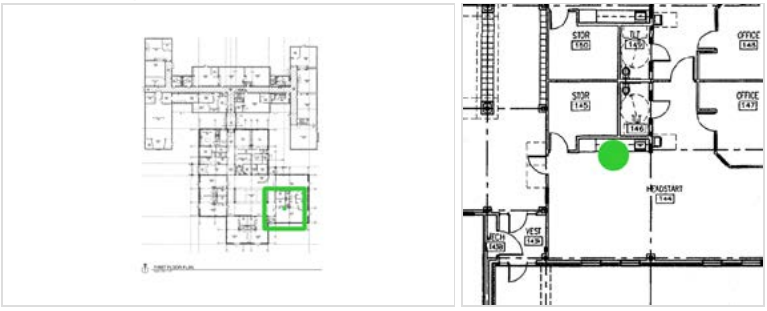


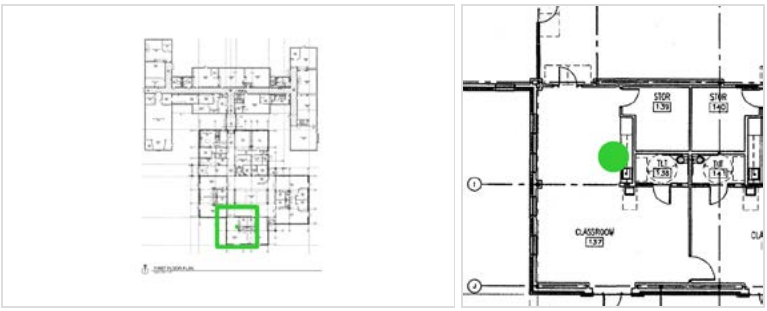
GOOD 12.34 Cabinetry

Cabinetry appears in good condition. ADA accommodations appear in compliance.

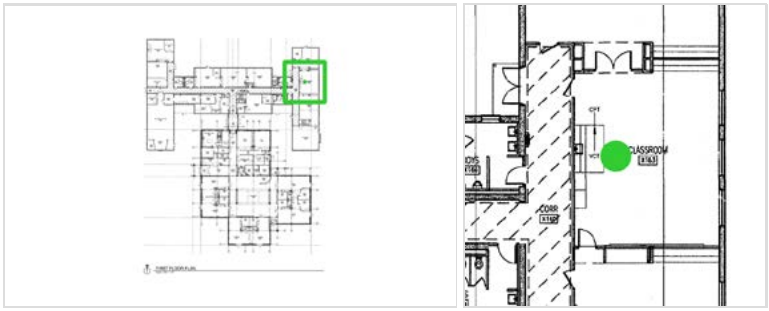


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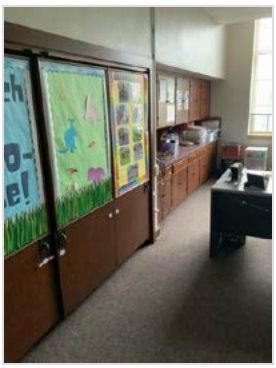




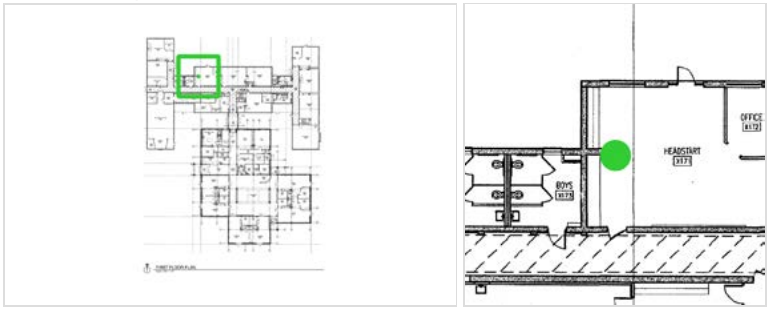


GOOD 12.35 . Cabinetry original building.

Cabinetry in original buildings well preserved and in good working condition.



First_Floor_Plan.pdf

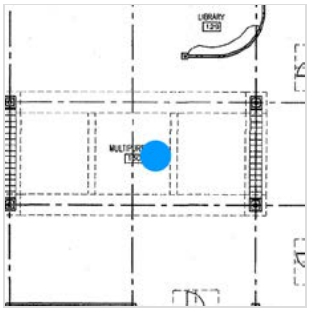


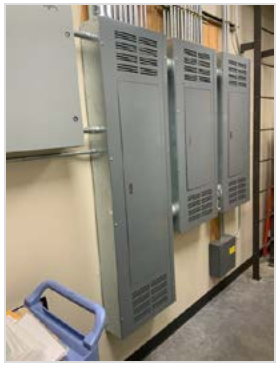
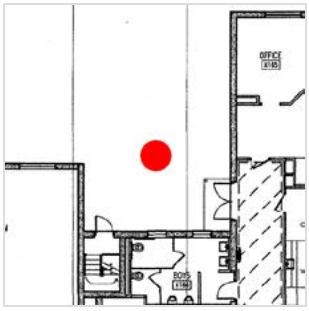
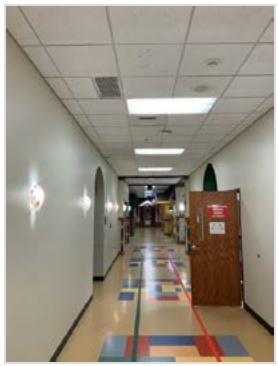
4. INTERIOR d. Ceilings

GOOD 12.36 General ceiling condition

Ceiling lay in tiles in good condition. Not sagging or broken.



FAIR 12.37 Skylight	**Skylight appears to have insulation integrity intact. Staff reports leaking. No sign of damage from leaking. Reported the leak had been fixed.**
	
	First_Floor_Plan.pdf  
GOOD 12.38 Tile ceiling	**12 x 12 tile ceiling in good condition. No apparent stains or loose tiles.**
	
	First_Floor_Plan.pdf  

7. ELECTRICAL b. Building – Service & Performance	
GOOD 12.39 Electrical panels	Electrical panels and distribution modern type. Panel appeared to have space for expansion.
	
POOR 12.40 Main panel for building	Main panel for building in basement. Basement has moisture and main panel beginning rust.
	
	First_Floor_Plan.pdf  
FAIR 12.41 Lighting general	Appear to be the original fixtures. Prismatic lenses. LED upgrade? Lights on motion sensors
	

8. SYSTEMS a. Fire Alarm

FAIR 12.42 **Fire alarm control panel**





First_Floor_Plan.pdf







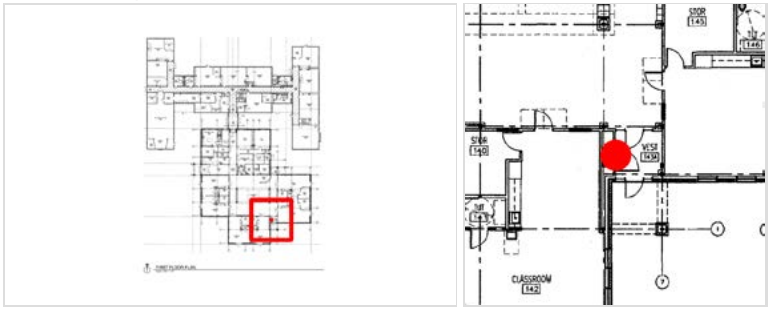
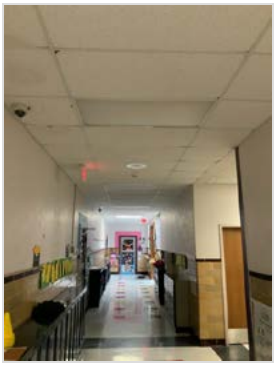


8. SYSTEMS b. Fire Sprinkler

POOR 12.43 **Sprinkler riser**

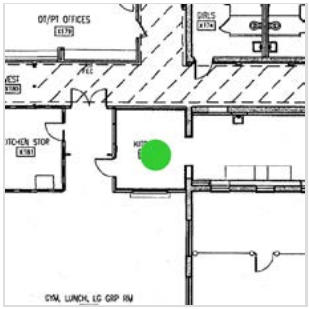
No apparent backflow preventer on fire sprinkler water system



	First_Floor_Plan.pdf 
FAIR 12.44 Original building area	Original building area not sprinkled.
	
POOR 12.45 Basement area sprinkling	Basement large enough to require sprinkler system? Confirm building code. Base construction cast in place structural concrete floor ceiling assembly concrete walls concrete floor.
	
8. SYSTEMS c. Kitchen Equipment	
GOOD 12.46 General kitchen equipment	Kitchen equipment appears in working order. Kitchen seems clean and organized. Appropriate fire suppression hood.
	

First_Floor_Plan.pdf





8. SYSTEMS d. Audio Visual

FAIR 12.47 **Classroom AV**

Classroom, AV ceiling mount projectors, pulldown screen, or SmartBoard whiteboards



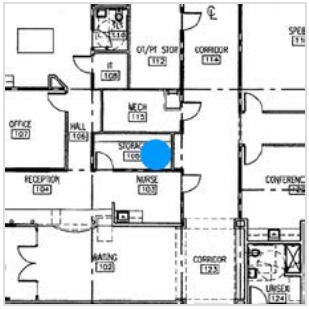
8. SYSTEMS e. IT & Data

FAIR 12.48 **Building security and door controls**



First_Floor_Plan.pdf



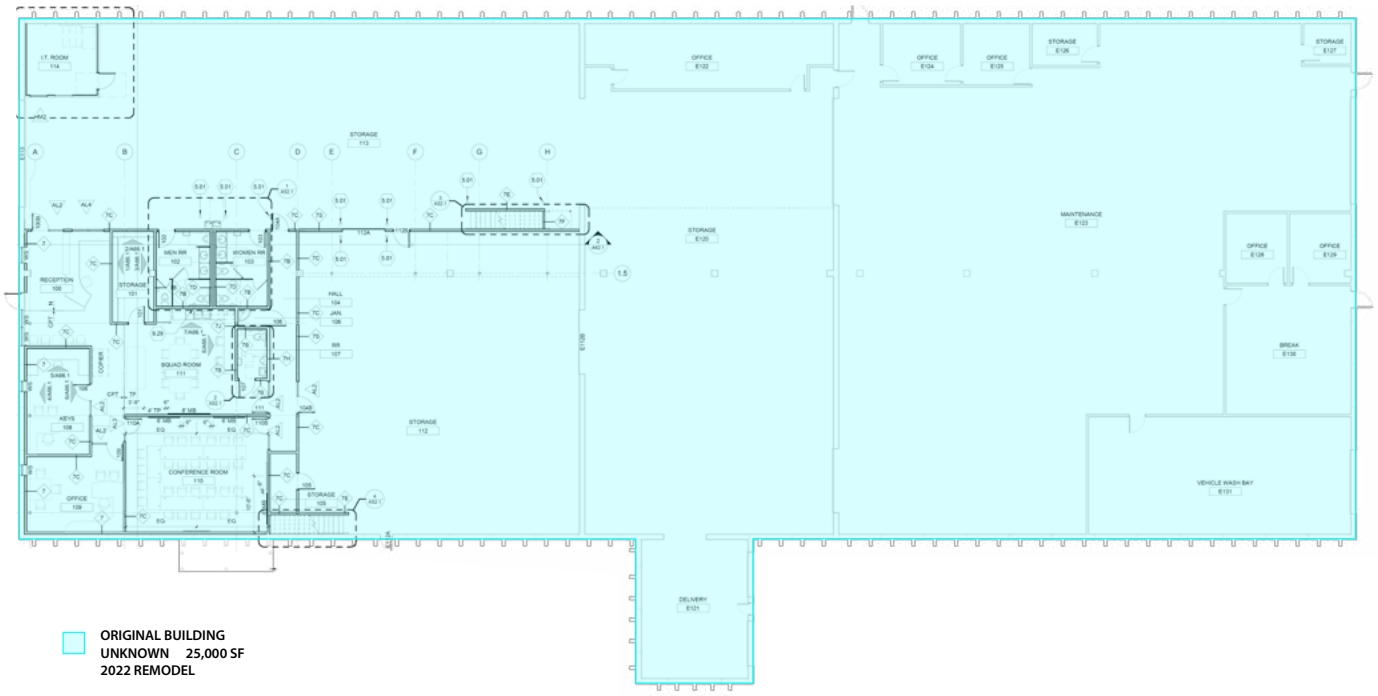


DISTRICT SERVICE CENTER



NEWTON
PUBLIC SCHOOLS

100 S Evans Ave
Newton, KS 67114



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

SUMMARY

DISTRICT SERVICE CENTER

The School Service Center has recently been remodeled and repaired. No significant assessment issues found at this time.

Gravity::Works Architecture
101 S. Star
El Dorado, KS 67042

13. SERVICE CENTER

13. SERVICE CENTER
Facilities Assessment
100 S Evans Ave
Newton, KS 67114 (US)
Report number: 25-1491-13-13
Date: March 20 2025

Contacts and people present

Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

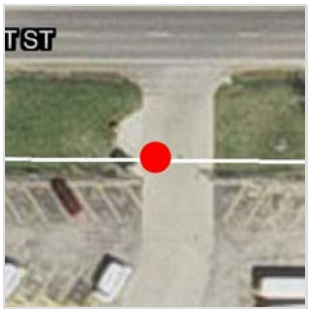
Observations

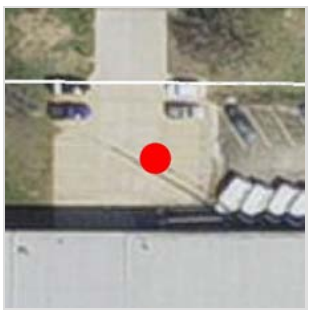
Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
GOOD 13.1 **Traffic flow**	Site is set up with distinct areas to separate public interaction such as deliveries from staff parking areas and from the transportation storage and departure lot.
	   
1. SITE b. Pavement	
POOR 13.2 **Asphalt and concrete pavement**	Both asphalt and concrete pavement are showing their age with some breakage and cracks – however, there are no signs of significant differential settlement.
	   




Site_Plan.pdf



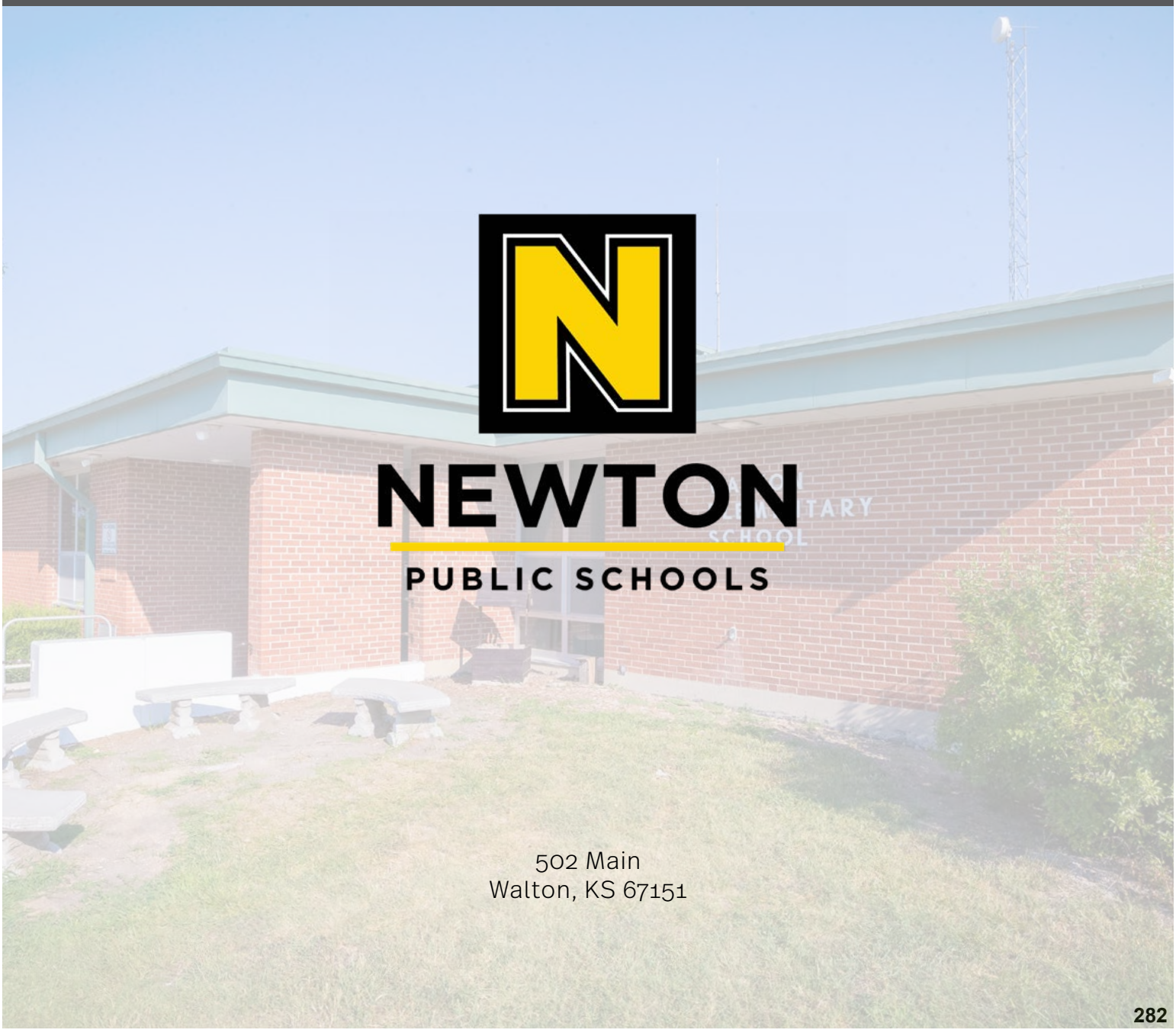



1. SITE c. Storm Drainage	
GOOD 13.3 **Storm drainage**	Storm drainage is primarily surface water runoff, which appears adequate. Ditch culverts in the city right away could be cleaned out for efficiency of water movement.
1. SITE e. ADA	
GOOD 13.4 **ADA**	All entrances exits from the building appear to be zero entry without barriers.
2. ENVELOPE a. Walls & Materials	
GOOD 13.5 **Exterior envelope**	Exterior has been addressed with very recent improvements and is in very good overall condition.

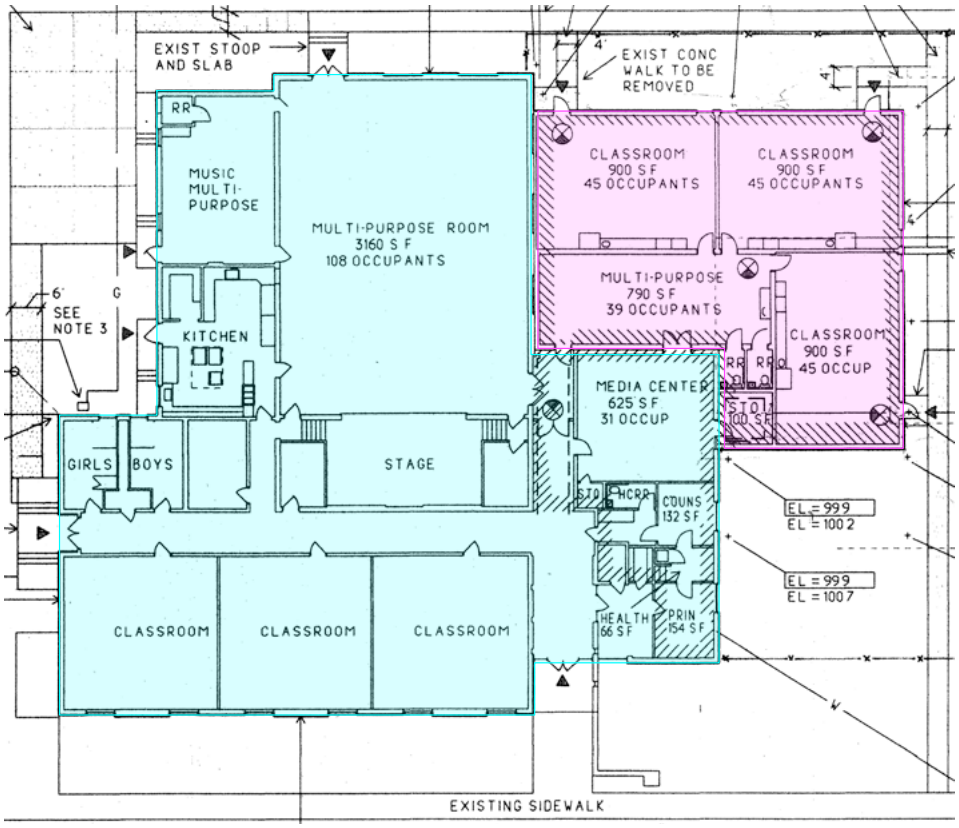
2. ENVELOPE b. Windows & Frames	
GOOD 13.6 **Windows and frames**	Windows, frames and sealant have undergone recent improvements, which are in very good condition.
2. ENVELOPE c. Doors & Frames	
GOOD 13.7 **Doors and frames**	Doors, frames and sealant have undergone recent improvements and appear in very good condition.
4. INTERIOR b. Walls & Materials	
GOOD 13.8 **Interior, general**	Due to recent remodel, interior was not assessed.

WALTON RURAL LIFE CENTER



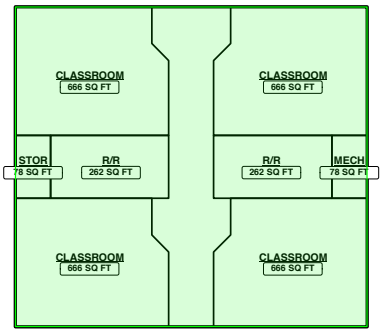
NEWTON
PUBLIC SCHOOLS

502 Main
Walton, KS 67151



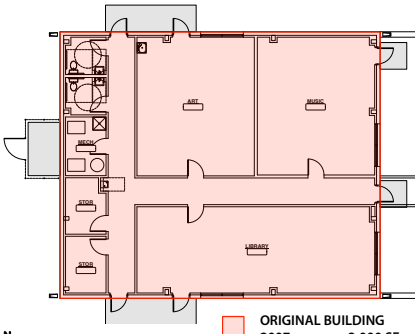
FLOOR PLAN - MAIN BLDG

Scale: 1/8" = 1'-0"



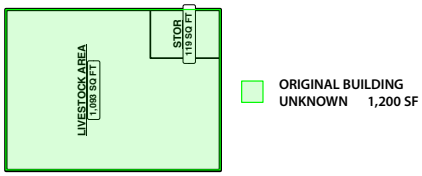
FLOOR PLAN - CLASSROOMS

Scale: 1/8" = 1'-0"



FLOOR PLAN - ARTS

Scale: 1/8" = 1'-0"



FLOOR PLAN - BARN

Scale: 1/8" = 1'-0"

SUMMARY

WALTON RURAL LIFE CENTER

SITE

Paving

- Parking lot and roadway surfacing appears to be on solid base.
- All roadway and parking is gravel.
- ADA parking is not hard surface.

Drainage

- Storm drainage generally ok. The site is generally quite flat and it is apparent that storm drainage is slow. Some area evident of ponding and slow drainage.

Sidewalks

- Sidewalks are in fair condition. Numerous locations of spauling and differential movement at joints. Patching and replacing recommended.
    - No designate ADA accessible route.

EXTERIOR ENVELOPE

Exterior Finishes

- 1962 Original Building is constructed of concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress. Some repairs and maintenance have been performed.
    - Miscellaneous tuck pointing in needed in the brick and caulking is needed in brick expansion joints.
    - Sealant and caulking is needed brick expansion joints.
- 1996 Addition is constructed of concrete block and face brick. There is no evidence of unusual settlement or cracks in the materials due to structural stress.
    - Sealant and caulking is needed at brick expansion joints.

Windows

- The windows frames in the 1962 portion are original steel windows and non-insulating glass
- Windows in the 1996 and newer work scope are aluminum frame and insulating glass. Condition is good.

Roofing

- Roofing assessment did not include Walton. No opinions or recommendations on roof condition.

INTERIOR

Floor finishes

- Throughout the building, the floor finishes are in fair condition.
- The non-carpeted areas are primarily VCT tile flooring. The VCT is in good to fair condition and is not showing dimensional instability which is common with modern VCT.
- Flooring in restrooms is primarily ceramic tile. The ceramic tile and grout joints are in good condition.

Walls

- The general condition of the walls is good to fair. The building has a mixture of CMU, brick, plaster, and drywall interior walls. The painting and maintenance of the wall surfaces is good.

Door and hardware

- The door hardware is consistent with the age of construction of each portion of the building. As such the hardware is inconsistent and, in many cases, non-ADA compliant.
- The hardware appears to be mid-grade commercial quality, and many devises are becoming loose and showing wear.
    - Intruder door hardware recommended for all classroom and student occupied spaces.

Caulking

- Windows appear to be adequately caulked and sealed on interior.

BUILIDING CODE

Fire assemblies

- The building is comprised of two definitive construction projects.
    - The 1962 portions do not appear to meet current fire partition requirements. The corridor walls do not appear to be fire rated and the doors within are not labeled fire rated door and frame assemblies. These areas are not fire sprinkled.
    - The 1996 addition and the outbuilding classroom buildings appear to meet current code standards of fire resistive and life safety construction. General code conditions

Safe Rooms / Storm Shelter

- The building has designated storm shelter area within 1996 classroom addition.
- See *Storm Shelter Assessment* attachment by Schaefer Architecture.

ACCESSIBILITY

ADA compliance

- The 1962 portion of the building does not meet ADA and accessibility requirements.
    - Several doors have deep recessed portico design and cannot be altered to accommodate ADA required clearances.
    - Restroom facilities have narrow door and passageways and do not have sufficient space to modify to meet ADA requirements
    - Non-ADA compliant restrooms in the classroom pods require users to exit the supervised area to seek restroom accommodations.
- The 1996 and outbuilding classroom areas appear to meet ADA and accessibility requirements.
- The door hardware is inconsistent. There is a combination of non-compliant knob door handles and compliant lever handles.
- Automatic door operators not functioning. Need to be integrated into door security system

SYSTEMS

Plumbing System

- See *Mechanical Report* Attachment by Innovative Groups.

HVAC system

- See *Mechanical Report* Attachment by Innovative Groups.

Electrical system

- The electrical equipment is modern era and replaced or upgraded during 1996 or newer construction. The panels appeared to have space for expansion.

SUMMARY & RECOMMENDATIONS

- Maintain building for weather protection.
- No other work recommended.

Gravity::Works Architecture
101 S. Star
El Dorado, KS 67042

14. WALTON RURAL LIFE CENTER

14. WALTON RURAL LIFE CENTER
Facilities Assessment
502 Main
Walton, KS 67151 (US)
Report number: 25-1491-14-14
Date: March 15 2025

Contacts and people present

Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

Observations

Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
POOR 14.1 **Parking and sidewalks**	    
1. SITE b. Pavement	
POOR 14.2 **Gravel areas**	Gravel in lieu of asphalt or concrete typical.

Site_Plan.pdf





POOR 14.3 **Gravel areas**	Gravel in lieu of asphalt or concrete typical.

Site_Plan.pdf





1. SITE c. Storm Drainage

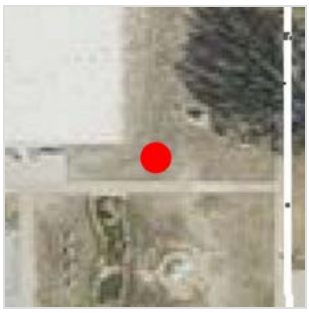
POOR 14.4 Evidence of standing water and poor drainage.

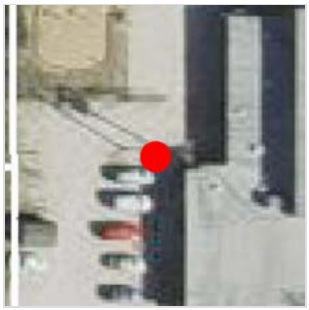
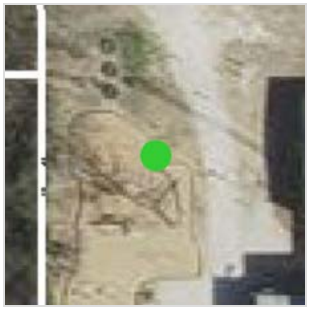




Site_Plan.pdf

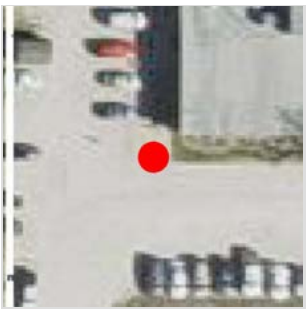




1. SITE d. Amenities	
POOR 14.5 **Electrical service**	Electric service is vulnerable to vehicular contact and damage.
	
	Site_Plan.pdf  
GOOD 14.6 **Playground equipment**	Playground equipment is certainly dated, but appears to be adequately maintained and serviceable..
	
	Site_Plan.pdf  
1. SITE e. ADA	
POOR 14.7	Parking stall is non-conforming

Site_Plan.pdf





POOR 14.8 **Non accessible exiting**

Several exits at primary building are not accessible











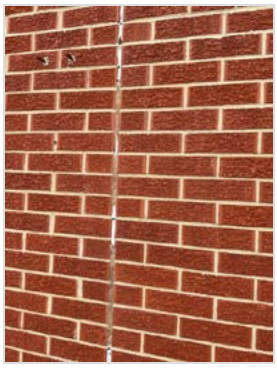
2. ENVELOPE a. Walls & Materials

POOR 14.9 **Expansion joints**

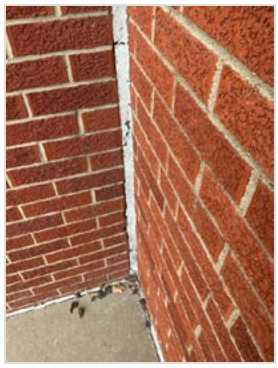
Most of the building expansion joints are in need of attention with sealant.











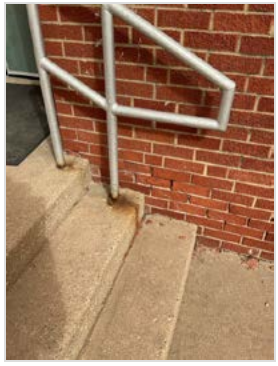
Site_Plan.pdf





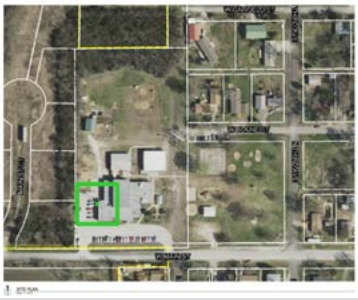
GOOD 14.10 **Face brick**

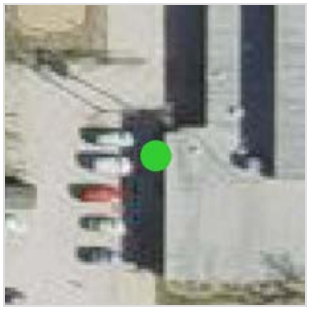
With only a few exceptions, the face brick and mortar joints are in fair condition.

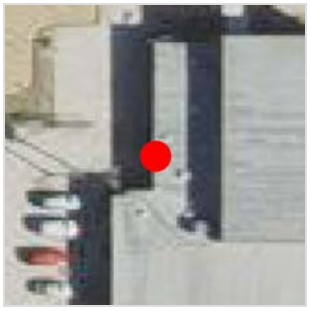
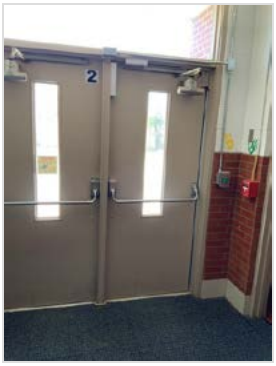


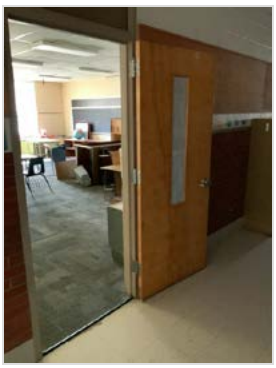
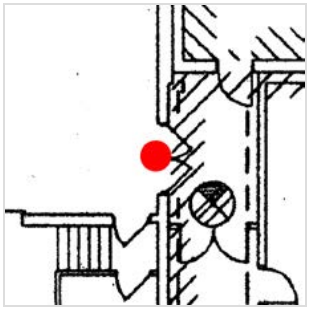
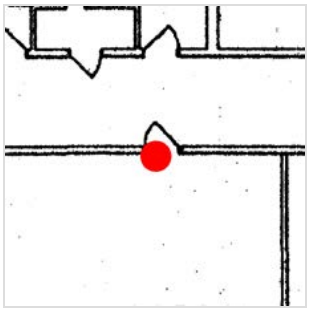


Site_Plan.pdf

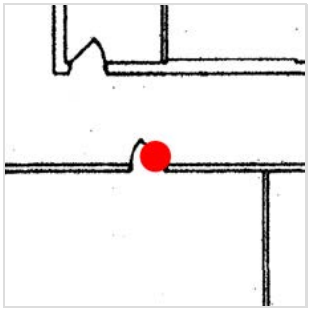




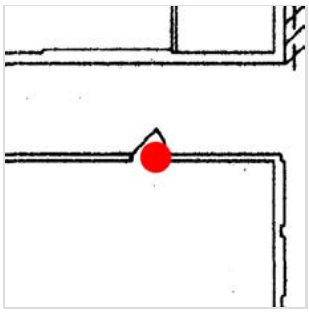
GOOD 14.11 Outbuilding envelopes	Exterior envelopes at all three outbuildings show their age, but are generally in fair condition.
	  
2. ENVELOPE c. Doors & Frames	
POOR 14.12	Exterior door has sagged on the hinge. May have damage from attempted force and interior door at this location.
	
	Site_Plan.pdf  
3. CODE a. Exiting	
GOOD 14.13 Door controls	Exit doors appear to be magnetic locked with key card access from exterior
	 

3. CODE c. Fire Rated Assemblies	
FAIR 14.14 Classroom doors	Classroom doors are not fire rated corridor walls do not appear to be fire rated. Building is not sprinkled.
	
POOR 14.15 Fire rated doors	Classroom doors, not fire rated. Doors to gym not fire rated.
	 
	Floor_Plan_-_Main_Bldg.pdf  
	 

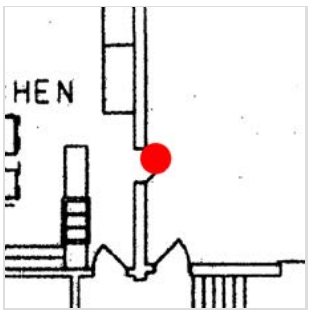


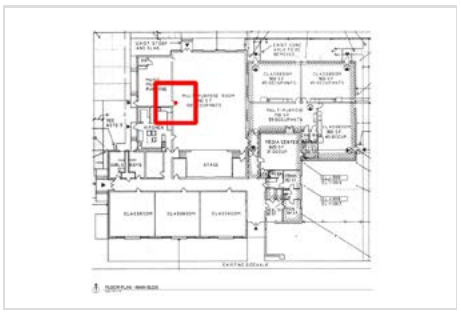


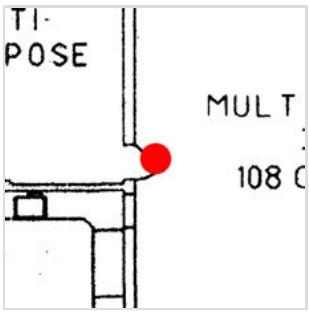


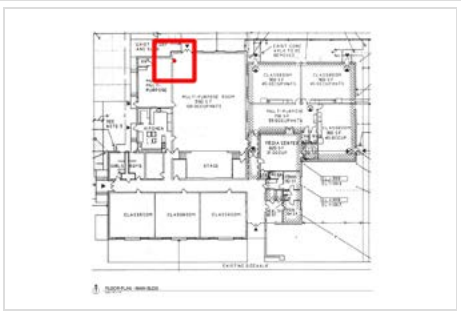


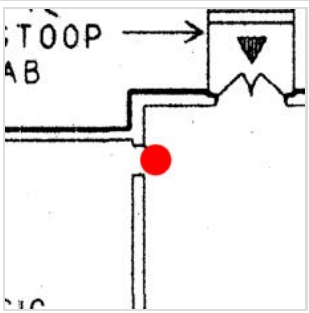


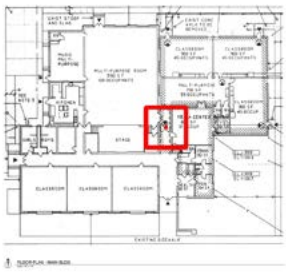

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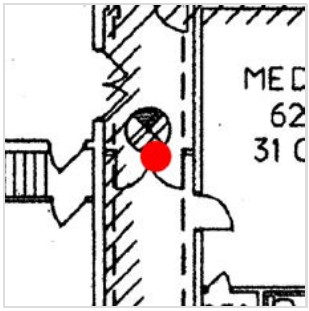



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GOOD 14.16 Fire exiting for annex A and ANNXB

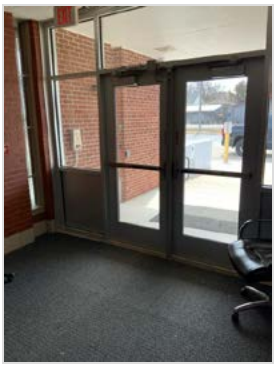
Classrooms have direct exit out, no fire rating required.



3. CODE d. ADA

GOOD 14.17 . main entry accessible route.

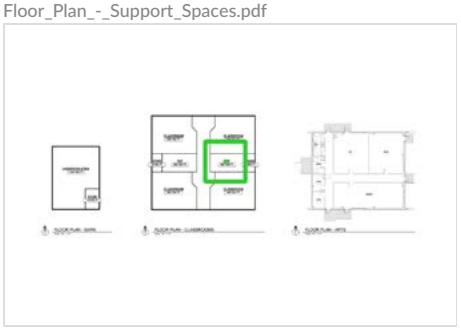
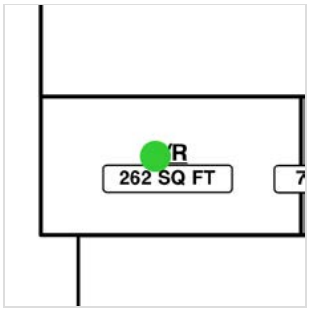
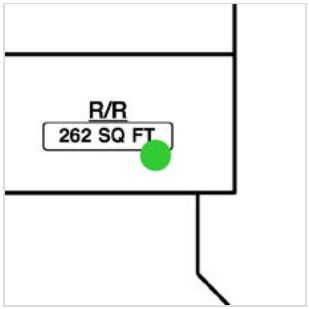
Automatic opening device appears in place, but no interior push button activation.



Floor_Plan_-_Main_Bldg.pdf

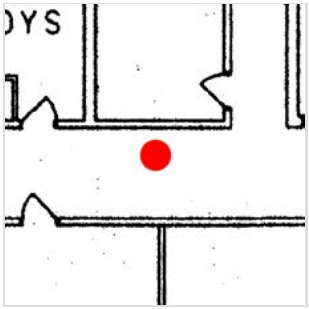




GOOD 14.18 Restroom ADA	Student / public restrooms appear in ADA compliance with proper clearances. All restrooms.
	  
	Floor_Plan_-_Support_Spaces.pdf  
	 
POOR 14.19 Drinking fountain	Drinking fountain not ADA compliant.
	

Floor_Plan_-_Main_Bldg.pdf





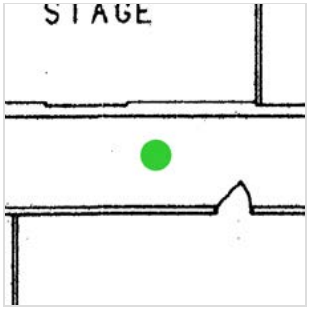
4. INTERIOR a. Flooring

GOOD 14.20 **General interior floor finishes**

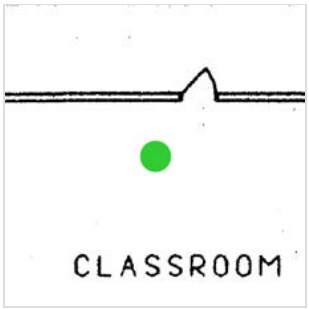
Interior floor finishes tile and carpet appear to be about 50% in life cycle

Floor_Plan_-_Main_Bldg.pdf

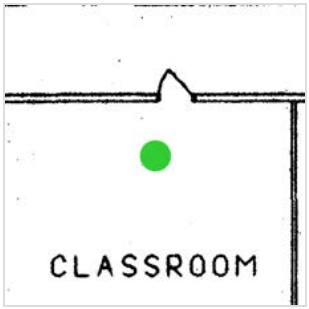




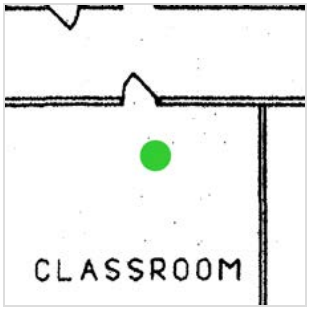


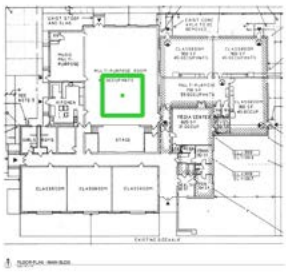








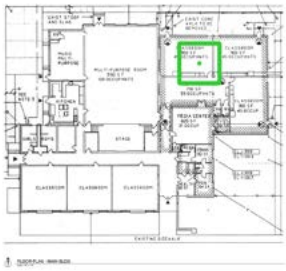




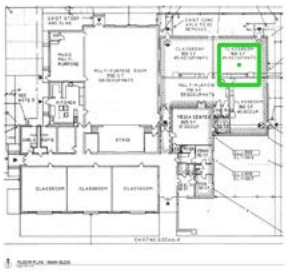

8 OCCUPANTS



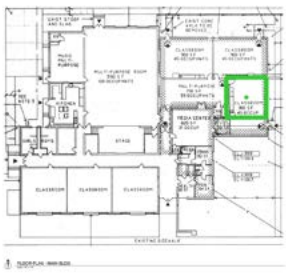

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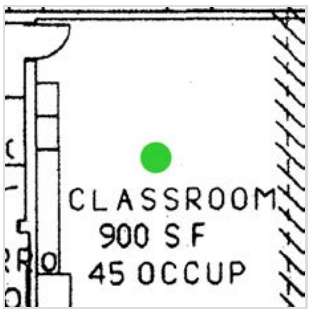


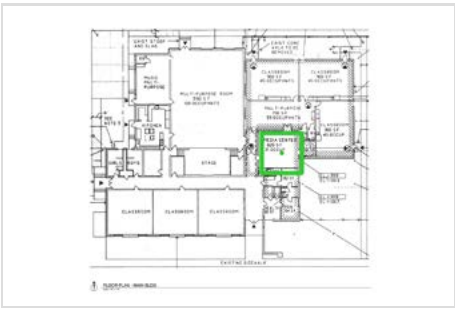

LASSROOM
900 SF
OCCUPANTS




CLASSROOM
900 SF
45 OCCUPANTS

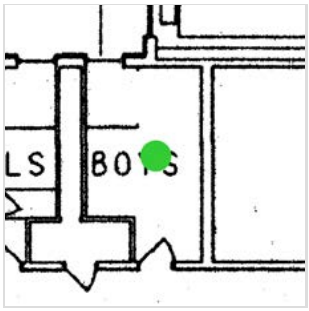


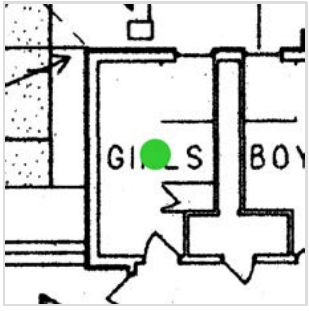

CLASSROOM
900 SF
45 OCCUP





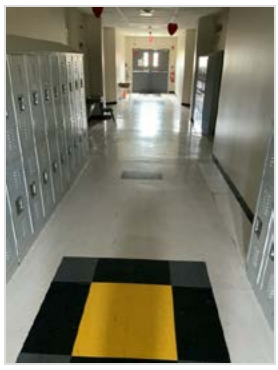


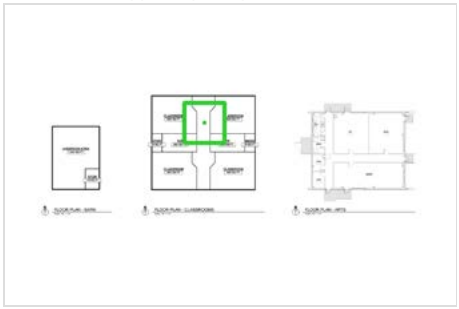
GOOD 14.21 **Flooring, Annex A**

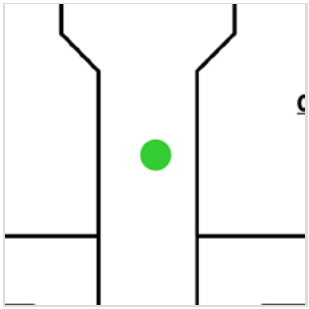
Flooring generally in good service or condition 7+ years life cycle





Floor_Plan_-_Support_Spaces.pdf

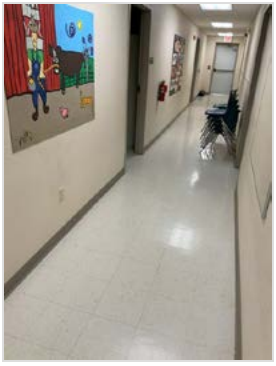




POOR 14.22 Flooring, Annex B

Tile flooring generally in serviceable condition.

Carpet in average condition, 5 years life.



Floor tile in NXB



Carpet in library

4. INTERIOR b. Walls & Materials

GOOD 14.23 Livestock and storage barn

Storage barn in good condition. Serviceable storage facility.

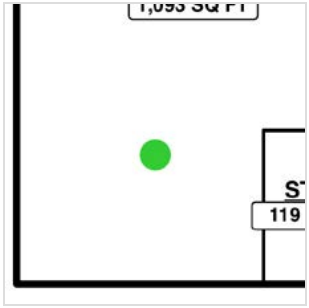


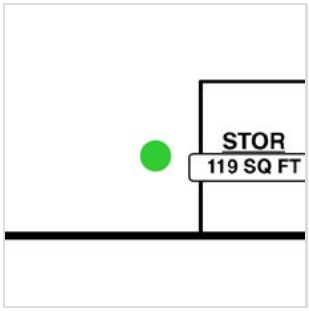
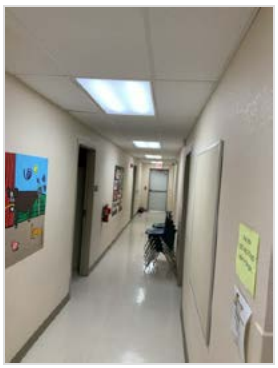




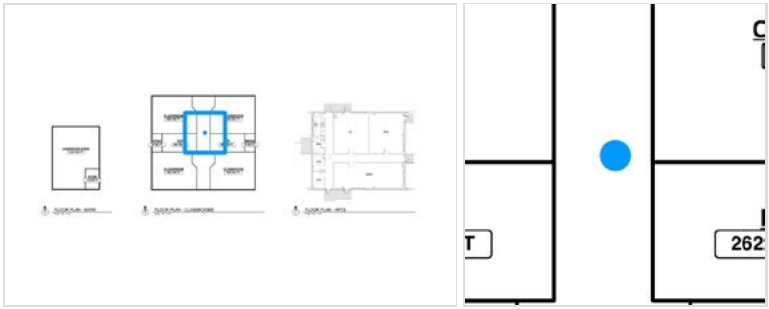
Floor_Plan_-_Support_Spaces.pdf

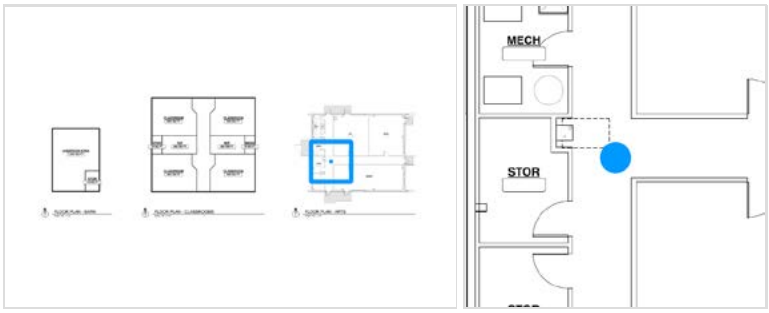




	 
GOOD 14.24 . General wall finishes.	Walls are generally CMU painted or brick. Paint is in workable condition with some areas needing painting.
POOR 14.25 Door hardware	Door hardware appears midgrade commercial. Serviceable and in good condition. Classroom doors need intruder locks.
FAIR 14.26 Interior doors	Interior doors in generally good condition. Some damage doors. Original doors appear to be hollow core. Newer doors appear solidcore.
4. INTERIOR c. Millwork	
POOR 14.27 . General millwork	Some of the millwork appears to be original to the building. Some millwork is modern era. Modern era has useful life. Existing original millwork at end of life.
	
4. INTERIOR d. Ceilings	
FAIR 14.28 . ceilings general.	Ceilings are lay in 2 x 4, in average condition with sagging tiles
	   

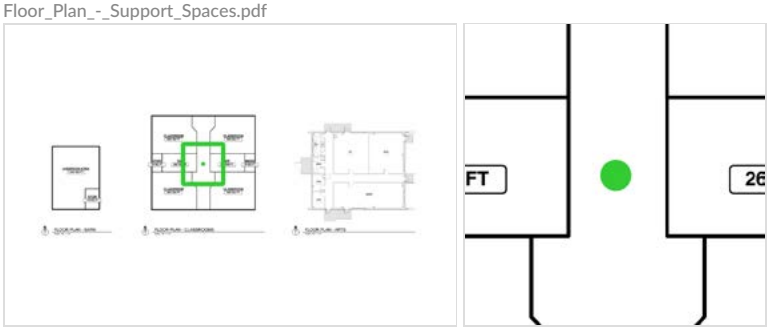
Floor_Plan_-_Support_Spaces.pdf





GOOD 14.29

Floor_Plan_-_Support_Spaces.pdf



5. PLUMBING b. Building – Service & Performance

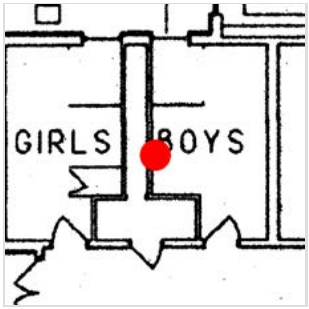
POOR 14.30 **Water piping**

Domestic water in building appears to have some galvanized piping



Floor_Plan_-_Main_Bldg.pdf





POOR 14.31 Open

Plumbing waste pipes open



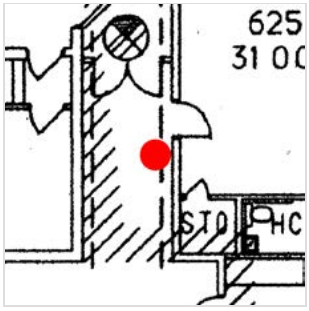
Open piping at drinking fountain location in main building



Open plumbing at drinking fountain location in annex B

Floor_Plan_-_Main_Bldg.pdf





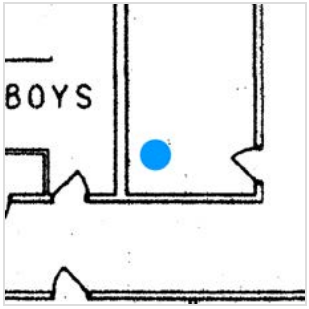
6. MECHANICAL b. Building – Service & Performance

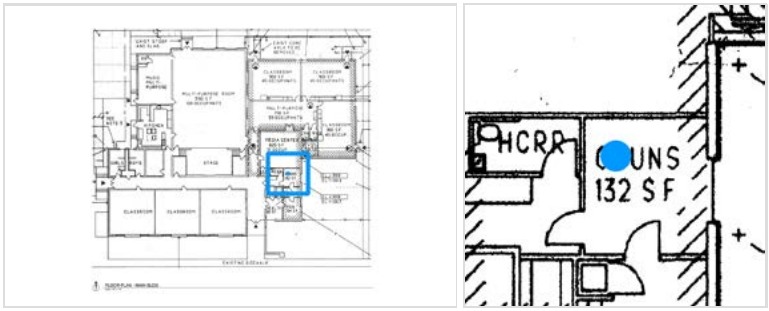
FAIR 14.32 HVAC systems

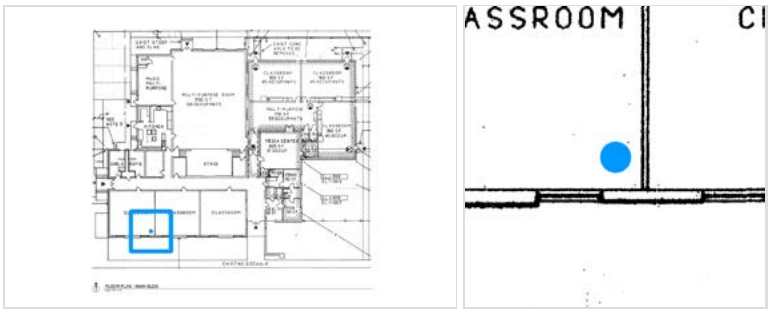
HVAC units appear modern and high-efficiency. Estimated lifespan 15 years. Residential type equipment.

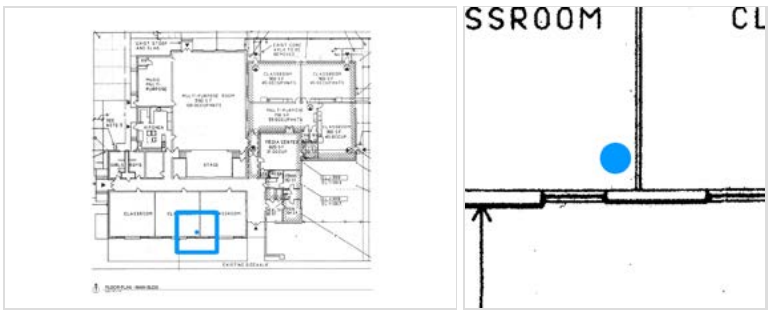
Floor_Plan_-_Main_Bldg.pdf

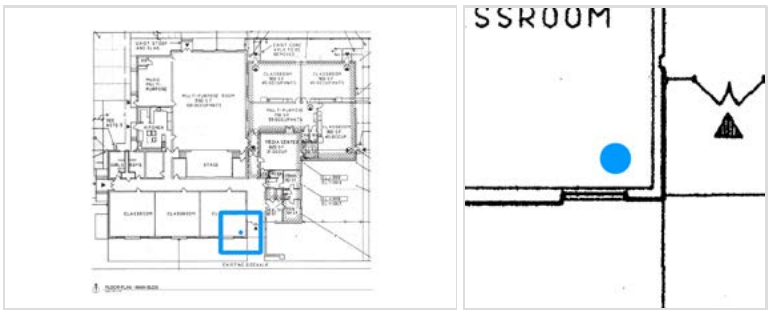


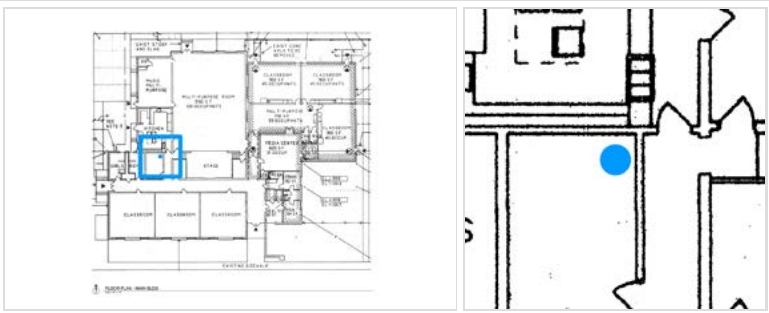


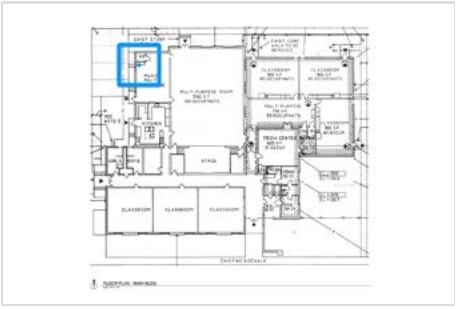

HCRR
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SSROOM
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SSROOM

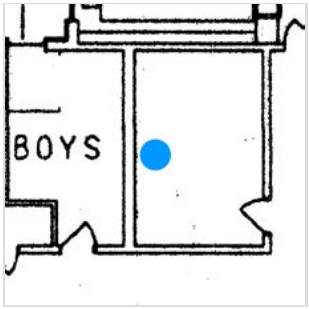




POOR 14.33 Abandoned HVAC	Some remaining ventilator units from hot water system HVAC.
	
POOR 14.34 HVAC controls	Modern HVAC temperature controls
	 
FAIR 14.35 HVAC systems in annex	Residential type. Appear high efficiency. For their era.
	Floor_Plan_-_Support_Spaces.pdf  
7. ELECTRICAL b. Building – Service & Performance	
FAIR 14.36 Electrical service	Electrical service 800 amp dated gearbox square D, which is still serviceable.

Floor_Plan_-_Main_Bldg.pdf

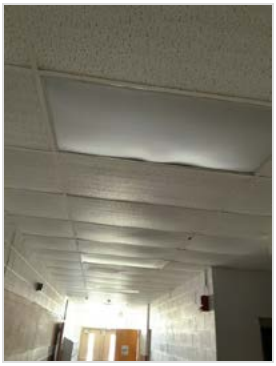




POOR 14.37 Lighting general

Lighting is aged, many broken fixtures. Appeared to all be fluorescent.







8. SYSTEMS a. Fire Alarm

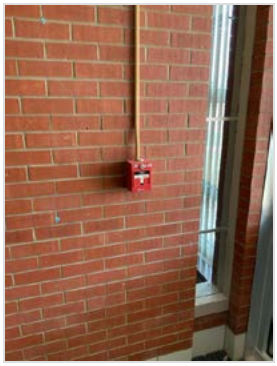
FAIR 14.38 Fire alarm control panel

Main fire alarm panel is accessible and appears serviceable.

-non-addressable system

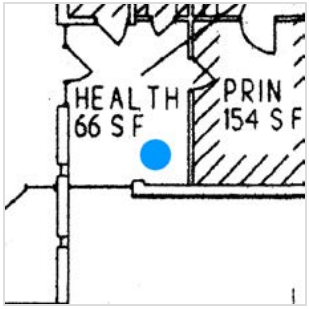






Floor_Plan_-_Main_Bldg.pdf

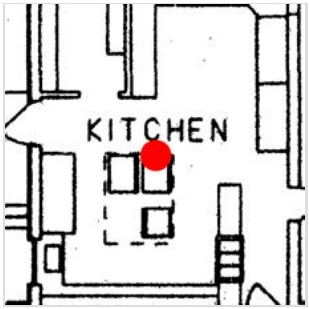
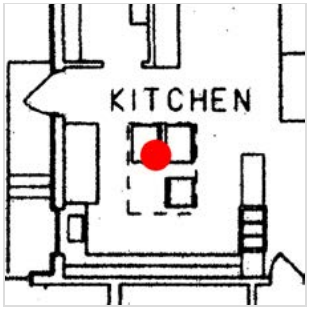
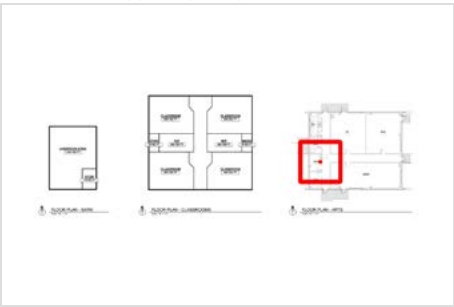




8. SYSTEMS c. Kitchen Equipment

POOR 14.39 Kitchen equipment

Kitchen equipment removed. Kitchen primarily empty, out of service.

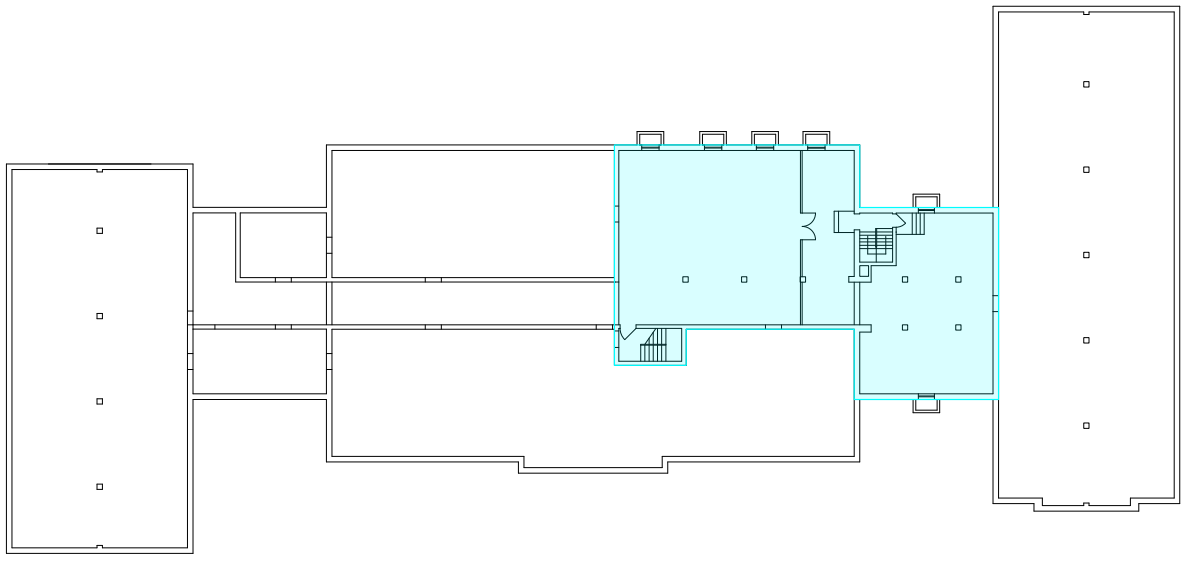
	Floor_Plan_-_Main_Bldg.pdf  
POOR 14.40 Kitchen	Kitchen hood not code compliant and cannot be reconditioned. Not a fire suppression hood.
	
	Floor_Plan_-_Main_Bldg.pdf  
8. SYSTEMS d. Audio Visual	
FAIR 14.41 AV general	Audiovisual appears to be decommissioned
8. SYSTEMS e. IT & Data	
POOR 14.42 Technology general	Technology appears to be decommissioned
POOR 14.43 Data rack in annex	Racking and routers appears operational.
	Floor_Plan_-_Support_Spaces.pdf  

MCKINLEY ADMINISTRATIVE CENTER



NEWTON
PUBLIC SCHOOLS

308 E 1st St
Newton, KS 67114



N

BASEMENT PLAN

Scale: 1/8" = 1'-0"

SUMMARY

MCKINLEY ADMINISTRATIVE CENTER

SITE

Paving

- Parking lot and roadway surfacing appears to be on solid base.
- Pavement condition is nearing end of life. Many expansion cracks present and filled. Cracks will enable deterioration and freeze thaw damage.

Drainage

- Drainage is good with generally positive drainage away from building.

Sidewalks

- Sidewalks are in fair condition. Minor patching and replacing recommended.

EXTERIOR ENVELOPE

Exterior Finishes

- The original 1937 building was renovated in 2000.
- The building exterior was maintained and waterproofed in 2023

Windows

- Windows of the 1937 building were replaced in 2000 renovation and are in good condition and are aluminum frame with insulating glass.

Roofing

- The roofing is of slate shingles and appear to be original to the 1937 building.
    - Recommend tear off and replacement of the slate to modern comparable shingles.

INTERIOR

Floor finishes

- Throughout the building, the floor finishes are in good to fair condition. It appears, due to mixture of modern carpet tile and traditional broadloom carpet, that the District is maintaining a floor covering replacement program that has systematically been replacing carpet and tile as the budget or need arises.
- Flooring in restrooms is primarily ceramic tile. The ceramic tile and grout joints are in good condition.

Walls

- The general condition of the walls is good to fair. The building has a mixture of CMU, brick, plaster, and drywall interior walls. The painting and maintenance of the wall surfaces is good.

Door and hardware

- The door hardware was replaced as part of the 2000 renovation. The hardware appears to be mid-grade commercial quality, and some devises are becoming loose and showing wear.

Caulking

- Windows appear to be adequately caulked and sealed on inside.

BUILIDING CODE

Fire assemblies

- The building appears to be in compliance with building code. The building use, combined with building area does not require special fire ratings.
- The basement area has two exits and does not exceed the minimum square footage to require fire sprinkler.

Safe Rooms / Storm Shelter

- The building does not have storm shelter.
- See *Storm Shelter Assessment* attachment by Schaefer Architecture.

ACCESSIBILITY

ADA compliance

- The building appears to generally meet ADA guidelines and code requirements
- Automatic door operators not functioning. Need to be integrated into door security system

SYSTEMS

Plumbing System

- The plumbing systems replaced and upgraded in 2000. No known troubles with plumbing and waste.
- See *Mechanical Report* attachment by Innovative Groups.

HVAC system

- See *Mechanical Report* attachment by Innovative Groups.

Electrical system

- The electrical equipment is modern era and replaced or upgraded during 2000 or newer construction. The panels appeared to have space for expansion.
- Lighting appears to be original fixtures with LED upgrade for lamps.

SUMMARY & RECOMMENDATIONS

- Pavement maintenance.
- Roof replacement.
- Continue HVAC equipment replacement.
- Continue floor covering replacement policy.

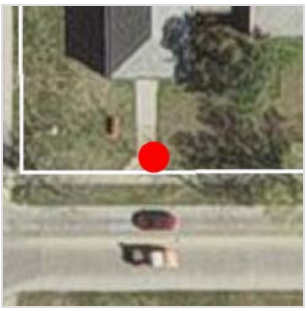
15. McKINLEY ADMINISTRATIVE CENTER

15. McKINLEY ADMINISTRATIVE CENTER
Facilities Assessment
308 E 1st St
Newton, KS 67114 (US)
Report number: 25-1491-15-15
Date: March 15 2025

Contacts and people present

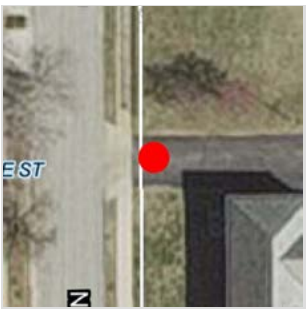
Role and company name	Name	Contact information	Present
Architect [Gravity::Works Architecture]	David Stewart	316-321-4774 stewart@gravityworks-architecture.com	✔
Architect [Gravity::Works Architecture]	Vince Haines	316-321-4774 haines@gravityworks-architecture.com	✔

Observations

Observation	Description
1. SITE a. Traffic - Pedestrian & Vehicular	
POOR 15.1	Some sidewalks showing signs of age and deterioration likely due to salt and snow removal.
	
	Site_Plan.pdf  
1. SITE b. Pavement	
POOR 15.2	**Pavement at Drive entrance where asphalt meets sidewalk is showing signs of settlement and water retention.**

Site_Plan.pdf





POOR **15.3** **Pavement condition**

Pavement is showing obvious signs of age and deterioration, in spite of maintenance to patch and repair cracks and compromises.









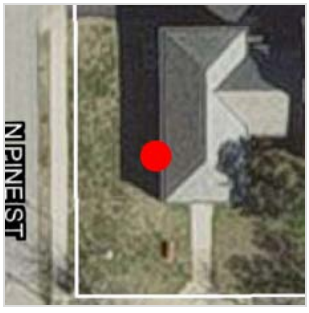




Site_Plan.pdf





POOR 15.4	**Sealant should be added, where pavement meets the building. Pavement is receeding and water and debris are compromising the building perimeter.**
	
	Site_Plan.pdf  
1. SITE c. Storm Drainage	
POOR 15.5	Grading adjacent to building perimeter is showing signs of settlement and is not allowing water to drain away from the building face.
	  
	Site_Plan.pdf  

POOR 15.6 Concrete Valley gutter.	**Concrete Valley gutter is cracked and compromised allowing freeze thaw deterioration of primary drainageway at north parking area**





1. SITE d. Amenities

POOR 15.7 Light pole bases.	Parking lot light pole bases do not have protection for the anchor bolts at the concrete footings, such as non-shrink grout. There are no signs of deterioration generally.



1. SITE e. ADA

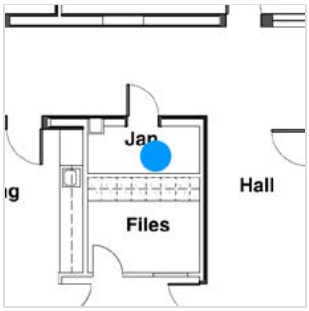
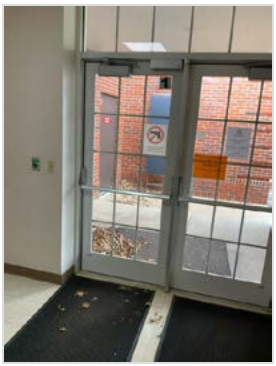
POOR 15.8 ADA Parking	**Two of three van accessible parking spaces appear to be configured as non-conformant.**



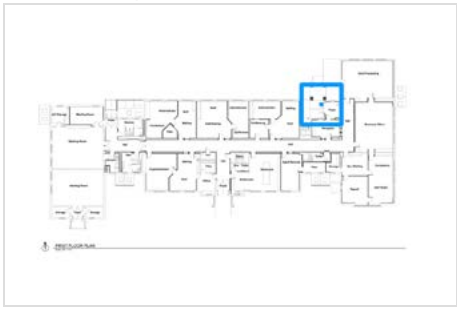

Site_Plan.pdf




2. ENVELOPE a. Walls & Materials	
POOR 15.9 Face Brick and mortar joints	General note: face brick and mortar joints appear to have reasonable life although some spot areas of tuckpointing should be performed
	
2. ENVELOPE b. Windows & Frames	
GOOD 15.10 Windows and sealant	Window frames and sealant appear serviceable, few minor areas were noticed for sealant maintenance.
	
POOR 15.11	Exterior windows and light wells in parking lot along the north face of building have leaves and debris which are likely compromising the window frames and drainage.
	
	Site_Plan.pdf  

2. ENVELOPE c. Doors & Frames	
GOOD 15.12 Doors and frames	Exterior doors and frames generally appear well-maintained in adequate.
2. ENVELOPE d. Roofing & Roof Penetrations	
POOR 15.13 Roofing	**Confirm with roofing reports that patch and repair maintenance or full replacement is generally recommended for the entirety of this roof.**
3. CODE b. Area Separation	
FAIR 15.14 Basement area	**Confirm square footage in need for sprinkler under current code**
FAIR 15.15 Electrical panel clearances	**Custodial use in electrical panel room violates code clearances**
	 
	First_Floor_Plan.pdf  
3. CODE d. ADA	
FAIR 15.16 Main entry door	**Accessible entrance, relaxing accessible entrance does not have power operated door operator.**
	

First_Floor_Plan.pdf



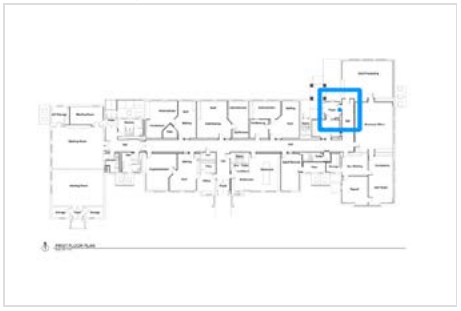


FAIR 15.17 Main entry second door

ADA clearances appear ok, confirm pull force on operator.



First_Floor_Plan.pdf





GOOD 15.18 ADA restroom

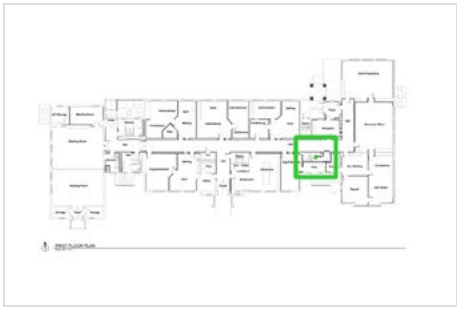
ADA clearances and fixtures appear to be compliant in restroom.

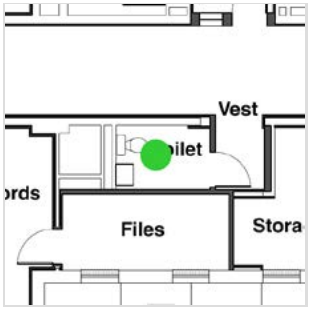




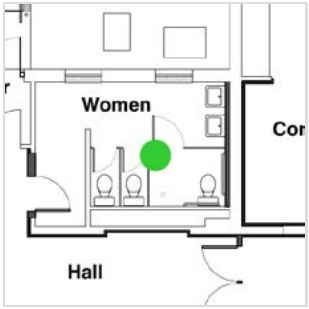


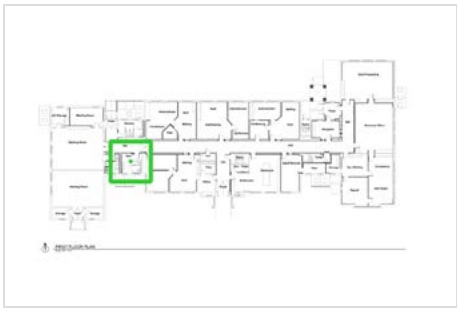
First_Floor_Plan.pdf

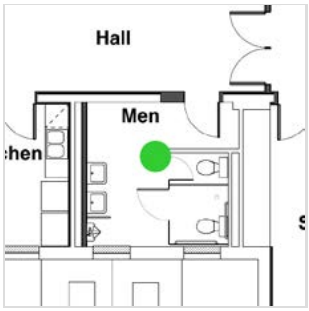












GOOD 15.19 . ADA in restroom.

Appears compliant



First_Floor_Plan.pdf

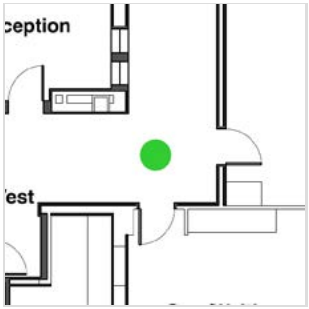




GOOD 15.20 ADA door clearances.	Public access doors appear to have proper ADA clearance in push pull direction
GOOD 15.21 Drinking fountains	Drinking fountain appears compliant
	
GOOD 15.22 Accessible route entry	Automatic door opener on access route entry
	  
4. INTERIOR a. Flooring	
GOOD 15.23 Carpet and flooring	Appears new and in good shape - estimate 10 year lifespan.
	 

First_Floor_Plan.pdf





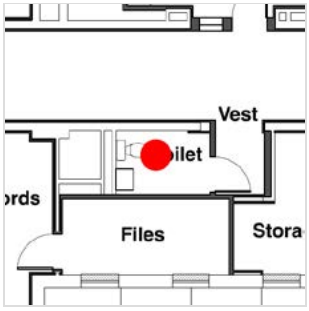
POOR 15.24 **Sheet vinyl flooring, the restroom**

Wall base joint failure.



First_Floor_Plan.pdf



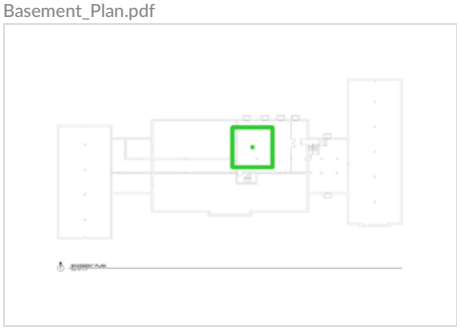


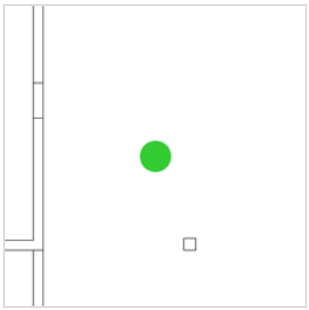
4. INTERIOR b. Walls & Materials

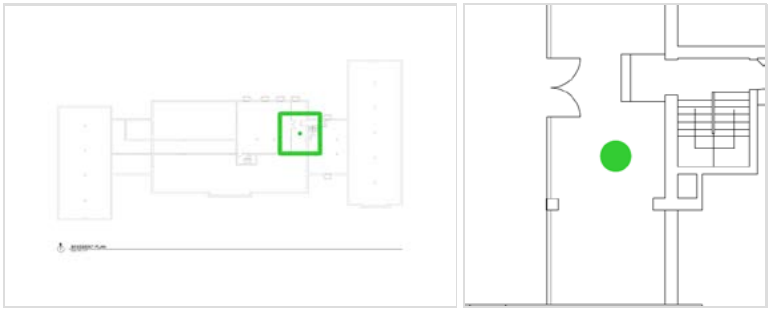
GOOD 15.25 **Basement general condition**

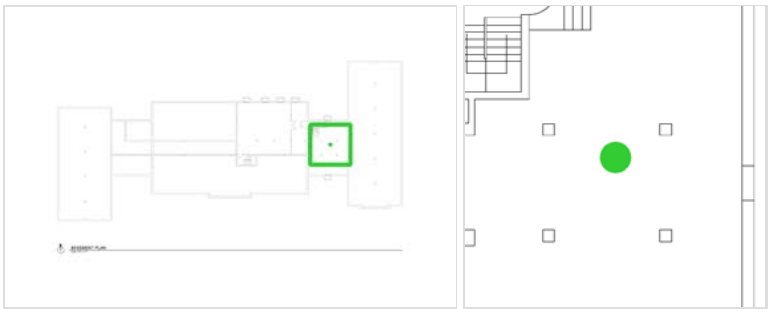
Basement appears dry in a good working order

Basement_Plan.pdf









GOOD 15.26 Door hardware	Door hardware appears to be midgrade, commercial functioning. Estimated lifespan 15+ years.



4. INTERIOR c. Millwork

GOOD 15.27 General millwork condition	Millwork in good condition, estimated lifespan 15+ years



First_Floor_Plan.pdf





4. INTERIOR d. Ceilings

GOOD 15.28 **General ceiling conditions**

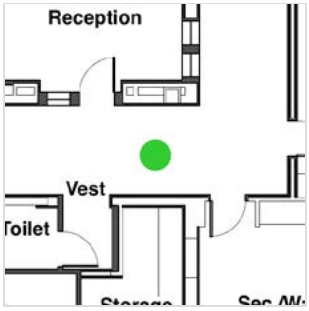
Ceilings generally in good condition, lifespan estimate 15+ years.





First_Floor_Plan.pdf





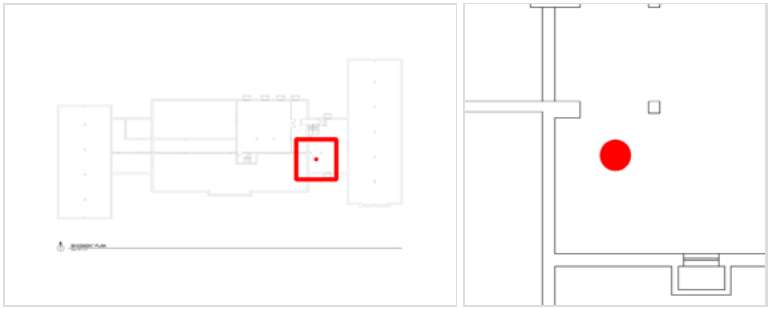
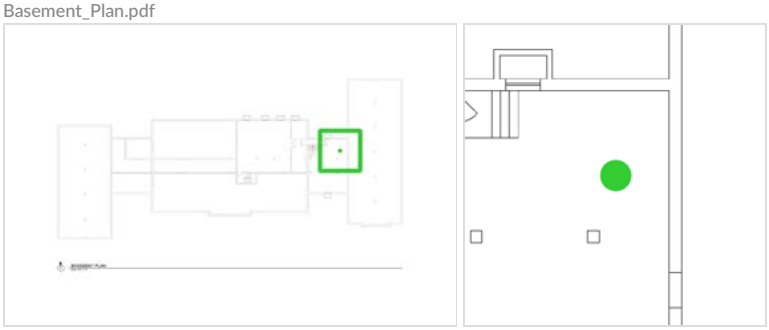
5. PLUMBING b. Building – Service & Performance

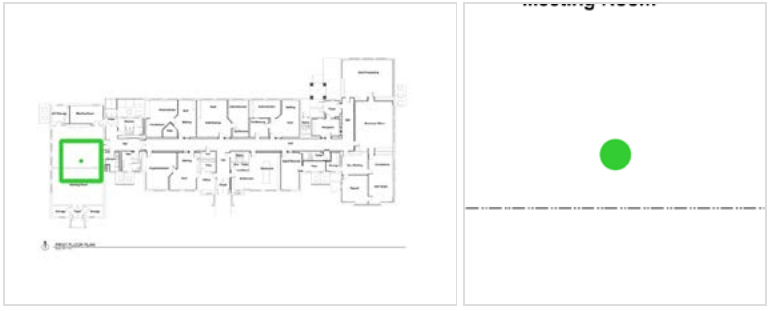
POOR 15.29 **Sink waste pump**

Not operating or needs replaced.

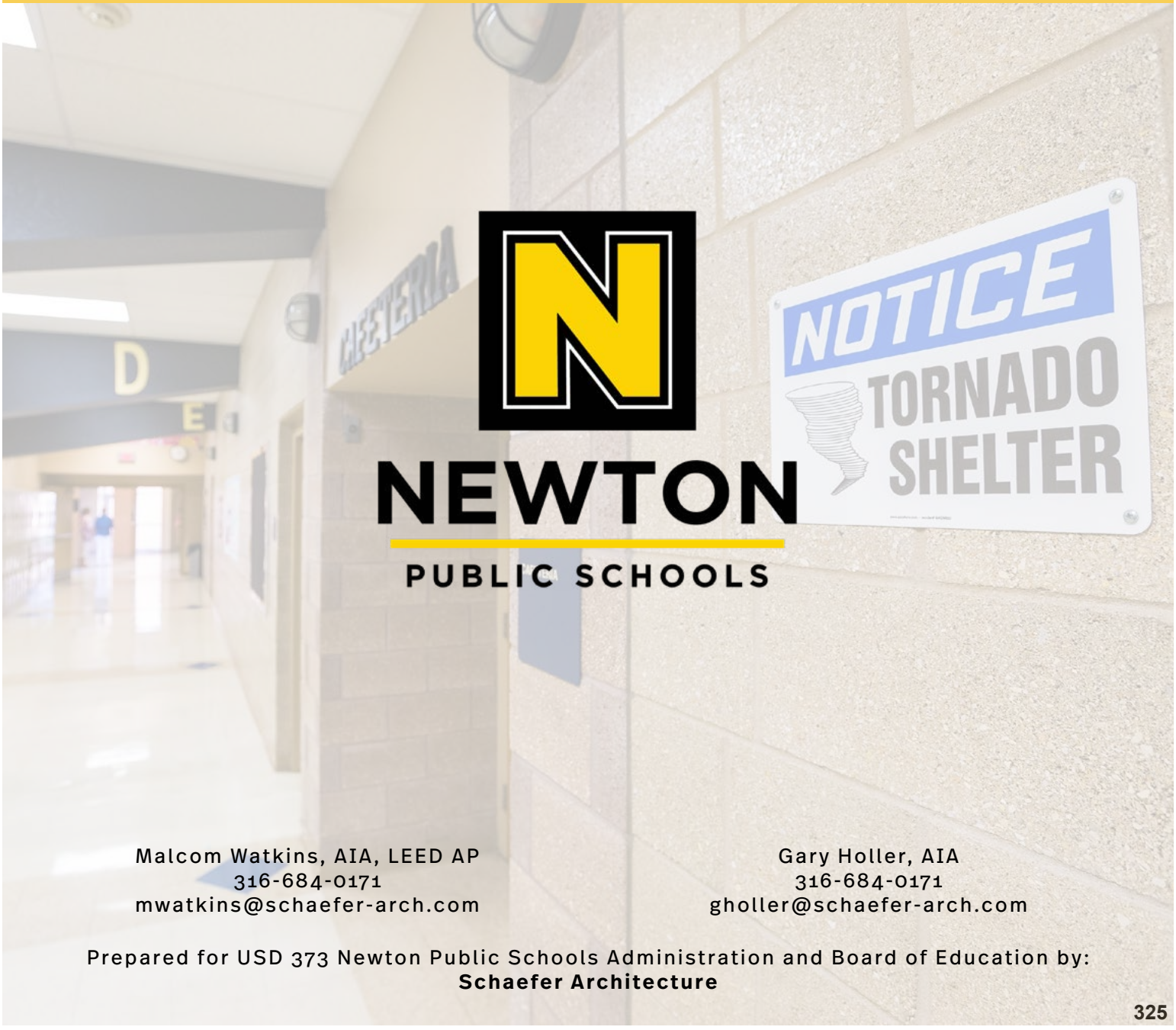




	Basement_Plan.pdf 
6. MECHANICAL b. Building – Service & Performance	
FAIR 15.30 General HVAC	Existing mechanical unit appears in good order. High efficiency. Estimated lifespan 10+ years.
7. ELECTRICAL a. Site - Service & Performance	
FAIR 15.31 . Building lighting.	Building lighting is sufficient and in good condition. Appears to be fluorescent. LED upgrades recommended.
7. ELECTRICAL b. Building – Service & Performance	
GOOD 15.32 Building main service main electrical service	Electrical service, modern and sufficient
	
	Basement_Plan.pdf 

8. SYSTEMS a. Fire Alarm	
GOOD 15.33 Fire alarm control panel -remote firearm control panel	Appears compliant and sufficient.  First_Floor_Plan.pdf 
8. SYSTEMS d. Audio Visual	
GOOD 15.34 Audiovisual	Audiovisual, modern and workable.  First_Floor_Plan.pdf 

ATTACHMENT
Storm Shelter Assessment



NEWTON
PUBLIC SCHOOLS

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Prepared for USD 373 Newton Public Schools Administration and Board of Education by:
Schaefer Architecture

schaefer.
architecture



STORM SHELTER ASSESSMENT

Newton USD 373

May 9, 2025

Intro

The objective of the district facilities storm shelter assessment is to gather data about each shelter to support the district's capital planning and future bond efforts. This will be accomplished by touring each building, performing visual inspections, utilizing the existing plans and by seeking input from maintenance and school administration. Each facility and its conditions have been documented and compared against the ICC (International Code Council) 500 – 2014 Edition of the Standard for the Design and Construction of Storm Shelters. The City of Newton currently recognizes the 2018 Edition of the IBC (International Building Code).





District Facility Storm Shelter Assessment

On March 21, 2025, our assessment team began evaluating the District's storm shelters. The following facilities were included in the assessment:

South Breeze Elementary School
Sunset Elementary School
Northridge Elementary School
Slate Creek Elementary School
Walton Rural Life Center
Chisholm Middle School
Santa Fe 5/6 Center
Newton High School
McKinley Administration Center
Cooper Early Education Center

Evaluations were based on visual (non-destructive) inspections of the hardened areas. The year that the hardened areas were built are as noted, as well as the notes on our findings. Drawings of each of the facilities were provided by the District.

Additional information was provided from a February 2015 structural review of the storm shelters by Dudley Williams and Associates. Their findings are noted (*) in this report and are based on FEMA 361, Second Edition (2008) and ICC 500 (2008).

No mechanical or electrical analysis of the spaces were performed.

Disclaimer: Our recommendations on the existing facilities will get as close as possible to the current Code requirements, however, if the District's desire is to provide storm shelters that meet the current Code requirements, the best option would be to add storm shelter additions at each site (other than Santa Fe 5/6 Center and Chisholm Middle School).



South Breeze Elementary School

1020 Old Main Street, Newton

Storm Shelter Year of construction:
1997

Maximum Building Occupancy:	*351*
Current Building Population:	*279*
Maximum Storm Shelter Occupancy:	*4,860 sf / 5 = 972*















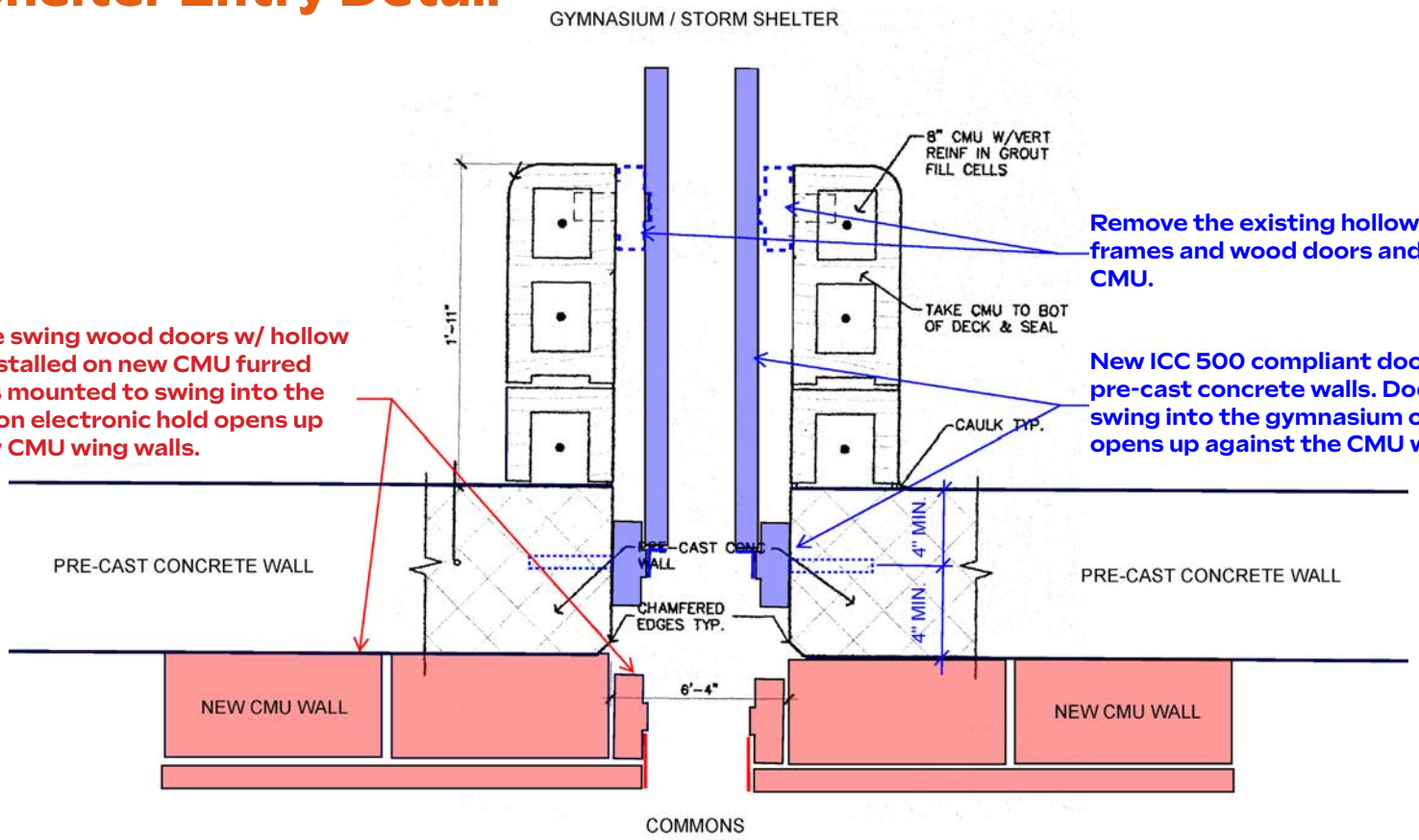
The gymnasium is the designated storm shelter.

Notes on Findings	Suggested Solutions	Estimated Cost
Double doors from the building are wood and are not ICC 500 compliant.	• Provide a set of ICC 500 compliant double doors installed within and anchored to the pre-cast concrete walls, swinging into the gym. • Install a set of wood double doors swinging back into the main building (see detail). Doors to lay flat against the walls. • New storm doors would be on electric hold-opens and lay flat against the CMU wing walls	**$50,000**
Double exterior doors are hollow metal, but not ICC 500 compliant. **Removable mullion is not allowed.**	• Install ICC 500 compliant double doors centered on the pre-cast concrete walls. • This is the main entrance for drop off and pick up.	**$35,000**
Single exterior door is hollow metal, but not ICC 500 compliant.	• Install ICC 500 compliant door centered on the pre-cast concrete walls.	**$25,000**
Storage, Office and Latchkey rooms on the east end are not included in the storm shelter enclosure. **(3) three sets of interior doors are wood (90 minute fire rated), but are not ICC 500 compliant.**	• Install ICC 500 compliant door(s) centered on the pre-cast concrete walls.	**$85,000**
Mechanical duct work is standard. **There are no windows to review.**	• Install 12 gauge duct work per ICC 500 to provide line-of-sight protection of opening(s).	**$80,000** **$50,000 per opening for missile protection per shelter**

The gymnasium is the designated storm shelter.

Notes on Findings	Code Requirements
Structural Notes*	
Walls: 10″ reinforced concrete	• Walls: 6″ reinforced w/ #4 bars at 12″ o.c. each way.
Roof: 3″ concrete topping slab reinforced with 6x6-W1.4xW1.4 welded wire reinforcement	• Roof: 4″ concrete topping slab reinforced w/ #4 bars at 12″ o.c. each way
Storm shelter structure is not structurally independent from the surrounding structure. Roof live load does not meet the minimum 100 pounds per square foot.	

Storm Shelter Entry Detail



New 180 degree swing wood doors w/ hollow metal frames installed on new CMU furred out walls. Doors mounted to swing into the Commons area on electronic hold opens up against the new CMU wing walls.

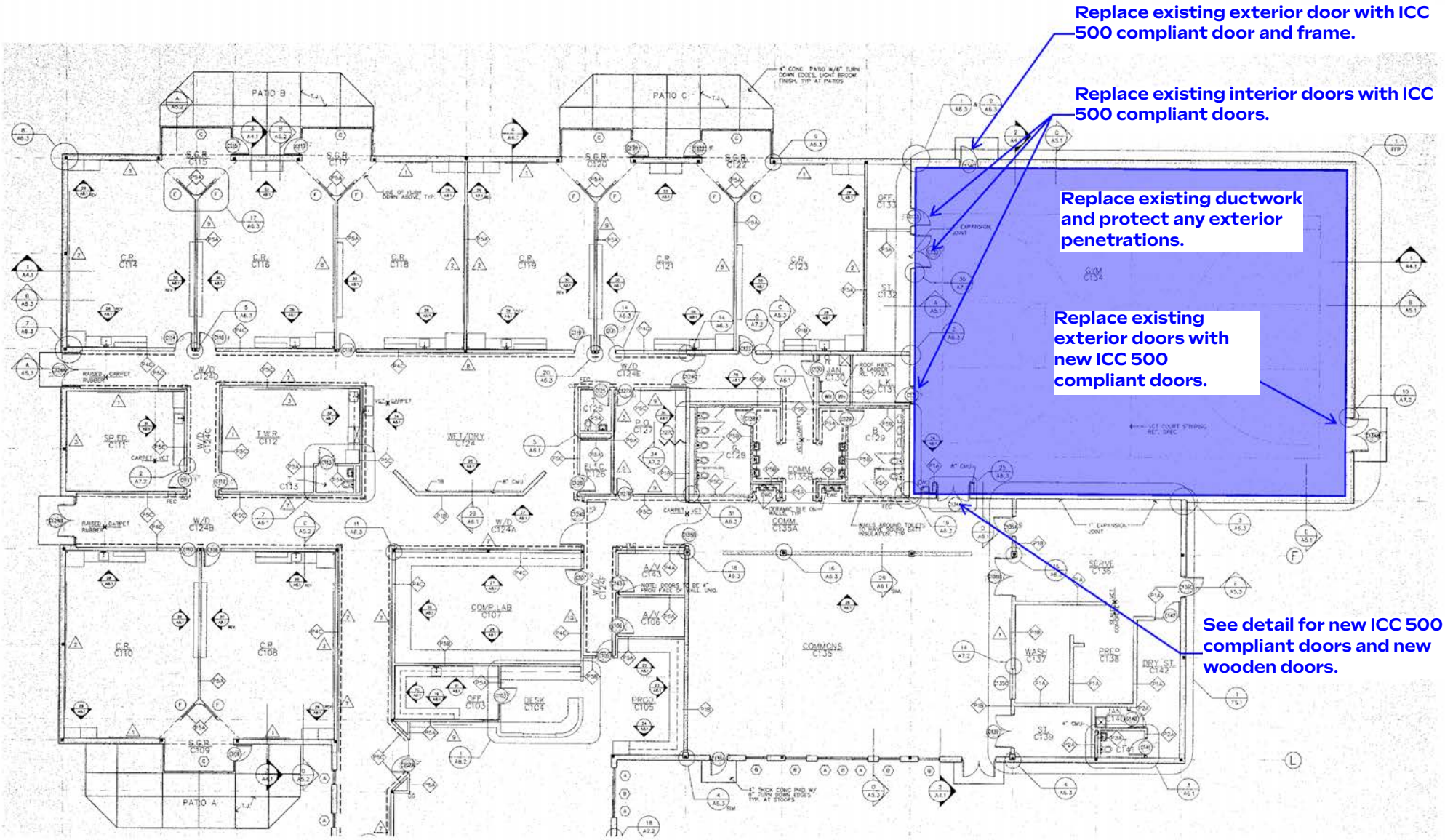
Remove the existing hollow metal frames and wood doors and repair the CMU.

New ICC 500 compliant doors installed in the pre-cast concrete walls. Doors mounted to swing into the gymnasium on electronic hold opens up against the CMU walls.





South Breeze Elementary School Site Plan





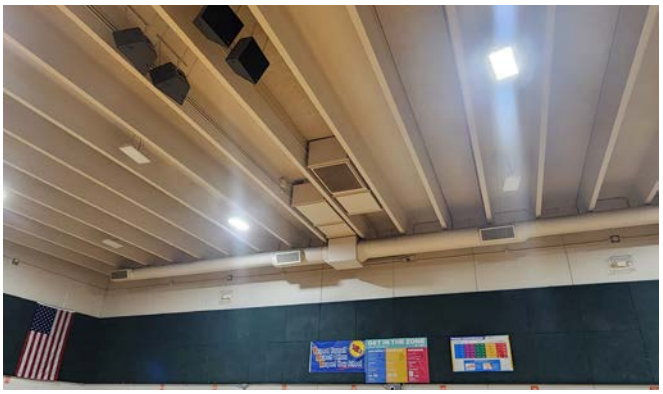
Sunset Elementary School

619 Boyd Avenue, Newton

Storm Shelter Year of construction:
1997

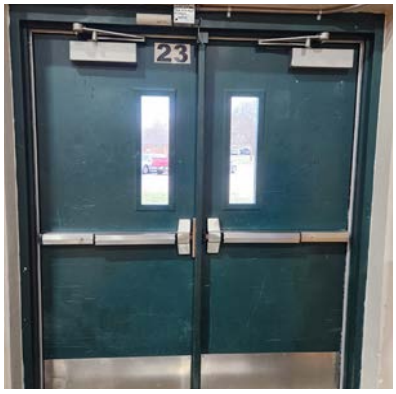
Maximum Building Occupancy:	*234*
Current Building Population:	*199*
Maximum Storm Shelter Occupancy:	*4,860 sf / 5 = 972*















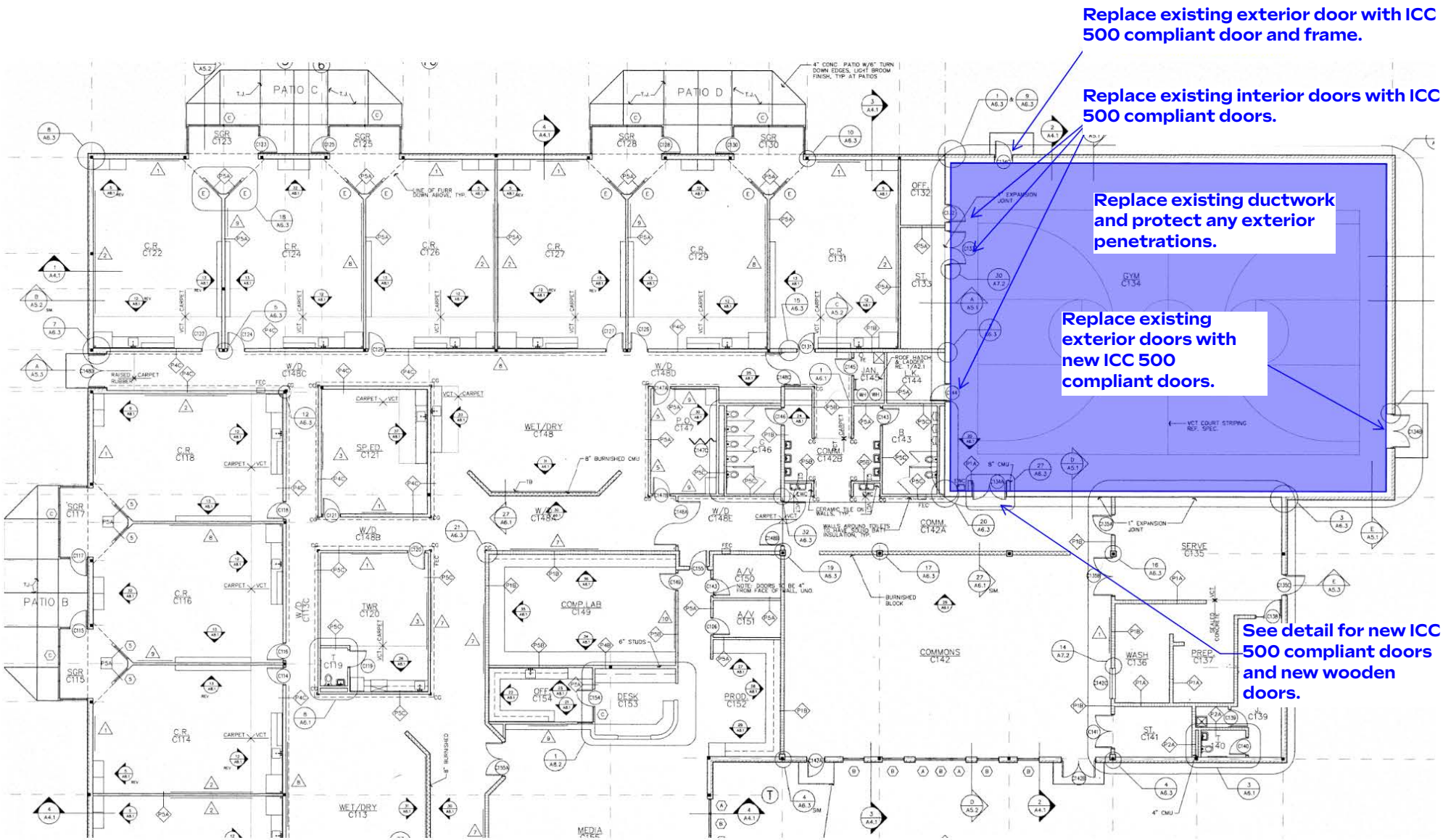
The gymnasium is the designated storm shelter.

Notes on Findings	Suggested Solutions	Estimated Cost
Double doors from the building are wood and are not ICC 500 compliant.	• Provide a set of ICC 500 compliant double doors installed within and anchored to the pre-cast concrete walls, swinging into the gym. • Install a set of wood double doors swinging back into the main building (see detail). Doors to lay flat against the walls. • New ICC 500 doors would be on electric hold-opens and lay flat against the CMU wing walls	**$50,000**
Double exterior doors are hollow metal, but not ICC 500 compliant. **Removable mullion is not allowed.**	• Install ICC 500 compliant double doors centered on the pre-cast concrete walls.	**$35,000**
Single exterior door is hollow metal, but not ICC 500 compliant.	• Install ICC 500 compliant door centered on the pre-cast concrete walls.	**$25,000**
Storage, Office and Latchkey rooms on the south end are not included in the storm shelter enclosure. **(3) three sets of interior doors are wood (90 minute fire rated), but are not ICC 500 compliant.**	• Install ICC 500 compliant door(s) centered on the pre-cast concrete walls.	**$85,000**
Mechanical duct work is standard. **There are no windows to review.**	• Install 12 gauge duct work per ICC 500 to provide line-of-sight protection of opening(s).	**$80,000** **$50,000 per opening for missile protection per shelter**

The gymnasium is the designated storm shelter.

Notes on Findings	Code Requirements
Structural Notes*	
Walls: 10″ reinforced concrete	• Walls: 6″ reinforced w/ #4 bars at 12″ o.c. each way.
Roof: 3″ concrete topping slab reinforced with 6x6-W1.4xW1.4 welded wire reinforcement	• Roof: 4″ concrete topping slab reinforced w/ #4 bars at 12″ o.c. each way
Storm shelter structure is not structurally independent from the surrounding structure. Roof live load does not meet the minimum 100 pounds per square foot.	

Sunset Elementary School Site Plan





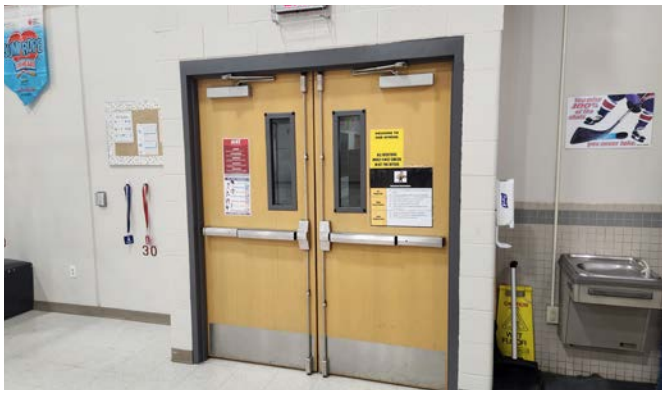
Northridge Elementary School

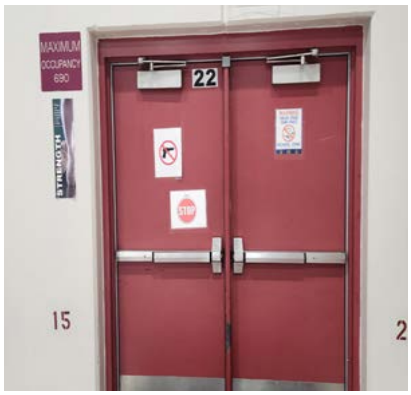
1900 Windsor Drive, Newton

Storm Shelter Year of construction:
1997

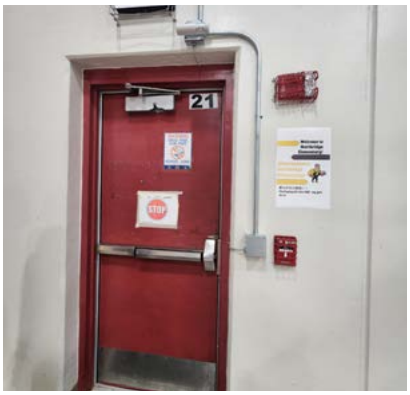
Maximum Building Occupancy:	*234*
Current Building Population:	*184*
Maximum Storm Shelter Occupancy:	*4,860 sf / 5 = 972*

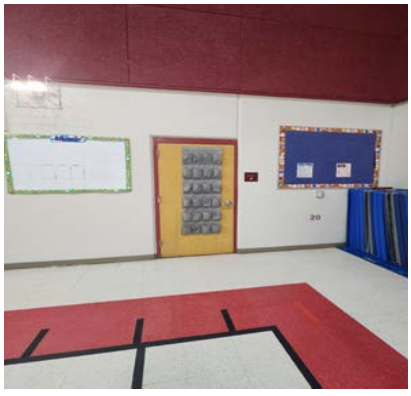


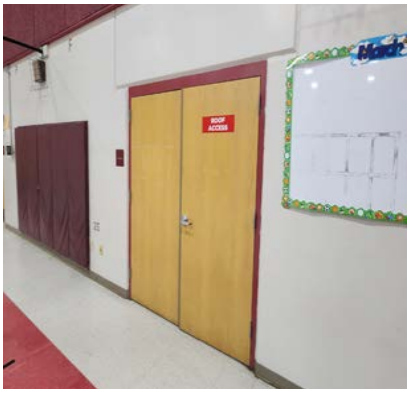


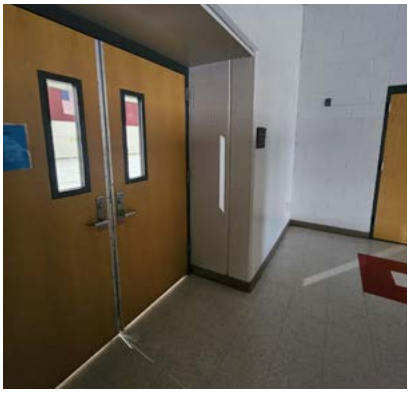












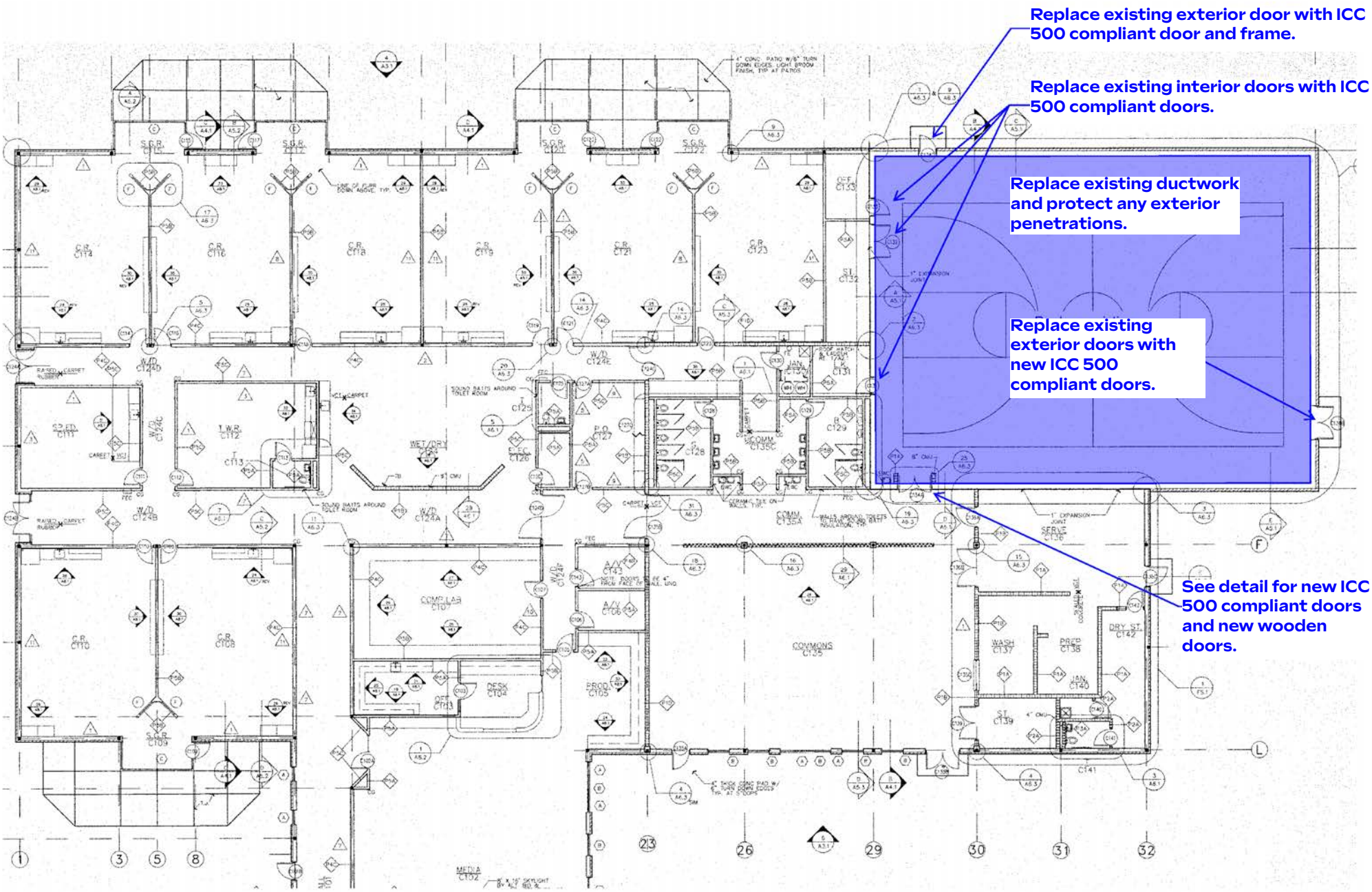
The gymnasium is the designated storm shelter.

Notes on Findings	Suggested Solutions	Estimated Cost
Double doors from the building are wood and are not ICC 500 compliant.	• Provide a set of ICC 500 compliant double doors installed within and anchored to the pre-cast concrete walls, swinging into the gym. • Install a set of wood double doors swinging back into the main building (see detail). Doors to lay flat against the walls. • New ICC 500 doors would be on electric hold-opens and lay flat against the CMU wing walls	**$50,000**
Double exterior doors are hollow metal, but not ICC 500 compliant. **Removable mullion is not allowed.**	• Install ICC 500 compliant double doors centered on the pre-cast concrete walls.	**$35,000**
Single exterior door is hollow metal, but not ICC 500 compliant.	• Install ICC 500 compliant door centered on the pre-cast concrete walls.	**$25,000**
Storage, Office and Latchkey rooms on the southeast end are not included in the storm shelter enclosure. **(3) three sets of interior doors are wood (90 minute fire rated), but are not ICC 500 compliant.**	• Install ICC 500 compliant door(s) centered on the pre-cast concrete walls.	**$85,000**
Mechanical duct work is standard. **There are no windows to review.**	• Install 12 gauge duct work per ICC 500 to provide line-of-sight protection of opening(s).	**$80,000** **$50,000 per opening for missile protection per shelter**

The gymnasium is the designated storm shelter.

Notes on Findings	Code Requirements
Structural Notes*	
Walls: 10″ reinforced concrete	• Walls: 6″ reinforced w/ #4 bars at 12″ o.c. each way.
Roof: 3″ concrete topping slab reinforced with 6x6-W1.4xW1.4 welded wire reinforcement	• Roof: 4″ concrete topping slab reinforced w/ #4 bars at 12″ o.c. each way
Storm shelter structure is not structurally independent from the surrounding structure. Roof live load does not meet the minimum 100 pounds per square foot.	

Northridge Elementary Site Plan





Slate Creek Elementary School

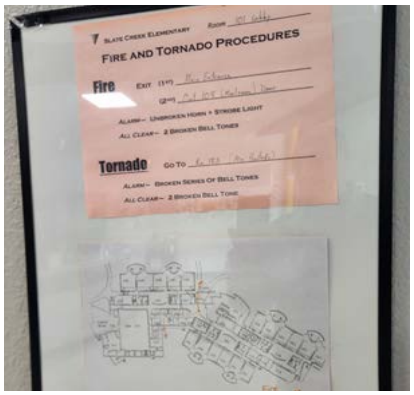
901 East 4th Street, Newton

Storm Shelter Year of construction:
1996

Maximum Building Occupancy:	*234*
Current Building Population:	*212*
Maximum Storm Shelter Occupancy:	*2,338 sf / 5 = 467*













Classrooms 116, 156, 157 & 185 are the designated storm shelters.

Notes on Findings	Suggested Solutions	Estimated Cost
Shelters are required to have a minimum of two exits. 156 and 185 are non-compliant, because they don't have two exits. Music 116 and 157 both have two exits. **All are interior rooms with no exterior windows or doors.**	• Install a door between 156 and 157 for the second exit and cut a new opening in 185 to the exterior.	**$25,000**
The single door into each room is a 90 minute rated wood doors in a hollow metal frame, but none are ICC 500 compliant.	• Install ICC 500 compliant door centered on the CMU walls. Doors could remain swinging into the rooms.	**$80,000**

Notes on Findings	Code Requirements
Structural Notes* **Walls: 12" CMU reinforced with #5 bars at 8" on center and solid grouted in every core** **Roof: 5" concrete slab on 1-1/2" composite metal deck (3-1/2" concrete above deck), reinforced with 6x6-W2.1xW2.1 welded wire reinforcement** **Room 116 is not structurally independent from the surrounding structure.** **Rooms 156, 157 and 185 are structurally independent from the surrounding structure.** **Roof live loads in all shelters meet the minimum 100 pounds per square foot.**	• Walls: 8" CMU reinforced w/ #4 bars at 8" o.c. and solid grouted in every core. • Roofs: 4" concrete above metal deck, reinforced w/ #4 bars at 12" o.c. each way.

Slate Creek Elementary Site Plan



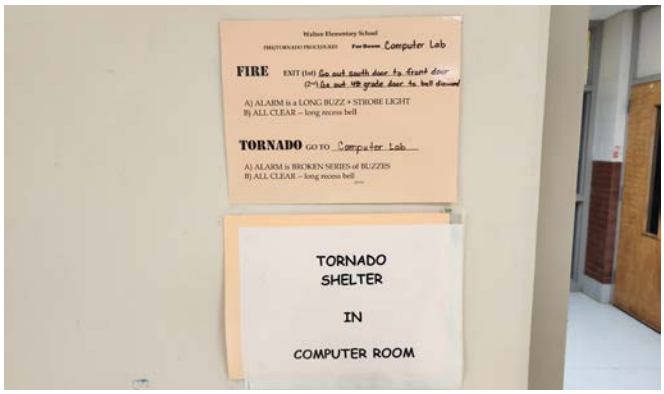


Walton Rural Life Center

502 Main Street, Walton

Storm Shelter Year of construction:
1996

Maximum Building Occupancy:	*160*
Current Building Population:	*0*
Maximum Storm Shelter Occupancy:	*800 sf / 5 = 160*









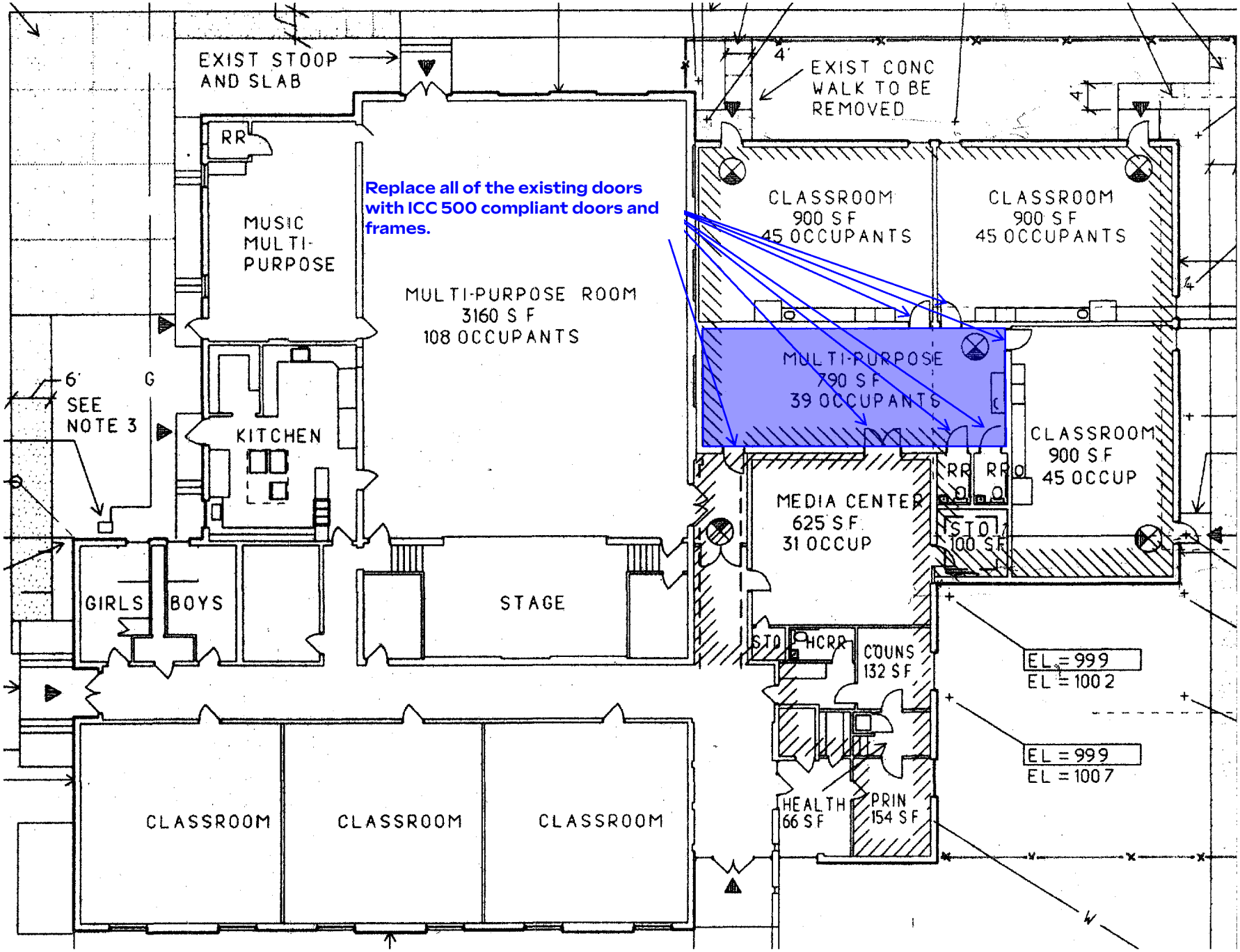


The computer lab is the designated storm shelter.

Notes on Findings	Suggested Solutions	Estimated Cost
This is an interior room that everyone walks through to get to several other rooms, including (2) restrooms, (3) classrooms and the Media Center.		**6 single doors + 1 double**
The doors into each of the adjoining rooms are 60 minute rated wood doors in a hollow metal frame, but are not ICC 500 rated.	• Install ICC 500 rated door centered on the reinforced concrete walls at each location.	**$300,000**

Notes on Findings	Code Requirements
Structural Notes*	
Walls: 8″ reinforced concrete with xs vertical bars at 12″ on center and #4 horizontal bars at 12″ on center	• Walls: 6″ reinforced concrete w/ #4 bars at 12″ o.c. each way.
Roof: 10″ cast-in-place concrete slab, reinforced with #5 bottom bars at 8″ on center, #4 top bars at 12″ on center, and #4 temperature bars at 12″ on center	• Roofs: 4″ cast-in-place concrete slab, reinforced w/ #4 bars at 12″ o.c. each way.
Storm shelter structure is not structurally independent from the surrounding structure.	
Roof live load does meet the minimum 100 pounds per square foot.	

Walton Rural Life Center Site Plan





Chisholm Middle School

900 East 1st, Newton

Storm Shelter Year of construction:

1997 (corridors) and 2009 (locker rooms)

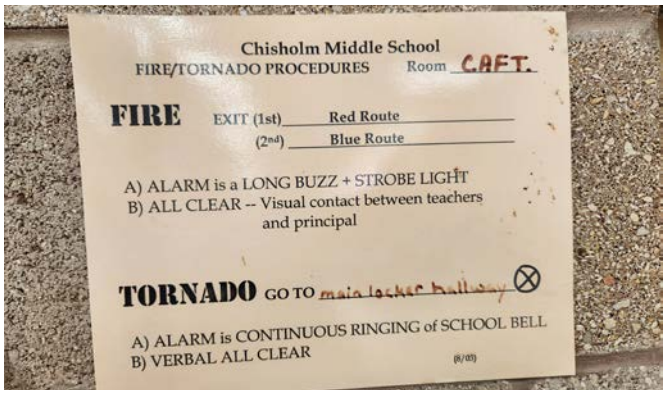
Maximum Building Occupancy: *504*

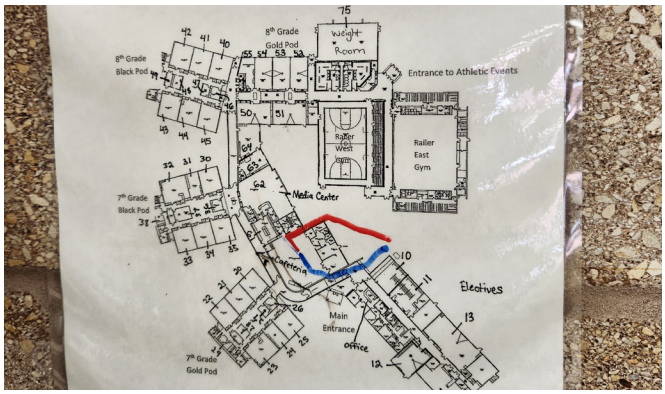
Current Building Population: *417*

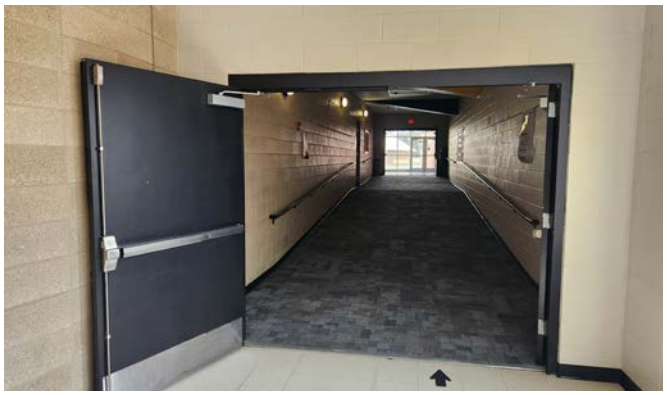
Maximum Storm Shelter Occupancy:

Corridors: *1,849 sf / 5 = 369*

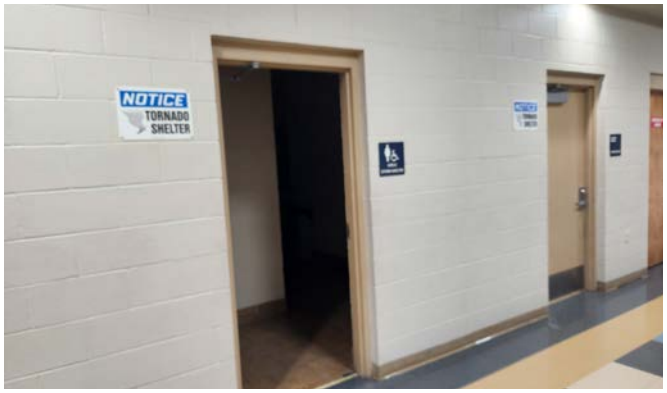
Locker rooms and restrooms: *1,685 sf / 5 = 337*













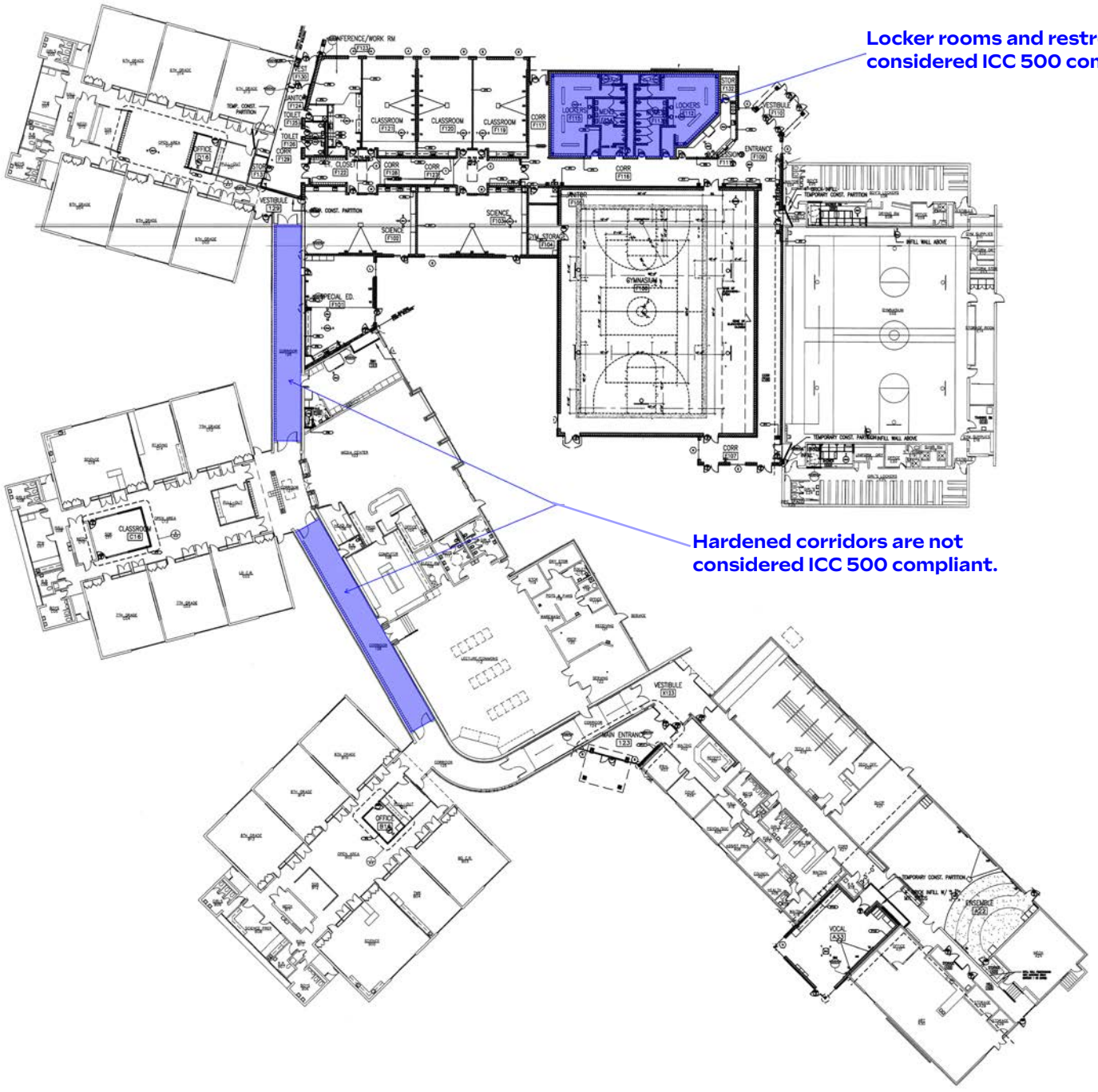
There are (2) two interior corridors that are designated storm shelters.
There are (2) two locker rooms and (2) restrooms that are designated storm shelters.

Notes on Findings	Suggested Solutions	Estimated Cost
Corridors:		
The ends of each of the (2) two corridors are separated from the rest of the building via a set of hollow metal doors in hollow metal frames. Of the (4) sets of doors; (1) swing in the same direction and (3) are opposable swinging doors. Opposable swinging doors are not allowed in ICC 500 rated storm shelters. None of the doors are ICC 500 compliant.	• Structural analysis recommends that the hardened corridors not be used as storm shelters.	
There are several wooden doors that open into the corridors, but aren't ICC 500 compliant.	• Add new storm shelter to replace corridor "shelters".	**$1,000,000**
Locker Rooms & Restrooms:		
The doors into the shelters are labeled and ICC 500 361 rated. Each has 3 point locking and the correct hardware.	• No changes needed, however, the size of the locker rooms and restrooms cannot accommodate the number of occupants in the entire school.	**$0**

There are (2) two interior corridors that are designated storm shelters.
There are (2) two locker rooms and (2) restrooms that are designated storm shelters.

Notes on Findings	Code Requirements
Structural Notes*	
Corridors:	
Walls: 8" and 12" CMU reinforced with #5 bars at 8" on center and solid grouted in every core	• * This does not address the structural deficiencies and should not be used as storm shelters.
*** The hardened corridors should not be considered a safer area during an extreme wind event.**	
Roof: 8" concrete slab on 2" metal deck (6" concrete above deck), reinforced with #5 bottom bars at 10" on center and #4 temperature bars at 12" on center	• * Roof structure adjacent to the shelter is designed to detach from the shelter structure during an extreme wind event without compromising the shelter structure.
*** The high roof structure has not been designed to resist the higher wind loads that may occur during an extreme wind event.**	
Locker Rooms & Restrooms:	
Walls: 12" CMU reinforced with #6 bars at 8" on center and solid grouted in every core	
Roof: 6" concrete slab on 2" composite metal deck (4" concrete above deck), reinforced with #4 bars at 12" on center each way	

Chisholm Middle School Site Plan





Santa Fe 5/6 Center

130 West Broadway, Newton

Storm Shelter Year of construction:
2008

Maximum Building Occupancy: 455
Current Building Population: 433
Maximum Storm Shelter Occupancy: 5,047 sf / 5 = 1,009

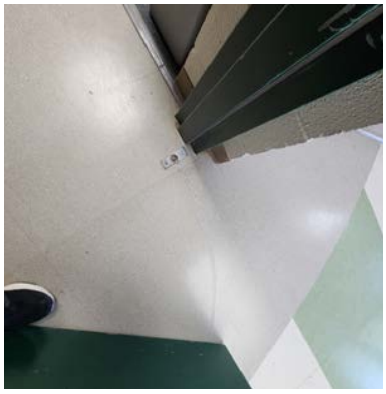














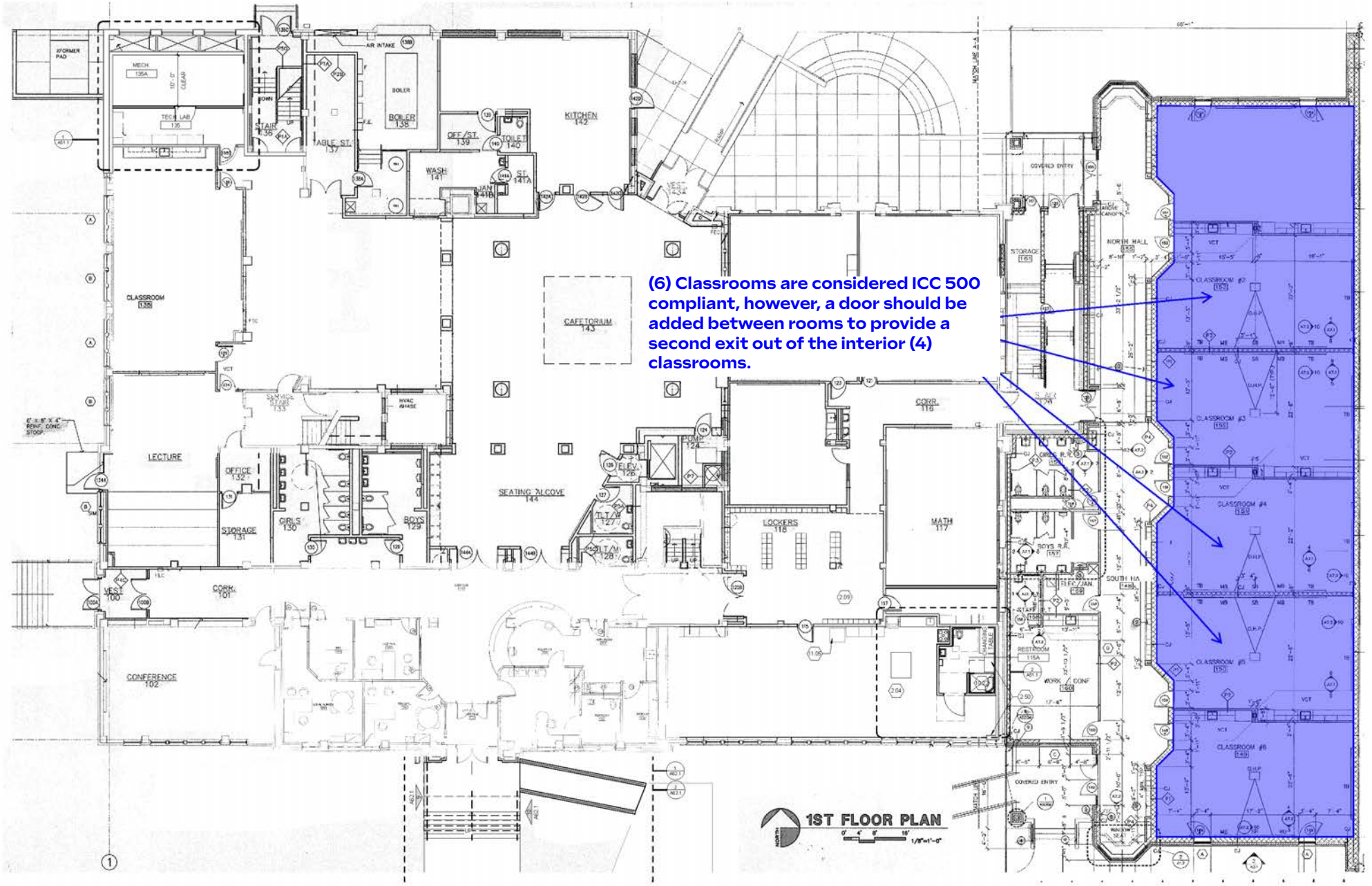
There are (6) six classrooms that were built in the 2008 addition that are designated storm shelters.

Notes on Findings	Suggested Solutions	Estimated Cost
All of the doors into the classrooms are labeled and are ICC 500 361 rated. Each has 3 point locking and the correct hardware.	• No changes needed.	**$0**
Several of the doors are sagging and the vertical rods have cut grooves into the flooring. Doors don't close easily and need to be forced shut.	• Adjust the doors and replace the rods as needed. Replace any flooring that has been damaged.	**$5,000**
The north classroom has (2) two exterior windows and both have ICC 500 compliant shutters on them.	• No changes needed.	**$0**
No second egress out of the four middle classrooms. Exterior windows could be considered the second egress.	• Add doors between classrooms to provide a second egress from each. • Modify millwork.	**$60,000**

There are (6) six classrooms that were built in the 2008 addition that are designated storm shelters.

Notes on Findings	Code Requirements
Structural Notes*	
Walls: 8″ and 12″ CMU reinforced with #6 bars at 8″ on center and solid grouted in every core	• Walls: 8″ CMU reinforced w/ #4 bars at 8″ o.c. and solid grouted in every core.
Roof: 6″ concrete slab on 2″ composite metal deck (4″ concrete above deck), reinforced with #4 bars at 12″ on center each way	• 4″ concrete above metal deck reinforced w/ 4″ bars at 12″ o.c. each way.
Storm shelter structure is structurally independent from the surrounding structure.	
Roof live load does meet the minimum 100 pounds per square foot.	

Santa Fe 5/6 Center Site Plan





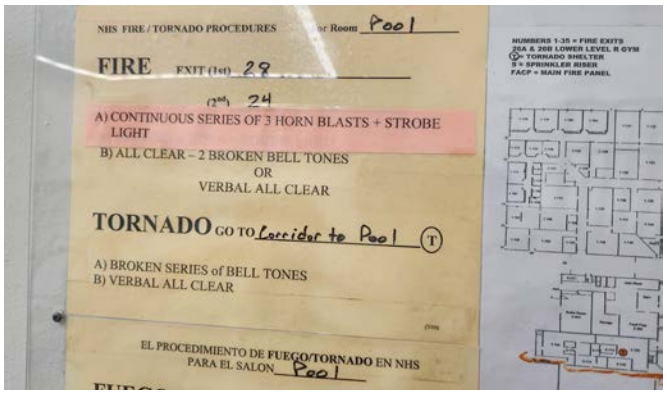
Newton High School

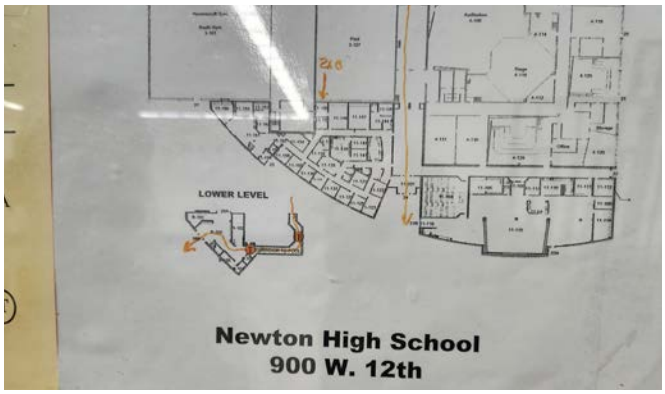
900 West 12th, Newton

Storm Shelter Year of construction:

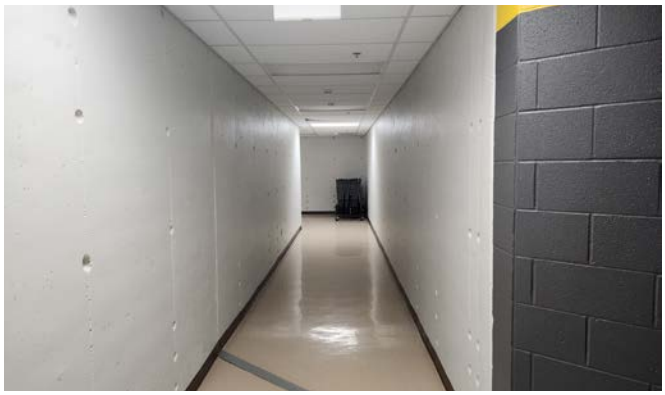
2009 addition

Maximum Building Occupancy:	*1,083*
Current Building Population:	*928*
Maximum Storm Shelter Occupancy:	
Locker rooms:	*1,839 sf / 5 = 367*
Corridor:	*476 sf / 5 = 95*









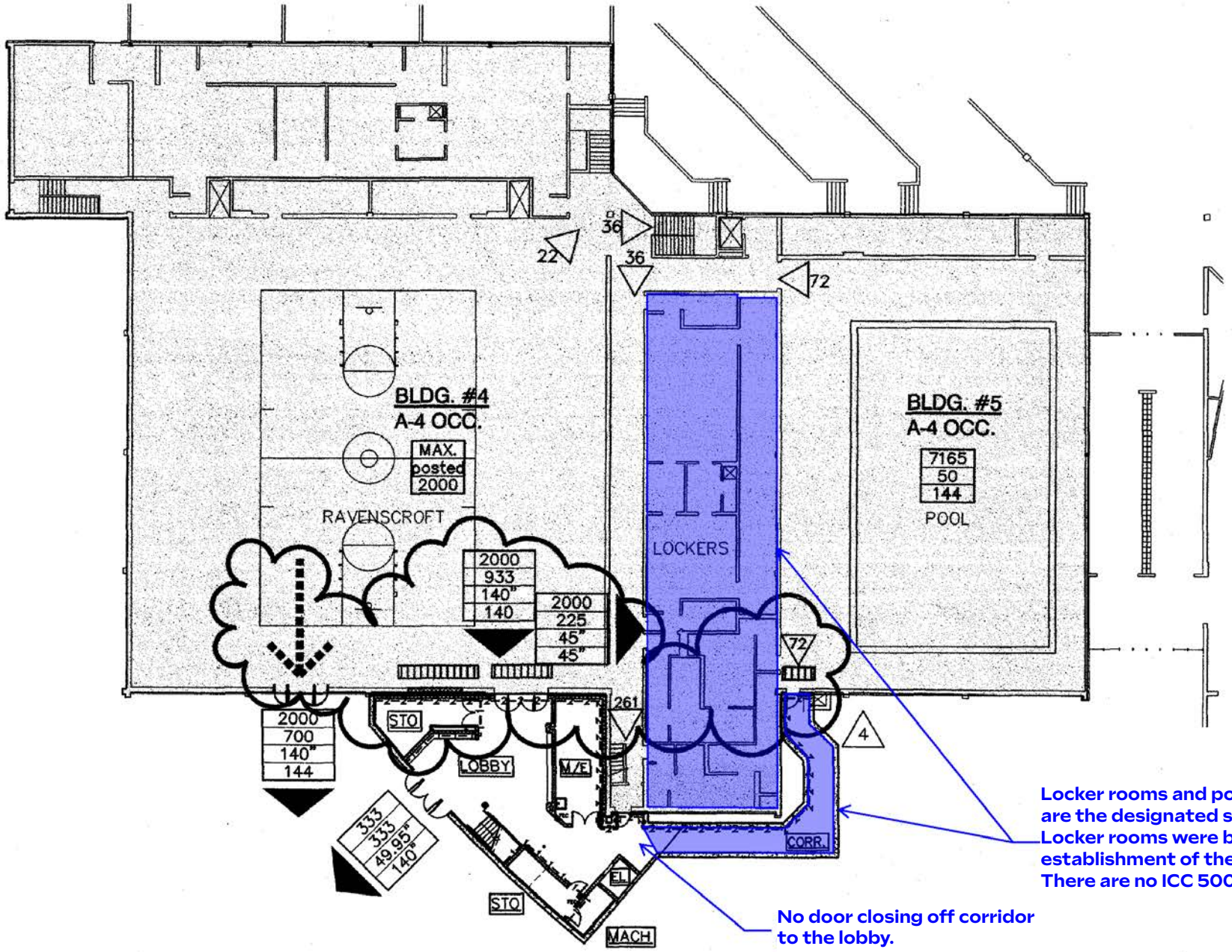




No official storm shelter in the building.

Notes on Findings	Suggested Solutions	Estimated Cost
In a storm event occupants are directed to go to the Ravenscroft Gym locker rooms and the pool/ lobby corridor. **Although this area is constructed concrete foundation walls, there is no separation from the gym lobby.** **Gym locker rooms were constructed prior to the establishment of the ICC 500 standards and therefore the concrete slab above them is not constructed to meet ICC 500 requirements.** **There are no ICC 500 compliant doors.** **The size of the corridor cannot accommodate the number of occupants in the entire school.**	• Add a storm shelter for 2,000 (Ravenscroft Gym Occupancy) 11,000 s.f.	**$6,050,000**

Newton High School Site Plan



Locker rooms and pool/lobby corridor are the designated storm shelters. Locker rooms were built prior to the establishment of the ICC 500 standards. There are no ICC 500 compliant doors.

No door closing off corridor to the lobby.



McKinley Administration Center

308 East 1st Street, Newton

Storm Shelter Year of construction:
1950, 2000 remodel

Maximum Building Occupancy:

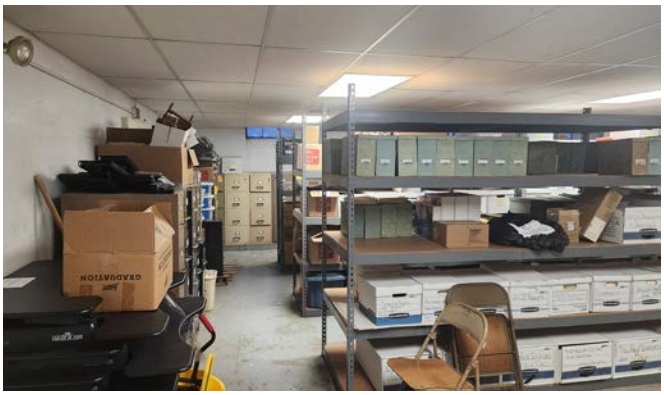
Current Building Population:

Maximum Storm Shelter Occupancy: *2,301 sf / 5 = 460*







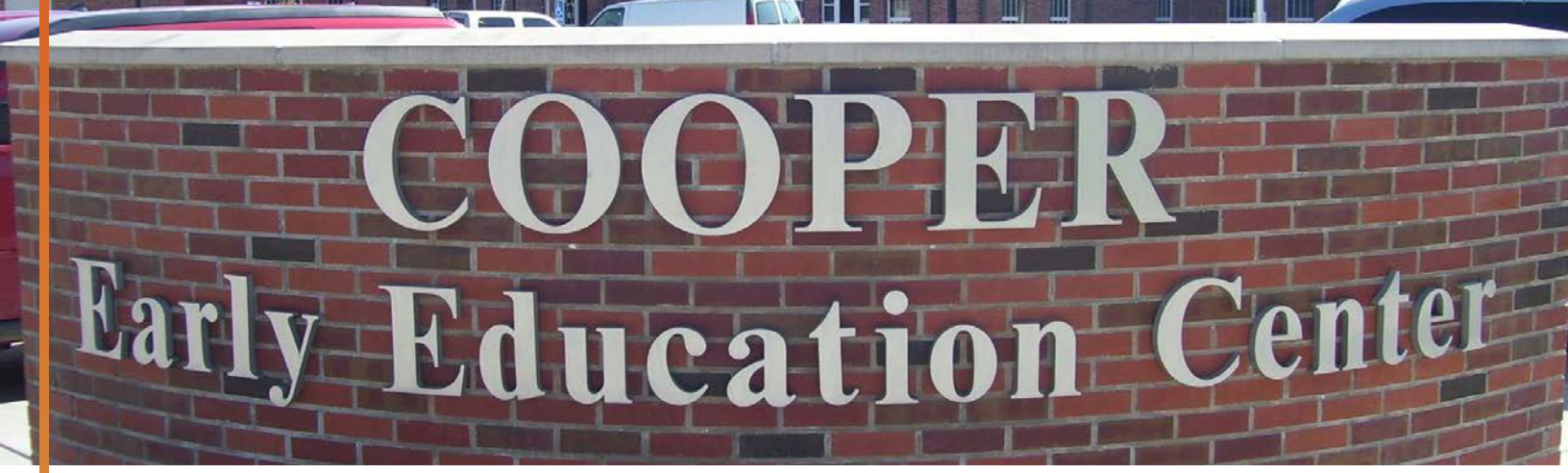






No official storm shelter in the building.

Notes on Findings	Suggested Solutions	Estimated Cost
In a storm event occupants are directed to go to the basement, which has humidity issues.	• By Code, no storm shelter is required. • If the District decides to add one per the occupancy of the Board Room. 1,500 s.f.	**$0** **$900,000**
There is a second, exterior stair for egress out of the basement.		
Exterior windows are not protected w/ ICC 500 compliant shutters.		



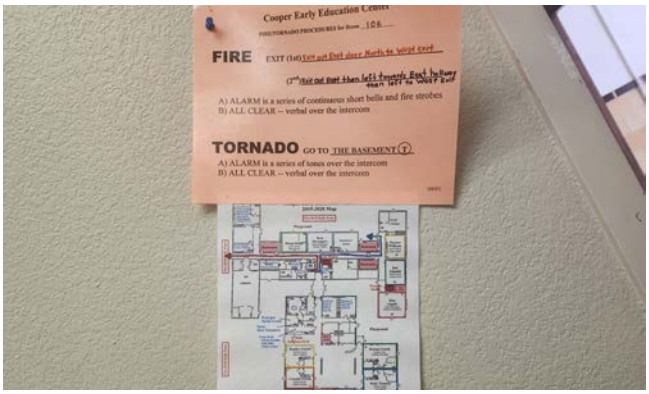
Cooper Early Education Center

816 Oak Street, Newton

Storm Shelter Year of construction:
1937 (original), 1998 (remodel), 2009 (addition)

Maximum Building Occupancy:	*176*
Current Building Population:	*251*
Maximum Storm Shelter Occupancy:	*2,301 sf / 5 = 460*













No official storm shelter in the building.

Notes on Findings	Suggested Solutions	Estimated Cost
In a storm event occupants are directed to go to the basement, which consistantly has water in it.	• Add a storm shelter for 300 occupants. 1,800 s.f. • We would advise not putting children in the basement during a storm event.	**$1,080,000**
Pump sits on the floor and is not in a sump pit, so water spills onto the floor.		
Pump is not hooked up to a generator.		
There is a second, exterior stair for egress out of the basement.		
Exterior windows are not equipped w/ ICC 500 compliant shutters.		

Summary

Newton Storm Shelter

Evaluations of the storm shelters were based on compliance with the ICC 500 – 2014 Edition of the Standard for the Design and Construction of Storm Shelters.

Our team reviewed the following criteria at each shelter and identified our findings:

- Doors, Frames & Hardware
- Occupancy, Access & Means of Egress
- ADA Compliance
- Wall & Roof Construction (ICC 500 – 2008 evaluation)
- Structural Isolation

There are two shelters (the six east classrooms at the Santa Fe 5/6 Center and the two north locker rooms & two restrooms at the Chisholm Middle School) that are considered reasonably safer than the remainder of the building and meet the requirements for a storm shelter. However, with the elimination of the two hallway hardened areas as shelters at Chisholm Middle School, the four storm shelter rooms are too small for the entire occupancy of the school and they are located at furthest end of the building.

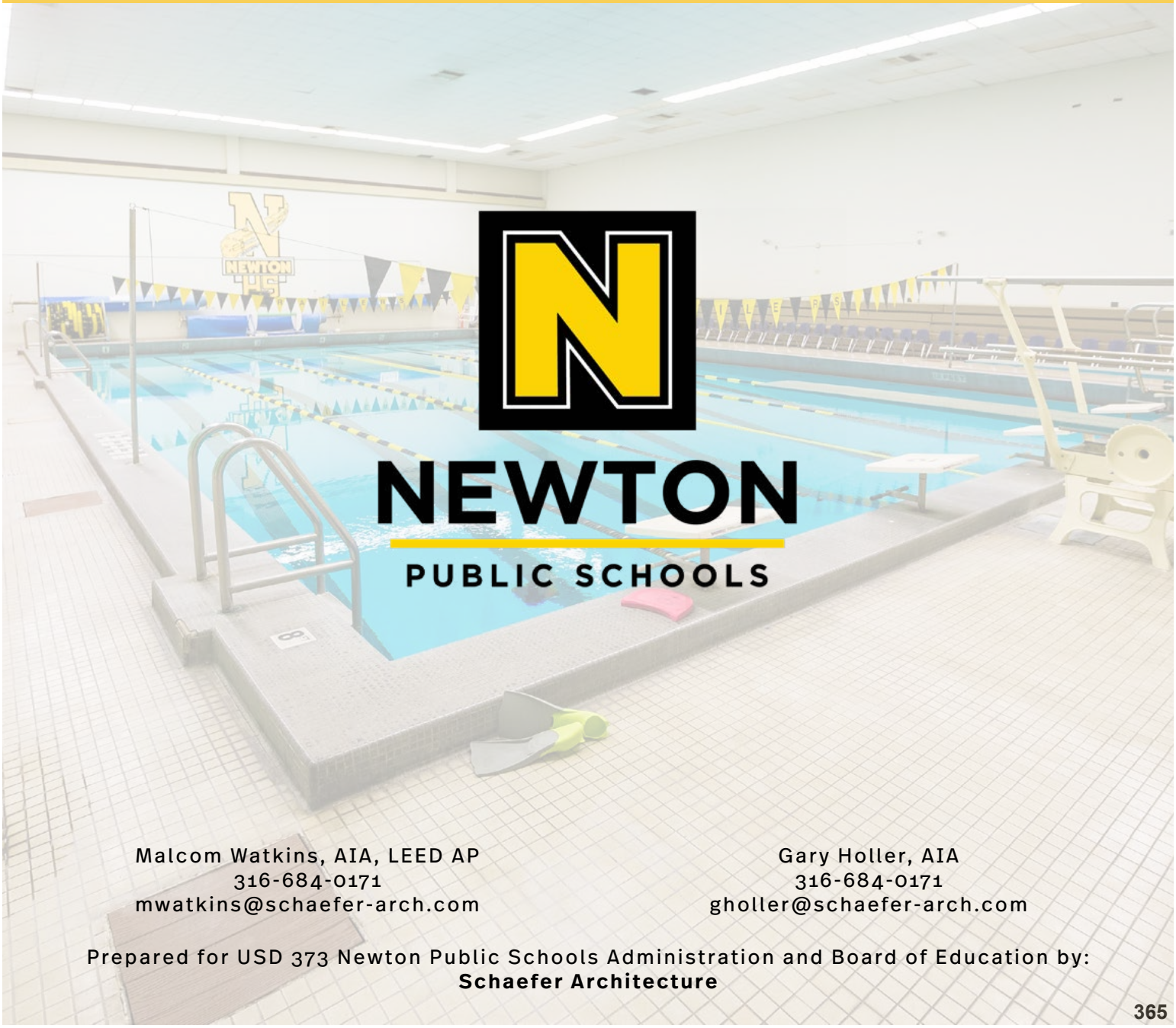
All other locations have violations in the type and construction of the door, door frames & hardware, duct & duct openings and are not structurally isolated from the remainder of the building. Addressing the doors and duct openings would be an improvement to the safe areas, but it should not be inferred that the shelters would fully comply with either the previous or current storm shelter structural requirements.

To fully be in compliance, it is our opinion that new storm shelters should be built at the remaining schools.

Summary of Costs for Storm Shelters

School	Suggested Corrections	New Storm Shelter
South Breeze Elementary School *(300 occupants, 1725 sf)*	$ 325,000	$ 950,000
Sunset Elementary School *(250 occupants, 1450 sf)*	$ 325,000	$ 800,000
Northridge Elementary School *(250 occupants, 1450 sf)*	$ 325,000	$ 800,000
Slate Creek Elementary School *(250 occupants, 1450 sf)*	$ 105,000	$ 800,000
Walton Rural Life Center *(160 occupants, 920 sf)*	$ 60,000	$ 500,000
Chisholm Middle School *(250 occupants, 1,800 sf)*	$ 0 *(Not recommended)*	$ 1,000,000
Santa Fe 5/6 Center	$ 65,000	$ 0 *(None needed)*
Newton High School *(2,000 occupants, 11,500 sf)*	$ 0 *(Not recommended)*	$ 6,050,000
McKinley Administration Center *(285 occupants, 1,635 sf)*	$ 0 *(Not recommended)*	$ 900,000
Cooper Early Education Center *(300 occupants, 1,800 sf)*	$ 0 *(Not recommended)*	$ 1,080,000

ATTACHMENT
Pool Assessment



NEWTON
PUBLIC SCHOOLS

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Prepared for USD 373 Newton Public Schools Administration and Board of Education by:
Schaefer Architecture

schaefer.
architecture



POOL ASSESSMENT

Newton USD 373

May 9, 2025



Newton High School

900 West 12th, Newton

Pool Year of construction:

1972

















Notes on Findings	Suggested Solutions	Estimated Cost
There are plywood access covers on the pool deck that should be replaced with a more permanent, non-corroding, non-splintering materal.		
Any exposed metal in pool mechanical room is corroding.	• Replace all metal parts, provide the proper air changes, provide fresh air and exhaust the chloramines from the room.	
Hollow metal doors/frames exposed to the pool environment are all corroding. These include the office, locker rooms, and pool entrance doors.	• Install FRP doors and frames in lieu of the hollow metal, provide the proper air changes, provide fresh air and exhaust the chloramines from the room.	
HVAC - Currently there is no fresh air in the pool.	• Provide the proper HVAC air exchanges per hour, the Code required amount of fresh air, dehumidifcation, and the proper exhausting of chloramines.	
Water level is roughly 1'-6" below the pool deck, making the pool hard to get out of.		
Return air (wall) grilles corroded.	• Remove and replace with galvanized and painted grilles. Study the condition of the duct work.	
Verify that all electrical outlets are GFCI protected.		
Verify that all metal items mounted to the deck or walls are properly grounded.		

Notes on Findings	Suggested Solutions	Estimated Cost
Epoxy painted over the 2x2 floor tile making the pool deck slick when wet.	• Remove the epoxy painted floor tiles and replace with a poured epoxy product with built-in slip resistance.	
The exit door into the storm shelter hallway is inset deep into the precast concrete wall, therefore not providing the required ADA side clearance on the latch side.	• Not much can be done about this door.	
The drains at the bottom of the exterior ramps drain into the pool sump pump within the building, which then ejects the water up and out into the storm water system. If that sump pump were to fail, there is a risk of the lower level, including Ravenscroft Gym, flooding.		
The pool basin was worked on in 2019 and is currently not leaking. According to staff, it was drained, the cracks were all re-grouted, and piping under the pool was replaced. However, the pool drainage pipe is still original (1972).		

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ATTACHMENT
Mechanical Report

NEWTON
PUBLIC SCHOOLS

Chris Sele, CxA
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sele@innovative-groups.com

Prepared for USD 373 Newton Public Schools Administration and Board of Education by:
Innovative Groups, LLC

USD 373

HVAC and Plumbing Systems Condition Evaluation

NEWTON
PUBLIC SCHOOLS

May 2025

Introduction

This evaluation was conducted by Innovative Groups (IG) to determine recommended repairs and/or replacement of HVAC and plumbing systems associated with the following USD 373 facilities located in Newton, Kansas:

- Cooper Elementary School (1938)
- Northridge Elementary School (1955)
- Slate Creek Elementary School (1997)
- South Breeze Elementary School (1955)
- Sunset Elementary School (1955)
- Walton Elementary School (1963)
- Chisholm Middle School (1958)
- Santa Fe 5/6 Center School (1920)
- Newton High School
    - Main Building (1973)
    - Automotive Building (1973)
    - Brooks Trade Center (1990)
    - Educational Technology Center (1980)
    - Vo Ag Building (1971)
- McKinley Administrative Building (1938)
- School Service Center (1997)

*** Dates listed next to facility indicate original construction date. Construction dates are typically indicative of construction materials utilized.

This report is based on the following items:

1. Review of existing facility construction documents
2. Visual assessment of features that are readily observable and accessible
3. Discussions with USD 373 maintenance staff
4. 2022 equipment condition study completed by an energy service company, as part of an energy conservation project
5. Our familiarity with USD 373 facilities via engineering and construction projects since 2019

This report is not intended to cover architectural, electrical, or structural features. However, certain elements may be mentioned if they affect mechanical items in the report.

Description of Systems

Each of the facilities has an array of HVAC and plumbing systems. Facility construction dates, renovations and repairs each play a key role in the current condition of the systems. Below is a general

breakdown of HVAC and plumbing systems, along with itemized details of current issues that were identified.

Waste & Vent Piping Systems

There are 3 different piping materials used for waste & vent systems within the facilities: clay tile, cast iron and PVC.

1. Clay Tile (Vitrified Clay Piping)
    a. Installed site utility waste pipe on facilities constructed or remodeled prior to 1980.
    b. Upon degradation of piping, it is common practice to replace clay-tile with cast-iron or PVC piping materials. New clay tile installations are no longer industry standard.
2. Cast Iron
    a. Installed for site utility waste pipe on facilities constructed or remodeled prior to 2010.
    b. Cast iron is a durable pipe material but is susceptible to rust.
    c. Installed for building waste and vent pipes in facilities of all ages.
    d. Facilities that utilize return air plenums are required to use cast iron vent piping, or to protect non-metallic piping with a material designed to meet flame spread / smoke developed requirements.
3. PVC
    a. Installed for site utility waste pipe, and building waste and vent pipe, at facilities constructed or remodeled after 2010.
    b. If installed in a return air plenum, piping must be protected with a material designed to meet flame spread / smoke developed requirements.
    c. PVC is currently the industry standard pipe material for building waste and vent piping.

Original building constructions and subsequent remodels within the district appear to follow the above timelines for waste and vent piping systems installed in most cases.

The following items were noted as potential waste & vent piping system concerns for the district:

- High School Main Building
    - Maintenance has had problems with slow drainage in the Culinary Kitchen. This could be a testament to different oils, fats, grease, etc. that were disposed of in the pipes. Over time, these materials can solidify and be challenging to remove.
- South Breeze Elementary School
    - Low volume flush valves and lavatories do not drain well. This appears to be a cast-iron waste piping failure that no longer has uniform grading. It was noted that a substantial amount of below grade sewer piping had been replaced with PVC.
- Chisholm Middle School
    - Clay tile sanitary sewer piping has multiple failure locations. They have been patched and repaired multiple times.

Domestic Water Piping Systems

There are 3 different piping materials used for domestic water systems within the facilities: galvanized steel, copper and plastic (PEX or PVC).

1. Galvanized Steel
    a. Installed for site utility domestic water pipe on facilities constructed or remodeled prior to 1970.
    b. Installed for building domestic water pipe in facilities constructed or remodeled prior to 1970.
    c. Galvanized steel is a durable pipe material but is susceptible to rust.
    d. Upon degradation of galvanized steel piping, it is common practice to replace with copper or plastic. New galvanized steel pipe installations are no longer industry standard.
2. Copper
    a. Installed for site utility domestic water pipe on facilities constructed or remodeled prior to 2010.
    b. Installed for building domestic water pipe in facilities of all ages.
    c. Copper is a durable pipe material but is susceptible to failure points when water qualities such as hardness and composition are not maintained.
    d. Facilities that utilize return air plenums are required to use copper domestic water piping, or to protect non-metallic piping with a material designed to meet flame spread / smoke developed requirements.
    e. Copper piping is still considered an industry standard material.
3. Plastic (PEX or PVC)
    a. Installed for site utility (C9000) and building domestic water pipe at facilities constructed or remodeled after 2010.
    b. If installed in a return air plenum, piping must be protected with a material designed to meet flame spread / smoke developed requirements.
    c. PVC is currently considered an industry standard material.

Original building constructions and subsequent remodels within the district appear to follow the above timelines for domestic water piping systems in most cases. It is noted that several facilities that were constructed using galvanized steel piping have been replaced with copper or PVC in exposed areas, which will extend their life expectancy for many years to come.

The following items were noted as potential domestic water piping system concerns for the district:

- McKinley Administrative Building
    - Galvanized steel piping is still in use throughout the facility. Piping has been repaired multiple times.
    - Building domestic water shut off is located at the water meter rather than within the building.

- Walton Elementary School
    - Galvanized steel piping is still in use throughout the facility. Piping has been repaired multiple times.
    - Building domestic water shut off is located at the water meter rather than within the building.
- Cooper Elementary School
    - Hot water piping located in the basement requires insulation.
- Water Heaters (District)
    - Most water heaters have been replaced in the last 10 years. Water heaters exceeding 10 years should be considered for replacement.
- Building Shut-Off Valves (District)
    - Existing shut-off valves throughout the district have begun to fail. It was noted that maintenance staff has replaced and / or installed new shut-off valves each time a major plumbing repair or remodel project occurs.
- Plumbing General Items
    - General maintenance items such as wax rings, fixture isolation valves, fixture replacement, etc. are excluded from this report. Maintenance staff have been able to address these items as they occur.
- ADA Items
    - Refer to Architectural report for ADA repair requirements.

Natural Gas Piping Systems

Natural gas piping appears to be black steel in all the buildings. Black steel piping has a very long service life but eventually will develop failure points. This occurs due to moisture entering pipes during installation, leaks in gas piping, and exposure to extreme environmental conditions.

HVAC Systems

District facilities have a variety of HVAC system types / equipment installed to provide heating, ventilation and air conditioning. They include:

- Packaged Rooftop Units
    - Gas-Fired
    - Electric
    - Cooling Only
- Air-Cooled Chillers
    - Hydronic Piping
    - Pumps
    - Hydronic System Components
- Heating Water Boiler
    - Hydronic Piping

    - Pumps
    - Hydronic System Components
- Steam Boiler
    - Steam Piping
    - Pumps
    - Steam System Components
- Unit Heaters
    - Electric
    - Gas
- Exhaust Fans
    - Kitchen Exhaust
    - Restroom Exhaust
    - Shop / Warehouse Ventilation
    - Vehicle Exhaust
    - Equipment Exhaust

In 2021, USD 373 entered into an agreement with an energy service company to replace a substantial amount of HVAC equipment. It is understood at this time that the scope provided by this company is near completion. Attached to this report (Attachment 'B') is a summary provided by the energy service company of the equipment that was replaced through their project. Attachment 'C' is a summary of equipment, and replacement costs, that was not replaced as part of the energy service company project. These attachments will be referenced for this report. If there are items not included in the list, they are not considered by this report and would require field verification in a follow-up review. Attachment 'C' does not address tertiary items such as dual duct boxes, which are prevalent on many of the facilities.

The following items were noted as potential HVAC equipment concerns for the district:

- Walton Elementary School
    - 3/4 Building space humidity levels. This building should consider dehumidification and / or building envelope solutions based on construction location.
    - Rooftop units at that school require replacement. Furnace and condensing units were addressed during the energy conservation project.
- High School – Main Building
    - Steam boilers require replacement. During the energy conservation project, high-efficiency hot water boilers were installed to replace a portion of the steam system. The remaining steam boilers are well past their expected lifespan.
    - The kitchen makeup air and exhaust systems are no longer adequately functioning.
    - Family and Consumer Science space kitchen hoods are not code compliant.
    - Science Rooms not code compliant (refer to Vince?)
    - Fire sprinkler system upgrades

- High School – Automotive Building
    - Carbon monoxide sensors have been replaced recently but system components and operation of fans require maintenance or repair.
- Districtwide HVAC Equipment Items
    - Existing AAON units that were installed around the year 2000 utilize Wattmaster controls to operate the units. The controller that was installed on these units is obsolete and no longer manufactured.
    - Existing VAV units need replaced.
    - Existing exhaust fans that have been in operation for 20+ years should be replaced.
    - Hydronic piping & accessories that have been in operation for 30+ years should be inspected to ensure water quality remains acceptable and verify the integrity of the piping.

Temperature Control Systems

A central building automation system controls most HVAC equipment in the district. The manufacturer of this system is Automated Logic, which is a proven and reputable company known for durable and user-friendly components and software.

The following items were noted as potential temperature control system concerns for the district:

- High School
    - Pneumatic controls are present in a portion of the building. Pneumatic controls utilize an air compressor and air pressure to control HVAC system components. This system is prone to operational inefficiencies, air piping failures and somewhat inaccurate control of space conditions.
- General
    - Front end user interface updates. Automated Logic requires updates to software periodically. Updates allow continued support and update logistical options that may not have been available during installation.
    - System component age. Sensors, actuators, etc. all have a life cycle that will eventually show signs of failure. These items should be tested, calibrated, or replaced to ensure proper operation.

Conclusions / Summary:

All systems indicated above have items that operate well beyond their estimated median service life. The fact that these systems are still operational is a testament to the USD 373 maintenance staff and their diligence to keep systems going. It is not feasible to replace all items that are beyond service life in the buildings at one time, but we believe a strategy could be put in place to update these deficiencies over the course of several years.

The following items are suggested to be repaired / replaced or considered within the near future:

Waste & Vent Piping Systems:

- Identify all facilities that utilize clay tile for site waste piping. Develop a replacement plan for these mains. Emphasis should be placed on Chisholm Middle School.
    - Estimated Cost = $200,000 - $300,000
- Scope waste piping mains in all facilities to determine integrity of piping. Identify these areas and develop a repair replacement plan. Emphasis should be placed on the High School Main Building culinary space and South Breeze Elementary School.
    - Estimated Cost = $25,000 - $35,000 per repair

Domestic Water Piping Systems:

- Replace all accessible galvanized steel piping in all facilities. Emphasis should be placed in the McKinley Administrative Building and Walton Elementary School.
    - Estimated Cost = $16,000 - $20,000 for each school
- Review all accessible copper piping in all facilities. Ensure piping is not showing signs of degradation, pin hole leaks, failure, etc. Insulated piping can show signs of failure based on discoloration.
    - Estimated Cost = $5,000 per incident
- Review insulation of all accessible domestic water piping in all facilities. Develop repair and / or replacement plan for all insulation that is molded, missing, or no longer adequately attached. Emphasis should be placed on the Cooper Elementary School basement.
    - Estimated Cost = $3,500 per incident
- Provide water softeners at all facilities. Softeners that adequately operate will extend water and waste piping service life.
    - Estimated Cost = $25,000 per building
- Review water heaters in all facilities. Develop a replacement plan for all water heaters that have 10+ years of operation.
    - Estimated Cost = $25,000 per building
- Review domestic water shut-off valves in all facilities. All shut-off valves that no longer adequately seal waterflow should be considered for replacement.
    - Estimated Cost = $5,000 per valve

Natural Gas Piping Systems:

- Provide a pressure test of all gas piping systems. All systems that are unable to hold pressure for a minimum of 1 hour should be inspected for leaks.

HVAC Systems:

- Attachment 'C' replacement costs shall be considered for direct replacement options based on current pricing for HVAC systems.
- Develop a replacement plan for the remaining HVAC systems that were not considered during the energy conservation plan as indicated on Attachment 'C'.
    - Including factory startups
    - Include test and balance of air and / or water
- Develop a replacement plan for all tertiary items not included in Attachment 'C'.
- Provide an evaluation of all facilities to determine if any equipment is not indicated on Attachment 'C'.
- Review all specialized exhaust systems to ensure adequate flow and operation are occurring. This shall include (but not be limited to):
    - Carbon Monoxide removal systems
    - Kitchen exhaust systems
    - Equipment exhaust systems
    - Welding and / or wood shop exhaust systems
- Review all accessible hydronic and steam piping in all facilities. Ensure piping is not showing signs of degradation, pin hole leaks, failure, etc. Insulated piping can show signs of failure based on discoloration.
- Review insulation of all accessible hydronic and steam piping in all facilities. Develop repair and / or replacement plan for all insulation that is molded, missing, or no longer adequately attached.

Temperature Controls Systems:

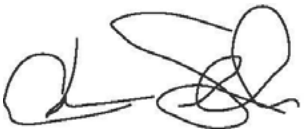
- Replace existing pneumatic controls at the High School – Main Building with Automated Logic electronic controls.
    - Estimated Cost = This is assumed to be completed within energy conservation project.
- Provide commissioning of all Automated Logic electronic controls, except High School – Main Building, to ensure all sensors, actuators, dampers, etc. are operating correctly. Develop replacement plan for all failure items.
    - Estimated Cost = $200,000 - $300,000
- Have Automated Logic review software for update requirements. Develop a software updating plan for all systems that are outdated.
    - Estimated Cost = $20,000 - $30,000

The estimated total repair / replacement costs = **$7,355,000 - $7,900,000**

The improvements of these items would substantially reduce repair and service costs, as well as reduce energy consumption. More importantly, these repairs would also put the district in a healthy position to be proactive on mechanical and plumbing systems rather than reactive. It is in the best interest for the school to develop annual repair / replacement budgets to catch up on these items as well as stay in front of new equipment. The energy savings from new equipment could justifiably contribute to funding support.

We appreciate the opportunity to prepare this report and look forward to further discussing any questions and/or comments with USD 373.

INNOVATIVE GROUPS



Chris Sele CxA

Attachment/Enclosure:
Attachment 'A' --- 2015 ASHRAE Handbook – HVAC Applications, Chapter 37, Table 3 and Table 4
Attachment 'B' --- 2022 Equipment Replaced During Energy Conservation Plan
Attachment 'C' --- Existing HVAC Equipment Replacement Costs Analysis

ATTACHMENT A - 2015 ASHRAE HANDBOOK

Table 2 Initial Cost Checklist

Energy and Fuel Service Costs
Fuel service, storage, handling, piping, and distribution costs
Electrical service entrance and distribution equipment costs
Total energy plant
Heat-Producing Equipment
Boilers and furnaces
Steam-water converters
Heat pumps or resistance heaters
Makeup air heaters
Heat-producing equipment auxiliaries
Refrigeration Equipment
Compressors, chillers, or absorption units
Cooling towers, condensers, well water supplies
Refrigeration equipment auxiliaries
Heat Distribution Equipment
Pumps, reducing valves, piping, piping insulation, etc.
Terminal units or devices
Cooling Distribution Equipment
Pumps, piping, piping insulation, condensate drains, etc.
Terminal units, mixing boxes, diffusers, grilles, etc.
Air Treatment and Distribution Equipment
Air heaters, humidifiers, dehumidifiers, filters, etc.
Fans, ducts, duct insulation, dampers, etc.
Exhaust and return systems
Heat recovery systems
System and Controls Automation
Terminal or zone controls
System program control
Alarms and indicator system
Energy management system
Building Construction and Alteration
Mechanical and electric space
Chimneys and flues
Building insulation
Solar radiation controls
Acoustical and vibration treatment
Distribution shafts, machinery foundations, furring

submitted by manufacturers and contractors, or by consulting commercially available cost-estimating guides and software. Table 2 shows a representative checklist for initial costs.

Analysis Period

The time frame over which an economic analysis is performed greatly affects the results. The analysis period is usually determined by specific objectives, such as length of planned ownership or loan repayment period. However, as the length of time in the analysis period increases, there is a diminishing effect on net present-value calculations. The chosen analysis period is often unrelated to the equipment depreciation period or service life, although these factors may be important in the analysis.

Service Life

For many years, this chapter included estimates of service lives for various HVAC system components, based on a survey conducted in 1976 under ASHRAE research project RP-186 (Akalin 1978). These estimates have been useful to a generation of practitioners, but changes in technology, materials, manufacturing techniques, and maintenance practices now call into question the continued validity of the original estimates. Consequently, ASHRAE research project TRP-1237 developed an Internet-based data collection tool and database on HVAC equipment service life and maintenance costs, to allow equipment owning and operating cost data to be continually updated and current. The database was seeded with information gathered from a sample of 163 commercial office buildings located in major metropolitan areas across the United States. Abramson et al. (2005) provide details on the distribution of building size, age, and other characteristics. Table 3 presents estimates of median service life for various HVAC components in this sample.

Table 3 Median Service Life

Equipment Type	Median Service Life, Years	Total No. of Units	No. of Units Replaced
DX air distribution equipment	>24	1907	284
Chillers, centrifugal	>25	234	34
Cooling towers, metal	>22	170	24
Boilers, hot-water, steel gas-fired	>22	117	24
Controls, pneumatic	>18	101	25
electronic	>7	68	6
Potable hot-water heaters, electric	>21	304	36

Median service life in Table 3 is based on analysis of survival curves, which take into account the units still in service and the units replaced at each age (Hiller 2000). Conditional and total survival rates are calculated for each age, and the percent survival over time is plotted. Units still in service are included up to the point where the age is equal to their current age at the time of the study. After that point, these units are censored (removed from the population). Median service life in this table indicates the highest age at which the survival rate remains at or above 50% while the sample size is 30 or more. There is no hard-and-fast rule about the number of units needed in a sample before it is considered statistically large enough to be representative, but usually the number should be larger than 25 to 30 (Lovvorn and Hiller 2002). This rule-of-thumb is used because each unit removal represents greater than a 3% change in survival rate as the sample size drops below 30, and that percentage increases rapidly as the sample size gets even smaller.

The database initially developed and seeded under research project TRP-1237 (Abramson et al. 2005) is now available online, providing engineers with equipment service life and annual maintenance costs for a variety of building types and HVAC systems. The database can be accessed at www.ashrae.org/database.

As of the end of 2009 this database contained more than 300 building types, with service life data on more than 38,000 pieces of equipment.

The database allows users to access up-to-date information to determine a range of statistical values for equipment owning and operating costs. Users are encouraged to contribute their own service life and maintenance cost data, further expanding the utility of this tool. Over time, this input will provide sufficient service life and maintenance cost data to allow comparative analysis of many different HVAC systems types in a broad variety of applications. Data can be entered by logging into the database and registering, which is free. With this, ASHRAE is providing the necessary methods and information to assist in using life-cycle analysis techniques to help select the most appropriate HVAC system for a specific application. This system of collecting data also greatly reduces the time between data collection and when users can access the information.

Figure 1 presents the survival curve for centrifugal chillers, based on data in Abramson et al. (2005). The point at which survival rate drops to 50% based on all data in the survey is 31 years. However, because the sample size drops below the statistically relevant number of 30 units at 25 years, the median service life of centrifugal chillers can only be stated with confidence as >25 years.

Table 4 Comparison of Service Life Estimates

Equipment Item	Median Service Life, Years: Abramson et al. (2005)	Akalin (1978)	Equipment Item	Median Service Life, Years: Abramson et al. (2005)	Akalin (1978)	Equipment Item	Median Service Life, Years: Abramson et al. (2005)	Akalin (1978)
Air Conditioners			**Air Terminals**			**Condensers**		
Window unit	N/A*	10	Diffusers, grilles, and registers	N/A*	27	Air-cooled	N/A	20
Residential single or split package	N/A*	15	Induction and fan-coil units	N/A*	20	Evaporative	N/A*	20
Commercial through-the-wall	N/A*	15	VAV and double-duct boxes	N/A*	20	**Insulation**		
Water-cooled package	>24	15	**Air washers**	N/A*	17	Molded	N/A*	20
Heat pumps			**Ductwork**	N/A*	30	Blanket	N/A*	24
Residential air-to-air	N/A*	15[b]	**Dampers**	N/A*	20	**Pumps**		
Commercial air-to-air	N/A*	15	**Fans**	N/A*		Base-mounted	N/A*	20
Commercial water-to-air	>24	19	Centrifugal	N/A*	25	Pipe-mounted	N/A*	10
Roof-top air conditioners			Axial	N/A*	20	Sump and well	N/A*	10
Single-zone	N/A*	15	Propeller	N/A*	15	Condensate	N/A*	15
Multizone	N/A*	15	Ventilating roof-mounted	N/A*	20	**Reciprocating engines**	N/A*	20
Boilers, Hot-Water (Steam)			**Coils**			**Steam turbines**	N/A*	30
Steel water-tube	>22	24 (30)	DX, water, or steam	N/A*	20	**Electric motors**	N/A*	18
Steel fire-tube		25 (25)	Electric	N/A*	15	**Motor starters**	N/A*	17
Cast iron	N/A*	35 (30)	**Heat Exchangers**			**Electric transformers**	N/A*	30
Electric	N/A*	15	Shell-and-tube	N/A*	24	**Controls**		
Burners	N/A*	21	**Reciprocating compressors**	N/A*	20	Pneumatic	N/A*	20
Furnaces			**Packaged Chillers**			Electric	N/A*	16
Gas- or oil-fired	N/A*	18	Reciprocating	N/A*	20	Electronic	N/A*	15
Unit heaters			Centrifugal	>25	23	**Valve actuators**		
Gas or electric	N/A*	13	Absorption	N/A*	23	Hydraulic	N/A*	15
Hot-water or steam	N/A*	20	**Cooling Towers**			Pneumatic	N/A*	20
Radiant heaters			Galvanized metal	>22	20	Self-contained		10
Electric	N/A*	10	Wood	N/A*	20			
Hot-water or steam	N/A*	25	Ceramic	N/A*	34			

*N/A: Not enough data yet in Abramson et al. (2005). Note that data from Akalin (1978) for these categories may be outdated and not statistically relevant. Use these data with caution until enough updated data are accumulated in Abramson et al.

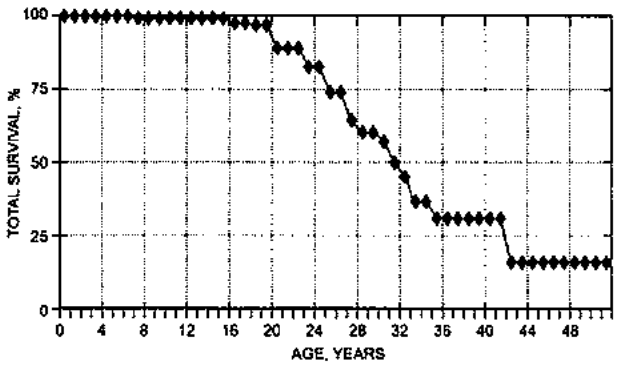


Fig. 1 Survival Curve for Centrifugal Chillers
[Based on data in Abramson et al. (2005)]

Table 4 compares the estimates of median service life in Abramson et al. (2005) with those developed with those in Akalin (1978). Most differences are on the order of one to five years.

Estimated service life of new equipment or components of systems not listed in Table 3 or 4 may be obtained from manufacturers, associations, consortia, or governmental agencies. Because of the proprietary nature of information from some of these sources, the variety of criteria used in compiling the data, and the diverse objectives in disseminating them, extreme care is necessary in comparing service life from different sources. Designs, materials, and components of equipment listed in Tables 3 and 4 have changed over time and may have altered the estimated service lives of those equipment categories. Therefore, establishing equivalent comparisons of service life is important.

As noted, service life is a function of the time when equipment is replaced. Replacement may be for any reason, including, but not limited to, failure, general obsolescence, reduced reliability, excessive maintenance cost, and changed system requirements (e.g., building characteristics, energy prices, environmental considerations). Service lives shown in the tables are based on the age of the equipment when it was replaced, regardless of the reason it was replaced.

Locations in potentially corrosive environments and unique maintenance variables affect service life. Examples include the following:

- **Coastal and marine environments,** especially in tropical locations, are characterized by abundant sodium chloride (salt) that is carried by sea spray, mist, or fog.

  Many owners require equipment specifications stating that HVAC equipment located along coastal waters will have corrosion-resistant materials or coatings. Design criteria for systems installed under these conditions should be carefully considered.

- **Industrial** applications provide many challenges to the HVAC designer. It is very important to know if emissions from the industrial plant contain products of combustion from coal, fuel oils, or releases of sulfur oxides (SO_2, SO_3) and nitrogen oxides (NO_x) into the atmosphere. These gases typically accumulate and return to the ground in the form of acid rain or dew.

  Not only is it important to know the products being emitted from the industrial plant being designed, but also the adjacent upwind or downwind facilities. HVAC system design for a plant located downwind from a paper mill requires extraordinary corrosion protection or recognition of a reduced service life of the HVAC equipment.

Cooper Elementary School

Tag	Manufacture	Model
CU-01	Carrier	24ABB348ABN3
F-01	Carrier	59SC5B100E21-20
CU-02	Carrier	24ABB336ABN3
F-02	Carrier	59SC5B080E17-16
CU-03	Carrier	24ABB336ABN3
F-03	Carrier	59SC5B080E17-16
CU-04	Carrier	24ABB336ABN3
F-04	Carrier	59SC5B060E14-12
CU-05	Carrier	24ABB336ABN3
F-05	Carrier	59SC5B080E17-16
CU-06	Carrier	24ABB336ABN3
F-06	Carrier	59SC5B080E17-16
CU-07	Carrier	24ABB348ABN3
F-07	Carrier	59SC5B100E21-20
CU-08	Carrier	24ABB336ABN3
F-08	Carrier	59SC5B060E14-12
CU-09	Carrier	24ABB336ABN3
F-09	Carrier	59SC5B080E17-16
CU-10	Carrier	24ABB336ABN3
F-10	Carrier	59SC5B080E17-16
CU-11	Carrier	24ABB336ABN3
F-11	Carrier	59SC5B080E17-16
CU-12	Carrier	24ABB348ABN3
F-12	Carrier	59SC5B100E21-20
CU-13	Carrier	24ABB348ABN3
F-13	Carrier	59SC5B100E21-20
CU-14	Carrier	24ABB336ABN3
F-14	Carrier	59SC5B080E17-16
CU-15	Carrier	24ABB336ABN3
F-15	Carrier	59SC5B080E17-16
F-16	Carrier	59SC5B100E21-20
F-17	Carrier	59SC5B060E17-14
MSW-1	Carrier	38MARBQ12AA3 (ODU) / 40MAHBQ12XA3 (IDU)

Slate Creek Elementary (SCE)

Tag	Manufacture	Model
RTU-01	Carrier	48GCEN05B2M6-0A7A0
RTU-02	Carrier	48FCEN08B2M6-0A1A0
RTU-03	Carrier	48GCEN05B2M6-0A7A0
RTU-04	Carrier	48FCEN07B2M6-0A7A0
RTU-05	Carrier	48FCEN16B2M6-0A1A0
RTU-06	Carrier	48FCEN12B2M6-0A1A0
RTU-07	Sterling	TBI
RTU-08	Carrier	48FCEN08B2M6-0A1A0
RTU-09	Carrier	48FCEN16B2M6-0A1A0
RTU-10	Carrier	48FCEN08B2M6-0A1A0
RTU-11	Carrier	48GCEN06B2M6-0A7A0
RTU-12	Carrier	48FCEN08B2M6-0A1A0
RTU-13	Carrier	TBI
RTU-14	Carrier	48FCEN16B2M6-0A1A0
RTU-15	Carrier	48FCEN16B2M6-0A1A0
RTU-16	Carrier	48FCEN28B2M6-0A1A0 (temp)
RTU-18	Carrier	48GCEN06B2M6-0A7A0
RTU-19HT	Sterling	PV40A1G01N6355TB5J3R2Z1
RTU-20HT	Sterling	PV40A1G01N6355TB5J3R2Z1

TBI	too be installed
temp	temporarily installed

Sunset elementary School SE

Tag	Manufacture	Model
CU-01	Carrier	24ABB336A006
F-01	Carrier	59SC5B080E21-20
CU-02	Carrier	24ABB336A006
F-02	Carrier	59SC5B080E21-20
CU-03	Carrier	24ABB336A006
F-03	Carrier	59SC5B080E21-20
CU-04	Carrier	24ABB336A006
F-04	Carrier	59SC5B080E21-20
CU-05	Carrier	24ABB348A006
F-05	Carrier	59SC5B100E21-20
CU-06	Carrier	24ABB336A006
F-06	Carrier	59SC5B080E21-20
CU-07	Carrier	24ABB336A006
F-07	Carrier	59SC5B080E21-20
CU-08	Carrier	24ABB336A006
F-08	Carrier	59SC5B080E21-20
CU-09	Carrier	24ABB348A006
F-09	Carrier	59SC5B100E21-20
CU-10	Carrier	24ABB336A006
F-10	Carrier	59SC5B080E21-20
CU-11	Carrier	24ABB336A006
F-11	Carrier	59SC5B080E21-20
RTU-01	Carrier	48FCEN12B2M6-0A1A0
RTU-02	Carrier	48FCEN16B2M6-0A1A0
RTU-03	Carrier	48FCEN16B2M6-0A1A0
RTU-04	Carrier	48FCEN16B2M6-0A1A0
RTU-05	Carrier	48GCEN06B2M6-0A7A0
RTU-06	Carrier	48FCEN16B2M6-0A1A0
RTU-07	Carrier	48FCEN12B2M6-0A1A0
MSW-01	Carrier	38MARBQ18AA3 (ODU) / 40MAHBQ18XA3 (IDU)
MSC-02	Carrier	38MARBQ18AA3 (ODU) / 40MBCQ18---3 (IDU)

Walton Rural Life

Tag	Manufacture	Model	
CU-01	Carrier	24ABB336A005	
F-01	Carrier	59SC5B080E21-20	
CU-02	Carrier	24ABB336A005	
F-02	Carrier	59SC5B080E21-20	
CU-03	Carrier	24ABB336A005	
F-03	Carrier	59SC5B080E21-20	
CU-04	Carrier	24ABB336A005	
F-04	Carrier	59SC5B080E17-16	
CU-05	Carrier	24ABB336ABN3	
F-05	Carrier	59SC5B100E21-20	
CU-06	Carrier	24ABB336A005	
F-06	Carrier	59SC5B080E17-16	
CU-07	Carrier	24ABB348ABN3	
F-07	Carrier	59SC5B100E21-20	
CU-08	Carrier	24ABB360A0L3	
F-08	Carrier	59SC5B100E21-20	
HP-01	Carrier	25HCE436AP05	
AH-01	Carrier	KFCEH2601C10	
RTU-01	Carrier	48FCEN08B2M5-0A1A0	Not installed
RTU-02	Carrier	48FCEN08B2M5-0A1A0	Not installed.
MSW-01	Carrier	38MARBQ24AA3 (ODU) / 40MAHBQ24XA3 (IDU)	

Service Center

Tag	Manufacture	Model
CU-01	Carrier	25HCE436AP05
CU-02	Carrier	24ABB318ABN3
F-01	Carrier	KFCEH2601C10
F-02	Carrier	59SC5B060E17-14

Chisholm Middle School (CMS)

Tag	Manufacture	Model
RTU-01	Carrier	48FCEN08B2M6-0A1A0
RTU-02	Carrier	48GCEN05B2M6-0A7A0
RTU-03	Carrier	48GCEN05B2M6-0A7A0
RTU-04	Carrier	48FCEN08B2M6-0A1A0
RTU-05	Carrier	48FCEN07B2M6-0A7A0
RTU-06	Carrier	48GCEN05B2M6-0A7A0
RTU-06X	Carrier	48FCEN24B2M6-0A1A0
RTU-07	Carrier	48FCEN24B2M6-0A1A0
RTU-07X	Carrier	48FCEN24B2M6-0A1A0
RTU-08	Carrier	48FCEN12B2M6-0A1A0
RTU-09	Carrier	48FCEN08B2M6-0A1A0
RTU-10	Carrier	48GCEN06B2M6-0A7A0
RTU-12	Sterling	PV40A1G01N6355TB5J3R2Z1
RTU-15	Carrier	48FCEN28B2M6-0A1A0
RTU-17	Carrier	48GCEN06B2M6-0A7A0
RTU-20	Carrier	48GCEM04B2A3-0A7A0
RTU-21	Carrier	48FCEN12B2M6-0A1A0
F-01	Carrier	59SC5B100E21-20
MS-01	Carrier	38MARBQ24AA3 (ODU) / 40MAHBQ24XA3 (IDU)
MS-02	Carrier	38MARBQ24AA3 (ODU) / 40MAHBQ24XA3 (IDU)
MS-03	Carrier	38MARBQ24AA3 (ODU) / 40MAHBQ24XA3 (IDU)

Educational Tech Center (ETC)

Tag	Manufacture	Model
RTU-04	Carrier	48FCEN08B2M5-0A1A0
RTU-05	Carrier	48FCEN08B2M5-0A1A0
RTU-06	Carrier	48GCEN06B2M5-0A7A0
RTU-07	Carrier	48FCEN12B2M5-0A1A0

McKinley Administrative Center

Tag	Manufacture	Model
F-2	Carrier	59SC5B100E21-20
CU-02	Carrier	24ABB360A0L3
F-3	rheem	existing
CU-03	Carrier	24ABB348ABN3
F-4	Carrier	59SC5B080E21-20
CU-04	Carrier	24ABB336ABN3
F-5	Carrier	59SC5B100E21-20
CU-05	Carrier	24ABB348ABN3
F-6	Carrier	59SC5B100E21-20
CU-06	Carrier	CA16NW061
F-8	Carrier	59SC5B080E21-20
CU-08	Carrier	24ABB336ABN3
F-11	Carrier	59SC5B060E17-14
CU-11	Carrier	24ABB318A341
F-12	Carrier	59SC5B100E21-20
CU-12	Carrier	24ABB360ABN3
F-13	Carrier	59SC5B100E21-20
CU-13	Carrier	24ABB360ABN3
F-15	Carrier	59SC5B100E21-20
CU-15	Carrier	24ABB348ABN3

NHS Automotive (NHA)

Tag	Manufacture	Model
MSW-01	Carrier	38MARBQ12AA3 (ODU) / 40MAHBQ12XA3 (IDU)

Brooks Automotive (NHB)

Tag	Manufacture	Model
AHU-B1	bryant	FB4CNP036
AHU-B2	bryant	FB4CNP036
AHU-B3	bryant	FB4CNP036
AHU-B4	bryant	FB4CNP036
CU-B1	bryant	214DNA036-B
CU-B2	bryant	214DNA036-B
CU-B3	bryant	214DNA036-B
CU-B4	bryant	214DNA036-B
F-01	carrier	59SCSB060E17
CU-1	carrier	24ABB330A33A
F-02	carrier	59SCSB060E17
CU-2	carrier	24ABB330A33A
F-03	carrier	59SCSB060E17
CU-3	carrier	24ABB330A33A

NHS Service Building (NHS)

Tag	Manufacture	Model
CU-01	Carrier	24ABB336A006
CU-02	Carrier	24ABB336A006
F-01	Carrier	59SC5B060E17-14
F-02	Carrier	59SC5B060E17-14

NHS Voag (NHV)

Tag	Manufacture	Model
MSW-01	Carrier	38MARBQ18AA3 (ODU) / 40MAHBQ18XA3 (IDU)

South Breeze Elementary School

Tag	Manufacture	Model
CU-01	Carrier	24ABB336A006
F-01	Carrier	59SC5B080E21-20
CU-02	Carrier	24ABB336A006
F-02	Carrier	59SC5B080E21-20
CU-03	Carrier	24ABB336A006
F-03	Carrier	59SC5B080E21-20
CU-04	Carrier	24ABB336A006
F-04	Carrier	59SC5B080E21-20
CU-05	Carrier	24ABB348A006
F-05	Carrier	59SC5B100E21-20
CU-06	Carrier	24ABB336A006
F-06	Carrier	59SC5B080E21-20
CU-07	Carrier	24ABB336A006
F-07	Carrier	59SC5B080E21-20
CU-08	Carrier	24ABB336A006
F-08	Carrier	59SC5B080E21-20
CU-09	Carrier	24ABB336A006
F-09	Carrier	59SC5B080E21-20
CU-10	Carrier	24ABB348A006
F-10	Carrier	59SC5B100E21-20
CU-11	Carrier	24ABB336A006
F-11	Carrier	59SC5B080E21-20
RTU-01	Carrier	48FCEN12B2M6-0A1A0
RTU-02	Carrier	48FCEN16B2M6-0A1A0
RTU-03	Carrier	48FCEN16B2M6-0A1A0
RTU-04	Carrier	48FCEN16B2M6-0A1A0
RTU-05	Carrier	48GCEN06B2M6-0A7A0
RTU-06	Carrier	48FCEN16B2M6-0A1A0
RTU-07	Carrier	48FCEN08B2M6-0A1A0
RTU-08	AAON	RNA-040-D-0-3-AAA06
RTU-09	Sterling	PV60A1G01P6385TB5J3R2Z1
RTU-10	Carrier	48GCEN04B2M6-0A7A0
RTU-11	Carrier	50LC0B26B2M6-1B1A0
RTU-12	Sterling	PV60A1G01N6375TB5J3R2Z1
MSW-01	Carrier	38MARBQ18AA3 (ODU) / 40MAHBQ18XA3 (IDU)

ATTACHMENT 'C' - EXISTING HVAC EQUIPMENT REPLACEMENT COST ANALYSIS

TABLE A-1
NEWTON USD 373
EXISTING EQUIPMENT

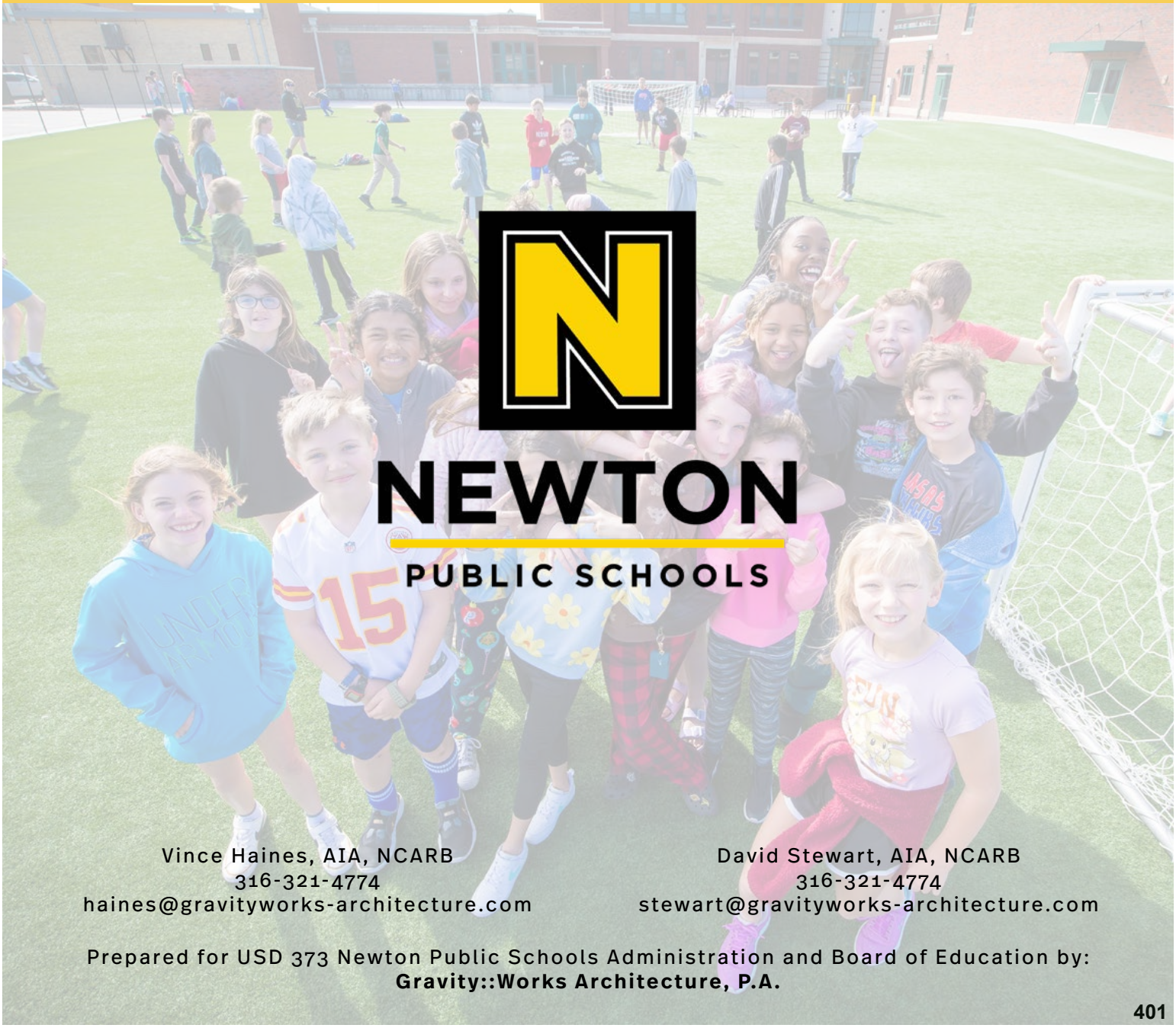
Building	Tag	Manufacture	Model	Priority	Replacement Cost
ETC	ETC-CU-01	RHEEM	RAKB-060CAZ	LOW	$10,000.00
ETC	ETC-CU-02	LG	LSU363HLV3	LOW	$15,000.00
ETC	ETC-CU-03	LG	LSU363HLV3	LOW	$15,000.00
ETC	ETC-SS-01	LG	LSN363HLV3	LOW	$15,000.00
ETC	ETC-BCU-02	LG	LSN363HLV3	LOW	$15,000.00
ETC	AHU	RHEEM	RHLA-HM6024AA	LOW	$10,000.00
ETC	RTU-01	AAON	HB-0004-B-V-BQ02-232	MED	$25,000.00
ETC	RTU-02	AAON	HB-005-B-V-BQ02-232	MED	$30,000.00
ETC	RTU-03	AAON	RM-006-8-0-EQ09-322	MED	$35,000.00
WRL	WRL-AC-02	BARD	WAG36D-A54CX	MED	$10,000.00
WRL	WRL-EX-01	JENN-AIR	91CRAE	LOW	$5,000.00
WRL	WRL-EX-02	JENN-AIR	241BCRA	LOW	$5,000.00
WRL	WRL-RTU-03	CARRIER	48TCED14A2A5-0A0G0	LOW	$20,000.00
NE	NE-RTU-01	AAON	HB-004-3-V-BA02-232	MED	$25,000.00
NE	NE-RTU-02	AAON	HB-004-3-V-BA02-232	MED	$25,000.00
NE	NE-RTU-06	AAON	HB-004-3-V-BA02-232	MED	$25,000.00
NE	NE-RTU-07	AAON	HB-005-3-V-BA02-242	MED	$30,000.00
NE	NE-UH-01	ELECTRA TEKCORP	ECH-A	LOW	$5,000.00
NE	NE-UH-02	ELECTRA TEKCORP	ECH-A	LOW	$5,000.00
SCE	SCE-RTU-17	AAON	RN-025-3-0-EA09-000	LOW	$100,000.00
SCE	SCE-SS-01	Mitsubishi	PKA-A18HA7	LOW	$5,000.00
SCE	SCE-EF-01	LCC	90C15DH	NONE	$0.00
SCE	SCE-EF-02	LCC	90C15DH	NONE	$0.00
SCE	SCE-EF-03	LCC	90C15DH	NONE	$0.00
SCE	SCE-EF-04	LCC	90C15DH	NONE	$0.00
SCE	SCE-EF-05	LCC	90C15DH	NONE	$0.00
SCE	SCE-EF-06	LCC	90C15DH	NONE	$0.00
SCE	SCE-EF-07	LCC	90C15DH	NONE	$0.00
SCE	SCE-EF-08	LCC	90C15DH	NONE	$0.00
SCE	SCE-EF-09	LCC	90C15DH	NONE	$0.00
SCE	SCE-EF-10	LCC	90C15DH	NONE	$0.00
SCE	SCE-EF-11	LCC	90C15DH	NONE	$0.00
SBE	SBE-EF-01	PENN	DR16	NONE	$0.00
SBE	SBE-EF-02	SIMPSON	VENT TOP	NONE	$0.00
SBE	SBE-EF-03	WEG	E104590	NONE	$0.00
SBE	SBE-EF-04	NA	NA	NONE	$0.00
SBE	SBE-EF-05	CENTRI MASTER	PV085 E3	NONE	$0.00
SBE	SBE-EF-06	NA	NA	NONE	$0.00
SBE	SBE-EF-07	WEG	E104590	NONE	$0.00
SBE	SBE-EF-08	WEG	E104590	NONE	$0.00
SBE	SBE-EF-09	MAGNETEK	JE2H057N	NONE	$0.00
SBE	SBE-UH01	ELECTRA TEKCORP	ECH-A	LOW	$3,000.00
SBE	SBE-UH02	ERINCRAFT	ECH-A	LOW	$3,000.00
SE	SE-EF-01	PENN	DX11B	NONE	$0.00
SE	SE-EF-02	NA	VENT	NONE	$0.00
SE	SE-EF-03	NA	VENT	NONE	$0.00
SE	SE-EF-04	PENN	NA	NONE	$0.00
SE	SE-EF-05	PENN	NA	NONE	$0.00

Building	Tag	Manufacture	Model	Priority	Replacement Cost
SE	SE-EF-06	NA	NA	NONE	$0.00
SE	SE-EF-07	PENN	NA	NONE	$0.00
SE	SE-EF-08	PENN	NA	NONE	$0.00
SE	SE-EF-09	PENN	FX13B	NONE	$0.00
SE	SE-UH-01	ELECTRA TEKCORP	ECH-A	LOW	$3,000.00
SE	SE-UH-02	ELECTRA TEKCORP	ECH-A	LOW	$3,000.00
SE	SE-RTU-08	AAON	RN-060-3-0-EA09-000:A00E0BQ1:MB00SONCH040000000000X	LOW	$265,000.00
SE	SE-RTU-09	AAON	RN-040-3-0-0000-3EB	LOW	$175,000.00
CMS	CMS-EF-02	COOK	100C2B	NONE	$0.00
CMS	CMS-EF-03	COOK	100C10DL	NONE	$0.00
CMS	CMS-EF-04	COOK	100C2B	NONE	$0.00
CMS	CMS-EF-05	DAYTON	D121	NONE	$0.00
CMS	CMS-EF-06	DAYTON	D121	NONE	$0.00
CMS	CMS-EF-07	DAYTON	4M215D	NONE	$0.00
CMS	CMS-EF-08	DAYTON	4M199	NONE	$0.00
CMS	CMS-EF-09	DAYTON	4M199	NONE	$0.00
CMS	CMS-EF-10	DAYTON	4M199	NONE	$0.00
CMS	CMS-EF-11	COOK	70010DH	NONE	$0.00
CMS	CMS-EF-12	COOK	100C10DL	NONE	$0.00
CMS	CMS-EF-13	COOK	1000C15DH	NONE	$0.00
CMS	CMS-EF-14	COOK	70010DH	NONE	$0.00
CMS	CMS-EF-15	DAYTON	NA	NONE	$0.00
CMS	CMS-RTU-01X	AAON	HB-003-3-V-AA01-212	MED	$25,000.00
CMS	CMS-RTU-02X	AAON	HB-004-3-V-BQ02-122	NONE	$0.00
CMS	CMS-RTU-03X	AAON	RM-007-3-0-EB09-339	MED	$40,000.00
CMS	CMS-RTU-04X	AAON	RN-015-3-EB09	MED	$75,000.00
CMS	CMS-RTU-05X	AAON	RN-020-3-EB09	MED	$100,000.00
CMS	CMS-RTU-08X	AAON	RN-009-3-0- EB09 -3G9: 000000ADSFBOONOOAHOE0000C0000CX	MED	$85,000.00
CMS	CMS-RTU-09X	AAON	RN-018-3-0-EB09-349: VEDELOADRGOOONHOAHODO000C0000C	MED	$100,000.00
CMS	CMS-RTU-10X	AAON	RM-006-3-0-EB09-334:A000E0A0BD000ND0AH0E0000C0000CX	NONE	$0.00
CMS	CMS-RTU-11X	AAON	RN-011-3-0-EB09-3F4:GACDE0ADRF000NH0AH0E0000C0000CX	MED	$65,000.00
CMS	CMS-RTU-11	AAON	RN-009-3-0-0000-36B:A000E0BNSGB00000AH040000A00000B	LOW	$65,000.00
CMS	CMS-RTU-13	AAON	RN-009-3-0-0000-36B	LOW	$65,000.00
CMS	CMS-RTU-14	AAON	RN-025-3-0-EA09-000:A000E0BNDHB00S0FAH040000E00000B	LOW	$125,000.00
CMS	CMS-RTU-16	AAON	RN-025-3-0-EA09-000A000E0BNDHB00S0FAH040000E00000B	LOW	$125,000.00

Building	Tag	Manufacture	Model	Priority	Replacement Cost
CMS	CMS-UH-01	ERINCRAFT	ECH-A	LOW	$3,000.00
NHA	NHA-EF-01	TWIN CITY	DCRD-090B	LOW	$3,000.00
NHA	NHA-EF-02	TWIN CITY	DCRD-090B	LOW	$3,000.00
NHA	NHA-MAU-A1	Temprite Industries	CMA160HRS	HIGH	$125,000.00
NHA	NHA-MAU-A2	STERLING	QVES200M	HIGH	$125,000.00
NHA	NHA-RTU-01	AAON	HB-003-3-V-BA02-212	MED	$25,000.00
NHA	NHA-RTU-02	AAON	HB-003-3-V-BA02-212	MED	$25,000.00
NHA	NHA-RTU-03	AAON	HB-003-3-V-BA02-212	MED	$25,000.00
NHA	NHA-RTU-04	AAON	HB-002-3-V-AA01-212	NONE	$0.00
NHA	NHA-RTU-05	AAON	HB-003-3-V-BA02-212	NONE	$0.00
NHA	NHA-ERV-01	CARRIER	ERV1500eZF1BG12SXHD	HIGH	$25,000.00
NHS	4 KITCH RHT	TRANE	3900-1327-1	HIGH	$200,000.00
NHS	RTU-A1	AAON	RN-025-3-0-EA09-EHJ	MED	$135,000.00
NHS	RTU-M1	AAON	RN-040-9-0-EA09-EHJ	MED	$185,000.00
NHS	RTU-T1	AAON	RN-040-3-0-EA09-EHJ	MED	$185,000.00
NHS	AC-7	TRANE	MCCB010UA0A0UA	MED	$100,000.00
NHS	AC-9			UNKN.	$0.00
NHS	AHU-S1	MCQUAY	CAH0106DAC	MED	$45,000.00
NHS	AHU-1	MCQUAY	W0570746	MED	$155,000.00
NHS	AHU-1 RET			MED	$15,000.00
NHS	AHU-2	MCQUAY		MED	$155,000.00
NHS	AHU-3	MCQUAY		MED	$155,000.00
NHS	AHU-4	MCQUAY	DSL128CV	MED	$155,000.00
NHS	AHU-4 RET	TRANE	81	MED	$15,000.00
NHS	AHU-G1	MCQUAY	CAH021GBDC	MED	$155,000.00
NHS	AHU-G2	MCQUAY	CAH065GBDM	MED	$155,000.00
NHS	AHU-G3	MCQUAY	CAH017GDAC	MED	$155,000.00
NHS	AHU-G4	MCQUAY	CAG012GHAC	MED	$155,000.00
NHS	AHU-G5	MCQUAY	CAH017GDAC	MED	$155,000.00
NHS	AHU-G6	MCQUAY	CAH012GHAC	MED	$155,000.00
NHS	HV-1	TRANE	T50	MED	$125,000.00
NHS	SB-1	SUPERIOR	4-5-1276	HIGH	$200,000.00
NHV	NHV-UH-V1	STERLING	QVSB400	LOW	$5,000.00
NHV	NHV-UH-V2	STERLING	QVSB400	NONE	$5,000.00
NHV	NHV-UH-V3	STERLING	QVSB400	LOW	$5,000.00
NHV	NHV-UH-V4	STERLING	QVSB400	LOW	$5,000.00
NHV	NHV-UH-V5	STERLING	QVSB300	LOW	$5,000.00
NHV	NHV-UH-V6	STERLING	QVSB300	LOW	$5,000.00
NHV	NHV-UH-V7	STERLING	QVSB100	LOW	$5,000.00
NHV	NHV-UH-V8	STERLING	QVSB100	LOW	$5,000.00
NHV	NHV-RTU-V1	AAON	HB-003-3-V-BA02-212	MED	$25,000.00
NHV	NHV-RTU-V2	AAON	HB-003-3-V-BA02-212	NONE	$0.00
NHV	NHV-RTU-V3	AAON	HB-003-3-V-BA02-212	MED	$25,000.00
NHV	NHV-RTU-V4	AAON	HB-003-3-V-BA02-212	MED	$25,000.00
NHV	NHV-RTU-V5	AAON	HB-002-3 - V - AA01-212	MED	$25,000.00
NHV	NHV-RTU-V6	AAON	HB-004-3-V-BA02-212	NONE	$0.00
NHV	NHV-RTU-V7	AAON	RM-006-3-0-BB01-322	MED	$30,000.00
NHV	NHV-RTU-V8	AAON	RM-007-3-0-BB01-322	MED	$35,000.00
NHV	NHV-HRU-V1	VENMAR/CARRIER	ERV3000eZF1BG12SXHD	LOW	$25,000.00
NHV	NHV-GEF-01	WINDMASTER	DCA-HORT480003-DCA48	LOW	$5,000.00
NHV	NHV-EF-1	GFS	CP254834 W/CF	LOW	$5,000.00

Building	Tag	Manufacture	Model	Priority	Replacement Cost
NHV	NHV-EF-2	TWIN CITY	BCRD-360D	LOW	$5,000.00
NHV	NHV-EF-3	TWIN CITY	BCRD-360D	LOW	$5,000.00
NHV	NHV-EF-V13	FIELD CONTROLS	SK-5	LOW	$3,000.00
NHV	NHV-MAU-V1	TEMPRITE	TMC230HRS	MED	$125,000.00
NHV	NHV-MAU-V2	TEMPRITE	CMA070HRS	MED	$125,000.00
NHV	NHV-MAU-V3	TEMPRITE	CMA070HRS	MED	$125,000.00
SFC	SFC-AHU-01	MCQUAY	LSL111CH	MED	$75,000.00
SFC	SFC-AHU-02	MCQUAY	LSL106CH	MED	$75,000.00
SFC	SFC-AHU-03	MCQUAY	LSL114DH	MED	$75,000.00
SFC	SFC-AHU-04	MCQUAY	MSL111CH	MED	$75,000.00
SFC	SFC-AHU-05	MCQUAY	NA	MED	$75,000.00
SFC	SFC-B-01	CLEAVER BROOKS	CBE70-125	NONE	$0.00
SFC	SFC-FPB-11	TITUS	DTQP-02-10-2	MED	$7,500.00
SFC	SFC-FPB-110	TITUS	DTQP-02-08-2	MED	$7,500.00
SFC	SFC-FPB-12	TITUS	DTQP-02-10-2	MED	$7,500.00
SFC	SFC-FPB-13	TITUS	DTQP-02-10-2	MED	$7,500.00
SFC	SFC-FPB-14	TITUS	DTQP-02-08-2	MED	$7,500.00
SFC	SFC-FPB-15	TITUS	DTQP-02-10-2	MED	$7,500.00
SFC	SFC-FPB-16	TITUS	DTQP-02-10-2	MED	$7,500.00
SFC	SFC-FPB-17	TITUS	DTQP-02-06-2	MED	$7,500.00
SFC	SFC-FPB-18	TITUS	DTQP-02-10-2	MED	$7,500.00
SFC	SFC-FPB-19	TITUS	DTQP-02-08-2	MED	$7,500.00
SFC	SFC-CUH-01	MCQUAY	CHB004ALM	LOW	$5,000.00
SFC	SFC-CUH-02	MCQUAY	CHB004ALM	LOW	$5,000.00
SFC	SFC-CUH-03	MCQUAY	CHF006ALT	LOW	$5,000.00
SFC	SFC-CUH-04	MCQUAY	CHF006ALT	LOW	$5,000.00
SFC	SFC-RTU-01	AAON	RN-020-3-0-EB09-000	MED	$100,000.00
MAC	MAC-CU-07	TRANE	4TTR3060E	NONE	$10,000.00
MAC	MAC-CU-10	CARRIER	CAC16NW061-B	LOW	$75,000.00
CEC	CEC-EF-1N	GREENHECK	S-070-D-X	NONE	$0.00
CEC	CEC-EF-1E	GREENHECK	S-070-D-X	NONE	$0.00
CEC	CEC-EF-1S	GREENHECK	S-070-D-X	NONE	$0.00
CEC	CEC-EF-1W	GREENHECK	S-070-D-X	NONE	$0.00
CEC	CEC-EF-3N	GREENHECK	SE1-14-432-A4	NONE	$0.00
CEC	CEC-EF-3S	GREENHECK	SE1-14-432-A4	NONE	$0.00
CEC	RTU-01	AAON	RN-016-8-0-EB09-3C9	MED	$85,000.00
CEC	RTU-02	AAON	RN-026-8-0-EB09-000	MED	$135,000.00
CEC	RTU-03	AAON	RM-006-8-0-EB09-329	MED	$30,000.00
CEC	RTU-04	AAON	RM-006-8-0-EB09-329	MED	$30,000.00
CEC	RTU-05	AAON	RM-004-8-0-EB09-321	MED	$25,000.00
			TOTAL EST REPLACEMENT COST		**$6,454,000.00**

ATTACHMENT
Capital Improvement Recommendations



NEWTON
PUBLIC SCHOOLS

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Building Identifier	Capital Improvement	Life Cycle	Life Cycle Maintenance	Future Planning	Other
1	SUBTOTAL HIGH SCHOOL - MAIN BUILDING	$7,072,520.00	$214,000.00	$19,425,000.00	$1,330,000.00
2	SUBTOTAL HIGH SCHOOL - AUTOMOTIVE BUILDING	$245,000.00	$350,000.00		$34,125.00
3	SUBTOTAL HIGH SCHOOL - BROOKS TRADE BUILDING	$402,500.00		$150,000.00	$56,000.00
4	SUBTOTAL HIGH SCHOOL - MAINT/ROBOTICS BUILDIN	$17,500.00			$35,000.00
5	SUBTOTAL HIGH SCHOOL - VOAG BUILDING	$343,400.00	$675,000.00		$7,500.00
1-5T	SUBTOTAL HIGH SCHOOL - ALL BUILDINGS	$8,080,920.00	$1,239,000.00	$19,575,000.00	$1,462,625.00
6	SUBTOTAL CHISHOLM MIDDLE SCHOOL	$2,597,642.00	$200,000.00	$8,050,000.00	$247,000.00
7	SUBTOTAL SANTA FE 5/6 CENTER	$523,000.00	$1,052,500.00	$85,000.00	$417,000.00
8	SUBTOTAL NORTHRIDGE ELEMENTARY	$1,806,682.67	$80,000.00		$190,000.00
9	SUBTOTAL SUNSET ELEMENTARY	$1,903,133.33		$800,000.00	$141,000.00
10	SUBTOTAL SLATE CREEK ELEMENTARY	$894,600.00		$800,000.00	$120,000.00
11	SUBTOTAL SOUTH BREEZE ELEMENTARY	$1,927,866.67		$950,000.00	$85,000.00
12	SUBTOTAL COOPER EARLY EDUCATION CENTER	$1,289,783.33	$305,000.00	$1,570,000.00	$45,000.00
13	SUBTOTAL DISTRICT SERVICE CENTER				$270,000.00
14	SUBTOTAL WALTON RURAL LIFE CENTER				$40,000.00
15	SUBTOTAL MCKINLEY ADMINISTRATIVE CENTER	$398,890.00	$85,000.00		$40,000.00
1-15T	TOTAL FOR ALL BUILDINGS	$19,422,518.00	$2,961,500.00	$31,830,000.00	$3,057,625.00

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate 2025		Notes
1	**HIGH SCHOOL - MAIN BUILDING**					
NHS	Termite damage repairs- Area 4 millwork, Area 5-6 millwork.	LC		$85,000.00	$85,000.00	
NHS	Concrete and drainage improvements	LC		$50,000.00	$50,000.00	
NHS	Science Room Millwork - ADA and ventilation improvements	LC		$450,000.00	$450,000.00	
NHS	Culinary upgrades - millwork - ADA Compliant - ventilation	LC		$550,000.00	$550,000.00	
NHS	Exterior restoration (tuck point/seal/caulk)	LC		$579,600.00	$579,600.00	
NHS	Roof Replacement (tear off and replace w/ insulation)	LC		$3,497,920.00	$3,497,920.00	
NHS	Door Hardware upgrades - ADA	LC		$300,000.00	$300,000.00	
NHS	Door security upgrades	LC		$210,000.00	$210,000.00	
NHS	Swimming Pool equipment	LC		$750,000.00	$750,000.00	
NHS	Swimming Pool gutter upgrades	LC		$600,000.00	$600,000.00	
NHS	Tie Food Srv/Boiler Pumps/Chiller and pumps to Generator	LCM		$20,000.00	$20,000.00	
NHS	Multiple VFD replacements	LCM		$19,000.00	$19,000.00	
NHS	Exhaust System on Kitchen Hoods	LCM		$175,000.00	$175,000.00	
NHS	Equipment Replacement (IG)	LCM			$0.00	
NHS	Resurface Track	FP		$300,000.00		
NHS	Replace track	FP		$750,000.00		
NHS	Athletic locker replacement	FP		$400,000.00		
NHS	Add 6 Tennis courts and Pavilion	FP		$2,750,000.00		
NHS	Move Olympic DD17 Gas Kiln to exterior building	FP		$150,000.00		
NHS	Culinary Arts Remodel	FP		$2,300,000.00		
NHS	Science Room Remodel	FP		$4,900,000.00		
NHS	Add Storm Shelter space to accommodate all staff and students (SA)	FP		$6,050,000.00		
NHS	Fire sprinkler	FP		$1,700,000.00		
NHS	Door Security upgrades	FP		$125,000.00		
NHS	Ravenscroft Bleacher replacement			$260,000.00		
NHS	Willis Bleacher replacement			$200,000.00		
NHS	Replace fencing around entire stadium			$100,000.00		
NHS	Replace Fencing around track			$60,000.00		
NHS	Parking lot resurfacing/restriping. Front lots			$40,000.00		
NHS	Parking lot resurfacing/restriping. North lots			$28,000.00		
NHS	Seal asphalt parking lots (north and south lots)			$35,000.00		
NHS	Exterior Aluminum Door replacement on 1997 add.			$70,000.00		
NHS	Carpet and Tile replacement.			$220,000.00		

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
NHS	Hall locker removal/replacement (senior hall west side)			$10,000.00		
NHS	Ravenscroft Scoreboard/shot clock/stat clock replacement			$30,000.00		
NHS	Exterior Stadium Scoreboard			$20,000.00		
NHS	Replacement of Overhead goals in Ravenscroft			$100,000.00		
NHS	Insulate walls between rooms for sound			$50,000.00		
NHS	Paint Penthouses and exterior roof items			$5,000.00		
NHS	Willis Scoreboard/shot clock/stat clock replacement			$30,000.00		
NHS	Athletic equipment inspections			$1,500.00		
NHS	Bleacher inspection and service			$3,000.00		
NHS	Chiller inspection and service			$30,000.00		
NHS	Ravenscroft exit door replacement			$20,000.00		
NHS	Replace wrestling room carpet			$17,500.00		
NHS	Replace lighting in locker rooms					
NHS	Technology					
1	**SUBTOTAL HIGH SCHOOL - MAIN BUILDING**				**$7,286,520.00**	

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
2	**HIGH SCHOOL - AUTOMOTIVE BUILDING**					
HS AUTO	Add concrete west of automotive building	LC		$55,000.00	$55,000.00	
HS AUTO	Window replacement	LC		$125,000.00	$125,000.00	
HS AUTO	Door Hardware upgrades - ADA	LC		$30,000.00	$30,000.00	
HS AUTO	Door security upgrades	LC		$35,000.00	$35,000.00	
HS AUTO	Equipment Replacementb (IG)	LCM		$350,000.00	$350,000.00	
HS AUTO	Garage door replacement- original door no safeties			$10,625.00		
HS AUTO	Classroom flooring replacement			$6,000.00		
HS AUTO	Equipment items (specific) from this area			$0.00		
HS AUTO	Remove large propane tank (no longer functional)			$2,500.00		
HS AUTO	Automotive lift inspection and maintenance			$15,000.00		
HS AUTO	Technology					
2	**SUBTOTAL HIGH SCHOOL - AUTOMOTIVE BUILDING**				**$595,000.00**	

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
3	**HIGH SCHOOL - BROOKS BUILDING**					
HS BROOKS	Roof replacement (low slope section) tear off and replace	LC		$315,000.00	$315,000.00	
HS BROOKS	Door Hardware upgrades - ADA	LC		$52,500.00	$52,500.00	
HS BROOKS	Door security upgrades	LC		$35,000.00	$35,000.00	
HS BROOKS	Make front entry ADA accessible/Restroom ADA upgrades	FP		$150,000.00		
HS BROOKS	Shop equipment maintenance and repairs			$7,500.00		
HS BROOKS	Service of air scrubbers in welding shop.- annual			$12,500.00		
HS BROOKS	Paint Exterior/Exterior restoration			$20,000.00		
HS BROOKS	Roof replacement (shingle section)			$16,000.00		
HS BROOKS	Technology					
3	**SUBTOTAL HIGH SCHOOL - BROOKS TRADE BUILDING**				**$402,500.00**	

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
4	**HIGH SCHOOL - MAINT/ROBOTICS BUILDING**					
HS MAINT	Door security upgrades	LC		$17,500.00	$17,500.00	
HS MAINT	Access control			$15,000.00		
HS MAINT	Fire panel upgrade			$20,000.00		
HS MAINT	Technology					
4	**SUBTOTAL HIGH SCHOOL - MAINT/ROBOTICS BUILDING**				**$17,500.00**	

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
5	**HIGH SCHOOL - VOAG BUILDING**					
HS VOAG	Roof replacement (low slope section) tear off and replace	LC		$278,400.00	$278,400.00	
HS VOAG	Main roof replacement (1972)	LC		$0.00	$0.00	
HS VOAG	Door Hardware upgrades - ADA	LC		$30,000.00	$30,000.00	
HS VOAG	Door security upgrades	LC		$35,000.00	$35,000.00	
HS VOAG	Equipment Replacement (IG)	LCM		$675,000.00	$675,000.00	
HS VOAG	Shop equipment maintenance and repairs			$7,500.00		
HS VOAG	Equipment items (specific) from this area			$0.00		
HS VOAG	Technology					
	SUBTOTAL HIGH SCHOOL - VOAG BUILDING				**$1,018,400.00**	
	SUBTOTAL HIGH SCHOOL - ALL BUILDINGS				**$9,319,920.00**	

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
6	**CHISHOLM MIDDLE SCHOOL**					
CMS	Parking lot resurfacing and striping	LC		$80,000.00	$80,000.00	
CMS	Parking lot resurfacing and striping - coating	LC		$20,000.00	$20,000.00	
CMS	Sidewalk replacement	LC		$25,000.00	$25,000.00	
CMS	Exterior restoration (tuck point/seal/caulk)	LC		$375,120.00	$375,120.00	
CMS	Window/Aluminum Door Replacement	LC		$375,000.00	$375,000.00	
CMS	Replace Galvanized piping in 1950's wings	LC		$25,000.00	$25,000.00	
CMS	Roof Replacement (tear off and replace w/ insulation)	LC		$1,362,522.00	$1,362,522.00	
CMS	Stair railing upgrades	LC		$7,500.00	$7,500.00	
CMS	Door Hardware upgrades - ADA	LC		$187,500.00	$187,500.00	
CMS	Door security upgrades	LC		$140,000.00	$140,000.00	
CMS	RTU replacement- 1x,3x, 4x, 5x, 8x, 9x, 11x	LCM		$200,000.00	$200,000.00	
CMS	Plumbing waste replacement	LCM				
CMS	Bleacher replacement (Roundtop Gym 1980's no parts)	FP		$95,000.00		
CMS	Bleacher replacement (West Gym)	FP		$180,000.00		
CMS	Restroom replacement/renovation within pods ($200,000/pod)	FP		$600,000.00		
CMS	Track option#1 Removal of existing restore to grass	FP		$5,000.00		
CMS	Track option#2 New all weather track	FP		$1,000,000.00		
CMS	Track option#2 Add gravel to surface of existing	FP		$20,000.00		
CMS	Add Storm Shelter space to accommodate all staff and students (SA)	FP		$1,000,000.00		
CMS	Locker Room Remodel	FP		$5,000,000.00		
CMS	Door hardware upgrade	FP		$150,000.00		
CMS	Exterior Paint (by staff)			$15,000.00		
CMS	Paint Athletics area and classrooms (by staff)			$5,000.00		
CMS	Cafeteria table replacement			$30,000.00		
CMS	Athletic equipment inspections			$1,000.00		
CMS	Bleacher inspection and service			$3,000.00		
CMS	Add ADA closer to main entrance			$5,000.00		
CMS	Add ladders to access HVAC units					
CMS	Flooring replacement.			$155,000.00		
CMS	Exterior Scoreboard Replacement			$18,000.00		
CMS	Replace Laundry Equipment			$15,000.00		
CMS	Technology					
CMS	Technology - Wired/Wireless Network Upgrade					
6	**SUBTOTAL CHISHOLM MIDDLE SCHOOL**				**$2,797,642.00**	

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
7	**SANTA FE 5/6 CENTER**					
SANTA	Concrete and railing repair	LC		$50,000.00	$50,000.00	
SANTA	ADA Area of Rescue Assistance	LC		$25,000.00	$45,000.00	
SANTA	Roof Replacement (tear off and replace w/ insulation)	LC		$203,000.00	$203,000.00	
SANTA	Upgrade storm shelter (SC)	LC		$65,000.00	$65,000.00	
SANTA	Door Hardware upgrades - ADA	LC		$75,000.00	$75,000.00	
SANTA	Door security upgrades	LC		$105,000.00	$105,000.00	
SANTA	Replacement of 2009 RTU's on gym building	LCM		$185,000.00	$185,000.00	
SANTA	Replacement of 2009 RTU 1	LCM		$30,000.00	$30,000.00	
SANTA	Replacement of Boiler (1997 install)	LCM		$350,000.00	$350,000.00	
SANTA	Equipment Replacement (IG)	LCM		$474,500.00	$474,500.00	
SANTA	Coil installation Santa Fe gym RTU	LCM		$13,000.00	$13,000.00	
SANTA	Door hardware upgrade	FP		$85,000.00		
SANTA	Flooring replacement			$190,000.00		
SANTA	Add door to main hall out of Room 134 for better use.			$0.00		
SANTA	Technology - Wired/Wireless Network Upgrade			$0.00		
SANTA	Interior Paint (rooms by staff)			$5,000.00		
SANTA	Special Education room remodel			$50,000.00		
SANTA	Chiller inspection and service			$25,000.00		
SANTA	Bell and Clock controller replacement			$6,000.00		
SANTA	Add ADA closer to front door			$5,000.00		
SANTA	Advance SC1500 Floor machine			$0.00		
SANTA	Canopy			$136,000.00		
SANTA	Technology					
7	**SUBTOTAL SANTA FE 5/6 CENTER**				**$1,595,500.00**	

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
8	**NORTHRIDGE ELEMENTARY**					
NRE	Parking lot resurfacing and striping	LC		$26,666.67	$26,666.67	
NRE	Add standing seam metal roof to Garden rms.	LC		$35,000.00	$35,000.00	
NRE	Replace pieces of playground equipment	LC		$132,000.00	$132,000.00	
NRE	Fall protection surface at playground equipment	LC		$55,000.00	$55,000.00	
NRE	Exterior restoration (tuck point/seal/caulk)	LC		$257,600.00	$257,600.00	
NRE	Replace exterior sheetrock soffits on 1950's porches	LC		$22,000.00	$22,000.00	
NRE	Replace concrete porch on 1950's east wind to make ADA compliant	LC		$25,000.00	$25,000.00	
NRE	Repair or replace concrete- Main Entrance	LC		$10,000.00	$10,000.00	
NRE	Upgrade storm shelter	LC		$325,000.00	$325,000.00	
NRE	Roof Replacement (tear off and replace w/ insulation)	LC		$738,416.00	$738,416.00	
NRE	Door Hardware upgrades - ADA	LC		$75,000.00	$75,000.00	
NRE	Door security upgrades	LC		$105,000.00	$105,000.00	
NRE	RTU replacement- 4 units	LCM		$80,000.00	$80,000.00	
NRE	Add Storm Shelter for occupants	FP		$800,000.00		
NRE	Fence replacement. (southeast side all else is done)			$10,000.00		
NRE	Flooring replacements. (classroom carpet)			$50,000.00		
NRE	Seclusion room design services			$30,000.00		
NRE	Seclusion room remodel of space			$95,000.00		
NRE	Add additional hallway speakers			$5,000.00		
NRE	Technology					
8	**SUBTOTAL NORTHRIDGE ELEMENTARY**				**$1,886,682.67**	

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
9	**SUNSET ELEMENTARY**					
SNE	Parking lot resurfacing and striping	LC		$53,333.33	$53,333.33	
SNE	Add standing seam metal roof to Garden rms.	LC		$35,000.00	$35,000.00	
SNE	Replace pieces of playground equipment	LC		$132,000.00	$132,000.00	
SNE	Fall protection surface at playground equipment	LC		$55,000.00	$55,000.00	
SNE	Exterior restoration (tuck point/seal/caulk)	LC		$300,000.00	$300,000.00	
SNE	Replace exterior sheetrock soffits on 1950's porches	LC		$22,000.00	$22,000.00	
SNE	Replace concrete porch on 1950's east wind to make ADA compliant	LC		$25,000.00	$25,000.00	
SNE	Repair or replace concrete- Main Entrance	LC		$10,000.00	$10,000.00	
SNE	Upgrade storm shelter	LC		$325,000.00	$325,000.00	
SNE	Roof Replacement (tear off and replace w/ insulation)	LC		$765,800.00	$765,800.00	
SNE	Door Hardware upgrades - ADA	LC		$75,000.00	$75,000.00	
SNE	Door security upgrades	LC		$105,000.00	$105,000.00	
SNE	Add Storm Shelter for occupants	FP		$800,000.00		
SNE	Flooring replacements			$99,000.00		
SNE	Refinish wood floor			$25,000.00		
SNE	Seclusion room design and update			$12,000.00		
SNE	Add additional hallway speakers			$5,000.00		
SNE	Technology					
9	**SUBTOTAL SUNSET ELEMENTARY**				**$1,903,133.33**	

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
10	**SLATE CREEK ELEMENTARY**					
SCE	Parking lot resurfacing and striping	LC		$40,000.00	$40,000.00	
SCE	Sidewalk replacement	LC		$25,000.00	$25,000.00	
SCE	Exterior restoration (tuck point/seal/caulk)	LC		$216,600.00	$216,600.00	
SCE	Replace pieces of playground equipment (north playground)	LC		$132,000.00	$132,000.00	
SCE	Update storm shelter	LC		$105,000.00	$105,000.00	
SCE	Roof Replacement (tear off and replace w/ insulation)	LC		$196,000.00	$196,000.00	
SCE	Door Hardware upgrades - ADA	LC		$75,000.00	$75,000.00	
SCE	Door security upgrades	LC		$105,000.00	$105,000.00	
SCE	Add adequate Storm Shelter for occupants	FP		$800,000.00		
SCE	Cafeteria furniture			$30,000.00		
SCE	Flooring replacement- Carpet in Wet/Dry areas			$10,000.00		
SCE	Fence replacement			$20,000.00		
SCE	Seclusion room design and update			$30,000.00		
SCE	Cafeteria furniture			$30,000.00		
SCE	Technology					
10	**SUBTOTAL SLATE CREEK ELEMENTARY**				**$894,600.00**	

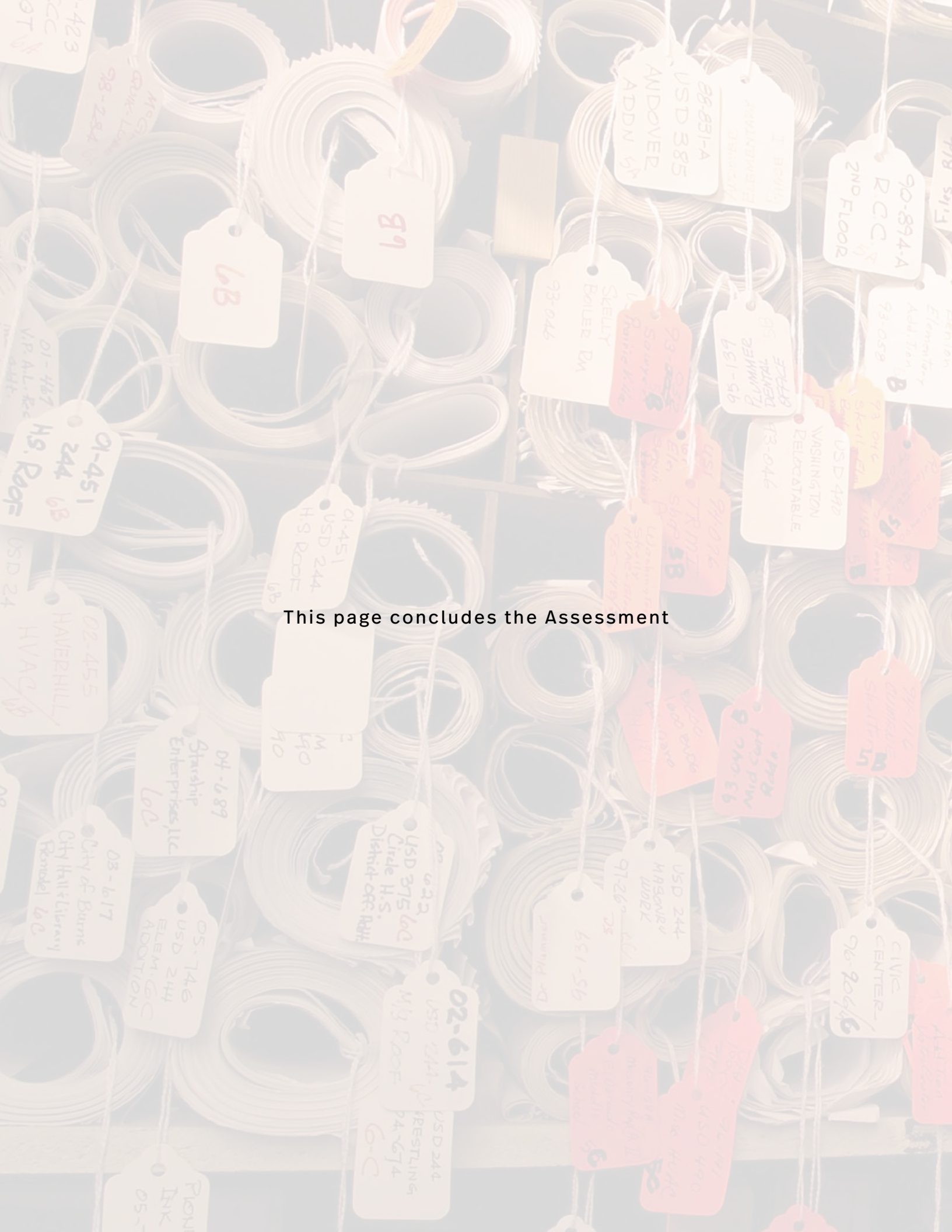
Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
11	**SOUTH BREEZE ELEMENTARY**					
SBE	Parking lot resurfacing and striping	LC		$26,666.67	$26,666.67	
SBE	Add standing seam metal roof to Garden rms.	LC		$35,000.00	$35,000.00	
SBE	Replace pieces of playground equipment	LC		$132,000.00	$132,000.00	
SBE	Fall protection surface at playground equipment	LC		$55,000.00	$55,000.00	
SBE	Exterior restoration (tuck point/seal/caulk)	LC		$322,000.00	$322,000.00	
SBE	Replace exterior sheetrock soffits on 1950's porches	LC		$22,000.00	$22,000.00	
SBE	Replace concrete porch on 1950's east wind to make ADA compliant	LC		$25,000.00	$25,000.00	
SBE	Repair or replace concrete- Main Entrance	LC		$10,000.00	$10,000.00	
SBE	Upgrade storm shelter	LC		$325,000.00	$325,000.00	
SBE	Roof Replacement (tear off and replace w/ insulation)	LC		$795,200.00	$795,200.00	
SBE	Door Hardware upgrades - ADA	LC		$75,000.00	$75,000.00	
SBE	Door security upgrades	LC		$105,000.00	$105,000.00	
SBE	Add adequate Storm Shelter for occupants	FP		$950,000.00		
SBE	Flooring replacements (remove carpet in halls to VCT)			$0.00		
SBE	Flooring replacements (classroom carpet)			$50,000.00		
SBE	Seclusion room design and update			$30,000.00		
SBE	Add additional hallway speakers			$5,000.00		
SBE	Technology					
11	**SUBTOTAL SOUTH BREEZE ELEMENTARY**				**$1,927,866.67**	

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
12	**COOPER EARLY EDUCATION CENTER**					
CEEC	Parking lot resurfacing and striping	LC		$26,666.67	$26,666.67	
CEEC	Parking lot resurfacing and striping - coating	LC		$6,666.67		
CEEC	Concrete improvements for site drainage	LC		$65,000.00	$65,000.00	
CEEC	Exterior restoration (tuck point/seal/caulk)	LC		$249,440.00	$249,440.00	
CEEC	Replace Slate roof (roof is 90 years old) 4 sections	LC		$361,390.00	$361,390.00	
CEEC	Roof Replacement (tear off and replace w/ insulation)	LC		$157,120.00	$157,120.00	
CEEC	Replace rubber tiles on playground	LC		$110,000.00	$110,000.00	
CEEC	Lead Removal	LC		$20,000.00	$20,000.00	
CEEC	Sump pump and floor drains in basement	LC		$100,000.00	$100,000.00	
CEEC	Basement fire sprinkler system	LC		$51,000.00	$51,000.00	
CEEC	Door Hardware upgrades - ADA	LC		$37,500.00	$37,500.00	
CEEC	Door security upgrades	LC		$105,000.00	$105,000.00	
CEEC	Equipment Replacement (IG)	LCM		$305,000.00	$305,000.00	
CEEC	Add adequate Storm Shelter for occupants	FP		$1,080,000.00		
CEEC	Fire Sprinkler in 1937 building	FP		$230,000.00		
CEEC	Replace pieces of playground equipment	FP		$30,000.00		
CEEC	Fire Sprinkler in 1937 building	FP		$230,000.00		
CEEC	Flooring replacement			$30,000.00		
CEEC	Technology - Wired/Wireless Network Upgrade			$0.00		
CEEC	Enclose Old Stage (safety)			$15,000.00		
12	**SUBTOTAL COOPER EARLY EDUCATION CENTER**				**$1,588,116.67**	

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
13	**DISTRICT SERVICE CENTER**					
DSC	Replace fence and gates			$25,000.00		
DSC	Facility for parking buses (with electricity to plug in)			$225,000.00		
DSC	DISTRICT WIDE- Integrate ADA closers into secure entry			$15,000.00		
DSC	Bleacher inspections			$2,500.00		
DSC	Athletic equipment inspections			2500		
DSC	Chairs for district use					
DSC	Technology					
13	**SUBTOTAL DISTRICT SERVICE CENTER**				**$0.00**	

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
14	**WALTON RURAL LIFE CENTER**					
WRLC						
14	**SUBTOTAL WALTON RURAL LIFE CENTER**			**$0.00**	**$0.00**	

Building Identifier	Capital Improvement	Priority Recommendation	Other	Cost Estimate	2025	Notes
15	**MCKINLEY ADMINISTRATIVE CENTER**					
MAC	Upgrade galvanized plumbing to copper	LC		$20,000.00	$20,000.00	
MAC	Replace water line into bldg and water valve (galvanized)	LC		$17,500.00	$17,500.00	
MAC	Slate roof replacement (90 years old) 3 sections	LC		$361,390.00	$361,390.00	
MAC	Equipment Replacement (IG)	LCM		$85,000.00	$85,000.00	
MAC	Carpeting replacement- offices			$30,000.00		
MAC	Fire panel upgrade			$10,000.00		
MAC	Technology					
15	**SUBTOTAL MCKINLEY ADMINISTRATIVE CENTER**				**$483,890.00**	
1-15T	**TOTAL FOR ALL BUILDINGS**				**$22,397,351.33**	



This page concludes the Assessment