





LEXINGTON COUNTY
SCHOOL DISTRICT ONE

3/06/26
PRELIMINARY

Gilbert Cluster



Centerville Elementary School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	5	No issues noted	
Building Envelope - Other	5	No issues noted	
Canopies	5	No issues noted	
Edge Metal	5	No issues noted	
Expansion/Control Joints	4	No issues noted	
Exterior Cladding	3	Security camera perimeter sealant joint appears to be poorly installed / failed. Recommend complete removal / replacement of perimeter sealant joint at vent grate	
Exterior Finish	5	No issues noted	
Flashings	5	No issues noted	
Sealants	3	Recommend replacing all degraded window sealants as needed.	
Weep Holes	4	No issues noted	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	5	No issues noted	
Door Frame (Ext.)	5	No issues noted	
Door Hardware (Ext.)	5	No issues noted	
Head/Jamb/Sill	5	No issues noted	
Louvers and Vents	5	No issues noted	
Openings - Other	5	No issues noted	
Windows	3	Possible IGU failure at clerestory. Review and monitor. Replace if damaged.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	5	No issues noted	
Other Materials - Other	5	No issues noted	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	5	No issues noted	
Gutters and Downspouts	5	No issues noted	
Overflow Drains	5	No issues noted	
Primary Drains	5	No issues noted	
Roof	5	No issues noted	
Roof Curbing	5	No issues noted	
Roof Openings (Scuttles, Skylights)	5	No issues noted	
Roof Penetrations	5	No issues noted	
Roof Scuppers	5	No issues noted	
Roofing - Other	2	District would like to have a ladder installed from the roof down to the awning, can't get items that are thrown on top during recess.	
Soffit/Fascia	5	No issues noted	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	5	No issues noted	
Floor Framing	0	Not assessed	
Foundation	5	No issues noted	
Roof Framing System	0	Not assessed	
Structural - Other	0	Not assessed	
Superstructure (Columns, Beams, Walls)	5	No issues noted	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	5	No issues noticed	
ADA - Other	5	No issues noticed	
ADA Bathroom Sink	5	No issues noticed	
ADA Bathroom Stall	5	No issues noticed	
ADA Drinking Fountains	5	No issues noticed	
Assembly Seating	0	Not assessed	
Directional Signage	5	No issues noticed	
Elevator/Lift	0	Not assessed	
Entrance Accessibility (Other)	5	No issues noticed	
Exterior Door Hardware	5	No issues noticed	
Fire Alarm Audible/Visible Signals	0	Not assessed	
Handicap Parking	5	No issues noticed	
Interior Door Hardware	5	No issues noticed	
Main Entrance Accessibility	5	No issues noticed	
Passenger Loading Zone	5	No issues noticed	
Room Accessibility	5	No issues noticed	

Room Mounted Signage	5	No issues noticed	
Stairs	0	Not assessed	
Toilet Room Accessories	5	No issues noticed	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	5	No issues noticed	
Exit Discharge	5	No issues noticed	
Fire Extinguisher	5	No issues noticed	
Fire Rated Dampers	0	Not assessed	
Fire Rated Doors	5	No issues noticed	
Fire Walls/Compartmentalization	5	No issues noticed	
Means of Egress System	5	No issues noticed	
Sprinkler System	0	Not assessed	
Travel Distance	5	No issues noticed	
Vertical Circulation	0	N/A	

Health Safety and Security - Communication	SCORE	NOTES	COST ESTIMATE
Communication - Other	1	Dead zone for SRO, recommend installing a BDA booster/repeater.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	0	Not assessed	
Filtration System	0	Not assessed	
Humidification System	0	Not assessed	
Other	0	Not assessed	
Storing and Handling of Recyclables	0	Not assessed	

Ventilation System	5	No issues noticed	
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Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	5	No issues noticed	
Fire Protection - Other	5	No issues noticed	
Pumps and Equipment	5	No issues noticed	
Sprinkler System	5	No issues noticed	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	5	No issues noticed	
Hazardous Materials - Other	5	No issues noticed	
Lead	5	No issues noticed	
Questionable Organic Growth	5	No issues noticed	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	5	No issues noticed	
Drains	0	No issues noticed	
Dry Storage	5	No issues noticed	
Equipment - Cooking	5	No issues noticed	
Equipment - Dishwashing	5	No issues noticed	
Kitchen - Other	5	No issues noticed	
Kitchen Finishes	5	No issues noticed	
Serving Line	5	No issues noticed	
Venting	5	No issues noticed	

Health Safety and Security - Plumbing	SCORE	NOTES	COST ESTIMATE
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Plumbing - Other	1	Every sink in the building has black sludge inside of faucet, have to clean them out over 30 times a year. Recommend having the water lines flushed.	
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Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	5	No issues noticed	
Access Control - Secondary Access	5	No issues noticed	
Access Gate	1	This gate needs a larger metal panel to prevent people from being able to open it from the outside.	
Building Security System	5	No issues noticed	
Cameras (Ext.)	5	No issues noticed	
Cameras (Int.)	5	No issues noticed	
Emergency Responder Call System	0	Not assessed	
Entry Vestibule / Secure Entrance	5	No issues noticed	
Exterior door/window Hardening Measures	0	Not assessed	
Fire Access Road	5	No issues noticed	
Identifiable Front Entry	5	No issues noticed	
Natural Surveillance - Landscape Maintenance	5	No issues noticed	
Perimeter Fencing	5	No issues noticed	
Safety and Security - Other	5	No issues noticed	
Signage and Wayfinding	5	No issues noticed	
Traffic Control (Gates, Bollards, Fencing)	5	No issues noticed	
Visibility	5	No issues noticed	

Health Safety and Security - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	Typical storage issues. Recommend purchasing additional shelving for storage rooms.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	5	No issues noticed	
Exterior Noise	5	No issues noticed	
HVAC	3	Recommend cleaning grille	
Sound Attenuation	5	No issues noticed	

Interiors - Building Envelope	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Control joint material is degrading. Recommend refilling and monitoring over time.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noticed	
ACT	1	Recommend replacing tiles as needed after cause of leak is fixed.	
Ceiling - Other	5	No issues noticed	
Exposed Ceiling	5	No issues noticed	
Gypsum	4	No issues noticed	
Tectum	0	No issues noticed	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	5	No issues noticed	
Door (Int.)	5	No issues noticed	
Door Frame (Int.)	5	No issues noticed	
Door Glazing	5	No issues noticed	
Door Hardware (Int.)	5	No issues noticed	
Roll-up Door/Security Gates	5	No issues noticed	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noticed	

Carpet	1	District would like to replace the carpet in this room with dance flooring.	
Concrete	4	No issues noticed	
Epoxy	0	Not assessed	
Flooring - Other	4	No issues noticed	
Specialty	0	Not assessed	
Terrazzo	5	No issues noticed	
Tile	3	Tile is stained, clean and replace if necessary.	
VCT	3	No issues noticed	
Wood	0	Not assessed	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	5	No issues noticed	
Desks	4	No issues noticed	
Furniture - Other	2	Update bench seating and circulation desk to appropriately accommodate elementary students.	
Writeable Surface	4	No issues noticed	

Interiors - General and Landscape	SCORE	NOTES	COST ESTIMATE
Pests	4	No issues noticed	

Interiors - Openings	SCORE	NOTES	COST ESTIMATE
Windows	3	Window sealant material is degrading. Recommend refilling and monitoring over time,	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	5	No issues noticed	
Restroom Accessories	5	No issues noticed	
Restrooms - Other	5	No issues noticed	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	5	No issues noticed	
Room Mounted Signage	5	No issues noticed	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	Not assessed	
Art	5	No issues noticed	
Athletic Equipment	5	No issues noticed	
Band/Music	5	No issues noticed	
Fixed Theater Seating	0	Not assessed	
ROTC	0	Not assessed	
Science Equipment	0	Not assessed	
Specialty Equipment - Other	5	No issues noticed	
Theatrical Equipment (rigging, shell, curtains)	0	Not assessed	
Theatrical Performance Sound Equipment	0	Not assessed	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	Typical storage issues, recommend purchase of additional shelving for storage areas.	
Locker	0	Not assessed	
Storage - Other	0	Not assessed	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	5	No issues noticed	
Other	5	No issues noticed	
Ramps	5	No issues noticed	

Stair Landings, Nosings, and Treads	5	No issues noticed	
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Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Damage	0	No issues identified.	
Finish	0	No issues identified.	
Operable Partition	5	No issues noted	
Wall - Damage	3	Recommend patching all areas needed and monitoring over time along with replacing any damaged/missing rubber wall base to match existing.	
Wall - Finish	3	Recommend patching all areas needed and monitoring over time along with replacing any damaged/missing rubber wall base to match existing.	
Wall - Other	5	No issues noted	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	0	Not assessed	
Communication - Other	0	Not assessed	
Data	0	Not assessed	
Fire Alarm	5	No issues noticed	
Intercom/PA/Click	0	Not assessed	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	0	Not assessed	
Other	0	Not assessed	
Recirculation Pumps	0	Not assessed	
Tanks	0	Not assessed	
Water Heaters	0	Not assessed	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	0	Not assessed	
Electrical Distribution - Other	0	Not assessed	
Equipment	0	Not assessed	
Panelboards	0	Not assessed	
Surge Suppression	0	Not assessed	
Transformers	0	Not assessed	
Wiring	0	Not assessed	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	0	Not assessed	
Electrical Supply - Other	0	Not assessed	
Main Feeds	0	Not assessed	
Service Switchgear	0	Not assessed	
Transformers	0	Not assessed	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	5	No issues noticed	
Emergency Generator	5	No issues noticed	
Kitchen Equipment Supply	5	No issues noticed	
Lightning Protection	5	No issues noticed	
Switches/Receptacles	5	No issues noticed	
Wiring	0	Not assessed	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	0	Not assessed	

Supply Piping	0	Not assessed	
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MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	5	No issues noticed	
Corridors/Common Areas	5	No issues noticed	
Emergency Lighting	5	No issues noticed	
Exterior Perimeter Lighting	5	No issues noticed	
Lighting - Other	5	No issues noticed	
Lighting Controls	5	No issues noticed	
Parking Lot Lighting	5	No issues noticed	
Restroom Lighting	5	No issues noticed	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed	
Other	0	Not assessed	
Return Air Path	0	Not assessed	
Rooftop Units	0	Not assessed	
Ventilation Air Monitoring	0	Not assessed	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed	
Humidity Control	0	Not assessed	
Other	0	Not assessed	
Return Air Path	0	Not assessed	
Return/Supply	5	No issues noticed	
Split Systems	0	Not assessed	

Unit Heaters	0	Not assessed	
Unit Ventilators	0	Not assessed	
Unitary Systems	0	Not assessed	
Water Source Heat Pumps	0	Not assessed	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	0	Not assessed	
Chillers	0	Not assessed	
Distribution Piping	0	Not assessed	
Humidity Control	0	Not assessed	
Other	0	Not assessed	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	0	Not assessed	
Humidity Control	0	Not assessed	
Makeup Water	0	Not assessed	
Other	0	Not assessed	
Plant Piping/Valves	0	Not assessed	
Pumps	0	Not assessed	
Water Treatment	0	Not assessed	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	0	Not assessed	
Duct Smoke Detectors	0	Not assessed	
Equipment Service Life	0	Not assessed	
Other	0	Not assessed	

Thermostats, Switches, and Devices	0	Not assessed	
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MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	0	Not assessed	
Exhaust Fan Outlet Height	0	Not assessed	
Kitchen Hood Exhaust	0	Not assessed	
Other	0	Not assessed	
Restrooms	0	Not assessed	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Return/Supply	3	Typical issue, dirty diffuser.	
Temperature Issues	5	Room runs at a higher temperature than other locations. Assess HVAC to this location.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	0	Not assessed	
Lavatories/Sinks	5	No issues noted	
Mop Sinks	5	No issues noted	
Plumbing - Other	2	No issues noted	
Roof Drain Piping	5	No issues noted	
Urinals	5	No issues noted	
Water Closets	5	No issues noted	
Water Fountains	5	No issues noted	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	0	Not assessed	
Sanitary Piping	0	Not assessed	

Supply Piping	0	Not assessed	
Tanks	0	Not assessed	
Water Heaters	0	Not assessed	

Site - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	3	Masonry pillar base at steel canopy column support appears to have been repaired at corners. Repair materials appear different from original construction.	
Exterior Finish	3	Guardrail posts appear to be corroding at concrete core attachment. Recommend periodic observations be made to maintain expected service life of guard components. Guard finish has exceeded its expected service life. Recommend removal / replacement of guard finish with appropriate products	

Site - Flooring	SCORE	NOTES	COST ESTIMATE
Concrete	3	Concrete slab appears to be showing signs of stress cracking. Recommend removal / replacement of cracked portion of concrete slab	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	4	No bike rack noticed	
Emergency Vehicle Access	5	No immediate issues	
Exterior Furniture	4	No exterior furniture noticed	
General and Landscape - Other	2	No issues identified.	
Irrigation System	4	No irrigation system noticed	
Landscaping - Building Perimeter	5	No immediate issues	
Landscaping - Trees	4	No immediate issues	
On-site Monumental Sign	5	No immediate issues	
On-site Signage	4	No immediate issues	
Parking Lot/Asphalt	1	No issues identified.	
Pests	4	No immediate issues	
Retention Wall	0	No issues identified.	

Retention/Detention Pond Structures	5	No immediate issues	
Sidewalks/Crosswalks	5	No immediate issues	
Striping/Pavement Markings	5	No immediate issues	
Water Drainage	5	No immediate issues	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	5	Not assessed	
Baseball Field(s) and Features	5	Not assessed	
Basketball Courts	4	No immediate issues	
Concessions/Restrooms	5	Not assessed	
Football/Soccer Field	5	Not assessed	
Outdoor Recreation - Other	5	Not assessed	
Outdoor Seating (Bleachers)	5	Not assessed	
Playground Area	5	No immediate issues	
Playground Equipment	5	No immediate issues	
Scoreboards	5	Not assessed	
Softball Field(s) and Features	5	Not assessed	
Tennis Courts	5	Not assessed	
Walking Paths	4	No immediate issues	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	0	No issues identified.	
Backflow Preventor	0	Not assessed	
Dumpster (Apron, Pad, Enclosure)	5	No immediate issues	
Dumpster Enclosure	0	Not assessed	
Electrical Service	0	No issues identified.	

Electrical Transformers	0	Not assessed	
Gas Distribution System	0	No issues identified.	
Loading Dock	5	No immediate issues	
Sanitary Collection/Septic System	0	No issues identified.	
Sanitary Distribution System	0	No issues identified.	
Site Utilities - Other	0	No issues identified.	
Voice/Data Systems	0	Not assessed	

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EVALUATION CRITERIA

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RATING SCALE

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CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	2	Recommend patching concrete columns and monitor over time for rusting.	
Canopies	3	Recommend canopy leak repairs where indicated.	
Control Joints	3	Recommend complete removal / replacement of control joint where indicated.	
Edge Metal	4	No issues noted.	
Exterior Cladding	3	Recommend cladding repairs and cleaning of efflorescence where indicated.	
Exterior Finish	4	No issues noted.	
Flashings	4	No issues noted.	
Sealants	3	Recommend sealant repairs where indicated.	
Weep Holes	3	Recommend verifying properly sized weep holes are installed based on manufacturer recommendations	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend addition of weatherstripping where indicated.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	3	Recommend replacing hardware on this door for easier access.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	3	Recommend sealing joint between frame and masonry with an appropriately sized engineered sealant joint	
Windows	3	Review and monitor. Replace if damaged.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend adequately fastening vertical leg and applying color match sealant at joints.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	2	Recommend further observations be made in this area.	
Roofing - Other	2	Recommend adding a second ladder down to grade in this location.	
Soffit/Fascia	2	Recommend reattachment of soffit panels at joints.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	

Lintels	3	No issues identified.	
Roof Framing System	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	3	No issues identified.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA Bathroom Sink	3	Recommend installing ADA compliant height/ reach sink and installing pipe insulation where indicated.	
ADA Bathroom Stall	3	Recommend installing grab bars where indicated.	
ADA Drinking Fountains	4	No issues noted.	
Assembly Seating	0	N/A	
Directional Signage	4	No issues noted.	
Elevator/Lift	0	N/A	
Entrance Accessibility (Other)	4	No issues noted.	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	2	Recommend replacement of signage at every interior door.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
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Building Code - Other	3	No issues identified.	
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	0	N/A	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	0	N/A	

Health Safety and Security - General and Landscape	SCORE	NOTES	COST ESTIMATE
Water Drainage	2	Recommend regrading and reworking the curbing on that side.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	1	Recommend replacing the booster heater for the dishwasher.	
Kitchen Finishes	4	No issues noted.	
Serving Line	2	Recommend replacing serving line with age-appropriate equipment.	
Venting	4	No issues noted.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entrance	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	1	Recommend installing panic bar and alarm system at the noted gate.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	

Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	1	Recommend adding perimeter fencing around island with a man gate and panic bars on both sides of the central sidewalk.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend ACT and grid replacements where indicated.	
Exposed Ceiling	0	N/A	
Gypsum	3	Recommend repainting and monitoring over time.	
Tectum	0	N/A	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	3	District would like an additional door added to the sick room that opens on the corridor side of the room.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Ext.)	4	No issues noted.	

Door Hardware (Int.)	3	Recommend repairing/ replacing lock.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	3	Recommend carpet replacements where indicated.	
Concrete	4	No issues noted.	
Epoxy	4	No issues noted.	
Flooring - Other	3	Recommend re-adhering stair tread.	
Specialty	4	No issues noted.	
Terrazzo	3	Recommend patching cracks in terrazzo where indicated.	
Tile	3	Recommend tile replacements and installations where indicated.	
VCT	3	Recommend replacing all damaged tiles with cost/sqft.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issue noted.	
Desks	4	No issue noted.	
Writeable Surface	4	No issue noted.	

Interiors - Kitchen	SCORE	NOTES	COST ESTIMATE
Equipment - Cooking	2	Recommend hood and cooler repairs as noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen - Other	2	Recommend replacing with two updated combi-ovens.	

Interiors - Mechanical	SCORE	NOTES	COST ESTIMATE
Return/Supply	3	Recommend cleaning duct work in entire school.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Space Needs	3	No issues identified.	

Interiors - Plumbing	SCORE	NOTES	COST ESTIMATE
Mop Sinks	3	Repoint grout & caulk around sinks where indicated.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	N/A	
Art	4	No issue noted.	
Athletic Equipment	4	No issue noted.	
Band/Music	4	No issue noted.	
Fixed Theater Seating	0	N/A	
ROTC	4	No issue noted.	
Science Equipment	4	No issue noted.	
Theatrical Equipment (rigging, shell, curtains)	2	Stage lighting needs to be upgraded.	
Theatrical Performance Sound Equipment	4	No issue noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	Recommend district-wide purging of unused items and installation of additional storage where indicated.	

Locker	4	No issues noted.	
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Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	No issues identified.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend caulking over cracks and repaint. Survey any other time for continued cracking/sealing where indicated.	
Wall - Finish	4	No issues noted.	
Wall - Other	3	Recommend closing in area with stud/gypsum walls.	

MEP Systems - Acoustics	SCORE	NOTES	COST ESTIMATE
HVAC	3	Recommend investigating and installing a permanent pooling solution.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Communication - Other	3	Recommend demolition of old phone lines where indicated.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
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Dedicated Water Heater for Kitchen	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend reinstallation of weatherproof covers where indicated. Recommend replacing and repairing any damaged materials where indicated.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	3	Recommend district maintenance staff adhere electrical plate to wall.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Kitchen	SCORE	NOTES	COST ESTIMATE
Kitchen - Other	2	Freezer needs to be replaced with a larger size and canopy to cover it from sun.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	3	Recommend district maintenance staff to change out fixture.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting - Other	1	Recommend appropriate removal of bird nest by district maintenance team and periodic observations made to negate future occurrences.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	2	Recommend relocating all light poles on site and upgrading fixtures to LEDs.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	

Return/Supply	4	No issues noted.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Cooling Tower	2	Cooling tower is original to the building and needs to be upgraded in the next few years.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Dectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	

Thermostats, Switches, and Devices	4	No issues noted.	
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MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Humidity Issues	3	Recommend cleaning of HVAC ducting in this zone.	
Return/Supply	3	Recommend cleaning and monitor for future issues.	
Temperature Issues	3	Recommend inspection of HVAC system in relation to these classrooms for cause of temperature issues.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	3	Recommend replacing damaged seals and repairing leaks where indicated.	
Mop Sinks	4	No issues noted.	
Plumbing - Other	3	Recommend replacing and repairing any damaged materials.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	3	Recommend replacing damaged seals and repairing leak.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	

Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	4	No issues noted.	
Emergency Vehicle Access	5	No issues noted.	
Exterior Furniture	4	No issues noted.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	4	No issues noted.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Other	2	Pumps and controls need to be upgraded to generators, spray field and treatment pond.	
Parking Lot/Asphalt	2	No issues identified.	
Pests	4	No issues noted.	
Retention Wall	4	No issues noted.	
Retention/Detention Ponds and Structures	2	Pond liners need to be evaluated for replacement and sludge removal.	
Sidewalks/Crosswalks	3	No issues noted.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	1	Recommend creating a retaining wall at the base of the sandy hill to reduce future erosion issues (end of fire lane), regrade and turf the play space with a cost/sqft	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	4	No issues noted.	

Concessions/Restrooms	0	N/A	
Football/Soccer Field	0	N/A	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	4	No issues noted.	
Playground Equipment	2	Recommend moving swing set to the grass to avoid this conflict. Recommend purchase and installation of basic ADA playground equipment.	
Scoreboards	4	No issues noted.	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	4	No issues noted.	

Site - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Gate	1	Recommend adding locking mechanism to gates where indicated.	
Perimeter Fencing	2	Recommend replacement with a cost/line item.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	3	Recommend loading dock modifications where indicated.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	

Site - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	Recommend regrading entire area, add parking, and locate new building.	

3/06/26
PRELIMINARY



Gilbert Middle School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	3	Recommend canopy lintel support repairs as indicated.	
Control Joints	3	No issues identified.	
Edge Metal	4	No issues noted.	
Exterior Cladding	3	Recommend cladding and masonry joint repairs where indicated.	
Exterior Finish	4	No issues noted.	
Flashings	4	No issues noted.	
Sealants	3	Recommend sealant repairs where indicated.	
Weep Holes	4	No issues noted.	

Building Envelope - Communication	SCORE	NOTES	COST ESTIMATE
Intercom/PA/Clock	3	Recommend replacing speaker cover plate.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	No issues identified.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	3	Recommend door and hardware upgrades where indicated.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Windows	3	Recommend window and sill repairs as indicated.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend a continuous sealant joint be installed at coping cap infill with masonry cladding.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	1	Recommend complete re-roofing project.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	3	Recommend skylight replacement while roof replacement is completed.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Structural - Other	3	No issues identified.	

Superstructure (Columns, Beams, Walls)	4	No issues noted.	
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Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	2	Recommend railing installation where indicated.	
ADA - Other	2	Recommend ADA improvements to concessions stand as indicated.	
ADA Bathroom Sink	3	Recommend adding compliant piping protection to next major renovation project scope.	
ADA Bathroom Stall	3	Recommend sealant repairs where indicated.	
ADA Drinking Fountains	4	No issues noted.	
ADA Maneuver Space	2	Recommend owner reconfigure furniture in room so that all req'd. ADA clearances are satisfied.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift		N/A	
Entrance Accessibility (Other)	3	Recommend retrofit installation of powered door opener and actuator to one pane of door bank.	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	2	Recommend ADA compliant parking be added at the athletics area.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	1	Recommend replacing all room mounted signage (not the addition) with ADA compliant signage.	
Stairs	2	Recommend constructing stairs at the stage.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
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Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Lead	4	No issues noted.	

Questionable Organic Growth	4	No issues noted.	
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Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	1	Recommend installing an ice maker for athletics safety purposes.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Lighting	SCORE	NOTES	COST ESTIMATE
Emergency Lighting	1	Recommend installing emergency lighting (overhead style) to create aisles.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Fire Access Road	4	No issues noted.	

Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	2	Recommend fencing replacement where indicated.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	3	Recommend acoustic modifications where indicated.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend replacing an ACT where indicated after cause of leaks fixed.	
Exposed Ceiling	4	No issues noted.	
Gypsum	3	Recommend patching and repainting gypsum ceiling where indicated.	
Tectum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	4	No issues noted.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	2	Recommend carpet replacements where indicated.	
Concrete	4	No issues noted.	
Epoxy	4	No issues noted.	
Specialty	4	No issues noted.	
Terrazzo	3	Recommend patching all terrazzo cracks and monitoring over time.	
Tile	3	Recommend tile repairs and replacements where indicated.	
VCT	3	Recommend VCT replacements where indicated.	
Wood	3	Recommend stage finishing where indicated.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	3	Recommend millwork repairs where indicated.	
Desks	2	Recommend installing circulation desk.	
Writeable Surface	4	No issues noted.	

Interiors - Kitchen	SCORE	NOTES	COST ESTIMATE
Equipment - Cooking	2	Recommend adding \$150k to the budget for kitchen equipment purchasing.	
Kitchen - Other	1	Recommend modifications to the home ec classroom as indicated.	
Serving Line	2	Recommend budgeting \$200k for serving line modifications.	

Interiors - Openings	SCORE	NOTES	COST ESTIMATE
Windows	3	Recommend window casement repairs and window perimeter sealant replacements where indicated.	

Interiors - Plumbing	SCORE	NOTES	COST ESTIMATE
Plumbing - Other	3	Recommend locker room shower modifications and water fountain repairs where indicated.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	N/A	
Art	4	No issues noted.	
Athletic Equipment	2	No issues identified.	
Band/Music	1	No issues noted.	
Fixed Theater Seating	3	Recommend seating replacement as indicated.	
ROTC	4	No issues noted.	
Science Equipment	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	Recommend storage upgrades where indicated.	
Locker	2	Recommend locker modifications as indicated.	
Storage - Other	2	Recommend home ec renovations as indicated.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Ramps	4	No issues noted.	

Stair Landings, Nosings, and Treads	4	No issues noted.	
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Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	No issues identified.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend patching cracks where indicated and monitoring over time.	
Wall - Finish	3	Recommend wall cleaning and repainting where indicated.	

MEP Systems - Ceiling	SCORE	NOTES	COST ESTIMATE
ACT	3	Recommend evaluation of HVAC system in this area for humidity levels. Recommend examination of above-ceiling equipment lines & systems for any potential water leaks. Recommend replacement of ceiling tiles throughout room after remediation of moisture issue.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	1	Recommend fire alarm device upgrades in entire building except for the newest addition (noted in ACC). FACP does not need upgraded.	
Intercom/PA/Click	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	2	Recommend district maintenance team make water heater adjustments as indicated.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
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Bus/Feeders	4	No issues noted.	
Electrical Distribution - Other	1	Recommend electrical upgrades in band classroom.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	2	Recommend electrical outlet upgrades throughout the entire school.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
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Classroom Lighting	1	Most interior lights are currently T12, recommend upgrading to LED fixtures.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	2	Recommend canopy lighting upgrades as indicated.	
Lighting - Other	2	Recommend installing additional fixtures where indicated.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	3	Recommend deep cleaning of lens w/ cleaning solution recommended by fixture MFR.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	1	Recommend replacing roughly 50% of the RTUs because of age.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	4	No issues noted.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Humidity Issues	3	Recommend evaluation of HVAC system by certified mechanical contractor if RTU replacement doesn't fix the issue.	
Return/Supply	3	Recommend flush of HVAC system and professional cleaning of all ductwork in mechanical system. Clean soiled grilles / diffusers thoroughly & replace any items which resist cleaning or are damaged.	
Temperature Issues	3	Recommend evaluation of HVAC system by certified mechanical contractor if RTU replacement doesn't fix the issue.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	3	Recommend recaulking and replacing mop sinks where indicated.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	3	Recommend tighten hanger bolts on plumbing fixture and re-caulk joint btw fixture and wall. Recommend replacing all toilet seats in the building.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	2	Recommend constructing the additional fire access road where indicated.	
Exterior Furniture	4	No issues noted.	

General and Landscape - Other	2	Recommend landscaping modifications where indicated.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	2	Recommend removal of vegetation to mitigate potential damage by root system.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	2	Parking lots and drives need to be repaved. Recommend tennis court to parking lot transition.	
Pests	4	No issues noted.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	1	No issues identified.	
Sidewalks/Crosswalks	3	Recommend concrete repairs where indicated.	
Striping/Pavement Markings	2	Restripe parking lots and drives for repaving.	
Water Drainage	1	No issues noted.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	2	Recommend lacrosse updates as indicated.	
Baseball Field(s) and Features	4	No issues noted.	
Basketball Courts	4	No issues noted.	
Concessions/Restrooms	2	Recommend building upgrades as indicated.	
Football/Soccer Field	4	No issues noted.	
Outdoor Seating (Bleachers)	2	Recommend installing additional bleachers.	
Playground Area	0	N/A	
Playground Equipment	0	N/A	
Scoreboards	4	No issues noted.	
Softball Field(s) and Features	4	No issues noted.	
Tennis Courts	4	No issues noted.	

Walking Paths	3	Recommend servicing this component	
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Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	2	Recommend constructing a masonry dumpster enclosure for 2 dumpsters.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	1	Sewer lines desperately need an upgrade. System reached capacity and is shared between the middle and elementary schools.	
Site Utilities - Other	2	Recommend antenna tower demolition.	
Voice/Data Systems	4	No issues noted.	

Gilbert High School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	3	Recommend prep / prime / coating of steel framing members where indicated.	
Control Joints	3	Recommend complete removal / replacement of control joint where indicated.	
Edge Metal	4	No issues noted.	
Expansion/Control Joints	4	No issues noted.	
Exterior Cladding	3	Recommend limiting amount of bulk water allowed to penetrate wall system while allow wall to remain vapor open where indicated. Recommend further evaluation where indicated.	
Exterior Finish	3	Recommend prep / prime / painting of all steel framing components in areas indicated.	
Flashings	3	Recommend adjusting through-wall flashing where indicated. Recommend modifying metal sill extension to allow for adequate expansion / contraction with sealed butt joint where indicated.	
Sealants	3	Recommend complete removal / replacement of seal material with appropriate product(s) for application where indicated.	

Weep Holes	3	Recommend all weep locations coincide with through-wall flashings where indicated.	
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Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend complete removal / replacement of perimeter sealant joint where indicated. Recommend prep / prime / painting of door slab where indicated.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	3	Recommend adjusting/replacing hardware to ensure closure where indicated. Recommend replacing sweeps where indicated. Recommend replacing hinges where indicated.	
Glazing Sealants	4	No issues noted.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	3	Recommend barrier be moved to allow for proper performance of louvered vent where indicated.	
Window Treatment	1	Recommend adding tinted film to the clerestory windows where indicated.	
Windows	3	Recommend complete removal / replacement of perimeter sealant joint where indicated. Recommend properly cleaning all exposed steel surfaces and applying a corrosion inhibitor primer and paint where indicated. Recommend replacing all windows where indicated.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend replacing where indicated.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	3	Recommend clearing primary roof drains and cleaning staining from cladding.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA Bathroom Sink	3	Recommend installing pipe insulation due to hot water supply where indicated.	
ADA Bathroom Stall	3	Recommend updating toilet stalls to meet ADA compliance, installing vertical grab bars where indicated.	
ADA Drinking Fountains	4	No issues noted.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	4	No issues noted.	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	3	Recommend modifying slab to provide code compliant sloping surface where indicated.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Stairs	3	Recommend reviewing all exterior stair assemblies for code compliance and install properly extended handrails and guardrails, while correcting riser height variations to meet accessibility and safety standards where indicated.	
Toilet Room Accessories	1	Recommend installing 3 additional toilets where indicated.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	

Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Hazardous Materials - Other	3	Recommend relocating propane to a secure storage area and engage an external investigation team to identify and repair any potential gas leak where indicated.	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	2	Recommend replacing or upgrading equipment as indicated.	
Equipment - Dishwashing	2	Recommend replacing the existing dishwasher with a new unit, as frequent breakdowns disrupt lunch service; estimated cost is \$80,000.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	

Cameras (Ext.)	3	Recommend replacing camera globe where indicated.	
Cameras (Int.)	4	No issues noted.	
Communication	1	Recommend installing a sound system where indicated.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	2	Recommend adding and repairing fencing where indicated.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Health Safety and Security - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Athletic Equipment	1	Recommend reworking training to accommodate additional beds and space. Recommend installing epoxy flooring in hydro room. Recommend installing an additional ice maker where indicated. Recommend creating satellite training facility at football. Recommend updating equipment in weight room.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
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Access Panels	4	No issues noted.	
ACT	3	Recommend above ceiling inspection for source of leak and replacement of all damaged tiles where indicated.	
Exposed Ceiling	4	No issues noted.	
Gypsum	3	Recommend taping crack and repainting where indicated.	
Tectum	3	Recommend replacement of damage areas where indicated.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	3	Recommend adjusting or replacing doors so that they can properly open and close where indicated.	
Door Frame (Int.)	3	Recommend repairing and repainting where indicated.	
Door Glazing	3	Recommend replacing seals where indicated.	
Door Hardware (Ext.)	3	Recommend replacing hardware and sweeps where indicated.	
Door Hardware (Int.)	3	Recommend repairing hardware where indicated.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	2	Recommend replacing flooring with similar product where indicated.	
Carpet	2	Recommend replacing carpet where indicated.	
Concrete	3	Recommend patching concrete where indicated.	
Epoxy	4	No issues noted.	
Specialty	2	Recommend immediate attention for repair or replacement where indicated.	
Terrazzo	4	No issues noted.	
Tile	3	Recommend replacing damaged tile and grout where indicated.	
VCT	3	Recommend reinstalling VCT tiles in the area and surveillance over time for future settling where indicated.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
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Casework	4	No issues noted.	
Desks	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	3	Recommend replacing mirror where indicated.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	4	No issues noted.	
Art	4	No issues noted.	
Athletic Equipment	2	Replicate Weight Room 712 equipment in the other weight room, add two TVs in the athletics lobby, upgrade athletic laundry appliances, and provide pricing for a secondary bleacher row in the gym for district prioritization.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	4	No issues noted.	
ROTC	4	No issues noted.	
Science Equipment	4	No issues noted.	
Specialty Equipment - Other	2	Recommend investigation and replacement if needed.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
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Inadequate Storage	2	Address inadequate storage by purging unused items, adding shelving, considering an outdoor storage building, and expanding locker rooms to incorporate storage space.	
Locker	1	Remove all hallway lockers and replace them with bench seating, and add additional locker space while retaining the individual coach shower.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	4	No issues noted.	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Recommend caulking over cracks in mortar joints of CMU wall where indicated.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend patching and monitoring over time where indicated. Recommend inspecting wall and adjacent openings for water infiltration and repaint wall where indicated.	
Wall - Finish	3	Recommend removal of peeling wallpaper and replacing/ painting wall where indicated. Recommend replacing damaged wall base where indicated.	

Interiors - Windows	SCORE	NOTES	COST ESTIMATE
Lintel	1	Recommend investigation and replacement where indicated.	

MEP Systems - Acoustics	SCORE	NOTES	COST ESTIMATE
HVAC	3	Recommend prioritizing insulating the workout/break room, then assess HVAC capacity and functionality across affected areas, clean returns, repair leaks, and implement adjustments to stabilize temperature and reduce heat gain where indicated.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Data	4	No issues noted.	

Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	1	Recommend immediate repair/ replacement of tank where indicated.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	1	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	3	Recommend additional observations of this condition where indicated.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	1	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Emergency Generator	4	No issues noted.	

Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	3	Recommend repairing/ installing/ modifying outlets where indicated.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	3	Recommend replacing ballast where indicated.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	2	Recommend installing additional light at the tennis courts and repairing/ replacing bulb/fixture where indicated.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	

Humidity Control	3	Recommend upgrade or optimize the HVAC system in this wing to effectively control humidity and eliminate the need for portable dehumidifiers where indicated.	
Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend lush ductwork, replace all dirty ceiling tiles and grills, clean affected walls, and inspect noisy HVAC units for repair where indicated.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	1	Recommend install cooling and ventilation solutions in overheated areas: Bard unit for visitor locker room, exhaust fan and mini-split for ticketing space, and mini-split for concession stand.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
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Control Systems	4	No issues noted.	
Duct Smoke Dectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	2	Recommend replace/upgrade hood as where indicated.	
Restrooms	4	No issues noted.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	2	Recommend investigate and repair leaks, replace damaged seals, address drainage problems, and consider installing water pressure boosters while prioritizing solutions for campus-wide water and sewer capacity constraints where indicated.	
Mop Sinks	1	Recommend investigation of water/ sewer capacities at schools as indicated.	
Plumbing - Other	3	The shower fixture connection in Level 01 (Shower G108) requires repair or replacement, and the exterior hose bib assembly is leaking; recommend repairing both to prevent water damage and ensure proper functionality.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	2	Recommend inspecting the water supply system for blockages or valve issues and replace faulty fixtures if necessary where indicated.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
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Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	4	No issues noted.	
Emergency Vehicle Access	4	No issues noted.	
Exterior Furniture	4	No issues noted.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	3	Recommend removal of vegetation to mitigate potential damage to root system where indicated.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	3	Recommend increase parking in areas indicated.	
Pests	3	No issues identified.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	3	No issues identified.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	3	Recommend cleaning out drainage points and additional evaluation where indicated. Recommend modifications to drainage where indicated.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	2	Restripe track as indicated.	

Baseball Field(s) and Features	2	Recommend reconfiguration/ relocation for storage of hazardous materials where indicated. Recommend regrading and resurfacing field where indicated. Recommend installation of new where tarp where indicated. Recommend updating backstop needing as indicated.	
Basketball Courts	2	No issues noted.	
Concessions/Restrooms	1	Recommend expanding concessions and restrooms as indicated.	
Football/Soccer Field	2	Recommend regrading and turfing fields where indicated. Recommend adding two-story field house with required programming as indicated. Recommend upgrading ticket booths as indicated.	
Outdoor Seating (Bleachers)	2	Recommend installing additional bleachers where indicated. Recommend repairing damaged bleachers where indicated.	
Playground Area	0	N/A	
Playground Equipment	0	N/A	
Scoreboards	1	Recommend updating scoreboards where indicated.	
Softball Field(s) and Features	1	Recommend leveling fields where indicated. Recommend reconfiguring or finding alternate location for locker room separate from hazardous material storage. Recommend upgrading press boxes indicated. Recommend upgrading bullpen/maintenance base ball where indicated.	
Tennis Courts	3	Recommend repairing courts where indicated. Recommend installing canopies over seating as indicated.	
Walking Paths	4	No issues noted.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generator	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	3	Recommend constructing masonry enclosure to contain five dumpsters.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	

Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	

3/06/26
PRELIMINARY

3/06/26

PRELIMINARY

LEXINGTON COUNTY
SCHOOL DISTRICT ONE

Pelion Cluster



Forts Ponds Elementary

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	0	N/A	
Building Envelope - Other	0	N/A	
Canopies	3	Recommend cleaning and replacement of damaged material.	
Control Joints	3	Recommend inspection and cleanout of material and add new material.	
Edge Metal	4	No issues noted.	
Expansion Joints	4	No issues noted.	
Exterior Cladding	3	Recommend cleaning and assessing overall damage, reseal and repair damaged areas.	
Exterior Finish	3	Recommend cleaning and removing of undesired material, replace where necessary.	
Flashings	4	No issues noted.	
Sealants	3	Recommend cleaning degraded materials and resealing.	
Weep Holes	3	Recommend replacement of weep vents.	

Building Envelope - Ceiling	SCORE	NOTES	COST ESTIMATE
Ceiling - Other	3	Recommend removal of exist. finish material and application of new finish to match existing.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend complete removal / replacement of perimeter sealant joint at vent grate.	
Door Frame (Ext.)	3	Recommend replacing metal trim piece to seal inside from outside.	
Door Hardware (Ext.)	3	Recommend replacing hardware.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	3	Recommend thorough cleaning of affected brick w/ cleaning solution approved by brick MFR.	
Openings - Other	3	Recommend removal of existing mortar joint and replacing with properly sized perimeter sealant joint using appropriate color match sealant.	
Windows	3	Recommend removal of degraded material and replace.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	
Other Materials - Other	0	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend replacing damaged coping to match existing.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	

Roof Scuppers	4	No issues noted.	
Roofing - Other	3	No issues identified.	
Soffit/Fascia	3	No issues identified.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	0	Not assessed.	
Foundation	0	Not assessed.	
Roof Framing System	3	Recommend stripping existing finish material and applying new finish to match existing.	
Structural - Other	0	N/A	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	2	Recommend construction of exterior ADA ramp to classroom entrance.	
ADA - Other	0	N/A	
ADA Bathroom Sink	3	Recommend installing pipe insulation.	
ADA Bathroom Stall	3	Recommend installing grab bars.	
ADA Drinking Fountains	3	Recommend installing an ADA height/reach fountain if there isn't a double height fountain.	
Assembly Seating	0	N/A	
Directional Signage	5	No issues noted.	
Elevator/Lift	0	N/A	
Entrance Accessibility (Other)	2	Recommend replacement of entry stairs w/ compliant slip-resistant surface	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	5	No issues noted.	

Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	5	No issues noted.	
Passenger Loading Zone	5	No issues noted.	
Room Accessibility	5	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	5	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	0	N/A	
Exit Discharge	5	No issues noted.	
Fire Extinguisher	5	No issues noted.	
Fire Rated Dampers	0	Not assessed.	
Fire Rated Doors	0	Not assessed.	
Fire Walls/Compartmentalization	0	Not assessed.	
Means of Egress System	5	No issues noted.	
Sprinkler System	0	Not assessed.	
Travel Distance	5	No issues noted.	
Vertical Circulation	0	N/A	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	0	Not assessed.	
Filtration System	0	Not assessed.	
Humidification System	0	Not assessed.	
Other	0	N/A	

Storing and Handling of Recyclables	0	Not assessed.	
Ventilation System	0	Not assessed.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	5	No issues noted.	
Fire Protection - Other	0	N/A	
Pumps and Equipment	0	Not assessed.	
Sprinkler System	0	Not assessed.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	0	N/A	
Hazardous Materials - Other	0	N/A	
Lead	0	N/A	
Questionable Organic Growth	3	Recommend thorough cleaning of building facade w/ cleaning solution recommended by brick & window MFR.	
Questionable Organic Growth	0	No issues identified.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	3	Recommend purchase and installation of new equipment.	
Equipment - Cooking	0	No issues identified.	
Equipment - Dishwashing	3	Recommend replacement of disposal at dishwasher only, reference District Wide needs.	
Kitchen - Other	0	N/A	
Kitchen Finishes	4	No issues noted.	

Serving Line	2	District requests serving line modification estimating \$200k.	
Venting	4	No issues noted.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	5	No issues noted.	
Access Control - Secondary Access	5	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	5	No issues noted.	
Cameras (Ext.)	5	No issues noted.	
Cameras (Int.)	5	No issues noted.	
Emergency Responder Call System	0	Not assessed.	
Entry Vestibule / Secure Entrance	5	No issues noted.	
Exterior door/window Hardening Measures	0	Not assessed.	
Fire Access Road	5	No issues noted.	
Identifiable Front Entry	5	No issues noted.	
Natural Surveillance Landscape Maintenance	5	No issues noted.	
Perimeter Fencing	5	No issues noted.	
Safety and Security - Other	0	N/A	
Signage and Wayfinding	5	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	5	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	0	N/A	
Exterior Noise	4	No issues noted.	

HVAC	3	Recommend cleaning and replacing damaged portions as needed.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	5	No issues noted.	
ACT	3	Recommend inspection for cause of damage and replace damaged tiles.	
Ceiling - Other	0	N/A	
Exposed Ceiling	5	No issues noted.	
Gypsum	3	Recommend patching and monitoring over time.	
Tectum	0	N/A	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	0	N/A	
Door (Int.)	1	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	4	No issues noted.	
Roll-up Door/Security Gates	5	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	4	No issues noted.	
Concrete	4	No issues noted.	
Epoxy	0	N/A	
Flooring - Other	0	N/A	
Specialty	0	N/A	
Terrazzo	0	N/A	

Tile	4	No issues noted.	
VCT	3	Recommend repairing and replacing damaged areas with cost/square foot.	
Wood	0	N/A	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Furniture - Other	2	Recommend replacing all furniture with updated items.	
Writeable Surface	4	No issues noted.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	
Restrooms - Other	0	N/A	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	5	No issues noted.	
Room Mounted Signage	5	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	5	No issues noted.	
Art	5	No issues noted.	
Athletic Equipment	5	No issues noted.	
Band/Music	5	No issues noted.	
Fixed Theater Seating	0	N/A	
ROTC	0	N/A	
Science Equipment	5	No issues noted.	

Specialty Equipment - Other	0	N/A	
Theatrical Equipment (rigging, shell, curtains)	5	No issues noted.	
Theatrical Performance Sound Equipment	0	Not assessed.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	5	No issues noted.	
Locker	0	N/A	
Storage - Other	0	N/A	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Other	0	N/A	
Ramps	5	No issues noted.	
Stair Landings, Nosings, and Treads	5	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Damage	0	No issues identified.	
Finish	2	District request to paint throughout the entire school.	
Operable Partition	5	No issues noted.	
Wall - Damage	3	Recommend repairing and refinishing damaged areas.	
Wall - Other	5	No issues noted.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	0	Not assessed.	
Communication - Other	0	N/A	
Data	0	Not assessed.	

Fire Alarm	0	Not assessed.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	0	Not assessed.	
Other	0	N/A	
Recirculation Pumps	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	0	Not assessed.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	0	Not assessed.	
Electrical Distribution - Other	0	N/A	
Equipment	0	Not assessed.	
Panelboards	0	Not assessed.	
Surge Suppression	0	Not assessed.	
Transformers	0	Not assessed.	
Wiring	0	Not assessed.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	0	Not assessed.	
Electrical Supply - Other	0	Not assessed.	
Main Feeds	0	Not assessed.	
Service Switchgear	0	Not assessed.	
Transformers	0	Not assessed.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend patching holes after outlets are removed.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	0	Not assessed.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Supply Piping	0	Not assessed.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	0	Recommend repair / replacement of lighting control and/or wiring as needed for proper function of lighting fixture.	
Lighting - Other	0	N/A	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Other	0	N/A	
Return Air Path	0	Not assessed.	

Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	0	Not assessed.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Humidity Control	0	Not assessed.	
Other	3	Recommend installation of prefabricated splash block device.	
Return Air Path	0	Not assessed.	
Return/Supply	0	No issues identified.	
Return/Supply	3	Recommend inspecting for source of damage and replace ceiling tiles.	
Return/Supply	0	No issues identified.	
Split Systems	0	N/A	
Unit Heaters	2	Recommend Heating and Air units to be replaced for the entire school in the next 5-7 years.	
Unit Ventilators	0	Not assessed.	
Unitary Systems	0	Not assessed.	
Water Source Heat Pumps	0	Not assessed.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	0	Not assessed.	
Chillers	0	Not assessed.	
Distribution Piping	0	Not assessed.	
Humidity Control	0	Not assessed.	
Other	0	N/A	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	0	Not assessed.	

Humidity Control	0	Not assessed.	
Makeup Water	0	Not assessed.	
Other	0	N/A	
Plant Piping/Valves	0	Not assessed.	
Pumps	0	Not assessed.	
Water Treatment	0	Not assessed.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	0	Not assessed.	
Equipment Service Life	4	No issues noted.	
Other	0	N/A	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Other	0	N/A	
Restrooms	4	No issues noted.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	0	Not assessed.	
Lavatories/Sinks	3	Recommend repairing seals.	
Mop Sinks	4	No issues noted.	
Plumbing - Other	0	N/A	

Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	2	Recommend installing a lower drinking fountain to be replaced with an ADA compliant bottle filler station.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Sanitary Piping	0	Not assessed.	
Supply Piping	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	0	Not assessed.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	5	No issues noted.	
Exterior Furniture	5	No issues noted.	
General and Landscape - Other	3	Recommend making adjustments to materials and budgeting for regrading and installation of turf.	
Irrigation System	0	Not assessed.	
Landscaping - Building Perimeter	5	No issues noted.	
Landscaping - Trees	3	Recommend adding trees through the site.	
On-site Monumental Sign	5	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	3	Recommend sealing cracks and patching asphalt as required.	
Pests	3	Recommend removal and consistent monitoring of infected areas.	
Retention Wall	5	No issues noted.	

Retention/Detention Pond Structures	5	No issues noted.	
Security	3	Recommend installation of egress gate w/ locking hardware.	
Sidewalks/Crosswalks	3	Recommend cleaning damaged area and infill, continue to monitor.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	3	Recommend taking the necessary steps to divert water away from the building.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	4	No issues noted.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	0	Recommend regrading to mitigate damage, add drainage if needed.	
Outdoor Recreation - Other	0	N/A	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	2	Recommend cleaning and assessing for possible damage, repair where it is needed.	
Playground Equipment	4	No issues noted.	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	0	N/A	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	0	Not assessed.	
Backflow Preventor	0	Not assessed.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	

Electrical Service	0	Not assessed.	
Electrical Transformers	0	Not assessed.	
Gas Distribution System	0	Not assessed.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	0	Not assessed.	
Sanitary Distribution System	0	Not assessed.	
Site Utilities - Other	0	N/A	
Voice/Data Systems	0	Not assessed.	

3/06/26
PRELIMINARY



Pelion Elementary School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	0	N/A	
Building Envelope - Other	3	Recommend consistent observation and cleaning of material.	
Canopies	3	Recommend cleaning and replacing of degraded materials.	
Control Joints	3	Recommend removing degraded materials and replace.	
Edge Metal	4	No issues noted.	
Expansion Joint	4	No issues noted.	
Exterior Cladding	3	Recommend clearing and infilling any openings in the facade.	
Exterior Finish	3	Recommend cleaning and recoating/finishing of material.	
Flashings	4	No issues noted.	
Sealants	3	Recommend removing deteriorated material and replace.	

Wall Damage	3	Recommend installation of a more permanent sealing method in this location.	
Weep Holes	3	Recommend repositioning per manufacturers specifications.	

Building Envelope - Ceiling	SCORE	NOTES	COST ESTIMATE
Ceiling - Other	3	Recommend replacement for entire canopy.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	2	Recommend budgeting.	
Door Frame (Ext.)	3	Recommend cleaning and reapplying new finish/materials	
Door Hardware (Ext.)	3	Recommend adjusting/replacing hardware where needed.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Openings - Other	0	N/A	
Windows	3	Recommend removal of deteriorating sealant and material and installation of newer systems.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealant	4	No issues noted.	
Other Materials - Other	0	N/A	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	3	Recommend appropriate downspout / gutter repairs to convey bulk water away from building	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	

Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	0	N/A	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	3	Recommend continuous maintenance of drains.	
Roofing - Other	2	Recommend further observations and remediate the cause of the water retention.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	0	Not assessed.	
Foundation	0	Not assessed.	
Roof Framing System	0	Not assessed.	
Structural - Other	0	N/A	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	0	N/A	
ADA - Other	0	N/A	
ADA Bathroom Sink	3	Recommend installing pipe insulation if the water is hot and cold supply.	
ADA Bathroom Stall	3	Recommend replacing all original partitions and adding new ADA compliant accessories.	
ADA Drinking Fountains	3	Recommend installing an ADA height/reach fountain.	
Assembly Seating	0	N/A	
Directional Signage	5	No issues noticed.	
Elevator/Lift	0	N/A	
Entrance Accessibility (Other)	4	No issues noticed.	

Exterior Door Hardware	4	No issues noticed.	
Fire Alarm Audible/Visible Signals	0	Not assessed.	
Handicap Parking	4	No issues noticed.	
Interior Door Hardware	1	Recommend installation of hold opens on both doors.	
Main Entrance Accessibility	5	No issues noticed.	
Passenger Loading Zone	4	No issues noticed.	
Room Accessibility	4	No issues noticed.	
Room Mounted Signage	4	No issues noticed.	
Stairs	0	N/A	
Toilet Room Accessories	4	No issues noticed.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	0	N/A	
Exit Discharge	5	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	0	Not assessed.	
Fire Rated Doors	0	Not assessed.	
Fire Walls/Compartmentalization	5	No issues noted.	
Means of Egress System	5	No issues noted.	
Sprinkler System	0	Not assessed.	
Travel Distance	5	No issues noted.	
Vertical Circulation	0	N/A	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	0	Not assessed.	

Filtration System	0	Not assessed.	
Humidification System	0	Not assessed.	
Other	0	N/A	
Storing and Handling of Recyclables	0	Not assessed.	
Ventilation System	0	Not assessed.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noticed.	
Fire Protection - Other	0	N/A	
Pumps and Equipment	0	Not assessed.	
Sprinkler System	0	Not assessed.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	0	N/A	
Hazardous Materials - Other	0	N/A	
Lead	0	N/A	
Questionable Organic Growth	0	N/A	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noticed.	
Drains	4	No issues noticed.	
Dry Storage	4	No issues noticed.	
Equipment - Cooking	3	Recommend replacement of equipment.	
Equipment - Dishwashing	4	No issues noticed.	
Kitchen - Other	4	No issues noticed.	
Kitchen Finishes	4	No issues noticed.	

Serving Line	4	No issues noticed.	
Venting	4	No issues noticed.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	5	No issues noted.	
Access Control - Secondary Access	5	No issues noted.	
Access Gate	3	Recommend adding hardware for secure locking.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	0	Not assessed.	
Entry Vestibule / Secure Entrance	0	N/A	
Exterior door/window Hardening Measures	0	Not assessed.	
Fire Access Road	2	Recommend adding a temporary dirt access road closer to the building to be within code's max distance.	
Identifiable Front Entry	5	No issues noted.	
Natural Surveillance Landscape Maintenance	5	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Safety and Security - Other	0	N/A	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	5	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	5	No issues noted.	
Exterior Noise	5	No issues noted.	

HVAC	5	No issues noted.	
Sound Attenuation	5	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	5	No issues noted.	
ACT	3	Recommend locating cause of damage and replacing damaged tiles.	
Ceiling - Other	0	N/A	
Exposed Ceiling	5	No issues noted.	
Gypsum	0	N/A	
Tectum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	0	N/A	
Door (Int.)	1	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	3	Recommend replacing hardware.	
Roll-up Door/Security Gates	0	N/A	

Interiors - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend inspection of unit for cause of excess heat.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	5	No issues noted.	
Carpet	2	Recommend replacing damaged carpet.	
Concrete	4	No issues noted.	
Epoxy	0	N/A	

Flooring - Other	0	N/A	
Specialty	0	N/A	
Terrazzo	3	Recommend patching damaged areas and continue to monitor.	
Tile	3	Recommend removing and replacing damaged tiles.	
VCT	3	Recommend replacing damaged tiles.	
Wood	0	N/A	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	5	No issues noted.	
Furniture - Other	2	Recommend consulting with librarian for budgeting new seating.	
Writeable Surface	4	No issues noted.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	1	Recommend replacing all original toilet partitions.	
Restroom Accessories	4	No issues noted.	
Restrooms - Other	0	N/A	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	0	No issues noted.	
Room Mounted Signage	0	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	5	No issues noted.	
Art	5	No issues noted.	
Athletic Equipment	5	No issues noted.	
Band/Music	5	No issues noted.	

Fixed Theater Seating	0	N/A	
ROTC	0	N/A	
Science Equipment	5	No issues noted.	
Specialty Equipment - Other	0	N/A	
Theatrical Equipment (rigging, shell, curtains)	0	N/A	
Theatrical Performance Sound Equipment	0	N/A	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	4	No issues noted.	
Locker	0	N/A	
Storage - Other	0	N/A	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Other	0	N/A	
Ramps	0	N/A	
Stair Landings, Nosings, and Treads	0	N/A	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend cleaning and patching damaged materials.	
Wall - Finish	3	Recommend cleaning and patching damaged materials.	
Wall - Other	0	N/A	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	0	Not assessed.	

Communication - Other	0	N/A	
Data	0	Not assessed.	
Fire Alarm	2	Recommend upgrading fire alarms.	
Intercom/PA/Clock	1	Recommend replacing PA system entirely.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	0	Not assessed.	
Other	0	N/A	
Recirculation Pumps	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	0	Not assessed.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	0	Not assessed.	
Electrical Distribution - Other	0	N/A	
Equipment	0	Not assessed.	
Panelboards	0	Not assessed.	
Surge Suppression	0	Not assessed.	
Transformers	0	Not assessed.	
Wiring	0	Not assessed.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	0	Not assessed.	
Electrical Supply - Other	0	Not assessed.	
Main Feeds	0	Not assessed.	
Service Switchgear	0	Not assessed.	

Transformers	0	Not assessed.	
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MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend repairing or replacing damaged items.	
Emergency Generator	0	Not assessed.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	0	Not assessed.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Supply Piping	0	Not assessed.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	2	Recommend upgrading all exterior lighting to LED fixtures with price/fixture.	
Lighting - Other	0	N/A	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	

Other	0	N/A	
Return Air Path	0	Not assessed.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	0	Not assessed.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Humidity Control	0	Not assessed.	
Other	0	N/A	
Return Air Path	0	Not assessed.	
Return/Supply	3	Recommend cleaning ducts and replace ceiling tile.	
Split Systems	0	N/A	
Unit Heaters	0	Not assessed.	
Unit Ventilators	0	Not assessed.	
Unitary Systems	0	Not assessed.	
Water Source Heat Pumps	0	Not assessed.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	0	Not assessed.	
Chillers	1	Chiller replacement has already been planned.	
Distribution Piping	0	Not assessed.	
Humidity Control	0	Not assessed.	
Other	0	N/A	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	0	Not assessed.	

Humidity Control	0	Not assessed.	
Makeup Water	0	Not assessed.	
Other	0	N/A	
Plant Piping/Valves	0	Not assessed.	
Pumps	0	Not assessed.	
Water Treatment	0	Not assessed.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	2	Recommend having a technician review the A/C controls and make necessary changes.	
Duct Smoke Dectors	0	Not assessed.	
Equipment Service Life	4	No issues noted.	
Other	0	N/A	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Other	0	N/A	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Mechanical - Other	3	Recommend cleaning and replacing damaged items.	
Temperature Issues	3	Recommend having a technician review the mechanical systems for cause of issues.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
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Grease Trap	0	Not assessed.	
Lavatories/Sinks	3	Recommend tightening/ replacing seals.	
Mop Sinks	4	No issues noted.	
Plumbing - Other	0	N/A	
Roof Drain Piping	0	Not assessed.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Sanitary Piping	0	Not assessed.	
Supply Piping	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	0	Not assessed.	

Site - ADA	SCORE	NOTES	COST ESTIMATE
ADA - Other	3	Recommend further observations and measurements of ADA components be made by a qualified professional.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	2	Recommend adding a temporary dirt access road closer to the building to be within code's max distance.	
Exterior Furniture	4	No issues noted.	
General and Landscape - Others	2	Recommend adding drainage or resloping surrounding landscaping away.	
Irrigation System	0	Not assessed.	
Landscaping - Building Perimeter	4	No issues noted.	

Landscaping - Tree	3	Recommend trimming and adding trees around playground area to add shade opportunities per districts request.	
On-site Monumental Sign	3	Recommend cleaning and consider updated monumental sign.	
On-site Signage	5	No issues noted.	
Parking Lot/Asphalt	2	Recommend repouring entire surface with a cost/cubic yard.	
Pests	3	Recommend removing nests and investigating mitigation techniques.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	3	Recommend patching and monitoring over time.	
Striping/Pavement Markings	1	Recommend budgeting for district wide restriping.	
Water Drainage	3	Recommend reglading and cleaning of damaged locations.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	2	Re-do playground blacktop	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	3	Recommend reworking slope of site to better assist with drainage.	
Outdoor Recreation - Other	0	N/A	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	2	Recommend resurfacing necessary areas.	
Playground Equipment	2	Recommend updating equipment.	
Scoreboards	0	N/A	
Softball Field(s) and Features	2	Recommend providing price/cubic yard of asphalt and curb installation in place of grass area.	
Tennis Courts	0	N/A	
Walking Paths	3	Recommend review of code compliant walking surfaces, sloped ramps, and elevation changes in pedestrian path of travel.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	0	Not assessed.	
Backflow Preventor	0	Not assessed.	
Dumpster (Apron, Pad, Enclosure)	3	Recommend cleaning the surrounding area.	
Dumpster Enclosure	3	Recommend cleaning the surrounding area.	
Electrical Service	0	Not assessed.	
Electrical Transformers	0	Not assessed.	
Gas Distribution System	0	Not assessed.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	0	Not assessed.	
Sanitary Distribution System	0	Not assessed.	
Site Utilities - Other	0	N/A	
Voice/Data Systems	0	Not assessed.	



Pelion Middle School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	4	No issues noted.	
Building Envelope - Other	4	No issues noted.	
Canopies	3	Recommend altering and refinishing existing canopies.	
Control Joints	3	Recommend replacement of joint material and continue to monitor.	
Edge Metal	4	No issues noted.	
Expansion Joints	4	No issues noted.	
Exterior Cladding	3	Recommend inspecting and repairing exterior walls and cladding, ensuring durable reattachment and proper water management.	
Exterior Finish	4	No issues noted.	
Flashings	3	Recommend inspecting and correcting to ensure proper drainage, adhesion, and longterm performance of adjacent cladding systems.	
Sealants	3	Recommend removal and replacement of sealant material.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	2	Recommend inspecting and repairing door assemblies where needed to prevent future leakage.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	3	Replace any malfunctioning door hardware that is determined to be broken and can not be adjusted.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Openings - Other	4	No issues noted.	
Weep Holes	3	Recommend additional observations to determine masonry cladding drainage.	
Windows	3	Recommend inspecting and repairing window systems and metal sill extensions to address all issues, follow manufacturer guided replacement when required.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	
Other Materials - Other	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend periodic observations be made to determine if repairs are successful.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	1	Recommend inspecting and replacing flashing and seal roof.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	3	Recommend inspecting and modifying roof and throughwall scupper penetrations to ensure proper sizing, flush installation, and continuous watertight perimeter sealing to prevent infiltration and deterioration.	

Roofing - Other	4	No issues noted.	
Soffit/Fascia	3	Recommend further observations made in this area.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Structural - Other	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA - Other	4	No issues noted.	
ADA Bathroom Sink	2	Recommend addressing plumbing fixture deficiencies and incorporating ADA compliant grab bars during future renovation projects.	
ADA Bathroom Stall	3	Recommend adding an ADA hook in stalls.	
ADA Drinking Fountains	4	No issues noted.	
ADA Maneuver Space	3	Recommend owner reconfigure furniture in room so that all required ADA clearances are satisfied.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	4	No issues noted.	
Entrance Accessibility (Other)	4	No issues noted.	
Exterior Door Hardware	3	Recommend installing a new threshold.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	

Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	4	No issues noted.	
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Other	4	No issues noted.	

Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Fire Protection - Other	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Hazardous Materials - Other	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen - Other	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Safety and Security - Other	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	4	No issues noted.	
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend replacing the tiles after the cause of the leak is fixed.	
Ceiling - Other	4	No issues noted.	
Exposed Ceiling	4	No issues noted.	
Gypsum	4	No issues noted.	
Tectum	0	N/A	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	3	Recommend resealing door lip by door MFR.	
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	3	Recommend adjustment of door closer so that door closes at spec. compliance w/ ANSI A.117.1 2017, Section 04.20. Replace any malfunctioning door hardware that is determined to be broken and can not be adjusted.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	3	Recommend replacing tile and laying down protective floor mats.	
Carpet	3	Recommend assessing and replacing damaged carpet areas as needed while budgeting for full corridor carpet replacement within the next 5-10 years.	
Concrete	3	Recommend patching and monitoring over time.	
Epoxy	0	N/A	
Flooring - Other	4	No issues noted.	
Specialty	0	N/A	
Terrazzo	4	No issues noted.	
Tile	3	Recommend thorough heavy-duty cleaning of full extents of tile flooring per MFR. recommendations	

VCT	3	Recommend inspecting and replacing damaged or worn VCT flooring, addressing cracked perimeter tiles with proper joint sealant and expansion gaps, and installing new flooring systems by certified installers to ensure durability and serviceability.	
Wood	3	Recommend repairing and refinishing wood flooring.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	3	Recommend repair / replacement by certified millworker to match surround millwork.	
Desks	4	No issues noted.	
Furniture - Other	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	3	Recommend addressing space utilization analysis.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	
Restrooms - Other	1	Recommend repairing and replacing damaged fixtures and clean what is possible.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	4	No issues noted.	
Art	4	No issues noted.	
Athletic Equipment	4	No issues noted.	
Band/Music	4	No issues noted.	

Fixed Theater Seating	4	No issues noted.	
ROTC	0	N/A	
Science Equipment	4	No issues noted.	
Specialty Equipment - Other	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	Recommend purging unused items and installing or moving to additional storage locations.	
Locker	4	No issues noted.	
Storage - Other	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	4	No issues noted.	
Other	4	No issues noted.	
Ramps	4	No issues noted.	
Stair Landings, Doors, and Treads	3	Recommend thorough cleaning of surfaces w/ cleaning solution recommended by flooring MFR. Buff / polish scuffs & scratches according to flooring MFR. Instructions	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend repairing and monitoring cracked CMU and drywall surfaces, replacing damaged or missing finishes, repaint efflorescence affected areas after addressing water infiltration to ensure durability and appearance.	
Wall - Finish	3	Recommend inspecting wall/floor intersections for moisture issues and repairing or replacing damaged rubber wall base.	
Wall - Other	3	Recommend full replacement of window treatment.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Communication - Other	3	Recommend fixing communication lighting.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Other	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Electrical Distribution - Other	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	

Electrical Supply - Other	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend installation of a weathertight cover plate.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	3	Recommend replacing floor strip lighting with overhead emergency lighting.	
Exterior Perimeter Lighting	2	Recommend replacing existing lighting.	
Lighting - Other	2	Recommend replacing existing lighting with non-round LED pendant lighting.	
Lighting Controls	1	Recommend replacement of controls to a better suited system.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Mechanical - Other	1	Recommend having an elevator inspection.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend test of HVAC system and professional cleaning of all ductwork in mechanical system. Clean soiled grilles / diffusers thoroughly & replace any items which resist cleaning or are damaged.	
Split Systems	4	N/A	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

Other	4	No issues noted.	
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MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Other	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Other	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Other	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	3	Recommend replacement of damaged plumbing fixtures by licensed plumber. Recommend plumber adjust supply water mix to achieve comfortable water temperature.	
Mop Sinks	4	No issues noted.	
Plumbing - Other	3	Recommend replacement of damaged toilet accessories.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	4	No issues noted.	
Exterior Furniture	4	No issues noted.	
General and Landscape - Other	2	Recommend relocating drinking water source or paving around the area to reduce site erosion.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	3	Recommend modifying grade or addition of stabilization material(s) to better control erosion.	
Landscaping - Trees	4	No issues noted.	

On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	4	No issues noted.	
Pests	3	Recommend seal gaps / failures in building envelope & take steps to eradicate pest presence.	
Retention Wall	0	N/A	
Retention/Detention Pond Structures	0	N/A	
Sidewalks/Crosswalks	3	Recommend cleaning damaged areas and infilling.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	1	Recommend inspecting and repairing drains and adjust grading if necessary.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	4	No issues noted.	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	0	N/A	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	4	No issues noted.	
Outdoor Recreation - Other	4	No issues noted.	
Outdoor Seating/Bleachers	1	Recommend budgeting for an installation of bleachers at the athletic track.	
Playground Area	0	N/A	
Playground Equipment	0	N/A	
Scoreboards	2	Recommend budgeting for installing two new scoreboards around the track.	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	4	No issues noted.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
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Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Site Utilities - Other	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	

3106126
PRELIMINARY



Old Pelion Middle School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	3	Recommend addressing gaps between canopy beams and storefront systems, refinishing or replacing deteriorated roof canopy steel and masonry components, removing buckled roof panels, and installing new roof canopies with proper flashing to restore performance and prevent moisture-related damage.	
Control Joints	3	Recommend complete removal / replacement of control joints where indicated.	
Edge Metal	4	No issues noted.	
Expansion Joints	3	Recommend complete removal / replacement of expansion joint material and cover	
Exterior Cladding	3	Recommend cleaning and protecting corroded steel lintels, repairing or replacing damaged masonry units and joints, installing proper control joints and drainage modifications, directing bulk water away with adequate flashing, and conducting further evaluations of cracking, spalling, and prior attachment conditions to restore cladding integrity and prevent ongoing deterioration.	
Exterior Finish	4	No issues noted.	
Flashings	3	Recommend modifying grade to provide required drainage of all exterior wall systems. Recommend sealing all lap joints of flashings	

Sealants	3	Recommend complete removal / replacement of sealant joints at all penetrations indicated.	
Weep Holes	3	Recommend installation of properly spaced weep holes at all masonry cladding head terminations and at all through-wall flashing locations	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend replacing failed or improperly installed door perimeter sealant joints, addressing drainage impediments, fully replacing rusted frames and expired door slabs, and refinishing worn door finishes to restore proper function and durability	
Door Frame (Ext.)	3	Recommend removal of existing door frame and replacement w/ new to match existing upon successful remediation of moisture intrusion issue.	
Door Hardware (Ext.)	4	No issues noted.	
Head/Jamb/Sill	2	Recommend engaging a structural engineer to evaluate stepcracking in CMU joints, addressing water intrusion issues by repairing and resealing window openings, stripping and refinishing damaged wall surfaces, and repointing or replacing compromised mortar joints to restore integrity and prevent further deterioration.	
Louvers and Vents	4	No issues noted.	
Windows	3	Recommend replacing failed or end-of-life window systems and damaged glazing units, repairing sealant failures and casing deterioration, correcting negatively sloped sill extensions and drainage deficiencies, and conducting further evaluations of splash back, flashing, and canopy obstructions to restore fenestration performance and prevent water intrusion.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	2	Recommend sealing gutter seams to prevent leakage, evaluating gutter ties at roof for water staining, and modifying downspout discharge to direct water away from the building perimeter and reduce erosion.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	3	Recommend reinstalling flashing at low roof tie-in	

Roof Openings (Scuttles, Skylights)	2	Recommend replacing seal around hatch to keep water out.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Roofing - Other	2	Recommend inspection of roofing system above connector for serviceability of roofing system and all seams / joints. Repair as necessary to remediate water intrusion issues.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA Bathroom Sink	3	Recommend adding compliant piping protection to next major renovation project scope.	
ADA Bathroom Stall	2	Recommend installing ADA compliant grab bars at next major renovation.	
ADA Drinking Fountains	4	No issues noted.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	4	No issues noted.	
Exterior Door Hardware	2	Recommend adjusting door hardware to assure latching.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	

Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	2	Recommend replacing all room mounted signage with ADA compliant signage if school is repurposed to house students.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Door	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	1	Recommend adjusting hardware to ensure door latching	
Door Hardware (Int.)	1	Recommend replacement of damaged door hardware w/ new to ensure proper functioning of door.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	

Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	3	No issues identified.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Safety and Security - Other	3	Recommend replacement of handrail anchor w/ new retrofit solution that complies w/ SC Building Code section 1107.9	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	

ACT	3	Recommend replacement of affected ceiling tiles after water leak source resolved.	
Exposed Ceiling	4	No issues noted.	
Gypsum	2	Recommend patching and repainting where indicated.	
Tectum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	2	Recommend full replacement of door panel(s) where indicated.	
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Ext.)	3	Replace any damaged door components as req'd. to achieve properly functioning door.	
Door Hardware (Int.)	3	Recommend adjusting door closer and installing missing hardware where indicated.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	2	Form flooring outdated and needs to be replaced if school is to be used again.	
Carpet	2	Recommend replacement of all carpet in the school if it is to be used again.	
Concrete	4	No issues noted.	
Epoxy	4	No issues noted.	
Specialty	3	Recommend removal and re-adhere finish to risers w/ adhesive recommended by finish MFR.	
Terrazzo	3	Recommend buff out floor scratches by certified terrazzo flooring installer.	
Tile	3	Recommend replacement of all damaged tiles.	
VCT	3	Recommend replacement of all damaged VCT.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	3	Recommend full replacement of casework by certified millworker per owner's direction where indicated.	

Desks	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - Openings	SCORE	NOTES	COST ESTIMATE
Window Treatment	3	No issues identified.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	4	No issues noted.	
Art	4	No issues noted.	
Athletic Equipment	4	No issues noted.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	4	No issues noted.	
ROTC	4	No issues noted.	
Science Equipment	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	4	No issues noted.	
Locker	3	Recommend removing all lockers if space is to be inhabited by students.	
Storage - Other	1	Replace all millwork in entire school if the building will be repurposed to have students present.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	4	No issues noted.	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Recommend replacement of damaged control joints where indicated.	
Operable Partition	4	No issues noted.	
Wall - Damage	2	Recommend patching all CMU cracking and monitor over time.	
Wall - Finish	3	Recommend repairing and refinishing damaged wall finishes, addressing water intrusion issues before repairing, cleaning stained surfaces, patching and repainting CMU walls, replacing cracked or damaged tile finishes, and reanchoring or replacing rubber wall bases to restore interior wall integrity and durability.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
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Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend reworking electrical for the lights and fan.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	

Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting - Other	2	Recommend lighting repairs where indicated and LED upgrades to the entire campus if students are brought back in.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
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Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Mechanical - Other	1	Replace HVAC in entire school if it is repurposed to have students present.	

Return/Supply	3	Recommend cleaning of all ductwork and replacement of stained adjacent ceiling tiles after.	
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MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	3	Recommend replacement of indicated mop sinks.	
Plumbing - Other	1	Recommend repairing leak where indicated.	
Roof Drain Piping	4	No issues noted.	
Urinals	3	No issues identified.	
Water Closets	4	No issues noted.	
Water Fountains	3	Recommend repairing/replacing non-functional water fountains.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	4	No issues noted.	
Exterior Furniture	4	No issues noted.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	3	Recommend removing mature vegetation in contact with walls or foundations to prevent root damage, and pruning tree canopies away from exterior cladding and roof systems to allow proper maintenance access.	
Landscaping - Trees	4	No issues noted.	

On-site Monumental Sign	2	Recommend removal of lettering until campus is redesignated for a new use.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	4	No issues noted.	
Pests	3	Recommend employment of pest control measures / services.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	3	Recommend removal / replacement of cracked portion of slab area and terminating repairs at control joint(s)	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	3	Recommend modifying downspout discharge, adding gutters where needed, and implementing permanent drainage solutions to prevent erosion and manage water flow effectively	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	4	No issues noted.	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	0	N/A	
Concessions/Restrooms	4	No issues noted.	
Football/Soccer Field	0	N/A	
Outdoor Seating (Bleachers)	4	No issues noted.	
Playground Area	0	N/A	
Playground Equipment	0	N/A	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	4	No issues noted.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	

Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	

3/06/26
PRELIMINARY



Pelion High School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	3	Recommend prep / prime / paint of all metal components of roof canopy system	
Control Joints	3	Recommend complete removal / replacement of control joints where indicated.	
Edge Metal	3	Recommend repair or replacement of edge metal where indicated.	
Expansions Joints	2	Recommend plugging gap between joint and parapet cap w/ compressible weather-resistant material compatible w/ exterior wall assembly and capable of accommodating the same range of movement as exist. expansion joint.	
Exterior Cladding	3	Recommend repairing cracked mortar joints, replacing failed control joints and corroded lintels, and addressing efflorescence through moisture source inspection and protective treatments to restore masonry integrity.	
Exterior Finish	2	Recommend evaluating and repairing roofing and wall substrates to address water intrusion, replacing or relocating dispensers causing staining, and cleaning or refinishing wall surfaces as needed to restore finish integrity	
Flashings	4	No issues noted.	

Sealants	3	Recommend removing and replacing all failed or improperly installed perimeter and penetration sealant joints, while cleaning and protecting corroded lintels with proper sealant application to restore exterior durability.	
Weep Holes	3	Recommend lowering exterior grade where indicated to allow adequate drainage of masonry cladding.	

Building Envelope - General and Landscape	SCORE	NOTES	COST ESTIMATE
Pests	3	Recommend sealing gaps and failures in the building envelope and implementing pest eradication measures to prevent insect infiltration.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend replacing failed or improperly installed mortar joints at door and perimeter sealant locations with properly sized polymatch sealant joints, repairing cracked masonry interfaces, addressing water intrusion at rollout doors, and refinishing deteriorated door frames to restore durability and serviceability.	
Door Frame (Ext.)	3	Recommend replacement of exterior sills determined to be no longer serviceable.	
Door Hardware (Ext.)	3	Recommend replacing damaged or leaking door closers, adjusting hardware for safe operating speeds, and installing new ADA compliant rabbeted thresholds with integrated sills and sweeps to eliminate gaps and ensure proper functionality.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Windows	3	Recommend repairing cracked masonry joints and drainage staining, replacing failed or missing sealant and glazing components, and addressing window leaks and damaged sills through manufacturer evaluation and corrective action to restore watertightness and exterior integrity.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend prep / prime / painting of all peeling coping cap locations indicated.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	2	Original building structure needs roof replacement.	
Roof Curbing	4	No issues noted.	

Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Roof Surface	2	Recommend full replacement of press box roof.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA - Other	3	Recommend updating indicated shower to match current ADA standards.	
ADA Bathroom Sink	3	Recommend installing pipe insulation where indicated.	
ADA Bathroom Stall	3	Recommend updating grab bars to meet ADA standards at the next major renovation.	
ADA Drinking Fountains	3	Recommend installing wing walls and an ADA height/reach fountains where indicated.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	0	N/A	
Exterior Door Hardware	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	

Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	3	Recommend adding additional accessible ramp to other side of stage for enhanced accessibility.	
Room Mounted Signage	2	Recommend replacing all room mounted signage to comply with current ADA standards	
Stairs	4	No issues noted.	
Toilet Room Accessories	3	Recommend replacement of damaged accessories w/ new to match existing.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Exit Discharge	4	No issues noted.	
Fire Alarm Audible/Visible Signals	3	Recommend repair/replacement of fire alarm signal.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	2	Energy management system needs to be upgraded.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	2	Recommend removing and replacing finishes affected by organic growth, performing deep cleaning and sanitization, investigating and remedialing moisture sources in building system and envelope, and refinishing impacted areas to restore safe and serviceable conditions.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	1	Recommend cutting in a door at the exterior wall of the athletic training room.	
Windows	3	Recommend full replacement of window unit.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	2	Recommend replacing safety gate where indicated.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	3	Recommend perimeter fencing repairs where indicated.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
Sound Attenuation	3	Install acoustical isolation materials per engineer's recommendations.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend above ceiling inspection for source of leaks and replacement of all damaged tiles.	

Ceiling - Other	2	Recommend repairing soffit and roof cracking or separation, sealing gypsum soffit connections, and cleaning, assessing, and repainting rusted roof deck areas after leak remediation to restore finish integrity and prevent further deterioration.	
Exposed Ceiling	2	Recommend cleaning and assessing damage from leak at deck where indicated.	
Gypsum	4	No issues noted.	
Tectum	3	Recommend above ceiling inspection for source of leak and replacement of all damaged portions.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	3	Recommend adjusting doors to eliminate interference.	
Door Frame (Int.)	3	Recommend refinishing door frames as req'd to match school standard.	
Door Glazing	4	No issues noted.	
Door Hardware (Ext.)	3	Recommend adjusting/replacing hardware to ensure closure.	
Door Hardware (Int.)	3	Recommend adjustment of door closer so that door closes at speed compliant w/ ANSI A117.1 2011 Section 404.2.7.	
Roll-up Door/Security Gates	2	Recommend replacing roll-up door at base of storage shed.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	3	Recommend cleaning rollers on bleachers.	
Carpet	3	Recommend removing and replacing stained, worn, or damaged carpeting, properly preparing floor substrates, and installing new carpet with approved adhesive by certified flooring installers to restore finish quality and durability	
Concrete	3	Recommend deep cleaning and resealing stained or scuffed concrete floors, patching and sealing cracked areas, and replacing degraded compressible filler at slab edges to restore durability and serviceability.	
Epoxy	0	N/A	
Flooring - Other	3	Recommend removal of any remaining existing filler material and replacement w/ new where indicated. Recommend installing additional grip surfacing at freezer to prevent falls.	
Specialty	4	No issues noted.	
Terrazzo	0	N/A	
Tile	3	Recommend replacing all damaged tile.	
VCT	3	Recommend replacement of all damaged VCT.	

Wood	3	Recommend stage floor to be stripped, patched, and refinished w/ new theatrical black finish.	
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Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	3	Recommend repair of millwork & replacement of veneer as needed to match existing where indicated.	
Desks	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Space Needs	2	No issues identified.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	2	Recommend updating fixture as indicated.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	4	No issues noted.	
Art	4	No issues noted.	
Athletic Equipment	2	Replace washers and dryers for athletics , three sets propane style, need to rate the space if these are moved. Recommend replacing basketball goal padding.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	3	Recommend replacement of damaged seating and/or components to match existing.	
ROTC	4	No issues noted.	
Science Equipment	4	No issues noted.	
Theatrical Equipment (Rigging, Shell, Curtains)	3	No issues identified.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
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Inadequate Storage	3	Recommend internal re-evaluation of storage needs for these spaces & reconfiguration / addition of storage capacity.	
Locker	3	Remove all lockers in halls and replace with bench seating.	
Storage - Other	3	No issues identified.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Recommend repair of all damaged control joints and cracking in wall.	
Wall - Damage	3	Recommend caulking over cracks and surveillance over time for continued cracking/settling.	
Wall - Finish	3	Recommend removing and refinishing damaged wall coverings, replacing or re-weathering outdated wall bases, cleaning and repainting stained or marred surfaces, installing expansion joints where cracking occurs, and addressing moisture or HVAC issues to restore interior finishes and prevent recurrence.	
Wall - Other	3	Recommend trim & cap pipe penetration @ face of wall & finish to match surrounding wall.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Communication - Other	2	Recommend sound system upgrades where indicated.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	

Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	2	Intellihot water heaters in the gym need to be upgraded. Kitchen water heater needs to be replaced in 3-5 years.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	2	Recommend re-covering of fire alarm conduit where indicated.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend review of outlet locations and accommodate a change in placement.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	
Corridors/Common Areas	2	Interior lighting (excluding both gyms) needs to be upgraded to LEDs.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	2	Recommend lighting replacements and upgrades to LEDs where indicated.	
Lighting - Other	3	Recommend lighting replacements where indicated. Lighting upgrades needed at the "little theater"	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	2	Recommend fixture replacement where indicated.	

MEP Systems - Mechanical Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	1	Recommend replacing all RTUs	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Issues	3	Recommend rebalancing system as needed.	
Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend cleaning ductwork and replacing stained adjacent tiles after.	
Split Systems	4	No issues noted.	
Temperature Control	3	Recommend review of HVAC system and controls.	

Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	2	Cooling system and controls need to be upgraded in the greenhouse.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Dectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Restrooms	2	Recommend replacing exhaust fans where indicated.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	3	Recommend removal of exist. caulking material & re-caulking fixture w/ new material	
Plumbing - Other	2	Recommend replacing leaking shower fixture.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	3	Recommend removal of exist. caulking material & re-caulking fixture w/ new material	
Water Fountains	3	Recommend replacing malfunctioning water fountain.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	3	Recommend guard top rail height be confirmed for height requirement per applicable code	

Site - Communication	SCORE	NOTES	COST ESTIMATE
Communication - Other	2	Baseball and Softball fields need a new sound system installed.	

Site - Flooring	SCORE	NOTES	COST ESTIMATE
Concrete	3	Perform exterior concrete maintenance by sealing recurring cracks, patching or replacing spalled and damaged slabs, correcting sloping pads, monitoring stress cracks, repairing site drain screens, and replacing sections with significant heaving or separation to maintain safety and integrity	
Wood	3	No issues identified.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	4	No issues noted.	
Emergency Vehicle Access	4	No issues noted.	
Exterior Furniture	4	No issues noted.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	3	Recommend removal of vegetation to mitigate potential damage by roof system	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	3	Recommend patching all tennis court cracks. Recommend repaving and striping all lots on campus in 5 years.	
Pests	4	No issues identified.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	4	No issues noted.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	2	Multiple water drainage issues causing erosion, moss formation, and ponding on surfaces; recommend regrading, site repairs, and consulting a civil engineer for comprehensive remediation.	

Site - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	2	Recommend pressbox additions and remodels as indicated. Recommend pricing 3 Gators for sports use.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	2	Recommend track and field modifications as noted.	
Baseball Field(s) and Features	3	Recommend changing backstop padding to black at both Baseball and Softball fields.	
Basketball Courts	4	No issues noted.	
Concessions/Restrooms	4	No issues noted.	
Football/Soccer Field	4	No issues noted.	
Outdoor Seating (Bleachers)	3	Recommend bleachers repairs as indicated.	
Playground Area	0	N/A	
Playground Equipment	0	N/A	
Scoreboards	2	Recommend scoreboard stations and repairs as noted.	
Softball Field(s) and Features	4	No issues noted.	
Tennis Courts	2	Concrete slabs and tennis court surfaces show stress cracking and erosion at slab edges; recommend applying crack filler and patching as needed along with grade stabilization to prevent undercutting.	
Walking Paths	4	No issues noted.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	

Voice/Data Systems	4	No issues noted.	
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Site - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	2	Recommend construction of (2) 10'x10' storage buildings where indicated.	

3/06/26
PRELIMINARY



3/06/26

PRELIMINARY

White Knoll Cluster



Carolina Springs Elementary School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	4	No issues noted.	
Control Joints	3	Recommend cleaning out and replacing material.	
Edge Metal	3	Recommend replacing existing mortar bed joint at interface of lintel and masonry with properly sized color match sealant joint.	
Expansion/Control Joints	4	No issues noted.	
Exterior Cladding	3	Recommend properly cleaning all exposed steel surfaces and applying a corrosion inhibitor primer and paint.	
Exterior Finish	4	No issues noted.	
Flashings	4	No issues noted.	
Sealants	3	Recommend cleaning and removing any damaged material and replacing.	
Weep Holes	3	Recommend cleaning and reinstalling new weep holes.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend complete removal / replacement of perimeter sealant joint, including below threshold.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	4	No issues noted.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Windows	3	Recommend cleaning and reinstalling any necessary damaged materials.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend removal of existing mortar joint and replacing with properly sized control joint using appropriate color match sealant.	
Gutters and Downspouts	3	Recommend routing discharge away from building.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	1	Entire school needs to be re-roofed in 2-3 years.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	3	Recommend inspecting all seals and replace in 10 years.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	3	Recommend periodic observations be made in this location after a significant rain event	
Roofing - Other	3	Recommend additional observations be made to determine contributing factors.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
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Exterior Bearing Walls	4	No issues noted.	
Floor Framing	0	Not assessed.	
Foundation	0	Not assessed.	
Roof Framing System	0	Not assessed.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Building Envelope - Wall	SCORE	NOTES	COST ESTIMATE
Wall - Damage	1	Recommend cleaning and repairing damaged materials.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA Bathroom Sink	3	Recommend wrapping sink piping where indicated.	
ADA Bathroom Stall	3	Recommend installing grab bars to ADA stall where indicated.	
ADA Drinking Fountains	3	Recommend installing ADA height / reach fountains where indicated.	
Assembly Seating	0	N/A	
Directional Signage	4	No issues noted.	
Elevator/Lift	0	N/A	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	

Toilet Room Accessories	4	No issues noted.	
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Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	2	Recommend installing 2 new pass-throughs	
Equipment - Dishwashing	4	No issues noted.	
Kitchen - Other	2	Recommend replacing seal and heating element on door.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	1	Recommend portable demo and abatement where indicated.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	1	Recommend installation of a panic bar.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	

Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	5	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	1	Recommend adding or replacing fencing to enclose and secure spaces.	
Signage and Wayfinding	5	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	3	Recommend removing and replacing this bollard.	
Visibility	5	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	0	N/A	
Exterior Noise	5	No issues noted.	
HVAC	3	recommend investigating cause of leak and repairing any damaged wall, door or floor.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend above ceiling inspection for source of leak and replacement of all damaged tiles.	
Ceiling - Other	3	Recommend above ceiling investigation and repair.	
Exposed Ceiling	4	No issues noted.	
Gypsum	0	N/A	
Tectum	0	N/A	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	4	No issues noted.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	2	Recommend replacing damaged or requested materials.	
Concrete	4	No issues noted.	
Epoxy	0	N/A	
Flooring - Other	0	N/A	
Specialty	0	N/A	
Terrazzo	0	N/A	
Tile	3	Recommend replacing damaged tile.	
VCT	3	Recommend replacing damaged tiles.	
Wood	0	N/A	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Furniture - Other	2	Recommend replacing book shelving to a system that is on wheels.	
Writeable Surface	4	No issues noted.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	

Restroom Accessories	4	No issues noted.	
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Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	5	No issues noted.	
Room Mounted Signage	5	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	N/A	
Art	4	No issues noted.	
Athletic Equipment	4	No issues noted.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	0	N/A	
ROTC	0	N/A	
Science Equipment	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	4	No issues noted.	
Locker	0	N/A	
Storage - Other	3	Recommend reworking millwork to add additional knee space for users.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	2	Recommend cleaning and replacing damaged materials.	
Finish	4	No issues noted.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend cleaning and repairing or replacing damaged materials.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Communication - Other	2	Recommend installing updated systems.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	2	Recommend replacing lighting and controls.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting Controls	2	Recommend replacing lighting with dimmable LED's.	
Parking Lot Lighting	2	Recommend an upgrade all parking lot pole lights to LEDs.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
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Ducting	4	No issues noted.	
Other	2	All thru-wall heat pumps need to be replaced within 5 years per district request.	
Return Air Path	4	No issues noted.	
Rooftop Units	2	Recommend replacing all RTUs within 5 years per district request.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend replacing AHU filter vents are cleaned out.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	

Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Dectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	5	No issues noted.	
Exhaust Fan Outlet Height	5	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	4	No issues noted.	
Plumbing - Other	1	Recommend installing a pressure booster.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	1	District has noted lack of water pressure throughout the entire school, booster pumps and possible building to house it quoted at \$1,000,000. Budget this amount for the work.	
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	2	Recommend making additions or repairs to existing structures.	

Site - Communication	SCORE	NOTES	COST ESTIMATE
Communication - Other	3	Recommend removing existing satellite dishes.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	4	No issues noted.	
Exterior Furniture	0	N/A	
General and Landscape - Other	3	Recommend regrading surrounding landscape.	
Irrigation System	0	Not assessed.	
Landscaping - Building Perimeter	4	No issues noted.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	5	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	2	Recommend cleaning and resurfacing pavement.	
Pests	4	No issues noted.	

Retention Wall	0	N/A	
Retention/Detention Pond Structures	2	Recommend installing a fence around the retention pond.	
Sidewalks/Crosswalks	4	No issues noted.	
Striping/Pavement Markings	2	Recommend restriping updated pavement.	
Water Drainage	2	Recommend cutting in a trench drain to redirect the water towards a storm drain.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	3	Recommend regrading surrounding area and repaving.	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	3	Recommend regrading surrounding area and repaving.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	1	Recommend regrading and possibly turning play area.	
Outdoor Recreation - Other	0	N/A	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	2	Recommend installing soft black rubber mulch in the play area.	
Playground Equipment	2	Recommend replacing this playground set with an updated version.	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	1	Walking track around large playground is sinking in areas and needs repairs around roughly 20% of the track (highlighted in ACC).	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	0	Not assessed.	
Backflow Preventor	0	Not assessed.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	

Electrical Service	0	Not assessed.	
Electrical Transformers	0	Not assessed.	
Gas Distribution System	0	Not assessed.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	0	Not assessed.	
Sanitary Distribution System	0	Not assessed.	
Site Utilities - Other	0	N/A	
Voice/Data Systems	0	Not assessed.	

3/06/26
PRELIMINARY

Carolina Springs Middle School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	0	N/A	
Building Envelope - Other	0	N/A	
Canopies	3	Recommend maintenance be done to correct issues with canopies.	
Edge Metal	4	No issues noted.	
Expansion/Control Joints	4	No issues noted.	
Exterior Cladding	2	Recommend patching and monitoring over time.	
Exterior Finish	3	Recommend cleaning and patching damaged areas.	
Flashings	4	No issues noted.	
Sealants	4	No issues noted.	
Weep Holes	4	No issues noted.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door - Other	3	Recommend cleaning and painting surface.	
Door (Ext.)	4	No issues noted.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	3	Recommend replacing.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Openings - Other	0	N/A	
Windows	3	Recommend replacing and repairing.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	
Other Materials - Other	0	N/A	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend adjusting and reattaching back to parapet.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	0	N/A	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Roofing - Other	0	N/A	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	1	Recommend rebuilding any damaged portions after removing the carpet and before installing VCT.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Structural - Other	0	N/A	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA - Other	3	Recommend making necessary adjustments for ADA compliance.	
ADA Bathroom Sink	3	Recommend installing ADA compliant sink and installing pipe insulation due to hot water supply.	
ADA Bathroom Stall	2	Recommend installing vertical grab bar.	
ADA Drinking Fountains	4	No issues noted.	
ADA Maneuver Space	3	Recommend purging and moving storage into other locations of the room.	
Assembly Seating	1	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	4	No issues noted.	
Entrance Accessibility (Other)	4	No issues noted.	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	5	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	

Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	0	N/A	
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Other	0	N/A	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Fire Protection - Other	0	N/A	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	5	No issues noted.	
Hazardous Materials - Other	0	N/A	
Lead	5	No issues noted.	
Questionable Organic Growth	5	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	2	Recommend replacing existing cooler/freezer.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen - Other	0	N/A	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	

Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	1	Recommend adding a fence around the entire school.	
Safety and Security - Other	2	Recommend installing railing at the drop off area.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	0	N/A	
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	2	Recommend adding sound dampening materials and products to assist with dampening.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	

ACT	3	Recommend replace all damaged tiles once leak is fixed.	
Ceiling - Other	3	Recommend repainting.	
Exposed Ceiling	4	No issues noted.	
Gypsum	0	N/A	
Tectum	3	Recommend replacing sections of damaged tectum after the cause of the leak is fixed.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	0	N/A	
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	4	No issues noted.	
Roll-up Door/Security Gates	2	Recommend replacing overhead doors.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	3	Recommend replacing damaged carpet with specified materials.	
Concrete	4	No issues noted.	
Epoxy	0	N/A	
Flooring - Other	3	Recommend planning to replacing the flooring in 5-10 years.	
Specialty	0	N/A	
Terrazzo	0	N/A	
Tile	3	Recommend replacing damaged tiles.	
VCT	3	Recommend replacing damaged tiles.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
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Casework	4	No issues noted.	
Desks	4	No issues noted.	
Furniture - Other	2	Recommend budgeting for future upgrade of the furniture in the library.	
Writeable Surface	4	No issues noted.	

Interiors - General and Landscape	SCORE	NOTES	COST ESTIMATE
Odor	3	Recommend deep cleaning the carpets and replacing them if the odor is not gone.	

Interiors - Openings	SCORE	NOTES	COST ESTIMATE
Windows	3	Recommend sealing this surface and repainting.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	
Restrooms - Other	0	N/A	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	5	No issues noted.	
Room Mounted Signage	5	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	5	No issues noted.	
Art	5	No issues noted.	
Athletic Equipment	2	Recommend budgeting for an updated scoreboard.	
Band/Music	5	No issues noted.	
Fixed Theater Seating	0	N/A	
ROTC	0	N/A	

Science Equipment	5	No issues noted.	
Specialty Equipment - Other	0	N/A	
Theatrical Equipment (Rigging, Shell, Curtains)	2	Recommend budgeting for curtain changes within the next 5 years.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	Recommend purging unused items and installing or moving to additional storage locations.	
Locker	1	Recommend removing all lockers in the school and replacing with benches.	
Storage - Other	0	N/A	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Other	0	N/A	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Recommend refilling the joint and monitoring over time.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend patching and monitoring over time.	
Wall - Finish	3	Recommend patching and repainting.	
Wall - Other	0	N/A	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	

Communication - Other	0	N/A	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Other	0	N/A	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Electrical Distribution - Other	0	N/A	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Electrical Supply - Other	0	N/A	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	

Transformers	4	No issues noted.	
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MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend a review wiring by as license professional and adjusting where necessary.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	N/A		
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	2	Recommend updating lighting and controls to have dimmable LEDs.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	2	Recommend replacing existing floor lighting with above head lighting.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting - Other	2	Recommend upgrading lighting to LEDs.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	2	Recommend updating parking lot lights to LEDs.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	

Other	0	N/A	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	0	N/A	
Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend replacing surrounding ACT after the duct work and system has been cleaned.	
Split Systems	0	N/A	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	0	N/A	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	

Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Other	0	N/A	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Other	0	N/A	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Other	0	N/A	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Mechanical - Other	2	Recommend replacing the pump in 5-10 years.	
Temperature Issues	3	Recommend an inspection of the HVAC system in this zone of the building.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
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Grease Trap	4	No issues noted.	
Lavatories/Sinks	3	Recommend adding an apron around the sink piping.	
Mop Sinks	4	No issues noted.	
Plumbing - Other	3	Recommend adding an eye wash station.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	5	No issues noted.	
Exterior Furniture	0	N/A	
General and Landscape - Other	2	Recommend reworking makeshift island with concrete and curbs.	
Irrigation System	5	No issues noted.	
Landscaping - Building Perimeter	4	No issues noted.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	5	No issues noted.	
On-site Signage	4	No issues noted.	

Parking Lot/Asphalt	3	Recommend regrading area and patching with continuing monitoring over time.	
Pests	5	No issues noted.	
Retention Wall	0	N/A	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	3	Recommend patching and monitoring over time.	
Striping/Pavement Markings	3	Recommend restriping where infill work and faded existing striping is.	
Water Drainage	3	Recommend redirecting water runoff with below grade piping or directed runoff.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	4	No issues noted.	
Baseball Field(s) and Features	3	Recommend regrading the field.	
Basketball Courts	0	Recommend regrading the surrounding area.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	4	No issues noted.	
Outdoor Recreation - Other	0	N/A	
Outdoor Seating (Bleachers)	4	No issues noted.	
Playground Area	0	Recommend regrading and adding turf.	
Playground Equipment	4	No issues noted.	
Scoreboards	4	No issues noted.	
Softball Field(s) and Features	3	Recommend regrading the field.	
Tennis Courts	0	N/A	
Walking Paths	4	No issues noted.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	

Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Site Utilities - Other	0	N/A	
Voice/Data Systems	4	No issues noted.	

3/06/26
PRELIMINARY



Deerfield Elementary School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	0	N/A	
Building Envelope - Other	3	Recommend assessing extent of damage, clean and repair damaged material where necessary.	
Canopies	2	Recommend replacing frame entirely as cause of leak has yet to be located.	
Control Joints	3	Recommend removing degraded material and replace.	
Edge Metal	4	No issues noted.	
Expansion Joint	3	Recommend installing appropriate expansion joint material at interface of exterior concrete walkway to exterior cladding interface.	
Exterior Cladding	3	Recommend additional observations be made to identify cause of cladding face deterioration and repair what is necessary.	
Exterior Finish	4	No issues noted.	
Flashings	4	No issues noted.	
Sealants	3	Recommend removing degraded materials and replace.	

Weep Holes	3	Recommend proper installation of weep holes as directed by fenestration system manufacture.	
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Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend replacing damaged or degraded material.	
Door Frame (Ext.)	3	Recommend cleaning and replacing damaged materials.	
Door Hardware (Ext.)	3	Recommend replacing damaged or degraded hardware.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Openings - Other	4	No issues noted.	
Windows	3	Recommend replacing damaged or degraded material.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	
Other Materials - Other	0	N/A	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend sealing joint at substrates prior to sealing at finished surfaces.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	3	Recommend confirming primary roof drainage system is performing as intended and install new if damage is found.	

Roofing - Other	0	N/A	
Soffit/Fascia	3	Recommend resetting soffit panel within track system.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	0	Not assessed.	
Foundation	0	Not assessed.	
Roof Framing System	0	Not assessed.	
Structural - Other	0	Not assessed.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	5	No issues noted.	
ADA - Other	3	Recommend creating modifications to bottom riser to meet ADA tolerances.	
ADA Bathroom Sink	5	No issues noted.	
ADA Bathroom Stall	3	Recommend updating to meet code.	
ADA Drinking Fountains	5	No issues noted.	
Assembly Seating	0	N/A	
Directional Signage	5	No issues noted.	
Elevator/Lift	0	N/A	
Entrance Accessibility (Other)	3	Recommend reviewing latest building life safety plan stamped by local AHJ as well as any additional pertinent documentation on file with fire marshal to determine if occupant load is great enough to require automatic doors.	
Exterior Door Hardware	2	Recommend redirecting water through re-sloping of surrounding site/concrete.	
Fire Alarm Audible/Visible Signals	0	Not assessed.	
Handicap Parking	5	No issues noted.	

Interior Door Hardware	5	No issues noted.	
Main Entrance Accessibility	5	No issues noted.	
Passenger Loading Zone	5	No issues noted.	
Room Accessibility	5	No issues noted.	
Room Mounted Signage	5	No issues noted.	
Stairs	5	No issues noted.	
Toilet Room Accessories	5	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	5	No issues noted.	
Exit Discharge	5	No issues noted.	
Fire Extinguisher	5	No issues noted.	
Fire Rated Dampers	0	Not assessed.	
Fire Rated Doors	5	No issues noted.	
Fire Walls/Compartmentalization	5	No issues noted.	
Means of Egress System	5	No issues noted.	
Sprinkler System	0	Not assessed.	
Travel Distance	5	No issues noted.	
Vertical Circulation	0	N/A	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	0	Not assessed.	
Filtration System	0	Not assessed.	
Humidification System	0	Not assessed.	
Other	0	N/A	

Storing and Handling of Recyclables	0	Not assessed.	
Ventilation System	0	Not assessed.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	5	No issues noted.	
Fire Protection - Other	0	N/A	
Pumps and Equipment	0	Not assessed.	
Sprinkler System	0	Not assessed.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	0	N/A	
Hazardous Materials - Other	0	N/A	
Lead	0	N/A	
Questionable Organic Growth	0	N/A	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noticed.	
Drains	4	No issues noticed.	
Dry Storage	4	No issues noticed.	
Equipment - Cooking	3	Recommend an inspection of condenser and all seals.	
Equipment - Dishwashing	4	No issues noticed.	
Kitchen - Other	0	N/A	
Kitchen Finishes	4	No issues noticed.	
Serving Line	4	No issues noticed.	
Venting	4	No issues noticed.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	5	No issues noted.	
Access Control - Secondary Access	5	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	2	Recommend district maintenance team move camera to a viable location.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	0	Not assessed.	
Entry Vestibule / Secure Entrance	5	No issues noted.	
Exterior door/window Hardening Measures	0	Not assessed.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	5	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Safety and Security - Other	0	N/A	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	0	N/A	
Exterior Noise	5	No issues noted.	
HVAC	3	Recommend inspecting Mechanical and repairing to solve acoustic issue.	
Sound Attenuation	3	Recommend installation of retrofit acoustic assemblies above ceilings to provide appropriate acoustical isolation between spaces.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	5	No issues noted.	
ACT	3	Recommend investigating for source of damage if applicable, replace affected tiles.	
Ceiling - Other	0	N/A	
Exposed Ceiling	5	No issues noted.	
Gypsum	5	No issues noted.	
Tectum	0	N/A	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	0	N/A	
Door (Int.)	3	Recommend replacement of damaged door panel to match existing.	
Door Frame (Int.)	5	No issues noted.	
Door Glazing	5	No issues noted.	
Door Hardware (Int.)	5	No issues noted.	
Roll-Up Door/Security Gates	3	Recommend investigating source of noise and repairing.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	5	No issues noted.	
Carpet	3	Recommend removal of existing carpet, prep floor substrate, and replacement w/ new carpeting w/ approved flooring adhesive by certified flooring installer.	
Concrete	0	No issues noted.	
Epoxy	0	N/A	
Flooring - Other	0	N/A	
Specialty	0	N/A	
Terrazzo	3	Recommend patching damaged areas.	
Tile	3	Recommend cleaning and repointing grout.	
VCT	3	Recommend assessment of damage and replacement of affected tiles.	

Wood	0	N/A	
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Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	3	Recommend repairing damaged materials.	
Desks	5	No issues noted.	
Furniture - Other	0	N/A	
Writeable Surface	5	No issues noted.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	5	No issues noted.	
Restroom Accessories	5	No issues noted.	
Restrooms - Other	0	N/A	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	5	No issues noted.	
Room Mounted Signage	5	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	N/A	
Art	5	No issues noted.	
Athletic Equipment	5	No issues noted.	
Band/Music	5	No issues noted.	
Fixed Theater Seating	0	N/A	
ROTC	0	N/A	
Science Equipment	5	No issues noted.	
Specialty Equipment - Other	0	N/A	
Theatrical Equipment (rigging, shell, curtains)	5	No issues noted.	

Theatrical Performance Sound Equipment	5	No issues noted.	
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Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	Recommend reevaluating items and purging.	
Locker	5	No issues noted.	
Storage - Other	0	N/A	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Other	0	N/A	
Ramps	5	No issues noted.	
Stair Landings, Nosings, and Treads	5	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	No issues identified.	
Sealants	3	No issues identified.	
Wall - Damage	3	Monitor for future cracking over time. Replace block if necessary.	
Wall - Finish	3	Recommend refinish cracked paint areas with elastomeric paint to match existing color.	
Wall - Operable Partition	3	Recommend repairing damaged portions.	
Wall - Other	3	Recommend caulking over cracks/gaps and monitoring for continued cracking/ settling.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	0	Not assessed.	
Communication - Other	0	N/A	
Data	0	Not assessed.	
Fire Alarm	4	No issues noted.	

Intercom/PA/Clock	4	No issues noted.	
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MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	0	Not assessed.	
Other	0	N/A	
Recirculation Pumps	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	0	Not assessed.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	0	Not assessed.	
Electrical Distribution - Other	0	Not assessed.	
Equipment	0	Not assessed.	
Panelboards	0	Not assessed.	
Surge Suppression	0	Not assessed.	
Transformers	0	Not assessed.	
Wiring	0	Not assessed.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	0	Not assessed.	
Electrical Supply - Other	0	Not assessed.	
Main Feeds	0	Not assessed.	
Service Switchgear	0	Not assessed.	
Transformers	0	Not assessed.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
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Electrical - Other	3	Recommend lighting technician to reconfigure switching.	
Emergency Generator	0	Not assessed.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	0	Not assessed.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Supply Piping	0	Not assessed.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	3	Recommend replacing to new product.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	3	Recommend installation of a replace lens.	
Lighting - Other	3	Recommend lighting technician to reconfigure switching.	
Lighting Control	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Other	0	N/A	
Return Air Path	0	Not assessed.	
Rooftop Units	4	No issues noted.	

Ventilation Air Monitoring	0	Not assessed.	
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MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Humidity Control	0	Not assessed.	
Other	0	N/A	
Return Air Path	0	Not assessed.	
Split Systems	0	N/A	
Unit Heaters	0	Not assessed.	
Unit Ventilators	0	Not assessed.	
Unitary Systems	0	Not assessed.	
Water Source Heat Pumps	0	Not assessed.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	0	Not assessed.	
Chillers	0	Not assessed.	
Distribution Piping	0	Not assessed.	
Humidity Control	0	Not assessed.	
Other	0	N/A	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	0	Not assessed.	
Humidity Control	0	Not assessed.	
Makeup Water	0	Not assessed.	
Other	0	N/A	
Plant Piping/Valves	0	Not assessed.	

Pumps	0	Not assessed.	
Water Treatment	0	Not assessed.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	0	Not assessed.	
Duct Smoke Dectors	0	Not assessed.	
Equipment Service Life	0	Not assessed.	
Other	0	N/A	
Thermostats, Switches, and Devices	0	Not assessed.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	0	Not assessed.	
Exhaust Fan Outlet Height	0	Not assessed.	
Kitchen Hood Exhaust	2	Recommend verify current HVAC system with client, contend several options varying from bypassing the current VFD system or to fully remove the existing VFD system and installing a conventional motor and controls system. Both actions should be handled by a qualified technician. (District assumed roughly \$10k)	
Other	0	N/A	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Return/Supply	3	Recommend flush of HVAC system and professional cleaning of all duct work in mechanical system. Clean soiled grilles / diffusers thoroughly & replace any items which resist cleaning or are damaged.	
Temperature Issues	3	Recommend rebalance of HVAC system air flow by certified mechanical contractor.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	0	Not assessedNot assessed..	
Lavatories/Sinks	3	Recommend cleaning out drainage.	

Mop Sinks	4	No issues noted.	
Plumbing - Other	3	Recommend fixing seal and repairing damaged items.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	3	Recommend removal of exist. caulking material & re-caulking fixture w/ new material.	
Water Fountains	3	Recommend assessment of water lines by a license professional and repairs where needed.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Sanitary Piping	0	Not assessed.	
Supply Piping	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	3	Recommend replacing in the next 1-5 years.	

Site - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	0	N/A	
Sealants	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	4	No issues noted.	
Exterior Furniture	4	No issues noted.	
General and Landscape - Other	0	N/A	
Irrigation System	3	Recommend replacing / repositioning irrigation head away from wall.	
Landscaping - Building Perimeter	4	No issues noted.	
Landscaping - Trees	4	No issues noted.	

On-site Monumental Sign	5	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	4	No issues noted.	
Pests	3	No issues identified.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	3	Recommend cost/sqft for new sidewalk.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	2	Recommend re-sloping concrete and adding necessary drainage on site.	

Site - Outdoor Recreation	SCORE	NOTE	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	4	No issues noted.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	4	No issues noted.	
Outdoor Recreation - Other	0	N/A	
Outdoor Seating/Bleachers	0	N/A	
Playground Area	3	Recommend regrading and placing turf in this area.	
Playground Equipment	2	Recommend adding SPED specific playground equipment in the playground space.	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	4	No issues noted.	

Site - Roofing	SCORE	NOTES	COST ESTIMATE
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Gutters and Downspouts	3	Recommend confirming tie-in connection to subsurface drainage is free of debris adequately sealed.	
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Site - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Gate	3	Recommend adding new gate hardware.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	0	Not assessed.	
Backflow Preventor	0	Not assessed.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	0	Not assessed.	
Electrical Transformers	0	Not assessed.	
Gas Distribution System	0	Not assessed.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	0	Not assessed.	
Sanitary Distribution System	0	Not assessed.	
Site Utilities - Other	0	Not assessed.	
Voice/Data System	0	Not assessed.	



Red Bank Elementary School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	3	Recommend positive attachment of all soffit panel edge conditions	
Control Joints	3	Recommend complete removal / replacement of control joints where indicated.	
Edge Metal	4	No issues noted.	
Expansions Joints	3	Recommend Installing new caulk and monitor over time.	
Exterior Cladding	3	Recommend repointing masonry where indicated.	
Exterior Finish	4	No issues noted.	
Flashings	4	No issues noted.	
Sealants	3	Recommend sealant replacements/repairs where indicated.	
Weep Holes	4	No issues noted.	

Building Envelope - Door	SCORE	NOTES	COST ESTIMATE
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Door Hardware (Ext.)	3	Recommend adding weatherstripping where indicated.	
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Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend appropriate prep, prime, paint of entire door entry systems where indicated. Recommend door removal and replacement where indicated.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	4	No issues noted.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	3	Recommend complete removal / replacement of perimeter sealant joint	
Windows	3	Recommend complete removal / replacement of perimeter sealant joints where indicated. Recommend window replacement and lintel where indicated.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	2	Recommend patchwork and further inspection for source of leaks.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Roofing - Other	2	District would like to add an additional ladder down to grade for easier access.	
Soffit/Fascia	3	Recommend replacement of missing portion of soffit panel system	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	

Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	2	Recommend periodic observations be made, noting signs of deterioration where indicated.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA Bathroom Sink	3	Recommend installing pipe insulation where indicated due to hot water supply.	
ADA Bathroom Stall	3	Recommend installing grab bars where indicated.	
ADA Drinking Fountains	3	Recommend installing wing walls and in ADA height/reach fountains where indicated.	
ADA Maneuver Space	3	Recommend reorganizing adjacent millwork to meet ADA clearances.	
Assembly Seating	0	N/A	
Directional Signage	1	No issues noted.	
Elevator/Lift	0	N/A	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	3	Recommend district maintenance staff re-set this door.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	2	Recommend replacing all room mounted signage with ADA compliant signs.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Door	SCORE	NOTES	COST ESTIMATE
Door Hardware (Ext.)	1	Recommend district maintenance staff re-set the closers on the indicated doors.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	

Sprinkler System	4	No issues noted.	
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Health Safety and Security - General and Landscape	SCORE	NOTES	COST ESTIMATE
Pests	3	Recommend district maintenance staff remove hives where indicated for child safety.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Lighting	SCORE	NOTES	COST ESTIMATE
Exterior Perimeter Lighting	1	Recommend installing additional lights under the canopy as well as pole lights to brighten the parking/walking areas.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	

Access Control - Secondary Access	2	Recommend flipping this set of doors with panic bars on the courtyard side.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	1	Recommend installing a BDA system for this building to avoid safety concerns.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	1	Recommend fencing to grade where indicated.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend replacement of ceiling grids and tiles where indicated.	
Exposed Ceiling	4	No issues noted.	

Gypsum	4	No issues noted.	
Tectum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	2	Recommend district maintenance staff to re-set this door.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	4	No issues noted.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	4	No issues noted.	
Concrete	4	No issues noted.	
Epoxy	4	No issues noted.	
Specialty	4	No issues noted.	
Terrazzo	3	Recommend patching terrazzo cracks where indicated and monitoring over time.	
Tile	3	Recommend replacing damaged tiles.	
VCT	3	Recommend replacing all VCT where indicated.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - General and Landscape	SCORE	NOTES	COST ESTIMATE
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Odor	1	Recommend inspecting HVAC system and deep cleaning the room.	
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Interiors - Kitchen	SCORE	NOTES	COST ESTIMATE
Equipment - Cooking	2	Recommend replacing with two updated combi-ovens.	
Equipment - Dishwashing	4	No issues noted.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	2	Recommend replacing all room mounted signage for ADA compliance.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	4	No issues noted.	
Art	4	No issues noted.	
Athletic Equipment	4	No issues noted.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	4	No issues noted.	
ROTC	0	N/A	
Science Equipment	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	1	Recommend stage curtain replacement.	
Theatrical Performance Sound Equipment	1	Recommend stage sound system replacement.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
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Inadequate Storage	3	Recommend purging unused items and installing additional storage shelving.	
Locker	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	No issues identified.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend caulking over cracks and surveillance over time for continued cracking/settling.	
Wall - Finish	3	Recommend district maintenance staff re-grouting where indicated. Recommend replacement of missing rubber wall base.	

MEP Systems - Ceiling	SCORE	NOTES	COST ESTIMATE
ACT	1	Recommend repairing unit and replacing damaged tiles after cause of leak is fixed.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	

Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	2	Recommend upgrading electrical in this portion of the school and installing additional outlets for increased technology use.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	3	Recommend district maintenance staff to replace cover and reseal the box.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting - Other	1	Recommend replacing stage lighting.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	2	Recommend upgrading all parking lights to LED fixtures.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	1	Recommend replacement of all rooftop units.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend flushing ductwork and replacing all dirty ceiling tiles in area.	
Split Systems	4	No issues noted.	
Temperature Issues	3	No issues identified.	

Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Humidity Issues	3	Recommend revisiting this issue after all RTUs have been replaced.	
Return/Supply	3	Recommend flushing ductwork and replacing all dirty ceiling tiles in area.	
Temperature Issues	1	Recommend revisiting this issue after all RTUs have been replaced.	

MEP Systems - Openings	SCORE	NOTES	COST ESTIMATE
Louvers and Vents	3	Recommend replacing vent cover, louver and roof duct discharge	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	3	Recommend replacing damaged seals and repairing leaks where indicated.	
Mop Sinks	3	Recommend district maintenance staff repointing the grout where indicated.	
Plumbing - Other	1	Recommend considering a plumbing upgrade in the 400 wing of the building.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	

Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	2	Recommend extending lane to reach the East side of campus.	
Exterior Furniture	4	No issues noted.	
General and Landscape - Other	3	Recommend landscaping modifications where indicated.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	4	No issues noted.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	2	Recommend repaving and striping the car loop. Recommend paving roughly 20 parking spots, striping, curbs, etc.	
Pests	4	No issues noted.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	3	No issues identified.	
Striping/Pavement Markings	2	Recommend repainting basketball court lines on exterior court asphalt.	
Water Drainage	2	Recommend installing a concrete curb to keep playground landscape in place.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	

Basketball Courts	2	Notes listed in pavement and playground equipment.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	0	N/A	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	4	No issues noted.	
Playground Equipment	3	Recommend installing new basketball courts on the outdoor blacktop.	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	0	N/A	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	2	Recommend constructing a masonry enclosure for two dumpsters.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	



Saxe Gotha Elementary School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	3	Recommend cleaning and assessing existing damage and repair or replace, continue to monitor over time.	
Building Envelope - Other	4	No issues noted.	
Canopies	3	Recommend repairing cracks and monitoring over time.	
Control Joints	3	Recommend removing and replacing.	
Edge Metal	4	No issues noted.	
Expansion Joints	3	Recommend removing and replacing sealant.	
Exterior Cladding	3	Recommend cleaning and assessing existing damage and repair or replace, continue to monitor over time.	
Exterior Finish	4	No issues noted.	
Flashings	3	Recommend replacing missing flashing.	
Sealants	3	Recommend complete removal / replacement of sealant joint at penetration.	
Weep Holes	3	Recommend all weep locations be replaced and coincide with through-wall flashings	

Building Envelope - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	3	Recommend assessing the severity of rust. If surface level, then clean. If there is lost integrity then replace.	

Building Envelope - Lighting	SCORE	NOTES	COST ESTIMATE
Exterior Perimeter Lighting	3	Recommend repairing damaged items.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door - Other	3	Recommend cleaning and repainting to match existing color.	
Door (Ext.)	4	No issues noted.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	3	Recommend assessing the severity of rust. If surface level, then clean. If there is lost integrity then replace.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	3	Recommend removing and replacing.	
Openings - Other	4	No issues noted.	
Windows	3	Recommend replacement and resealing of all damaged systems.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	
Other Materials - Other	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend reviewing for any possible damage and repair or replace.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	3	Recommend adding an end cap and/or applying sealant.	
Roof	4	No issues noted.	

Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	3	Recommend repairing damaged areas.	
Roof Scuppers	4	No issues noted.	
Roof Surface	3	Recommend periodic observations of all locations and immediate repairs where located at seams / transitions / penetrations.	
Roofing - Other	3	Recommend replacement of line-set insulation in all locations	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noticed.	
Floor Framing	0	Not assessed.	
Foundation	0	Not assessed.	
Roof Framing System	0	Not assessed.	
Structural - Other	0	Not assessed.	
Superstructure (Columns, Beams, Walls)	0	Not assessed.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	1	Recommend adding curb cuts.	
ADA - Other	2	Recommend updating chair lift in 5 to 10 years.	
ADA Bathroom Sink	2	Recommend replacing fixture in this bathroom.	
ADA Bathroom Stall	4	No issues noted.	
ADA Drinking Fountains	2	Recommend installing a high/low bottle filler combo fountain with wing walls on either side.	
Assembly Seating	0	N/A	
Directional Signage	5	No issues noted.	
Elevator/Lift	0	N/A	

Entrance Accessibility (Other)	5	No issues noted.	
Exterior Door Hardware	3	Recommend cleaning and repairing or repainting necessary items.	
Fire Alarm Audible/Visible Signals	0	Not assessed.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	5	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	5	No issues noted.	
Stairs	0	N/A	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	1	Recommend unblocking the door for emergency purposes.	
Exit Discharge	5	No issues noted.	
Fire Extinguisher	5	No issues noted.	
Fire Rated Damper	0	Not assessed.	
Fire Rated Doors	0	Not assessed.	
Fire Walls/Compartmentalization	0	Not assessed.	
Means of Egress System	5	No issues noted.	
Sprinkler System	0	Not assessed.	
Travel Distance	5	No issues noted.	
Vertical Circulation	0	N/A	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
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Energy Management System	0	Not assessed.	
Filtration System	0	Not assessed.	
Humidification System	0	Not assessed.	
Other	0	N/A	
Storing and Handling of Recyclables	0	Not assessed.	
Ventilation System	0	Not assessed.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Fire Protection - Other	0	N/A	
Pumps and Equipment	0	Not assessed.	
Sprinkler System	0	Not assessed.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	0	N/A	
Hazardous Materials - Other	0	N/A	
Lead	0	N/A	
Questionable Organic Growth	3	Recommend cleaning and repairing any possible damage.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	2	Recommend cleaning out floor drain.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen - Other	0	N/A	

Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	5	No issues noted.	
Access Control - Secondary Access	5	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	0	Not assessed.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	5	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	2	Recommend evaluating new fencing overall around the school.	
Safety and Security - Other	2	Recommend adding and adding or replacing railing.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	3	Recommend replacement/update of finish.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	0	No issues identified.	

Exterior Noise	0	No issues identified.	
HVAC	0	No issues identified.	
Sound Attenuation	0	No issues identified.	

Interiors - ADA	SCORE	NOTES	COST ESTIMATE
Interior Door Hardware	2	No issues identified.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	0	No issues identified.	
ACT	3	No issues identified.	
Ceiling - Other	0	No issues identified.	
Exposed Ceiling	0	No issues identified.	
Gypsum	0	No issues identified.	
Tectum	0	No issues identified.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	0	No issues identified.	
Door (Int.)	0	No issues identified.	
Door Frame (Int.)	0	No issues identified.	
Door Glazing	0	No issues identified.	
Door Hardware (Int.)	0	No issues identified.	
Roll-up Door/Security Gates	0	No issues identified.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	0	No issues identified.	
Carpet	2	No issues identified.	
Concrete	0	No issues identified.	

Epoxy	0	No issues identified.	
Flooring - Other	0	No issues identified.	
Specialty	0	No issues identified.	
Terrazzo	3	No issues identified.	
Tile	2	No issues identified.	
VCT	3	No issues identified.	
Wood	0	No issues identified.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	0	No issues identified.	
Desks	0	No issues identified.	
Furniture - Other	0	No issues identified.	
Writeable Surface	0	No issues identified.	

Interiors - Kitchen	SCORE	NOTES	COST ESTIMATE
Equipment - Cooking	2	No issues identified.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	0	No issues identified.	
Restroom Accessories	0	No issues identified.	
Restrooms - Other	0	No issues identified.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	0	No issues identified.	
Room Mounted Signage	0	No issues identified.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
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Agriculture	0	No issues identified.	
Art	0	No issues identified.	
Athletic Equipment	0	No issues identified.	
Band/Music	0	No issues identified.	
Fixed Theater Seating	0	No issues identified.	
ROTC	0	No issues identified.	
Science Equipment	0	No issues identified.	
Specialty Equipment - Other	0	No issues identified.	
Theatrical Equipment (rigging, shell, curtains)	0	No issues identified.	
Theatrical Performance Sound Equipment	0	No issues identified.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	No issues identified.	
Locker	0	No issues identified.	
Storage - Other	0	No issues identified.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	No issues identified.	
Other	0	No issues identified.	
Ramps	0	No issues identified.	
Stair Landings, Nosings, and Treads	0	No issues identified.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	2	No issues identified.	
Damage	0	No issues identified.	
Finish	0	No issues identified.	

Operable Partition	0	No issues identified.	
Wall - Damage	3	No issues identified.	
Wall - Finish	3	No issues identified.	
Wall - Other	0	No issues identified.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Communication - Other	0	N/A	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	0	Not assessed.	
Other	0	N/A	
Recirculation Pumps	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	0	Not assessed.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	0	Not assessed.	
Electrical Distribution - Other	0	Not assessed.	
Equipment	0	Not assessed.	
Panelboards	0	Not assessed.	
Surge Suppression	0	Not assessed.	
Transformers	0	Not assessed.	

Wiring	0	Not assessed.	
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MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	0	Not assessed.	
Electrical Supply - Other	0	Not assessed.	
Main Feeds	0	Not assessed.	
Service Switchgear	0	Not assessed.	
Transformers	0	Not assessed.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	0	N/A	
Emergency Generator	0	Not assessed.	
Kitchen Equipment Supply	0	Not assessed.	
Lightning Protection	0	Not assessed.	
Switches/Receptacles	0	Not assessed.	
Wiring	0	Not assessed.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Supply Piping	0	Not assessed.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	1	Recommend assessing wiring and replacing any damaged items.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	

Lighting - Other	0	N/A	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Other	0	Not assessed.	
Return Air Path	0	Not assessed.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	0	Not assessed.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Humidity Control	0	Not assessed.	
Other	0	Not assessed.	
Return Air Path	0	Not assessed.	
Return/Supply	4	No issues noted.	
Split Systems	0	Not assessed.	
Unit Heaters	0	Not assessed.	
Unit Ventilators	0	Not assessed.	
Unitary Systems	0	Not assessed.	
Water Source Heat Pumps	0	Not assessed.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	0	Not assessed.	

Chillers	0	Not assessed.	
Distribution Piping	0	Not assessed.	
Humidity Control	0	Not assessed.	
Other	0	Not assessed.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	0	Not assessed.	
Humidity Control	0	Not assessed.	
Makeup Water	0	Not assessed.	
Other	0	Not assessed.	
Plant Piping/Valves	0	Not assessed.	
Pumps	0	Not assessed.	
Water Treatment	0	Not assessed.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	0	Not assessed.	
Duct Smoke Detectors	0	Not assessed.	
Equipment Service Life	0	Not assessed.	
Other	0	Not assessed.	
Thermostats, Switches, and Devices	0	Not assessed.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	0	Not assessed.	

Other	0	N/A	
Restrooms	0	Not assessed.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Humidity Issues	1	Recommend inspection of the HVAC system and deep clean the space.	
Temperature Issues	2	Recommend inspection of the HVAC system.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	0	Not assessed.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	4	No issues noted.	
Plumbing - Other	0	N/A	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	3	Recommend repairing or replacing water fountain.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Sanitary Piping	0	Not assessed.	
Supply Piping	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	0	Not assessed.	

Site - Flooring	SCORE	NOTES	COST ESTIMATE
Concrete	3	Recommend repairing cracks and monitoring over time.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	4	No issues noticed.	
Exterior Furniture	4	No issues noticed.	
General and Landscape - Other	2	Recommend updating surrounding site locations with turf where requested.	
Irrigation System	0	N/A	
Landscaping - Building Perimeter	5	No issues noticed.	
Landscaping - Trees	5	No issues noticed.	
Odor	2	No issues identified.	
On-site Monumental Sign	5	No issues noticed.	
On-site Signage	5	No issues noticed.	
Parking Lot/Asphalt	2	Recommend updating the parking lot per the requested adjustments.	
Pests	5	No issues noticed.	
Retention Wall	2	Recommend cutting grade down to a drainable height.	
Retention/Detention Pond Structures	1	Recommend adding a fence around the retention ponds on site.	
Sidewalks/Crosswalks	2	Recommend patching and monitoring over time.	
Striping/Pavement Marking	1	Recommend updating the parking lot per the requested adjustments.	
Water Drainage	2	Recommend regrading and repaving this location to direct water towards storm drains.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	2	Recommend demolishing and replacing this outdoor asphalt basketball court with new striping.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	3	Recommend regrading with new landscaping or turf.	

Outdoor Recreation - Other	0	N/A	
Outdoor Seating (Bleachers)	4	No issues noticed.	
Playground Area	2	Recommend removing and updating areas of request from district.	
Playground Equipment	5	No issues noticed.	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/	
Walking Paths	4	No issues noticed.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	0	Not assessed.	
Backflow Preventor	0	Not assessed.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	0	Not assessed.	
Electrical Transformers	0	Not assessed.	
Gas Distribution System	0	Not assessed.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	0	Not assessed.	
Sanitary Distribution System	0	Not assessed.	
Site Utilities - Other	0	Not assessed.	
Voice/Data Systems	0	Not assessed.	



South Lake Elementary School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	4	No issues noted.	
Control Joints	3	Recommend removal of existing mortar joints where indicated and replacing with properly sized control joint using appropriate color match sealant.	
Edge Metal	4	No issues noted.	
Exterior Cladding	3	Recommend further observations be made in this location to better understand contributing factors	
Exterior Finish	4	No issues noted.	
Flashings	4	No issues noted.	
Sealants	3	Recommend sealant repairs/replacements where indicated.	
Weep Holes	3	Recommend proper installation of weep holes where indicated.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
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Door (Ext.)	4	No issues noted.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	4	No issues noted.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Windows	3	Recommend window repairs/replacements where indicated.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA Bathroom Sink	4	No issues noted.	
ADA Bathroom Stall	4	No issues noted.	
ADA Drinking Fountains	4	No issues noted.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	0	N/A	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	

Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	3	Recommend removal of mats from location or replacement of mats w/ product of lower pile.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Mechanical	SCORE	NOTES	COST ESTIMATE
Temperature Issues	2	Recommend installing a mini split where indicated.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	

Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend replacement of affected ceiling tiles after water leak source resolved.	
Exposed Ceiling	4	No issues noted.	
Gypsum	4	No issues noted.	
Tectum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Ext.)	3	Recommend replacement of any worn / damaged gasket material.	
Door Hardware (Int.)	3	Replace any malfunctioning door hardware that is determined to be broken and cannot be adjusted.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	4	No issues noted.	
Concrete	4	No issues noted.	
Epoxy	4	No issues noted.	
Specialty	4	No issues noted.	
Terrazzo	3	Recommend district maintenance staff clean terrazzo where indicated.	
Tile	3	Recommend thorough heavy-duty cleaning of full extents of tile flooring per MFR. recommendations	
VCT	3	Recommend VCT replacements where indicated.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	N/A	
Art	4	No issues noted.	

Athletic Equipment	4	No issues noted.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	0	N/A	
ROTC	0	N/A	
Science Equipment	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	4	No issues noted.	
Locker	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Recommend replacement of joint materials where indicated.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend CMU crack repairs and wall tile replacements where indicated.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Data	4	No issues noted.	

Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend installing a weathertight cover plate.	
Emergency Generator	4	No issues noted.	

Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	

Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend flush of HVAC system and professional cleaning of all ductwork in mechanical system. Clean soiled grilles / diffusers thoroughly & replace any items which resist cleaning or are damaged.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Dectors	4	No issues noted.	

Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	4	No issues noted.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountain	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
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Bike Racks/Storage	4	No issues noted.	
Emergency Vehicle Access	5	No issues noted.	
Exterior Furniture	4	No issues noted.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	4	No issues noted.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	4	No issues noted.	
Pests	4	No issues noted.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	4	No issues noted.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	4	No issues noted.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	1	District would like to add another basketball court, adjacent to and of the same standard as the existing court.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	0	N/A	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	2	Recommend playground turf installation where indicated.	
Playground Equipment	4	No issues noted.	
Scoreboards	0	N/A	

Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	4	No issues noted.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	2	Recommend constructing a masonry enclosure for three dumpsters.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	1	No issues noted.	
Loading Dock	3	Recommend periodic observation be made to maintain expected service life of guard components.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	



White Knoll Elementary School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	4	No issues noted.	
Building Envelope - Other	4	No issues noted.	
Canopies	4	No issues noted.	
Control Joints	3	Recommend refilling the joint and monitoring over time.	
Edge Metal	4	No issues noted.	
Expansion Joint	4	No issues noted.	
Exterior Cladding	2	Recommend addressing exterior deterioration by cleaning, sealing, repointing, and replacing damaged cladding while assessing and repairing waterrelated issues.	
Exterior Finish	4	No issues noted.	
Flashings	4	No issues noted.	

Sealants	3	Recommend addressing exterior deficiencies by resealing aged or missing joints while simultaneously cleaning and repairing rusted lintels and degraded mortar.	
Weep Holes	3	Recommend all weep locations coincide with through-wall flashings.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	2	Recommend repairing or replacing door hardware and frame.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	4	No issues noted.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	3	Recommend cleaning and resealing and monitoring.	
Openings - Other	4	No issues noted.	
Windows	1	Recommend addressing deteriorated sealant at exterior fenestration systems and replacing cracked or failing interior windows.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	
Other Materials - Other	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	

Roof Scuppers	4	No issues noted.	
Roofing - Other	4	No issues noted.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Structural - Other	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA - Other	2	Recommend installing an ADA accessible toe kick around the sink.	
ADA Bathroom Stall	2	Recommend installing ADA compliant accessories specified in the remarks for the bathroom stall.	
ADA Drinking Fountains	4	No issues noted.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	4	No issues noted.	
Entrance Accessibility (Other)	4	No issues noted.	
Exterior Door Hardware	2	Recommend repairing or replacing door hardware.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	3	Recommend repairing or replacing door hardware.	

Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	2	Recommend installing missing content to meet building code.	
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Other	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	

Ventilation System	4	No issues noted.	
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Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Fire Protection - Other	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	5	No issues noted.	
Hazardous Materials - Other	5	No issues noted.	
Lead	5	No issues noted.	
Questionable Organic Growth	5	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen - Other	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
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Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	2	Recommend paving to complete emergency vehicle access road around the West side of the building.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	0	N/A	
Safety and Security - Other	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Cues, Boards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	4	No issues noted.	
Exterior Noise	4	No issues noted.	
HVAC	3	Recommend reviewing the unit and making necessary repairs.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
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Access Panels	4	No issues noted.	
ACT	3	Recommend replace all damaged tiles once leak is fixed.	
Ceiling - Other	4	No issues noted.	
Exposed Ceiling	0	N/A	
Gypsum	4	No issues noted.	
Tectum	0	N/A	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	4	No issues noted.	
Door (Int.)	3	Recommend replacing 1 broken door.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Interior Door Hardware	3	Recommend repairing.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	3	Recommend recarpeting the entire classroom.	
Concrete	4	No issues noted.	
Epoxy	0	N/A	
Flooring - Other	3	No issues identified.	
Specialty	0	N/A	
Terrazzo	3	Recommend patching and monitoring over time.	
Tile	3	Recommend removing and retiling.	
VCT	3	Recommend replacing all damaged tiles.	
Wood	0	N/A	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Furniture - Other	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	
Restrooms - Other	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	4	No issues noted.	
Art	4	No issues noted.	
Athletic Equipment	4	No issues noted.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	4	No issues noted.	
ROTC	0	N/A	
Science Equipment	4	No issues noted.	
Specialty Equipment - Other	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	4	No issues noted.	
Locker	4	No issues noted.	
Storage - Other	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Other	4	No issues noted.	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Recommend refilling and monitoring over time.	
Finish	4	No issues noted.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend patching and repainting areas of surface damage, sealant, and address wall cracks with patching while monitoring over time.	
Wall - Other	4	No issues noted.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Communication - Other	2	Recommend replacing the sound system in the cafeteria.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Other	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Electrical Distribution - Other	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Electrical Supply - Other	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend installing and sealing a cover box.	
Emergency Generator	4	No issues noted.	

Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting - Other	2	Recommend replacing existing lighting with LED's.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend replacing ACT after ductwork has been cleaned out.	
Split Systems	4	N/A	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Other	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	

Water Treatment	4	No issues noted.	
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MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Dectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Other	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Other	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	3	Recommend inspecting and repairing plumbing.	
Mop Sinks	4	No issues noted.	
Plumbing - Other	4	No issues noted.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	3	Recommend repairing plumbing.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	2	Recommend reviewing the pipe for any leaks. Regrade and slope water away from facade.	
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	2	Recommend paving to complete emergency vehicle access road around the West side of the building.	
Exterior Furniture	0	N/A	
General and Landscape - Other	2	Recommend infilling the hole or placing a high visibility hazard signage.	
Irrigation System	1	No issues noted.	
Landscaping - Building Perimeter	3	Recommend cleaning and removing overgrown vegetation with continuous monitoring.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	1	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	3	Recommend infilling and monitoring over time.	
Pests	4	No issues noted.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	3	Recommend cleaning and repairing, consider removal and replacement with concrete sidewalk.	
Striping/Pavement Markings	3	Recommend restriping.	
Water Drainage	2	Recommend redirecting water runoff away from the building.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	4	No issues noted.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	0	N/A	
Outdoor Recreation - Other	4	No issues noted.	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	2	Recommend sifting and clearing out the sand of any harmful debris.	
Playground Equipment	4	No issues noted.	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	4	No issues noted.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	

Site Utilities - Other	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	

3/06/26
PRELIMINARY



White Knoll Middle School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Acoustics	SCORE	NOTES	COST ESTIMATE
HVAC	3	Recommend complete removal / replacement of perimeter sealant joint at vent grate along with sealing all exterior wall penetrations.	

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	0	N/A	
Canopies	4	No issues noted.	
Control Joints	3	Recommend complete removal / replacement of control joint.	
Edge Metal	4	No issues noted.	
Expansion/Control Joints	4	No issues noted.	
Exterior Cladding	3	Recommend cleaning and repairing damaged materials.	
Exterior Finish	3	Recommend properly cleaning all exposed steel surfaces and applying a corrosion inhibitor primer and paint.	

Flashings	4	No issues noted.	
Sealants	3	Recommend cleaning and replacing damaged materials.	
Weep Holes	3	Recommend installation of properly spaced weep holes at all masonry cladding head terminations and at all through-wall flashing locations	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	2	Recommend fenestration system tech rep be advised of condition and appropriate repairs made.	
Door Frame (Ext.)	3	Recommend repairing or replacing.	
Door Hardware (Ext.)	2	Recommend adjusting/replacing hardware to ensure closure.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Openings - Other	0	N/A	
Windows	3	Recommend cleaning and repairing or replacing damaged materials.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	
Other Materials - Other	0	N/A	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	2	Recommend all masonry veneer cladding be allowed to drain to the exterior face of the wall.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	

Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Roof Surface	2	Recommend periodic observations of all locations and immediate repairs where located at seams / transitions / penetrations.	
Roofing - Other	0	N/A	
Soffit/Fascia	3	Recommend periodic observations be made of this condition to note changes.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Structural - Other	0	N/A	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	2	Recommend installing a ramp within the auditorium.	
ADA - Other	0	N/A	
ADA Bathroom Sink	3	Recommend installing ADA compliant height/ reach sink and installing pipe insulation if the water has hot supply.	
ADA Bathroom Stall	3	Recommend installing vertical grab bar and ADA compliant fixtures.	
ADA Drinking Fountains	3	Recommend installing wing walls and an ADA height/ reach fountain.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	4	No issues noted.	
Entrance Accessibility (Other)	1	Recommend pouring a sidewalk to connect the slab at the door to a safe zone.	
Exterior Door Hardware	4	No issues noted.	

Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other		N/A	
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	

Humidification System	4	No issues noted.	
Other	0	N/A	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Fire Protection - Other	0	N/A	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	1	Recommend demolishing and abating the old metal portable with asbestos.	
Hazardous Materials - Other	0	N/A	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen - Other	0	N/A	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	

Venting	4	No issues noted.	
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Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Safety and Security - Other	0	N/A	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	0	N/A	
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	

Sound Attenuation	4	No issues noted.	
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Interiors - ADA	SCORE	NOTES	COST ESTIMATE
ADA - Other	3	Recommend removing and replacing all of the carpet after.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend above ceiling inspection for source of leak and replacement of all damaged tiles.	
Ceiling - Other	3	Recommend taping crack and repainting.	
Exposed Ceiling	0	N/A	
Gypsum	0	N/A	
Tectum	0	N/A	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	0	N/A	
Door (Int.)	3	Recommend replacing all foldable doors in this room with standard doors.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	1	Recommend installing a tinted film to reduce sun issues.	
Door Hardware (Ext.)	3	Recommend adjusting/replacing hardware to ensure closure.	
Door Hardware (Int.)	4	No issues noted.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	3	Recommend replacing carpet in damaged/requested areas.	
Concrete	4	No issues noted.	
Epoxy	0	N/A	

Flooring - Other	0	N/A	
Specialty	0	N/A	
Terrazzo	3	Recommend patching and monitoring over time.	
Tile	3	Recommend replacing damaged areas.	
VCT	3	Recommend replacing damaged areas.	
Wood	0	N/A	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	2	Recommend replacing damaged millwork.	
Desks	4	No issues noted.	
Furniture - Other	2	Recommend all library furniture to be replaced.	
Writeable Surface	4	No issues noted.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	3	No issues noted.	
Restroom Accessories	4	No issues noted.	
Restrooms - Other	0	N/A	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	4	No issues noted.	
Art	4	No issues noted.	
Athletic Equipment	2	Recommend installing a second scoreboard.	
Band/Music	4	No issues noted.	

Fixed Theater Seating	4	No issues noted.	
ROTC	0	N/A	
Science Equipment	4	No issues noted.	
Specialty Equipment - Other	0	N/A	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	2	Recommend installing shelving for storage purposes.	
Locker	2	Recommend removing all lockers from hallways and replace with benches.	
Storage - Other	2	Recommend repair or replace damaged millwork.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	4	No issues noted.	
Other	0	N/A	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Expansion Joints	2	Recommend re-installing.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend repairing damaged areas and continue to monitor over time.	
Wall - Other	0	N/A	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
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Annunciator Panels	4	No issues noted.	
Communication - Other	0	N/A	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Other	0	N/A	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Electrical Distribution - Other	0	N/A	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Electrical Supply - Other	0	N/A	
Main Feeds	4	No issues noted.	

Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	0	N/A	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	2	Recommend removing floor boxes and replace with matching surrounding material.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	2	Recommend replacing existing lighting with LEDs with dimmable controls.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting - Other	0	N/A	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	1	Recommend adding exterior lighting.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
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Ducting	4	No issues noted.	
Other	0	N/A	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	0	N/A	
Return Air Path	4	No issues noted.	
Return/Supply	0	Recommend flushing duct work and replacing stained tiles.	
Split Systems	0	N/A	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Issues	2	Recommend inspecting mechanical systems in this zone.	
Other	0	N/A	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
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Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Other	0	N/A	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	0	Recommend replacing decommissioned HVAC unit.	
Other	0	N/A	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Other	0	N/A	
Restrooms	4	No issues noted.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	4	No issues noted.	

Plumbing - Other	0	N/A	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	2	Recommend adding a temporary road until a permanent one can be created.	
Exterior Furniture	0	N/A	
General and Landscape - Other	3	Recommend making changes to fix remark issues around the site.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	4	No issues noted.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	2	Recommend changing the Monumental sign to a digital sign.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	2	Recommend infilling areas and restripe where necessary.	
Pests	4	No issues noted.	
Retention Wall	0	N/A	

Retention/Detention Pond Structures	0	N/A	
Sidewalk/Crosswalk	3	Recommend cleaning and filling or shaving down in areas that are raised and separated.	
Striping/Pavement Markings	3	Recommend restriping where fixes are made and where paint is faint.	
Water Drainage	2	Recommend regrading and repaving to redirect stormwater towards drains.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	4	No issues noted.	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	2	Recommend resurfacing entire outdoor basketball black top and restripe.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	4	No issues noted.	
Outdoor Recreation - Other	0	N/A	
Outdoor Seating (Bleachers)	4	No issues noted.	
Playground Area	4	No issues noted.	
Playground Equipment	4	No issues noted.	
Scoreboards	4	No issues noted.	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	0	N/A	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	

Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Site Utilities - Other	0	N/A	
Voice/Data Systems	4	No issues noted.	

3/06/26
PRELIMINARY



White Knoll High School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	3	Recommend prep / prime / paint of all steel canopy framing components	
Control Joints	3	Recommend complete removal / replacement of control joints where indicated.	
Edge Metal	4	No issues noted.	
Exterior Cladding	3	Recommend comprehensive repair and maintenance of exterior masonry and drainage systems—including cleaning and protecting corroded steel lintels, installing proper control joints, sealing penetrations, and modifying grades—to prevent water intrusion, structural deterioration, and ensure long-term wall performance.	
Exterior Finish	4	No issues noted.	
Flashings	3	Recommend flashing repair where indicated.	
Other - Other	3	Recommend cleaning and repainting where indicated.	
Sealants	3	Recommend comprehensive replacement of failed or improperly installed perimeter and penetration sealant joints.	

Weep Holes	3	Recommend repairing failed wall cavity drainage and rope weeps, replacing deteriorated perimeter sealant joints, and modifying grades to ensure proper weep hole function, thereby preventing water intrusion, staining, and fungal growth while maintaining long-term cladding performance.	
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Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend comprehensive repair and replacement of exterior doors and components—including failed perimeter sealant joints, damaged or missing thresholds and gaskets, and warped slabs—while upgrading to properly sized sealant joints and repainting metal doors, to restore functionality, weather resistance, and long-term durability across the campus.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	3	Recommend repairing or replacing malfunctioning doors and hardware—including failed seals, rusted components, and non-closing mechanisms—to restore proper operation, security, and reliability across both exterior and interior door systems.	
Head/Jamb/Sill	3	Recommend investigating and repairing potential water intrusion at window lintels, refinishing affected finishes, and monitoring and repointing cracked CMU mortar joints to prevent further deterioration and maintain long-term structural integrity.	
Louvers and Vents	4	No issues noted.	
Windows	3	Recommend window replacements and repairs where indicated.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend replacing coping cap where indicated.	
Gutters and Downspouts	3	Recommend repairing and modifying gutter and downspout systems—including correcting overtopping and sealant failures, reinstalling detached diverters, and redirecting discharge away from walls—to prevent staining, erosion, and water intrusion at the building perimeter.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	

Roof Openings (Scuttles, Skylights)	2	Recommend cutting skylight in where indicated.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	3	Periodic observations of these conditions should be ongoing	
Roof Surface	3	Recommend reviewing for possible leaking and re-slope the area towards roof drains, continue to monitor.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	3	Recommend removal / replacement of damaged framing and truss.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA - Other	1	Recommend redesign of bathroom to include ambulatory stall at next large renovation	
ADA Bathroom Sink	3	Recommend correcting sink accessibility and safety issues throughout the building by installing required ADAcompliant fixtures, adding missing pipe and Ptrap insulation, repairing failing caulk, and addressing codeviolating uninsulated hotwater piping with priority attention where necessary.	
ADA Bathroom Stall	3	Recommend installing grab bars where indicated.	
ADA Drinking Fountains	4	No issues noted.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	0	N/A	
Entrance Accessibility (Other)	1	Recommend installing an ADA accessible path down to the field and restrooms.	
Exterior Door Hardware	3	Recommend district maintenance team to adjust hardware as indicated.	

Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	1	Recommend district maintenance team to adjust hardware as indicated.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	2	Recommend replacing all room mounted signage with ADA compliant style	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	2	Recommend immediate relocation	
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	

Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - General and Landscape	SCORE	NOTES	COST ESTIMATE
Parking Lot/Asphalt	1	Recommend paving area indicated for emergency access.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	

Venting	4	No issues noted.	
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Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	1	Recommend installing additional cameras where indicated.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	2	Recommend installing additional perimeter fencing where indicated.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	No issues identified.	
Ceiling - Other	3	Recommend ACT replacement with sturdy clip-style and repairs to shower ceiling where indicated.	
Exposed Ceiling	4	No issues noted.	
Gypsum	3	No issues identified.	
Tectum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	2	Recommend replacing gym entry doors with glass as requested and correcting misaligned interior door leaves to ensure smooth operation, proper clearance, and reliable functionality throughout the building.	
Door Frame (Int.)	3	Recommend replacing damaged door frame.	
Door Glazing	4	No issues noted.	
Door Hardware (Ext.)	2	Recommend adjusting closer hardware to ensure door closure.	
Interior Door Hardware	3	No issues identified.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	3	Recommend replacing damaged/worn carpet where indicated.	
Concrete	3	Recommend concrete repairs where indicated.	
Epoxy	4	No issues noted.	
Flooring - Other	3	Recommend flooring repairs and replacements where indicated.	
Specialty	4	No issues noted.	
Terrazzo	4	No issues noted.	
Tile	3	Recommend replacing all damaged tile where indicated.	
VCT	3	Recommend replacing all damaged VCT.	

Wood	4	No issues noted.	
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Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	3	Recommend repairing or replacing damaged millwork and casework throughout the building	
Desks	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - Kitchen	SCORE	NOTES	COST ESTIMATE
Equipment - Cooking	2	Recommend budgeting \$305k for kitchen upgrades.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	3	Recommend miscellaneous interior upgrades as indicated.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	2	Recommend installing toilet partitions where indicated.	
Restroom Accessories	3	Recommend replacing missing mirrors.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	4	No issues noted.	
Art	4	No issues noted.	
Athletic Equipment	1	Recommend equipment upgrades and replacements where indicated.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	4	No issues noted.	
ROTC	4	No issues noted.	
Science Equipment	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	

Theatrical Performance Sound Equipment	4	No issues noted.	
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Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	Recommend purging storage areas and replacing damaged millwork throughout.	
Locker	2	Recommend locker replacements and installations where indicated.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	4	No issues noted.	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Recommend caulking over cracks in mortar joints of CMU walls and replacing damaged control joints where indicated.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend caulking over cracks and surveillance over time for continued cracking/settling where indicated.	
Wall - Finish	3	Recommend baseboard and wallpaper re indicated.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Communication - Other	1	Recommend installing Wi-Fi access at central athletics building.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
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Dedicated Water Heater for Kitchen	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend replacing electrical box covers where indicated and inspecting units for water damage.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	3	No issues identified.	
Wiring	2	Recommend repairing exposed wiring where indicated.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	3	Recommend repairs to lighting components that address failed operation	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	2	No issues identified.	
Lighting - Other	3	Recommend investigating cause of multiple lights flickering and an LED upgrade for the entire school (except for the parking lots)	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Other	3	Recommend elevating condensing units to allow line sets to be placed above grade	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend flushing ductwork and replacing or cleaning the dirty supply grills where indicated.	

Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	2	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	
HVAC	3	Recommend inspecting, cleaning, and repairing HVAC systems throughout the building—addressing nonfunctioning units, overheating rooms, vent contamination, and persistent mechanical issues—and implementing ongoing monitoring to ensure proper performance.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	

Thermostats, Switches, and Devices	4	No issues noted.	
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MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	3	Recommend replacing metal laundry machine bases.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	2	Recommend removal of exist. caulking material & re-caulking fixture w/ new material	
Other	3	Recommend resolving active water leak	
Roof Drain Piping	3	Recommend extending the overflow pipe proud of the CMU and fill the void with mortar to seal off the cavity behind.	
Showers	3	No issues identified.	
Urinals	4	No issues noted.	
Water Closets	2	Recommend removal of exist. caulking material & re-caulking fixture w/ new material. Recommend repairing plumbing that is out of order.	
Water Fountains	3	Recommend investigating and repairing or replacing all non-functioning interior and exterior water fountains to restore reliable operation and ensure consistent access to drinking water across the campus.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	

Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - Flooring	SCORE	NOTES	COST ESTIMATE
Concrete	3	Recommend concrete repairs and pours where indicated.	
Flooring - Other	2	Recommend replacement or repair to affected area	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	4	No issues noted.	
Emergency Vehicle Access	4	No issues noted.	
Exterior Furniture	4	No issues noted.	
General and Landscape - Other	2	Implement erosion control, field grading/sodding, vegetation removal, pond excavation, and safety repairs to improve site conditions and prevent hazards.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	3	Recommend removal of vegetation to mitigate potential damage by root system	
Landscaping - Trees	3	Recommend removing trees where indicated.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	1	Recommend constructing a retaining wall for the fire lane and resurfacing and restriping the entire student parking lot. Recommend parking upgrades where indicated.	
Pests	4	No issues noted.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	4	No issues noted.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	3	Recommend modifying grade to convey water away from building perimeter where indicated.	

Site - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	2	Recommend site modifications where indicated. Recommend repairs to access door where indicated.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	1	Recommend resurfacing athletic track with a MONDO system.	
Baseball Field(s) and Features	4	No issues noted.	
Basketball Courts	4	No issues noted.	
Concessions/Restrooms	4	No issues noted.	
Football/Soccer Field	4	No issues noted.	
Outdoor Seating (Bleachers)	1	Recommend installing additional bleachers and cleaning rust from existing bleachers.	
Playground Area	0	N/A	
Playground Equipment	0	N/A	
Scoreboards	2	No issues identified.	
Softball Field(s) and Features	2	Recommend a separate sound system for baseball and softball fields. Recommend closing off open side of dugout.	
Tennis Courts	4	No issues noted.	
Walking Paths	4	No issues noted.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	

Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	

3/06/26
PRELIMINARY



3/06/26

PRELIMINARY

River Bluff Cluster



Lakeside Middle School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	2	Recommend district making a decision on design needs and acquire an architect if decision is made to go through with modifications.	

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	4	No issues noted.	
Canopies	4	No issues noted.	
Control Joints	3	Recommend refilling of control joint material.	
Edge Metal	4	No issues noted.	
Expansion Joints	4	No issues noted.	
Exterior Cladding	3	Recommend adding a continuous perimeter sealant joint between cladding and fixture escutcheon plate where indicated. Recommend repointing / tuckpointing grout joint (existing weeps to be replaced) where indicated.	

Exterior Finish	4	No issues noted.	
Flashings	3	Recommend flashing alterations as noted.	
Sealants	3	Recommend installing/repairing sealants where indicated.	
Weep Holes	3	Recommend wall cladding weeps are unimpeded and allowing for unrestricted drainage to the exterior	

Building Envelope - Door	SCORE	NOTES	COST ESTIMATE
Door Glazing	3	Recommend resealing glazing by certified door fabricator.	
Door Hardware (Ext.)	3	Recommend adjusting door closers to ensure proper latching and replacement of door sweeps where indicated.	

Building Envelope - General and Landscape	SCORE	NOTES	COST ESTIMATE
Sidewalks/Crosswalks	2	Recommend isolated concrete slab repairs be implemented.	
Water Drainage	3	Recommend removal and reinstallation of pre-fabricated canopy where indicated. Primary roof drains should be serviced for debris at inlet and unimpeded flow within drainage system piping.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend door slab be adjusted.	
Door Frame (Ext.)	3	Recommend sealant be installed at interface of horizontal and vertical framing components.	
Door Hardware (Ext.)	4	No issues noted.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Openings - Other	4	No issues noted.	
Windows	3	Recommend window sill, cover plates and gasket repairs as noted.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	

Other Materials - Other	4	No issues noted.	
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Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend termination / closure component be added and sealed a open end profile. Recommend reapplication of sealant by licensed roofing installer at this location.	
Gutters and Downspouts	3	Recommend sealing gutter end cap.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Roofing - Other	3	Install crickets where indicated to better divert water to roof drains if issues develop. Recommend kickout flashing be installed where indicated.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Structural - Other	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Building Envelope - Structure	SCORE	NOTES	COST ESTIMATE
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Structural - Other	3	Recommend concrete repairs include subsurface compaction observations at edge of building footer.	
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Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA - Other	4	No issues noted.	
ADA Bathroom Sink	4	No issues noted.	
ADA Bathroom Stall	4	No issues noted.	
ADA Drinking Fountains	4	No issues noted.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	4	No issues noted.	
Entrance Accessibility (Other)	4	No issues noted.	
Exterior Door Hardware	2	Recommend district maintenance team inspect door for the reason of inability to close.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	3	No issues identified.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	4	No issues noted.	
Exit Discharge	4	No issues noted.	

Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Communication	SCORE	NOTES	COST ESTIMATE
Fire Alarm	2	Recommend consultation with Fire Engineer to discuss fire alarm system.	

Health Safety and Security - Door	SCORE	NOTES	COST ESTIMATE
Door Hardware (Int.)	2	Recommend repair / replacement of door hardware.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Other	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	

Fire Protection - Other	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Hazardous Materials - Other	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen - Other	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Lighting	SCORE	NOTES	COST ESTIMATE
Exterior Perimeter Lighting	2	Recommend removal of light poles and installation of wall mounted lighting and cost per fixture.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	1	Recommend installation of access gate at front parking lot.	

Access Control - Secondary Access	4	No issues noted.	
Access Gate	1	Recommend more substantial / permanent solution be considered at activity gate. Recommend safer barrier be installed at courtyard panic bars.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Safety and Security - Other	3	Recommend installation of eye wash station.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Cues, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustic - Other	3	Recommend consultation w/ acoustical engineer for potential sound abatement solutions.	
Acoustics - Other	4	No issues noted.	
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend replacement of ceiling tiles as req'd after water leak source is resolved.	
Ceiling - Other	4	No issues noted.	
Exposed Ceiling	4	No issues noted.	
Gypsum	4	No issues noted.	
Tectum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	4	No issues noted.	
Door (Int.)	3	Recommend adjusting door hinges where indicated.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	3	Recommend adjustment and/or replacement of hardware where indicated.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	4	No issues noted.	
Concrete	3	Cracking in concrete flooring, reseal where indicated.	
Epoxy	4	No issues noted.	
Flooring - Other	4	No issues noted.	
Specialty	4	No issues noted.	
Terrazzo	4	No issues noted.	
Tile	4	No issues noted.	
VCT	3	Replace perimeter tiles and wall base where indicated.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Furniture - Other	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - General and Landscape	SCORE	NOTES	COST ESTIMATE
Water Drainage	2	Recommend reinstalling flooring in this area to slope towards the drain.	

Interiors - Kitchen	SCORE	NOTES	COST ESTIMATE
Equipment - Cooking	4	No issues noted.	

Interiors - Openings	SCORE	NOTES	COST ESTIMATE
Windows	3	Recommend replacement of broken shades and reinstallation of window sealant where indicated.	

Interiors - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Outdoor Seating (Bleachers)	2	Recommend warranty review as bleachers should fall into warranty coverage period.	

Interiors - Plumbing	SCORE	NOTES	COST ESTIMATE
Lavatories/Sinks	3	Recommend modification of casework and installation of waterproof backsplash where indicated.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	
Restrooms - Other	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
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Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	4	No issues noted.	
Art	4	No issues noted.	
Athletic Equipment	2	Recommend review of warranty as scoreboard should be in warranty coverage period.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	4	No issues noted.	
ROTC	4	No issues noted.	
Science Equipment	4	No issues noted.	
Specialty Equipment - Other	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	4	No issues noted.	
Locker	3	Recommend replacement of roughly 8 lockers and price per locker.	
Storage - Other	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	4	No issues noted.	
Other	4	No issues noted.	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Finish	4	No issues noted.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend complete replacement on wall base with cost/linear foot.	
Wall - Other	4	No issues noted.	

MEP Systems - Acoustics	SCORE	NOTES	COST ESTIMATE
HVAC	2	Recommend district maintenance team inspect the library dampers in HVAC system, they are likely the source of the noise.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Communication - Other	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Other	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	

Electrical Distribution - Other	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	0	No issues noted.	
Electrical Supply - Other	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	2	Recommend electrical inspection in the kitchen and the industrial classroom.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Supply Piping	4	No issues noted.	

MEP Systems - General and Landscape	SCORE	NOTES	COST ESTIMATE
Water Drainage	2	Recommend district maintenance to look into plumbing in the indicated classroom.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting - Other	4	No issues noted.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	4	No issues noted.	

Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues identified.	
Other	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Other	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Dectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	

Other	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Other	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Mechanical - Other	3	Recommend replacement of access panel if repair is unfeasible.	
Temperature Issues	2	Recommend inspection of HVAC system to locate cause.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	4	No issues noted.	
Plumbing - Other	2	Recommend inspections by plumbers where indicated. Recommend replacing seal around water heater pump immediately.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	3	Recommend evaluation & repair by licensed plumber.	
Water Fountains	4	No issues noted.	

MEP Systems - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
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Theatrical Equipment (Rigging, Shell, Curtains)	3	Recommend replacement with cost per fixture.	
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MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	5	No issues noted.	
Emergency Vehicle Access	5	No issues noted.	
Exterior Furniture	5	No issues noted.	
General and Landscape - Other	5	No issues noted.	
Irrigation System	5	No issues noted.	
Landscaping - Building Perimeter	5	No issues noted.	
Landscaping - Trees	5	No issues noted.	
On-site Monumental Sign	5	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	4	No issues noted.	
Pests	5	No issues noted.	
Retention Wall	5	No issues noted.	
Retention/Detention Pond Structures	5	No issues noted.	
Sidewalks/Crosswalks	5	No issues noted.	
Striping/Pavement Markings	5	No issues noted.	

Water Drainage	3	Recommend site drainage be reviewed by civil engineer for adequate performance. Recommend regrading before swapping grass for turf where indicated.	
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Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	2	District would like to change all grass areas to turf with cost/square foot of removal and installation.	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	4	No issues noted.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	4	No issues noted.	
Outdoor Recreation - Other	4	No issues noted.	
Outdoor Seating (Bleachers)	4	No issues noted.	
Playground Area	0	N/A	
Playground Equipment	0	N/A	
Scoreboards	4	No issues noted.	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	5	No issues noted.	

Site - Plumbing	SCORE	NOTES	COST ESTIMATE
Plumbing - Other	3	Recommend noting this location on facility / landscape maintenance plan for future reference.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	

Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Site Utilities - Other	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	

3/06/26
PRELIMINARY



Meadow Glen Elementary School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Average Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	4	No issues noted.	
Building Envelope - Other	4	No issues noted.	
Canopies	4	No issues noted.	
Control Joints	3	Recommend removal / replacement of control joints where needed.	
Edge Metal	4	No issues noted.	
Expansion Joints	4	No issues noted.	
Exterior Cladding	3	Recommend patching all cracks in cladding and cleaning all window sills.	
Exterior Finish	4	No issues noted.	
Flashings	4	No issues noted.	
Sealants	3	Recommend removal & replacement of window perimeter sealant by certified window installer.	
Weep Holes	4	No issues noted.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	4	No issues noted	
Door Frame (Ext.)	4	No issues noted	
Door Hardware (Ext.)	3	Exterior door fob replacement on all doors in 2 years. Replace hardware and sweeps where indicated.	
Head/Jamb/Sill	4	No issues noted	
Louvers and Vents	3	Recommend power washing by district maintenance team.	
Openings - Other	4	No issues noted	
Windows	3	Recommend removal and replacement of window perimeter sealants where noted by certified window installer.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	1	No issues noted.	
Other Materials - Other	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted	
Primary Drains	4	No issues noted	
Roof	4	No issues noted	
Roof Curbing	4	No issues noted	
Roof Openings (Scuttles, Skylights)	4	No issues noted	
Roof Penetrations	4	No issues noted	
Roof Scuppers	2	Recommend cleaning brick where indicated and clearing out roof drains to limit scupper use.	
Roofing - Other	4	No issues noted.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Structural - Other	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA - Other	4	No issues noted.	
ADA Bathroom Sink	3	Recommend installing pipe insulation.	
ADA Bathroom Stall	3	No issues identified.	
ADA Drinking Fountains	4	No issues noted.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	4	No issues noted.	
Entrance Accessibility (Other)	4	No issues noted.	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	

Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	4	No issues noted.	
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	1	Door does not latch properly, recommend district maintenance team assess reason for improper closure.	
Door Hardware (Ext.)	1	District would like secure badge access added to this set of doors.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Other	4	No issues noted.	

Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Fire Protection - Other	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Hazardous Materials - Other	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	3	Recommend replacement of ceiling tiles after water leak source has been resolved.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	2	Fob replacement needed at all exterior doors in 2 years, this might require server upgrades.	
Access Gate	1	2-3 access gates need panic hardware installed.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	2	Camera upgrades needed throughout.	
Cameras (Int.)	2	Camera upgrades needed throughout.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	

Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Safety and Security - Other	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	4	No issues noted.	
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - ADA	SCORE	NOTES	COST ESTIMATE
ADA Bathroom Sink	3	Recommend sink repairs as indicated.	
Exterior Door Hardware	3	No issues identified.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend replacing ceiling tiles where indicated.	
Exposed Ceiling	4	No issues noted.	
Gypsum	3	Repair and repaint gypsum ceiling where indicated.	
Tectum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	4	No issues noted.	
Door (Int.)	3	Recommend veneer repairs where indicated.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	3	Recommend district maintenance team relocate door stops where indicated.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	3	Recommend replacing damaged and lifting carpet where indicated.	
Concrete	4	No issues noted.	
Epoxy	4	No issues noted.	
Flooring - Other	2	Recommend refinishing stage flooring.	
Specialty	4	No issues noted.	
Terrazzo	3	Recommend patching cracking where indicated.	
Tile	4	No issues noted.	
VCT	3	Recommend replacing damaged and missing tiles where indicated.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Furniture - Other	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - Kitchen	SCORE	NOTES	COST ESTIMATE
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Equipment - Cooking	2	Recommend equipment repairs/replacements as indicated.	
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Interiors - Mechanical	SCORE	NOTES	COST ESTIMATE
Return/Supply	3	Recommend flushing HVAC, cleaning grilles, and replacing adjacent ceiling tiles where indicated.	

Interiors - Openings	SCORE	NOTES	COST ESTIMATE
Windows	3	Recommend caulk/sealant repairs where indicated.	

Interiors - Plumbing	SCORE	NOTES	COST ESTIMATE
Mop Sinks	3	Recommend deep clean and re-caulking by district maintenance staff.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	
Restrooms - Other	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	N/A	
Art	4	No issues noted.	
Athletic Equipment	4	No issues noted.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	4	No issues noted.	
ROTC	0	N/A	

Science Equipment	4	No issues noted.	
Specialty Equipment - Other	1	Updated AV system needed for gym/cafeteria Smart board upgrades needed in all classrooms and Learning commons	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Equipment (Rigging, Shell, Curtains)	2	Replace stage curtain	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	2	Additional storage building needed outside.	
Locker	0	N/A	
Storage - Other	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	4	No issues noted.	
Other	4	No issues noted.	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend patching of all wall cracking where indicated.	
Wall - Finish	3	Recommend patching of paint in room corners by district maintenance staff.	
Wall - Other	3	Recommend wall base replacement and corner joint cracking filled where indicated.	

MEP Systems - Acoustics	SCORE	NOTES	COST ESTIMATE
HVAC	3	No issues identified.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	0	No issues identified.	
Communication - Other	2	Recommend investing in cellular boosting options.	
Data	0	No issues identified.	
Fire Alarm	0	No issues identified.	
Intercom/PA/Clock	1	PA system needs to be replaced.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noticed.	
Other	4	No issues noticed.	
Recirculation Pumps	4	No issues noticed.	
Tanks	4	No issues noticed.	
Water Heaters	4	No issues noticed.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	0	Not assessed.	
Electrical Distribution - Other	0	Not assessed.	
Equipment	0	Not assessed.	
Panelboards	0	Not assessed.	
Surge Suppression	0	Not assessed.	
Transformers	0	Not assessed.	
Wiring	0	Not assessed.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	0	Not assessed.	

Electrical Supply - Other	0	Not assessed.	
Main Feeds	0	Not assessed.	
Service Switchgear	0	Not assessed.	
Transformers	0	Not assessed.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	No issues identified.	
Emergency Generator	0	No issues identified.	
Kitchen Equipment Supply	0	No issues identified.	
Lightning Protection	0	No issues identified.	
Switches/Receptacles	0	No issues identified.	
Wiring	0	No issues identified.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	4	No issues identified.	
Supply Piping	0	Not assessed.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	0	No issues identified.	
Corridors/Common Areas	0	No issues identified.	
Emergency Lighting	0	No issues identified.	
Exterior Perimeter Lighting	0	No issues identified.	
Lighting - Other	0	No issues identified.	
Lighting Controls	0	No issues identified.	
Parking Lot Lighting	0	No issues identified.	
Restroom Lighting	3	No issues identified.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Other	0	No issues noticed.	
Return Air Path	0	Not assessed.	
Rooftop Units	0	No issues noticed	
Ventilation Air Monitoring	0	Not assessed.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Humidity Control	4	No issues noticed.	
Other	4	No issues noticed.	
Return Air Path	0	Not assessed.	
Return/Supply	4	No issues noticed.	
Split Systems	0	Not assessed.	
Unit Heaters	0	Not assessed.	
Unit Ventilators	0	Not assessed.	
Unitary Systems	0	Not assessed.	
Water Source Heat Pumps	0	Not assessed.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	0	Not assessed.	
Chillers	0	Not assessed.	
Distribution Piping	0	Not assessed.	
Humidity Control	0	Not assessed.	
Other	0	No issues noticed.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	0	Not assessed.	
Humidity Control	0	Not assessed.	
Makeup Water	0	Not assessed.	
Other	0	No issues noted.	
Plant Piping/Valves	0	Not assessed.	
Pumps	0	Not assessed.	
Water Treatment	0	Not assessed.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	0	Not assessed.	
Duct Smoke Detectors	0	Not assessed.	
Equipment Service Life	0	Not assessed.	
Other	0	No issues noted.	
Thermostats, Switches, and Devices	0	Not assessed.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noticed.	
Exhaust Fan Outlet Height	4	No issues noticed.	
Kitchen Hood Exhaust	2	Recommend verify current HVAC system with client, contend several options varying from bypassing the current VFD system or to fully remove the existing VFD system and installing a conventional motor and controls system. Both actions should be handled by a qualified technician. (District assumed roughly \$10k)	
Other	4	No issues noticed.	
Restrooms	4	No issues noticed.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
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Return/Supply	2	No issues identified.	
Temperature Issues	3	No issues identified.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noticed.	
Lavatories/Sinks	3	No issues identified.	
Mop Sinks	4	No issues noticed.	
Plumbing - Other	4	No issues noticed.	
Roof Drain Piping	4	No issues noticed.	
Urinals	4	No issues noticed.	
Water Closets	3	Recommend caulking repairs where indicated.	
Water Fountains	3	Recommend water pressure boosters where needed.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Sanitary Piping	0	Not assessed.	
Supply Piping	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	5	No issues noted.	
Exterior Furniture	5	No issues noted.	
General and Landscape - Other	4	No issues noted.	
Irrigation System	4	No issues noted.	

Landscaping - Building Perimeter	4	No issues noted	
Landscaping - Trees	2	Tree removal needed in budget, potential need for \$40,000 worth of tree removal.	
On-site Monumental Sign	5	No issues noted.	
On-site Signage	5	No issues noted	
Parking Lot/Asphalt	2	Replace all pervious asphalt with traditional asphalt.	
Pests	4	No issues identified.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	5	No issues noted.	
Sidewalks/Crosswalks	3	Recommend patching sidewalk where needed.	
Striping/Pavement Markings	1	Paint front entry crosswalk	
Water Drainage	2	Water drainage issues, recommend regrading v cont/slope for	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	0	N/A	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	0	N/A	
Outdoor Recreation - Other	0	N/A	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	3	Recommend regrading and replacing playground padding.	
Playground Equipment	4	No issues noted.	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	4	No issues noted	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	0	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Site Utilities - Other	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	



Meadow Glen Middle School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Average Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	0	N/A	
Canopies	2	Recommend cleaning out internal drains and cleaning to further monitor water build up.	\$12,048.00
Edge Metal	5	No issues noticed.	
Expansion Joints	5	No issues noticed.	
Exterior Cladding	3	Recommend cleaning and repairing necessary areas that show sign of damage or inefficiency.	\$78,592.00
Exterior Finish	3	Recommend appropriately cleaning of cladding with a focus on precast stone surfaces.	Reference Exterior Cladding for pressure washing of exterior walls complete.
Flashings	5	No issues noticed.	
Sealants	3	Recommend installation of an appropriate color match sealant joint at both jamb terminations.	\$434.00
Weep Holes	5	No issues noticed.	

Building Envelope - General and Landscape	SCORE	NOTES	COST ESTIMATE
Water Drainage	2	Recommend inspecting hose bib for cause of leak and clean off cladding.	\$20,176.00

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend cleaning and refinishing damaged material.	\$1,847.00
Door Frame (Ext.)	5	No issues noticed.	
Door Hardware (Ext.)	1	Recommend changing exterior door locks.	\$144,574.00
Head/Jamb/Sill	5	No issues noticed.	
Louvers and Vents	5	No issues noticed.	
Openings - Other	0	N/A	
Windows	3	Recommend cleaning and repairing any damaged material.	\$98,557.00

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	5	No issues noticed.	
Other Materials - Other	0	N/A	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	5	No issues noticed.	
Gutters and Downspouts	5	No issues noticed.	
Overflow Drains	5	No issues noticed.	
Primary Drains	5	No issues noticed.	
Roof	5	No issues noticed.	
Roof Curbing	5	No issues noticed.	
Roof Openings (Scuttles, Skylights)	5	No issues noticed.	
Roof Penetrations	5	No issues noticed.	

Roof Scuppers	5	No issues noticed.	
Roofing - Other	5	No issues noticed.	
Soffit/Fascia	5	No issues noticed.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	5	No issues noticed.	
Floor Framing	0	Not assessed.	
Foundation	0	Not assessed.	
Roof Framing System	0	Not assessed.	
Structural - Other	0	Not assessed.	
Superstructure (Columns, Beams, Walls)	5	No issues noticed.	

Building Envelope - Wall	SCORE	NOTES	COST ESTIMATE
Wall - Damage	3	Recommend patching crack and monitoring over time.	\$255.00

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	5	No issues noticed.	
ADA - Other	3	Recommend replacing casework to meet ADA standards.	\$11,245.00
ADA Bathroom Sink	5	No issues noticed.	
ADA Bathroom Stall	3	Recommend turning toilet to provide clearance, and installing grab bars as able.	\$13,654.00
ADA Drinking Fountains	5	No issues noticed.	
Assembly Seating	5	No issues noticed.	
Directional Signage	5	No issues noticed.	
Elevator/Lift	5	No issues noticed.	
Entrance Accessibility (Other)	5	No issues noticed.	
Exterior Door Hardware	1	Recommend reviewing the hardware and fixing any issues.	\$6,425.00

Fire Alarm Audible/Visible Signals	0	Not assessed.	
Handicap Parking	5	No issues noticed.	
Interior Door Hardware	5	No issues noticed.	
Main Entrance Accessibility	5	No issues noticed.	
Passenger Loading Zone	2	Recommend both lanes are changed into entrance lanes, with cars routed around the bus area.	\$22,489.00
Room Accessibility	5	No issues noticed.	
Room Mounted Signage	5	No issues noticed.	
Stairs	5	No issues noticed.	
Toilet Room Accessories	5	No issues noticed.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	0	N/A	
Exit Discharge	5	No issues noticed.	
Fire Extinguisher	5	No issues noticed.	
Fire Rated Dampers	0	Not assessed.	
Fire Rated Doors	5	No issues noticed.	
Fire Walls/Compartmentalization	0	Not assessed.	
Means of Egress System	5	No issues noticed.	
Sprinkler System	0	Not assessed.	
Travel Distance	5	No issues noticed.	
Vertical Circulation	5	No issues noticed.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	0	Not assessed.	
Filtration System	0	Not assessed.	

Humidification System	0	Not assessed.	
Other	0	N/A	
Storing and Handling of Recyclables	0	Not assessed.	
Ventilation System	0	Not assessed.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	5	No issues noticed.	
Fire Protection - Other	0	N/A	
Pumps and Equipment	0	Not assessed.	
Sprinkler System	0	Not assessed.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	0	N/A	
Hazardous Materials - Other	0	N/A	
Lead	0	N/A	
Questionable Organic Growth	0	N/A	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	5	No issues noticed.	
Drains	5	No issues noticed.	
Dry Storage	5	No issues noticed.	
Equipment - Cooking	5	No issues noticed.	
Equipment - Dishwashing	5	No issues noticed.	
Kitchen - Other	5	No issues noticed.	
Kitchen Finishes	5	No issues noticed.	
Serving Line	5	No issues noticed.	

Venting	5	No issues noticed.	
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Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	5	No issues noticed.	
Access Control - Secondary Access	5	No issues noticed.	
Access Gate	2	Recommend installation of updated access gates.	\$144,574.00
Building Security System	5	No issues noticed.	
Cameras (Ext.)	5	No issues noticed.	
Cameras (Int.)	5	No issues noticed.	
Emergency Responder Call System	0	Not assessed.	
Entry Vestibule / Secure Entrance	5	No issues noticed.	
Exterior door/window Hardening Measures	0	Not assessed.	
Fire Access Road	2	Recommend creating a temporary path of travel for emergency vehicles to allow for proper access around this area.	Reference Site Category for same issue.
Identifiable Front Entry	5	No issues noticed.	
Natural Surveillance - Landscape Maintenance	5	No issues noticed.	
Perimeter Fencing	2	Recommend processing the cost of both options and assess if the costs are worth the extension of the perimeter fence.	\$49,396.00
Safety and Security - Other	1	Recommend installing necessary barriers/access ways for safety.	\$40,762.00
Signage and Wayfinding	5	No issues noticed.	
Traffic Control (Gates, Bollards, Fencing)	2	Recommend both lanes are changed into entrance lanes, with cars routed around the bus area.	
Visibility	5	No issues noticed.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	5	No issues noticed.	
Exterior Noise	5	No issues noticed.	

HVAC	5	No issues noticed.	
Sound Attenuation	5	No issues noticed.	

Interiors - Building Envelope	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Recommend refilling degraded material.	\$6,988.00

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	5	No issues noticed.	
ACT	3	Recommend reviewing for source of damage and repair necessary panels.	\$632,365.00
Ceiling - Other	0	N/A	
Exposed Ceiling	5	No issues noticed.	
Gypsum	2	Recommend above ceiling investigation and repair.	\$2,144.00
Tectum	5	No issues noticed.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	0	N/A	
Door (Int.)	3	Recommend repairing and refinishing.	\$482.00
Door Frame (Int.)	5	No issues noticed.	
Door Glazing	5	No issues noticed.	
Door Hardware (Int.)	5	No issues noticed.	
Roll-up Door/Security Gates	5	No issues noticed.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	5	No issues noticed.	
Carpet	3	Recommend replacing carpet in damaged areas.	\$417,099.00
Concrete	3	Recommend cleaning and repairing concrete.	\$1,767.00
Epoxy	0	N/A	

Flooring - Other	0	N/A	
Specialty	0	N/A	
Terrazzo	3	Recommend patching damaged area.	\$31,485.00
Tile	3	Recommend replacing tiles.	\$18,875.00
VCT	3	Recommend reviewing and repairing any damaged material.	\$251,735.00
Wood	0	N/A	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	5	No issues noticed.	
Desks	5	No issues noticed.	
Furniture - Other	3	Recommend repairing damaged areas.	\$6,490.00
Writeable Surface	5	No issues noticed.	

Interiors - General and Landscape	SCORE	NOTES	COST ESTIMATE
Pests	2	Recommend assessing any possible damage and abating any possible infestation.	\$308.00

Interiors - Kitchen	SCORE	NOTES	COST ESTIMATE
Equipment - Cooking	2	Recommend replacing one industrial disposal in the dishwashing area only.	\$34,537.00

Interiors - Mechanical	SCORE	NOTES	COST ESTIMATE
Return/Supply	3	Recommend flushing ductwork and replacing all dirty ceiling tiles in area.	\$1,200,418.00

Interiors - Openings	SCORE	NOTES	COST ESTIMATE
Window Treatment	2	Recommend installing electronic shades.	\$200,797.00
Windows	0	N/A	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
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Other - Other	1	Recommend the district to look at options for rearranging class locations or sizes to get students back into a proper classroom.	N/A
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Interiors - Plumbing	SCORE	NOTES	COST ESTIMATE
Mop Sinks	3	Recommend cleaning surrounding area.	\$10,441.00

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	5	No issues noticed.	
Restroom Accessories	5	No issues noticed.	
Restrooms - Other	0	N/A	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	5	No issues noticed.	
Room Mounted Signage	5	No issues noticed.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	Not assessed.	
Art	0	Not assessed.	
Athletic Equipment	0	No issues noticed.	
Band/Music	0	Not assessed.	
Fixed Theater Seating	5	No issues noticed.	
ROTC	0	N/A	
Science Equipment	0	Not assessed.	
Specialty Equipment - Other	0	N/A	
Theatrical Equipment (rigging, shell, curtains)	2	Recommend adding or replacing listed items.	
Theatrical Performance Sound Equipment	2	Recommend updating theater AV system	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	2	Recommend internal re-evaluation of storage needs for these spaces & reconfiguration / addition of storage capacity.	\$378,140.00
Locker	0	N/A	
Storage - Other	0	N/A	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	5	No issues noticed.	
Other	0	N/A	
Ramps	5	No issues noticed.	
Stair Landings, Nosings, and Treads	5	No issues noticed.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Operable Partition	0	N/A	
Wall - Damage	3	Recommend cleaning and repairing damaged material.	\$20,099.00
Wall - Finish	3	Recommend patching and repainting.	\$3,528.00
Wall - Other	0	N/A	

MEP Systems - Acoustics	SCORE	NOTES	COST ESTIMATE
HVAC	2	Recommend reviewing HVAC unit and correcting any necessary issues.	\$8,032.00

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	5	No issues noticed.	
Communication - Other	0	N/A	
Data	0	Not assessed.	
Fire Alarm	0	Not assessed.	
Intercom/PA/Clock	2	Recommend upgrading PA system.	\$149,358.00

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	0	Not assessed.	
Other	0	N/A	
Recirculation Pumps	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	0	Not assessed.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	0	Not assessed.	
Electrical Distribution - Other	0	Not assessed.	
Equipment	0	Not assessed.	
Panelboards	0	Not assessed.	
Surge Suppression	0	Not assessed.	
Transformers	0	Not assessed.	
Wiring	0	Not assessed.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	0	Not assessed.	
Electrical Supply - Other	0	Not assessed.	
Main Feeds	0	Not assessed.	
Service Switchgear	0	Not assessed.	
Transformers	0	Not assessed.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	0	N/A	
Emergency Generator	0	Not assessed.	

Kitchen Equipment Supply	5	No issues noticed.	
Lightning Protection	5	No issues noticed.	
Switches/Receptacles	5	No issues noticed.	
Wiring	0	Not assessed.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Supply Piping	0	Not assessed.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	5	No issues noticed.	
Corridors/Common Areas	5	No issues noticed.	
Emergency Lighting	5	No issues noticed.	
Exterior Perimeter Lighting	5	No issues noticed.	
Lighting - Other	2	Recommend installing stadium lighting at football field.	\$803,187.00
Lighting Controls	5	No issues noticed.	
Parking Lot Lighting	5	No issues noticed.	
Restroom Lighting	5	No issues noticed.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Other	0	N/A	
Return Air Path	0	Not assessed.	
Rooftop Units	5	No issues noticed.	
Ventilation Air Monitoring	0	Not assessed.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Humidity Control	0	Not assessed.	
Other	0	N/A	
Return Air Path	0	Not assessed.	
Return/Supply	5	No issues noticed.	
Split Systems	0	N/A	
Unit Heaters	0	Not assessed.	
Unit Ventilators	0	Not assessed.	
Unitary Systems	3	Recommend reviewing system and make any corrections needed.	\$2,000
Water Source Heat Pumps	0	Not assessed.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	0	Not assessed.	
Chillers	0	Not assessed.	
Distribution Piping	0	Not assessed.	
Humidity Control	0	Not assessed.	
Other	0	N/A	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	0	Not assessed.	
Humidity Control	0	Not assessed.	
Makeup Water	0	Not assessed.	
Other	0	N/A	
Plant Piping/Valves	0	Not assessed.	
Pumps	0	Not assessed.	

Water Treatment	0	Not assessed.	
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MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	0	Not assessed.	
Duct Smoke Dectors	0	Not assessed.	
Equipment Service Life	0	Not assessed.	
Other	0	N/A	
Thermostats, Switches, and Devices	0	Not assessed.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	5	No issues noticed.	
Exhaust Fan Outlet Height	5	No issues noticed.	
Kitchen Hood Exhaust	2	Recommend verify current HVAC system with client, contend several options involving from bypassing the current VFD system or to fully remove the existing VFD system and installing conventional motor and controls system. Both actions should be handled by a qualified technician. (Estimate assumed roughly \$10k)	\$16,064.00
Other		N/A	
Restrooms	5	No issues noticed.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Humidity Issues	3	Recommend adjusting Mechanical system as required and locating water / air infiltration sources.	\$8,032.00
Return/Supply	2	Recommend flushing out the duct work and replacing adjacent ceiling tiles after system is cleaned out.	N/A

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	0	Not assessed.	
Lavatories/Sinks	3	Recommend replacing damaged seals and repairing leak.	\$4,016.00
Mop Sinks	3	Recommend replacing mop sink if leaking & re-caulk around sink.	\$10,441.00

Plumbing - Other	3	Recommend evaluation of equipment by licensed plumber for serviceability & replacement of plumbing components as required.	\$8,032.00
Roof Drain Piping	5	No issues noticed.	
Urinals	5	No issues noticed.	
Water Closets	3	Recommend removal of exist. caulking material & re-caulking fixture w/ new material.	\$4,016.00
Water Fountains	5	No issues noticed.	

MEP Systems - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Specialty Equipment - Other	2	Recommend upgrading projector equipment.	\$7,229.00

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	0	Not assessed.	
Sanitary Piping	0	Not assessed.	
Supply Piping	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	0	Not assessed.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	5	No issues noticed.	
Emergency Vehicle Access	2	Recommend adding a temporary path of travel for emergency vehicles to allow for proper access around this area.	\$313,130.00
Exterior Furniture	5	No issues noticed.	
General and Landscape - Other	3	Recommend covering service conduit.	\$1,606.00
Irrigation System	0	Not assessed.	
Landscaping - Building Perimeter	5	No issues noticed.	
Landscaping - Trees	5	No issues noticed.	
On-site Monumental Sign	5	No issues noticed.	

On-site Signage	5	No issues noticed.	
Parking Lot/Asphalt	2	Recommend repairing asphalt.	\$350,671.00
Pests	4	No issues noticed.	
Retention Wall	5	No issues noticed.	
Retention/Detention Pond Structures	5	No issues noticed.	
Sidewalks/Crosswalks	2	Recommend repairing and patching damaged materials.	\$56,384.00
Striping/Pavement Markings	2	Recommend restriping parking lot.	\$34,382.00
Water Drainage	2	Recommend regrading and repairing site.	\$462,563.00

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	2	Recommend regrading and resurfacing the track.	\$1,054,302.00
Baseball Field(s) and Features	1	Recommend regrading or adding additional drainage options for fields.	
Basketball Courts	3	Recommend patching and restriping.	\$80,546.00
Concessions/Restrooms	1	Recommend building a restroom building in this area.	\$803,187.00
Football/Soccer Field	1	Recommend regrading or adding additional drainage options for fields.	
Outdoor Recreation - Other	0	N/A	
Outdoor Seating (Bleachers)	2	Recommend budgeting for additional bleachers to be added.	\$281,115.00
Playground Area	2	Recommend regrading site.	
Playground Equipment	2	Recommend budgeting for additional equipment.	
Scoreboards	4	No issues noticed.	
Softball Field(s) and Features	1	Recommend regrading or adding additional drainage options for fields.	
Tennis Courts	0	N/A	
Walking Paths	4	No issues noticed.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	5	No issues noticed.	

Backflow Preventor	0	Not assessed.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noticed.	
Dumpster Enclosure	4	No issues noticed.	
Electrical Service	4	No issues noticed.	
Electrical Transformers	0	Not assessed.	
Gas Distribution System	0	Not assessed.	
Loading Dock	4	No issues noticed.	
Sanitary Collection/Septic System	0	Not assessed.	
Sanitary Distribution System	0	Not assessed.	
Site Utilities - Other	0	N/A	
Voice/Data Systems	0	Not assessed.	

3/06/26
PRELIMINARY



Midway Elementary School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	4	No issues noticed.	
Canopies	1	No issues identified.	
Control Joints	3	Recommend removal & replacement of CJ sealant; evaluate backer rod material for serviceability.	
Edge Metal	4	No issues noticed.	
Exterior Cladding	3	Recommend inspecting and replacing seals.	
Exterior Finish	3	Recommend reviewing and replacing damaged material.	
Flashings	4	No issues noticed.	
Sealants	3	Recommend removal & replacement of sealant around vent frame.	
Weep Holes	4	No issues noticed.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	4	No issues noticed.	
Door Frame (Ext.)	4	No issues noticed.	
Door Hardware (Ext.)	2	Recommend removal and replacement of damaged hardware.	
Head/Jamb/Sill	4	No issues noticed.	
Louvers and Vents	3	Recommend removal & replacement of sealant around vent frame.	
Openings - Other	4	No issues noticed.	
Windows	4	No issues noticed.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noticed.	
Gutters and Downspouts	4	No issues noticed.	
Overflow Drains	5	No issues noticed.	
Primary Drains	4	No issues noticed.	
Roof	4	No issues noticed.	
Roof Curbing	4	No issues noticed.	
Roof Openings (Scuttles Skylights)	3	Recommend monitoring over time for water infiltration.	
Roof Penetrations	4	No issues noticed.	
Roof Scuppers	5	No issues noticed.	
Roofing - Other	4	No issues noticed.	
Soffit/Fascia	4	No issues noticed.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	0	Not assessed.	
Floor Framing	0	Not assessed.	
Foundation	0	Not assessed.	

Roof Framing System	0	Not assessed.	
Structural - Other	0	Not assessed.	
Superstructure (Columns, Beams, Walls)	0	Not assessed.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	5	No issues noticed.	
ADA Bathroom Sink	3	Recommend installation of ADA compliant under sink protection.	
ADA Bathroom Stall	3	Recommend replacing stall accessories to modern standards along with other fixtures.	
ADA Drinking Fountains	5	No issues noticed.	
Assembly Seating	0	N/A	
Elevator/Lift	0	N/A	
Entrance Accessibility (Other)	5	No issues noticed.	
Exterior Door Hardware	2	Recommend updating and installing new and proper hardware.	
Fire Alarm Audible/Visible Signals	0	Not assessed	
Handicap Parking	5	No issues noticed.	
Interior Door Hardware	4	No issues noticed.	
Main Entrance Accessibility	5	No issues noticed.	
Passenger Loading Zone	5	No issues noticed.	
Room Accessibility	5	No issues noticed.	
Stairs	0	N/A	
Toilet Room Accessories	5	No issues noticed.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	5	No issues noticed.	
Exit Discharge	5	No issues noticed.	

Fire Extinguisher	5	No issues noticed.	
Fire Rated Dampers	0	Not assessed	
Fire Rated Doors	0	Not assessed	
Fire Walls/Compartmentalization	0	Not assessed	
Means of Egress System	5	No issues noticed.	
Sprinkler System	0	Not assessed	
Travel Distance	5	No issues noticed.	
Vertical Circulation	0	N/A	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	0	Not assessed.	
Filtration System	0	Not assessed.	
Humidification System	0	Not assessed.	
Storing and Handling of Recyclables	0	Not assessed.	
Ventilation System	0	Not assessed.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	5	No issues noticed.	
Pumps and Equipment	0	Not assessed	
Sprinkler System	0	Not assessed	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	0	N/A	
Hazardous Materials - Other	0	N/A	
Lead	0	N/A	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noticed.	
Drains	4	No issues noticed.	
Dry Storage	4	No issues noticed.	
Equipment - Cooking	4	No issues noticed.	
Equipment - Dishwashing	4	No issues noticed.	
Kitchen Finishes	4	No issues noticed.	
Serving Line	4	No issues noticed.	
Venting	4	No issues noticed.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noticed.	
Access Control - Secondary Access	1	No issues noticed.	
Access Gate	2	Recommend installing panic bars with an alarm.	
Building Security System	4	No issues noticed.	
Cameras (Ext.)	4	No issues noticed.	
Cameras (Int.)	1	Recommend updating camera system.	
Emergency Responder Call System	0	Not assessed	
Entry Vestibule / Secure Entrance	4	No issues noticed.	
Exterior door/window Hardening Measures	4	No issues noticed.	
Fire Access Road	1	Recommend completing a completely connected access road.	
Identifiable Front Entry	5	No issues noticed.	
Natural Surveillance - Landscape Maintenance	0	No issues noticed.	
Perimeter Fencing	0	No issues noticed.	

Safety and Security - Other	4	No issues noticed.	
Signage and Wayfinding	2	Recommend adding new site/directional signage.	
Traffic Control (Gates, Bollards, Fencing)	1	Recommend reworking listed locations.	
Visibility	2	Recommend reworking nursing layout.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustic - Other	3	Recommend additional observations to assess leaking along with reinstallation of ceiling grid for ACT support.	
Exterior Noise	5	No issues noticed.	
HVAC	5	No issues noticed.	
Sound Attenuation	5	No issues noticed.	

Interiors - ADA	SCORE	NOTES	COST ESTIMATE
ADA Bathroom Sink	3	Recommend plumbing fixture height water supply knob be repaired.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	5	No issues noticed.	
ACT	3	Recommend replacing tile after confirming source of leak is fixed.	
Ceiling - Other	3	No issues identified.	
Exposed Ceiling	5	No issues noticed.	
Gypsum	3	Recommend replacing gypsum after cause of leak has been fixed.	
Tectum	0	N/A	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	4	No issues noticed.	
Door Frame (Int.)	3	Recommend refinishing door frame.	
Door Glazing	5	No issues noticed.	
Door Hardware (Int.)	2	Recommend repairing and adjusting hardware.	

Roll-up Door/Security Gates	0	N/A	
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Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	0	N/A	
Carpet	2	Recommend repairing and replacing damaged carpet.	
Concrete	0	N/A	
Epoxy	0	N/A	
Flooring - Other	3	Recommend replacement of all damaged tiles and installation of new transition strip.	
Specialty	0	N/A	
Terrazzo	3	Recommend patching damaged terrazzo.	
Tile	3	Recommend replacing damaged tile.	
VCT	3	Replace damaged classroom flooring.	
Wood	0	N/A	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	3	Recommend replacement of damaged casework.	
Desks	4	No issues noticed.	
Furniture - Other	2	Recommend adding updated furniture.	
Writeable Surface	4	No issues noticed.	

Interiors - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Questionable Organic Growth	3	Recommend investigating for source of moisture, cleaning and repairing wall.	

Interiors - Kitchen	SCORE	NOTES	COST ESTIMATE
Equipment - Cooking	2	Recommend complete replacement.	
Serving Line	2	Recommend replacement with an updated serving line equipment. District assumes \$150,000 for this school.	

Interiors - Openings	SCORE	NOTES	COST ESTIMATE
Windows	3	Recommend removal and replacement of caulking/trim to match surrounding condition.	

Interiors - Plumbing	SCORE	NOTES	COST ESTIMATE
Mop Sinks	3	Recommend deep cleaning and repairing wall and floor as needed.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noticed.	
Restroom Accessories	4	No issues noticed.	
Restrooms - Other	4	No issues noticed.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	2	Recommend new directional signage.	
Room Mounted Signage	5	No issues noticed.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	N/A	
Art	0	Not assessed.	
Athletic Equipment	4	No issues noticed.	
Band/Music	0	Not assessed.	
Fixed Theater Seating	0	N/A	
ROTC	0	N/A	
Science Equipment	4	No issues noticed.	
Specialty Equipment - Other	0	Not assessed.	
Theatrical Equipment (rigging, shell, curtains)	0	N/A	
Theatrical Performance Sound Equipment	0	N/A	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	4	No issues noticed.	
Locker	4	No issues noticed.	
Storage - Other	2	Recommend upgrading millwork for additional storage.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Ramps	5	No issues noticed.	
Stair Landings, Nosings, and Treads	4	No issues noticed.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Recommend removal and replacement of control joints.	
Operable Partition	5	No issues noticed.	
Sealants	3	Recommend repairing and replacing degraded caulking.	
Wall - Damage	3	Recommend repairing and replacing any damaged or missing material.	
Wall - Finish	3	Recommend repairing and replacing any damaged or missing material.	

MEP Systems - Acoustical	SCORE	NOTES	COST ESTIMATE
HVAC	3	Recommend adjusting and correcting HVAC systems.	

MEP Systems - ADA	SCORE	NOTES	COST ESTIMATE
ADA Bathroom Sink	3	Recommend plumbing fixture hot water supply knob be repaired.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	0	Not assessed.	
Communication - Other	4	No issues noticed.	

Data	4	No issues noticed.	
Fire Alarm	4	No issues noticed.	
Intercom/PA/Clock	1	Recommend replacing sound system in Cafeteria.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	0	Not assessed	
Recirculation Pumps	0	Not assessed	
Tanks	0	Not assessed	
Water Heaters	0	Not assessed	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	0	Not assessed	
Electrical Distribution - Other	0	Not assessed	
Equipment	0	Not assessed	
Panelboards	0	Not assessed	
Surge Suppression	0	Not assessed	
Transformers	0	Not assessed	
Wiring	0	Not assessed	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	0	Not assessed	
Electrical Supply - Other	0	Not assessed	
Main Feeds	0	Not assessed	
Service Switchgear	0	Not assessed	
Transformers	0	Not assessed	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	2	Recommend evaluation of equipment by licensed Electrical Engineer for any issues.	
Emergency Generator	0	Not assessed.	
Kitchen Equipment Supply	4	No issues noticed.	
Lightning Protection	4	No issues noticed.	
Switches/Receptacles	4	No issues noticed.	
Wiring	0	Not assessed.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	0	Not assessed.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noticed.	
Corridors/Common Areas	4	No issues noticed.	
Emergency Lighting	4	No issues noticed.	
Exterior Perimeter Lighting	4	No issues noticed.	
Lighting - Other	2	Recommend replacing fixtures and hardware.	
Lighting Controls	4	No issues noticed.	
Parking Lot Lighting	4	No issues noticed.	
Restroom Lighting	4	No issues noticed.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed	
Return Air Path	0	Not assessed	
Rooftop Units	4	No issues noticed.	
Ventilation Air Monitoring	0	Not assessed	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed	
Humidity Control	0	Not assessed	
Return Air Path	0	Not assessed	
Split Systems	0	Not assessed	
Unit Heaters	0	Not assessed	
Unit Ventilators	0	Not assessed	
Unitary Systems	0	Not assessed	
Water Source Heat Pumps	0	Not assessed	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	0	No issues identified.	
Chillers	0	Not assessed	
Distribution Piping	0	N/A	
Humidity Control	0	Not assessed	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	0	Not assessed	
Humidity Control	0	Not assessed	
Makeup Water	0	Not assessed	
Plant Piping/Valves	0	Not assessed	
Pumps	0	Not assessed	
Water Treatment	0	Not assessed	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
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Control Systems	4	No issues noticed.	
Duct Smoke Dectors	0	Not assessed	
Equipment Service Life	4	No issues noticed.	
Thermostats, Switches, and Devices	0	Not assessed	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	0	Not assessed	
Exhaust Fan Outlet Height	0	Not assessed	
Kitchen Hood Exhaust	4	No issues noticed.	
Restrooms	4	No issues noticed.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Humidity Issues	2	Recommend HVAC inspection.	
Mechanical - Other	3	Recommend adequate support be installed to support fixture.	
Return/Supply	3	Recommend flushing ductwork and replacing all dirty ceiling tiles in area.	
Temperature Issues	2	Recommend installing a mini split to cool the space.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	0	Not assessed.	
Lavatories/Sinks	3	Recommend repairing.	
Mop Sinks	3	Recommend removal & replacement of caulking around sink.	
Roof Drain Piping	4	No issues noticed.	
Urinals	4	No issues noticed.	
Water Closets	3	Recommend investigate fixture for water leaks and replace any necessary items.	
Water Fountains	2	Addition of water fountains with bottle fillers.	

MEP Systems - Roofing	SCORE	NOTES	COST ESTIMATE
Primary Drains	3	Recommend repair by licensed plumber.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	0	Not assessed.	
Supply Piping	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	0	Not assessed.	

Site - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	3	Recommend installing ADA compliant ramp at portable classrooms servicing student & staff.	

Site - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	3	Recommend demolishing, replacing, or cleaning any impacted facade and structures.	
Exterior Finish	2	Recommend further evaluation by licensed mason & repair walls as required.	

Site - Flooring	SCORE	NOTES	COST ESTIMATE
Concrete	3	Recommend repairing cracks.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	2	Back southwest corner of the school does not have vehicle access. Recommend assessing an extension of the route to create a full connection.	
Exterior Furniture	4	No issues noted.	
General and Landscape - Other	3	Recommend reworking topography and adjacent landscaping.	
Irrigation System	0	Not Assessed.	
Landscaping - Building Perimeter	4	No issues noted.	

Landscaping - Trees	5	No issues noted.	
On-site Monumental Sign	5	No issues noted.	
On-site Signage	1	New site/directional signage needed.	
Parking Lot/Asphalt	2	Recommend additional parking around the building.	
Pests	2	Replace any temporary work used to deter pests with proper finishes.	
Retention Wall	4	Recommend pressure washing retention wall.	
Retention/Detention Pond Structures	5	No issues noted.	
Sidewalks/Crosswalks	3	Recommend applying necessary infill to repair cracking and splitting.	
Striping/Pavement Markings	2	Repair parking lot striping.	
Water Drainage	3	Recommend further evaluation by landscape arch / civil engineer for mitigation options.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	4	No issues noted.	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	4	No issues noted.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	5	No issues noted.	
Outdoor Recreation - Other	4	No issues noted.	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	5	No issues noted.	
Playground Equipment	2	Recommend extending and adding to SPED equipment along with typical maintenance.	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	4	No issues noted.	

Site - Safety and Security	SCORE	NOTES	COST ESTIMATE
Perimeter Fencing	3	Recommend removal of existing fence finish & refinishing with appropriate PNT coating.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	0	No issues identified.	
Backflow Preventor	0	Not assessed.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	0	Not assessed.	
Electrical Service	0	Not assessed.	
Electrical Transformers	0	Not assessed.	
Gas Distribution System	0	No issues identified.	
Loading Dock	0	District should have additional bollards at loading dock for safety check.	
Sanitary Collection/Septic System	0	No issues identified.	
Sanitary Distribution System	0	Not assessed.	
Site Utilities - Other	0	No issues identified.	
Voice/Data Systems	0	No issues identified.	



New Providence Elementary School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

- Wall	SCORE	NOTES	COST ESTIMATE
Wall - Damage		No issues identified.	

Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	3	Recommend replacing receptacle cover.	
Building Envelope - Other	2	Recommend location change of roof drain path.	
Canopies	3	Recommend window trim be reinstalled with appropriate sealant and canopy attachment reviewed for negative slope	
Control Joint	3	Recommend control joint repairs where indicated.	
Edge Metal	4	No issues noted.	
Expansion Joints	3	Recommend expansion joint repairs where indicated.	
Exterior Cladding	3	Recommend clearing primary roof drains and cleaning staining from cladding. Recommend cleaning staining from cladding.	

Exterior Finish	4	No issues noted.	
Flashings	4	No issues noted.	
Sealants	3	Recommend removal of failed sealants and proper application of sealant joints installed.	
Weep Holes	2	Recommend installing weep vents in highly trafficked locations where indicated.	

Building Envelope - General and Landscape	SCORE	NOTES	COST ESTIMATE
Water Drainage	3	Recommend regrading where indicated.	

Building Envelope - Lighting	SCORE	NOTES	COST ESTIMATE
Exterior Perimeter Lighting	3	Recommend repair/replacing discolored lamps.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	4	No issues noted.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	4	No issues noted.	
Head/Jamb/Sill	3	Recommend water infiltration issues where indicated and monitoring over time.	
Louvers and Vents	3	Recommend replacing existing vent grill with appropriate coated metal and SS fasteners	
Openings - Other	4	No issues noted.	
Windows	3	Recommend review of design intent for this fenestration system where indicated. Recommend replacing / reinstalling trim where indicated.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	
Other Materials - Other	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
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Coping Caps	3	Recommend sealant and coping cap repairs where indicated.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	3	Recommend replacing roof drain cover and rerouting downspouts where indicated.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	3	Recommend continued skylight trim maintenance by district staff.	
Roof Penetrations	2	Recommend brick repairs at roof where indicated.	
Roof Scuppers	2	No issues noted.	
Roofing - Other	3	Recommend membrane repairs where indicated.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Structural - Other	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	0	N/A	
ADA - Other	2	No issues identified.	
ADA Bathroom Sink	0	No issues identified.	
ADA Bathroom Stall	2	No issues identified.	

ADA Drinking Fountains	0	No issues identified.	
Assembly Seating	0	N/A	
Directional Signage	4	No issues noted.	
Door Hardware (ext)	2	No issues identified.	
Elevator/Lift	0	No issues identified.	
Entrance Accessibility (Other)	3	No issues identified.	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	0	Recommend crosswalk and safety zones be painted on the asphalt at the student drop-off.	
Room Accessibility	0	No issues identified.	
Room Mounted Signage	0	No issues identified.	
Stairs	0	N/A	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	4	No issues noted.	
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	0	No issues noted.	

Travel Distance	4	No issues identified.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Ceiling	SCORE	NOTES	COST ESTIMATE
ACT	3	No issues identified.	

Health Safety and Security - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	1	No issues identified.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	0	No issues identified.	
Filtration System	0	No issues identified.	
Humidification System	0	No issues identified.	
Other	0	No issues identified.	
Storing and Handling of Recyclables	0	No issues identified.	
Ventilation System	0	No issues identified.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Fire Protection - Other	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Flooring	SCORE	NOTES	COST ESTIMATE
Carpet	1	No issues identified.	

Health Safety and Security - General and Landscape	SCORE	NOTES	COST ESTIMATE
Sidewalks/Crosswalks	2	No issues identified.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	0	No issues identified.	
Hazardous Materials - Other	0	No issues identified.	
Lead	0	No issues identified.	
Questionable Organic Growth	0	No issues identified.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	0	No issues identified.	
Drains	0	No issues identified.	
Dry Storage	0	No issues identified.	
Equipment - Cooking	0	No issues identified.	
Equipment - Dishwashing	0	No issues identified.	
Kitchen - Other	0	No issues identified.	
Kitchen Finishes	0	No issues identified.	
Serving Line	0	No issues identified.	
Venting	0	No issues identified.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	1	Recommend installing panic bars and replacement fencing where indicated.	
Building Security System	4	No issues noted.	

Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	5	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	5	No issues noted.	
Identifiable Front Entry	5	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Safety and Security - Other	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	4	No issues noted.	
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend ceiling tile and grid replacements where indicated.	
Ceiling - Other	3	Recommend repairing damaged gyp in area.	
Exposed Ceiling	4	No issues noted.	

Gypsum	4	No issues noted.	
Tectum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	4	No issues noted.	
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	3	Recommend facilities staff adjust hardware to ensure proper latching where indicated.	
Roll-Up Door/Security Gates	2	Recommend evaluating doors for proper function & repair headers as required.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	1	No issues noted.	
Concrete	4	No issues noted.	
Epoxy	4	No issues noted.	
Flooring - Other	4	No issues identified.	
Specialty	4	No issues noted.	
Terrazzo	0	N/A	
Tile	4	No issues noted.	
VCT	2	Recommend replacing all VCT where indicated for a similar style.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Furniture - Other	4	No issues noted.	

Writeable Surface	4	No issues noted.	
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Interiors - Kitchen	SCORE	NOTES	COST ESTIMATE
Kitchen - Other	3	Recommend re-caulking around station as required.	

Interiors - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	2	Replace broken light where indicated.	
Lighting - Other	3	Recommend ordering new covers after confirming correct MFR & size.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	
Restrooms - Other	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	N/A	
Art	4	No issues noted.	
Athletic Equipment	0	N/A	
Band/Music	4	No issues noted.	
Fixed Theater Seating	0	N/A	
ROTC	0	N/A	
Science Equipment	4	No issues noted.	
Specialty Equipment - Other	4	No issues noted.	

Theatrical Equipment (Rigging, Shell, Curtains)	2	No issues identified.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	No issues identified.	
Locker	0	N/A	
Storage - Other	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Other	0	N/A	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	0	No issues identified.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend patching cracks and re-caulking corner joints where indicated.	
Wall - Finish	4	No issues noted.	
Wall - Other	4	No issues noted.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Communication - Other	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Other	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Electrical Distribution - Other	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Electrical Supply - Other	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	4	No issues noted.	
Emergency Generator	4	No issues noted.	

Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	2	Recommend a full lighting upgrade to LEDs in all classrooms with a cost/figure.	
Corridors/Common Areas	1	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting - Other	3	Recommend replacing covers after LED lighting upgrade with cost/figure.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	1	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
HVAC	3	Recommend changing of filters/flushing ducts and cleaning of vent covers where indicated. Replace dirty adjacent ACT after.	
Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend changing of filters and cleaning of vent covers where indicated.	
Split Systems	3	Recommend inspecting the condensate line on the mini-split in this location.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Other	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	

Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Other	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Other	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	2	Recommend evaluation by licensed plumber & repair as required.	
Mop Sinks	4	No issues noted.	
Plumbing - Other	4	No issues noted.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Emergency Vehicle Access	5	No issues noted.	
Exterior Furniture	4	No issues noted.	
General and Landscape - Other	4	No issues noted.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	4	No issues noted.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	3	Recommend evaluation by civil engineer & likely construction of conc. curb & gutter along with req'd. site drainage improvements.	
Pests	4	No issues noted.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	3	Recommend patching/installing/rework of sidewalks where indicated.	
Striping/Pavement Markings	4	No issues noted.	

Water Drainage	3	Recommend water discharge be tied into subsurface drainage or redirected to grade where indicated, Recommend civil engineer consultation on drainage issues.	
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Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	0	N/A	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	0	N/A	
Outdoor Recreation - Other	0	N/A	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	4	No issues noted.	
Playground Equipment	2	Recommend installation of 4K equipment.	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	0	N/A	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	

Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Site Utilities - Other	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	

3/06/26
PRELIMINARY



Oak Grove Elementary School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	2	Recommend canopy repairs, extensions and sealant modifications where indicated.	
Control Joints	3	Recommend complete removal / replacement of control joints where indicated.	
Edge Metal	4	No issues noted.	
Exterior Cladding	3	Recommend masonry cladding repairs and cleaning of efflorescence where indicated.	
Exterior Finish	4	No issues noted.	
Flashings	2	Roof fascia counter flashing at exterior wall interface may need modification to adequately convey water away from wall	
Sealants	3	Recommend complete removal / replacement of seal material where indicated with appropriate product(s) for application	
Weep Holes	3	Recommend installation of properly spaced weep holes at all masonry cladding terminations and at all through-wall flashing locations	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend replacement of door perimeter sealant joints where indicated. Recommend consideration be given to complete replacement of door systems where indicated.	
Door Frame (Ext.)	2	Recommend replacing doors/frames where indicated.	
Door Hardware (Ext.)	3	recommend adjusting removable bar to ensure doors are closing fully.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Windows	3	Recommend window and perimeter sealant replacements where indicated.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend reattachment of joint cover plates where indicated.	
Gutters and Downspouts	1	Recommend repair be made to gutter / downspout system to insure a watertight connection	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	1	Recommend roof replacements on oldest portions of building (highlighted in ACC)	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles Skylights)	4	No issues noted.	
Roof Penetrations	1	Recommend replacing roof penetrations on oldest portions of building (highlighted in ACC)	
Roof Scuppers	4	No issues noted.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	

Superstructure (Columns, Beams, Walls)	4	No issues noted.	
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Building Envelope - Wall	SCORE	NOTES	COST ESTIMATE
Wall - Damage	3	Recommend further observations be made to determine cause of bulk water intrusion.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	3	Recommend reconstruction of ramps where indicated to meet ADA standards.	
ADA Bathroom Sink	3	Recommend replacing sinks with ADA compliant reach/height and pipe wrap where indicated.	
ADA Bathroom Stall	3	Recommend installing grab bars to ADA stalls where indicated.	
ADA Drinking Fountains	3	Recommend installing wing walls and ADA height/reach fountains where indicated.	
Assembly Seating	0	N/A	
Directional Signage	4	No issues noted.	
Elevator/Lift	2	N/A	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	1	Recommend replacement of room mounted signage throughout school to meet ADA standards.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
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Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	1	Recommend demo and abatement of old portable that contains asbestos.	
Lead	4	No issues noted.	

Questionable Organic Growth	4	No issues noted.	
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Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	

Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend above ceiling inspection for source of leak and replacement of all damaged tiles.	
Exposed Ceiling	4	No issues noted.	
Gypsum	2	Recommend cleaning and inspecting for source of leak.	
Tectum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	3	Recommend replacing hardware where indicated.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	4	No issues noted.	
Concrete	4	No issues noted.	

Epoxy	4	No issues noted.	
Specialty	4	No issues noted.	
Terrazzo	0	N/A	
Tile	3	Recommend replacing all floor/wall tile where indicated.	
VCT	3	Recommend VCT replacements where indicated.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Furniture - Other	3	Recommend district maintenance to add wheels to library shelving.	
Writeable Surface	4	No issues noted.	

Interiors - Kitchen	SCORE	NOTES	COST ESTIMATE
Equipment - Cooking	2	Recommend saving line replacement and budgeting \$100k for new eqns.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	N/A	
Art	4	No issues noted.	

Athletic Equipment	4	No issues noted.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	0	N/A	
ROTC	0	N/A	
Science Equipment	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	4	No issues noted.	
Locker	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Recommend complete removal and reinstallation of control joint in this location.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend patching of cracks in CMU and brick walls where indicated.	
Wall - Finish	1	Recommend repainting all classrooms throughout the school.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	

Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
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Electrical - Other	2	Recommend replacing receptacle box with applicable weatherproof box. Recommend inspections of overheating equipment where indicated.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	3	Recommend upgrading all outdated fixtures to LED.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	1	RTUs need to be replaced for 50% of the building.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
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Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	4	No issues noted.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	1	Mechanical controls need to be upgraded for 50% of the campus.	

Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Humidity Issues	2	Recommend further inspection. If issue is not fixed after RTU replacement.	
Return/Supply	3	Recommend flushing ductwork and replacing all dirty ceiling tiles where indicated.	
Temperature Issues	3	Recommend further HVAC inspection after RTU replacement if heat is still an issue.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	3	Recommend district maintenance team make sink repairs where indicated.	
Mop Sinks	3	recommend installing floor level mop sinks where indicated.	
Plumbing - Other	2	Recommend bathroom renovations and plumbing fixture replacements where indicated.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	

Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	4	No issues noted.	
Exterior Furniture	4	No issues noted.	
General and Landscape - Other	3	Recommend removal of vegetation to mitigate potential damage by root system where indicated.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	2	Recommend removal of vegetation to mitigate potential damage by root system. Recommend building perimeter landscape modifications to address water runoff issues.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	2	No issues identified.	
Pests	4	No issues noted.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	4	No issues noted.	
Striping/Pavement Markings	3	Recommend repainting lines on court where indicated.	
Water Drainage	3	Recommend regrading towards the yard drain where indicated.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	2	Recommend restriping outdoor court.	

Concessions/Restrooms	0	N/A	
Football/Soccer Field	0	N/A	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	2	Recommend playground area upgrades as indicated.	
Playground Equipment	2	Recommend installation of additional playground equipment at kindergarten playground.	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	4	No issues noted.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	2	Recommend constructing a masonry dumpster enclosure for three dumpsters.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	



River Bluff High School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	4	No issues noted.	
Control Joints	3	Recommend complete removal and replacement of joint and observations where indicated.	
Edge Metal	4	No issues noted.	
Expansion/Control Joints	3	Recommend removal of vegetation to mitigate potential damage and seal joint where indicated.	
Exterior Cladding	3	Recommend investigation of structural integrity and finish quality of walls where indicated.	
Exterior Finish	4	No issues noted.	
Flashings	2	Recommend investigation for repair or replacement where indicated.	
Sealants	2	Recommend investigation for repair or replacement as indicated.	
Weep Holes	3	Recommend modifying grade to allow wall cavity weeps to adequately drain	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	2	Recommend repainting of doors where indicated. Recommend removal / replacement of door sweep and gaskets at threshold where indicated.	
Door Frame (Ext.)	3	Recommend replacing frame to ensure full closure	
Door Frame (Int.)	3	Recommend removal and replacement of seal.	
Door Hardware (Ext.)	3	Recommend replace missing sweeps where indicated.	
Head/Jamb/Sill	3	Recommend repainting where indicated.	
Louvers and Vents	4	No issues noted.	
Windows	3	Recommend replacing sealant joints where indicated. Recommend investigation and replacement of cover plates where indicated.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	2	Recommend a window manufacturer tech. rep be advised and offer recommendations for compliance where indicated. Recommend repair and replacement where indicated.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drain	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	2	Recommend repair and patching where indicated.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	3	Recommend prep / prime / coating with brush grade mastic for repairs and maintenance until roof membrane replacement	
Roof Scuppers	4	No issues noted.	
Roof Surface	2	Recommend replacement where indicated.	
Soffit/Fascia	3	Recommend a window manufacturer tech. rep be advised and offer recommendations for compliance where indicated	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA Bathroom Sink	3	Recommend installing ADA compliant sink and installing pipe insulation due to hot water supply.	
ADA Bathroom Stall	3	Recommend installing ADA compliant grab bars.	
ADA Drinking Fountains	3	Recommend installing wing wall and an ADA height/width fountain.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	4	No issues noted.	
Entrance Accessibility (other)	4	No issues noted.	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	

Toilet Room Accessories	4	No issues noted.	
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Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Fire Protection - Other	3	Recommend repairing damaged portions.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Outdoor Seating (Bleachers)	1	Recommend expanding bleachers and adding canopy where indicated.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	

Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend above ceiling inspection for source of leak and replacement of all damaged tiles where indicated.	
Ceiling - Other	3	Recommend repainting where indicated.	
Exposed Ceiling	4	No issues noted.	
Gypsum	3	Recommend above ceiling inspection for source and repairing damaged gypsum where indicated.	
Tectum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
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Door (Int.)	3	Recommend replacing damaged door where indicated. Recommend adjusting storefront glazing to allow a door to be added where indicated.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	2	Recommend replacing door and hardware set where indicated.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	3	Recommend investigation for water and replacing damaged portions.	
Carpet	3	Recommend replacing damaged carpet where indicated.	
Concrete	3	Recommend patching and investigation where indicated.	
Epoxy	4	No issues noted.	
Flooring - Other	3	Recommend replacing flooring in areas indicated and providing transition strips where indicated.	
Specialty	4	No issues noted.	
Terrazzo	4	No issues noted.	
Tile	3	Recommend replacing damaged tiles in areas indicated.	
VCT	3	Recommend reinstalling VCT where indicated.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	3	Recommend replacing damaged counter where indicated.	
Desks	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Space Expansion - Athletics	2	Recommend expanding weight room where indicated.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
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Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	4	No issues noted.	
Art	4	No issues noted.	
Athletic Equipment	4	No issues noted.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	4	No issues noted.	
ROTC	4	No issues noted.	
Science Equipment	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	Recommending adding shelving where indicated.	
Locker	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	4	No issues noted.	
Ramps	4	No issues identified.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Recommend filling and monitoring over time in areas indicated.	
Wall - Damage	3	Recommend inspecting and repairing walls where indicated.	
Wall - Finish	3	Recommend removing and replacing or painting walls.	
Wall - Operable Partition	3	Recommend replacing damaged panels.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	2	District would like to replace all PVI water heaters with two smaller 119-gallon tanks.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	3	Recommend replacing protective covers where indicated.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Kitchen	SCORE	NOTES	COST ESTIMATE
Kitchen - HVAC	2	Recommend verify current HVAC system with client, contend several options varying from bypassing the current VFD system or to fully remove the existing VFD system and installing a conventional motor and controls system. Both actions should be handled by a qualified technician. (District assumed roughly \$10k)	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	2	Recommend replacing all lighting with lay-in dimmable LED's where indicated.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	3	Recommend replacing all fence column lights with LED where indicated. Recommend replacing all MUSCO lights with LED where indicated. Recommend reinstallation of broken fixtures where indicated.	

Lighting - Other	2	Recommend installing additional lighting for 2 courts where indicated.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	2	Recommend upgrade pole lighting in 5 to 10 years where indicated.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend flushing ductwork and cleaning/ replacing adjacent surfaces where indicated.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	2	District would like to replace all press box AC units in ten years.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	3	Recommend MEP systems engineer to consult on valve replacement/ repair.	

Chillers	2	District would like to upgrade the chiller components - about 100k worth.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Drains	3	Recommend regrading floor so water moves to drain where indicated.	
Grease Trap	4	No issues noted.	
Lavatories/Sinks	3	Recommend replacing damaged seals where indicated. Recommend replacing damaged fixtures where indicated.	
Mop Sinks	4	No issues noted.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - Building Envelope	SCORE	NOTES	COST ESTIMATE
Exterior Cladding	3	Recommend pre-cast stone caps be attached where indicated. Recommend limiting amount of bulk water allowed to penetrate wall system while allowing wall to remain vapor open where indicated. Recommend further observations of locations indicated.	
Exterior Finish	3	Recommending repaint all stairs where indicated.	

Site - Flooring	SCORE	NOTES	COST ESTIMATE
Concrete	3	Recommend patching all cracking where indicated.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	

Emergency Vehicle Access	3	Recommend installation of additional fire access road.	
Exterior Furniture	4	No issues noted.	
General and Landscape - Other	3	Recommend subsurface investigation and brick paver reinstallation where indicated. Recommend limiting concentrated / uncontrolled rainwater from impacting lower portion of curtain wall system where indicated.	
Irrigation System	4	Not assessed.	
Landscaping - Building Perimeter	3	Recommend removal of vegetation to mitigate potential damage by root system where indicated.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	4	No issues noted.	
Pests	3	Recommend cleaning cobwebs and utilizing pest control.	
Retention Wall	3	Recommend replacing pre-cast stone wall cap where indicated.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	3	Recommend patching sidewalk where indicated.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	3	Recommend subsurface investigation where indicated. Recommend modifying grade where indicated.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	4	No issues noted.	
Baseball Field(s) and Features	4	No issues noted.	
Basketball Courts	4	No issues noted.	
Concessions/Restrooms	4	No issues noted.	
Football/Soccer Field	4	No issues noted.	
Outdoor Recreation - Other	4	No issues noted.	
Outdoor Seating (Bleachers)	4	No issues noted.	
Playground Area	0	N/A	

Playground Equipment	0	N/A	
Scoreboards	2	Recommend replacing scoreboards where indicated.	
Softball Field(s) and Features	3	Recommend consulting with stair manufacturer for solution to remove water.	
Tennis Courts	4	No issues noted.	
Walking Paths	2	Recommend installing concrete stairs where indicated.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	



Lexington Cluster



Beechwood Middle School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	3	Recommend closure materials be installed at open joints, sealing CMU wall to structural metal deck.	
Canopies	3	Recommend isolated concrete slab repairs be implemented.	
Control Joints	3	Recommend sealant joint spot repair be implemented for this condition.	
Edge Metal	5	No issues noticed.	
Expansion Joint	4	No issues noticed.	
Exterior Cladding	3	Recommend further observations and repairs of conditions.	
Exterior Finish	4	No issues noticed.	
Flashings	4	No issues noticed.	
Sealants	3	Recommend removal and reinstallation of sealant material with further observations over time.	
Weep Holes	3	Recommend clearing all debris from wall weep locations for clear and unimpeded flow.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend review and repair of necessary conditions.	
Door Frame (Ext.)	3	Recommend review and repair of any damaged components.	
Door Hardware (Ext.)	3	Recommend review and repair of damages or inefficient hardware.	
Head/Jamb/Sill	5	No issues noticed.	
Louvers and Vents	4	No issues noticed.	
Windows	3	Recommend evaluation by window manufacturer and repair or replace where necessary.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	5	No issues noticed.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend continuous observation and repairs.	
Gutters and Downspouts	4	No issues noticed.	
Overflow Drains	3	Recommend confirming primary roof drains are performing adequately and sized correctly for volume per inlet.	
Primary Drains	4	No issues noticed.	
Roof	4	No issues noticed.	
Roof Curbing	4	No issues noticed.	
Roof Openings (Scuttles, Skylights)	0	N/A	
Roof Penetrations	4	No issues noticed.	
Roof Scuppers	4	No issues noticed.	
Roofing - Other	3	Recommend further observations be made in this location to better understand water management system components.	
Soffit/Fascia	3	Recommend reattachment of soffit board.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
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Exterior Bearing Walls	5	No issues noticed.	
Floor Framing	0	Not assessed	
Foundation	5	No issues noticed.	
Roof Framing System	0	Not assessed	
Structural - Other	5	No issues noticed.	
Superstructure (Columns, Beams, Walls)	5	No issues noticed.	

Building Envelope - Structure	SCORE	NOTES	COST ESTIMATE
Foundation	2	Recommend waterproofing components / products be installed at foundation.	
Structural - Other	3	Recommend periodic observation of this condition for signs of premature cladding deterioration.	

Building Envelope - Wall	SCORE	NOTES	COST ESTIMATE
Wall - Damage	3	Recommend removal of unused attachment hardware and patching of cladding system.	
Wall - Other	2	Recommend washing and monitoring over time for further damage.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	5	No issues noticed.	
ADA - Other	5	No issues noticed.	
ADA Bathroom Sink	5	No issues noticed.	
ADA Bathroom Stall	5	No issues noticed.	
ADA Drinking Fountains	5	No issues noticed.	
Assembly Seating	5	No issues noticed.	
Directional Signage	5	No issues noticed.	
Elevator/Lift	5	No issues noticed.	
Entrance Accessibility (Other)	5	No issues noticed.	
Exterior Door Hardware	5	No issues noticed.	

Fire Alarm Audible/Visible Signals	0	Not assessed.	
Handicap Parking	5	No issues noticed.	
Interior Door Hardware	5	No issues noticed.	
Main Entrance Accessibility	5	No issues noticed.	
Passenger Loading Zone	5	No issues noticed.	
Room Accessibility	1	Recommend installing stairs and handrail at stage.	
Room Mounted Signage	5	No issues noticed.	
Stairs	5	No issues noticed.	
Toilet Room Accessories	5	No issues noticed.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	5	No issues noticed.	
Exit Discharge	5	No issues noticed.	
Fire Extinguisher	5	No issues noticed.	
Fire Rated Dampers	0	Not assessed.	
Fire Rated Doors	5	No issues noticed.	
Fire Walls/Compartmentalization	5	No issues noticed.	
Means of Egress System	5	No issues noticed.	
Sprinkler System	0	Not assessed.	
Travel Distance	5	No issues noticed.	
Vertical Circulation	5	No issues noticed.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	0	Not assessed.	
Filtration System	0	Not assessed.	

Humidification System	0	Not assessed.	
Other	0	Not assessed.	
Storing and Handling of Recyclables	0	Not assessed.	
Ventilation System	0	Not assessed.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	5	No issues noticed.	
Fire Protection - Other	5	No issues noticed.	
Pumps and Equipment	0	Not assessed.	
Sprinkler System	0	Not assessed.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	0	N/A	
Hazardous Materials - Other	0	N/A	
Lead	0	N/A	
Questionable Organic Growth	0	N/A	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	5	No issues noticed.	
Drains	5	No issues noticed.	
Dry Storage	5	No issues noticed.	
Equipment - Cooking	5	No issues noticed.	
Equipment - Dishwashing	5	No issues noticed.	
Kitchen - Other	5	No issues noticed.	
Kitchen Finishes	5	No issues noticed.	
Serving Line	5	No issues noticed.	

Venting	5	No issues noticed.	
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Health Safety and Security - Lighting	SCORE	NOTES	COST ESTIMATE
Exterior Perimeter Lighting	1	Recommend installation of building mounted lighting and removal of light poles with cost/wall mounted light fixture.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	5	No issues noticed.	
Access Control - Secondary Access	5	No issues noticed.	
Access Gate	5	No issues noticed.	
Building Security System	5	No issues noticed.	
Cameras (Ext.)	5	No issues noticed.	
Cameras (Int.)	5	No issues noticed.	
Emergency Responder Call System	0	Not assessed.	
Entry Vestibule / Secure Entrance	5	No issues noticed.	
Exterior door/window Hardening Measures	0	Not assessed.	
Fire Access Road	5	No issues noticed.	
Identifiable Front Entry	5	No issues noticed.	
Natural Surveillance - Landscape Maintenance	5	No issues noticed.	
Perimeter Fencing	5	No issues noticed.	
Safety and Security - Other	5	No issues noticed.	
Signage and Wayfinding	5	No issues noticed.	
Traffic Control (Gates, Bollards, Fencing)	5	No issues noticed.	
Visibility	5	No issues noticed.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	5	No issues noticed.	
Exterior Noise	5	No issues noticed.	
HVAC	3	Recommend cleaning and changing filters.	
Sound Attenuation	3	Recommend adding sound dampening materials/items to remove sound attenuation.	

Interiors - ADA	SCORE	NOTES	COST ESTIMATE
Exterior Door Hardware	3	Recommend repairing missing or damaged hardware.	
Toilet Room Accessories	3	Recommend replacement of broken hardware / toilet accessories & patch wall damage.	

Interiors - Building Envelope	SCORE	NOTES	COST ESTIMATE
Control Joints	1	Recommend repairing any damaged joint material and touch up paint while monitoring for future cracking.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	5	No issues noticed.	
ACT	3	Recommend resolving any cause of damage and repair or replace any dirty/damaged tiles.	
Ceiling - Other	0	N/A	
Exposed Ceiling	5	No issues noticed.	
Gypsum	5	No issues noticed.	
Tectum	0	N/A	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	0	N/A	
Door (Int.)	5	No issues noticed.	
Door Frame (Int.)	3	Recommend cleaning and repainting.	
Door Glazing	5	No issues noticed.	
Door Hardware (Int.)	3	Recommend replacement of broken door hardware.	

Roll-up Door/Security Gates	5	No issues noticed.	
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Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	5	No issues noticed.	
Carpet	3	Recommend replacing carpet tile at this door transition.	
Concrete	3	Recommend patching cracks and monitoring over time for further damage.	
Epoxy	0	N/A	
Flooring - Other	3	Recommend repairing and refinishing damaged flooring.	
Specialty	0	N/A	
Terrazzo	5	No issues noticed.	
Tile	5	No issues noticed.	
VCT	3	Recommend repairing and replacing any damaged VCT.	
Wood	5	No issues noticed.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	3	Recommend repair and/or replacement of casework.	
Desks	5	No issues noticed.	
Furniture - Other	5	No issues noticed.	
Writeable Surface	5	No issues noticed.	

Interiors - Kitchen	SCORE	NOTES	COST ESTIMATE
Equipment - Cooking	2	Recommend resealing of all seams in refrigerator and freezer.	
Equipment - Dishwashing	2	Recommend district maintenance team to install rotating fan to reduce moisture buildup.	

Interiors - Lighting	SCORE	NOTES	COST ESTIMATE
Lighting - Other	5	No issues noticed.	

Interiors - Openings	SCORE	NOTES	COST ESTIMATE
Windows	3	Recommend replacing sealant at window.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	5	No issues noticed.	
Restroom Accessories	5	No issues noticed.	
Restrooms - Other	5	No issues noticed.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	5	No issues noticed.	
Room Mounted Signage	5	No issues noticed.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	5	No issues noticed.	
Art	5	No issues noticed.	
Athletic Equipment	3	Recommend review and install necessary equipment.	
Band/Music	5	No issues noticed.	
Fixed Theater Seating	5	No issues noticed.	
ROTC	0	N/A	
Science Equipment	5	No issues noticed.	
Specialty Equipment - Other	0	N/A	
Theatrical Equipment (rigging, shell, curtains)	5	No issues noticed.	
Theatrical Performance Sound Equipment	5	No issues noticed.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	Recommend appropriate storage be added and/or items be purged.	

Locker	2	Recommend appropriate storage be added and/or items be purged.	
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Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	5	No issues noticed.	
Ramps	5	No issues noticed.	
Stair Landings, Nosings, and Treads	5	No issues noticed.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Operable Partition	0	N/A	
Wall - Damage	3	Recommend repairing and monitoring the damaged walls.	
Wall - Finish	3	Recommend repairing or replacing damaged finishes.	

MEP Systems - Acoustics	SCORE	NOTES	COST ESTIMATE
HVAC	2	Recommend strict maintenance team inspecting HVAC in the AV Booth.	

MEP Systems - ADA	SCORE	NOTES	COST ESTIMATE
ADA Drinking Fountains	2	Recommend replacement to meet plumbing counts if fixing the fixtures is not possible.	

MEP Systems - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Sprinkler System	3	Recommend replacing ACT around sprinkler head once leak is determined to be fixed.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	5	No issues noticed.	
Communication - Other	5	No issues noticed.	
Data	5	No issues noticed.	
Fire Alarm	5	No issues noticed.	

Intercom/PA/Clock	5	No issues noticed.	
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MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	0	Not assessed.	
Other	0	Not assessed.	
Recirculation Pumps	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	0	Not assessed.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	0	Not assessed.	
Electrical Distribution - Other	0	Not assessed.	
Equipment	0	Not assessed.	
Panelboards	0	Not assessed.	
Surge Suppression	0	Not assessed.	
Transformers	0	Not assessed.	
Wiring	0	Not assessed.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	0	Not assessed.	
Electrical Supply - Other	0	Not assessed.	
Main Feeds	0	Not assessed.	
Service Switchgear	0	Not assessed.	
Transformers	0	No issues identified.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
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Electrical - Other	2	Recommend district maintenance team look into electrical issues in theater.	
Emergency Generator	5	No issues noticed.	
Kitchen Equipment Supply	5	No issues noticed.	
Lightning Protection	5	No issues noticed.	
Switches/Receptacles	2	Recommend installation/replacement of weatherproof cover plate and confirming wall penetration is sealed at R.O.	
Wiring	0	Not assessed.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	0	Not assessed.	
Supply Piping	0	Not assessed.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	5	No issues noticed.	
Corridors/Common Areas	5	No issues noticed.	
Emergency Lighting	5	No issues noticed.	
Exterior Perimeter Lighting	5	No issues noticed.	
Lighting - Other	2	Recommend district maintenance team to inspect electrical issues in theater.	
Lighting Controls	5	No issues noticed.	
Parking Lot Lighting	5	No issues noticed.	
Restroom Lighting	3	Recommend repair by licensed Electrician.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Other	0	Not assessed.	
Return Air Path	0	Not assessed.	
Rooftop Units	5	No issues noticed.	

Ventilation Air Monitoring	0	Not assessed.	
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MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Humidity Control	0	Not assessed.	
Other	0	Not assessed.	
Return Air Path	0	Not assessed.	
Return/Supply	0	Not assessed.	
Split Systems	0	N/A	
Unit Heaters	0	Not assessed.	
Unit Ventilators	0	Not assessed.	
Unitary Systems	0	Not assessed.	
Water Source Heat Pumps	0	Not assessed.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	0	Not assessed.	
Chillers	0	Not assessed.	
Distribution Piping	0	Not assessed.	
Humidity Control	0	Not assessed.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	0	Not assessed.	
Humidity Control	0	Not assessed.	
Makeup Water	0	Not assessed.	
Other	0	Not assessed.	
Plant Piping/Valves	0	Not assessed.	

Pumps	0	Not assessed.	
Water Treatment	0	Not assessed.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	0	Not assessed.	
Duct Smoke Dectors	0	Not assessed.	
Equipment Service Life	0	No issues noticed.	
Thermostats, Switches, and Devices	5	No issues noticed.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	5	No issues noticed.	
Exhaust Fan Outlet Height	5	No issues noticed.	
Kitchen Hood Exhaust	5	No issues noticed.	
Restrooms	5	No issues noticed.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Return/Supply	2	Recommend inspection and cleanup/repair of necessary items.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	5	No issues noticed.	
Lavatories/Sinks	5	No issues noticed.	
Mop Sinks	5	No issues noticed.	
Plumbing - Other	2	Recommend district assesses plumbing count and reevaluates. Clean necessary drains.	
Roof Drain Piping	5	No issues noticed.	
Urinals	5	No issues noticed.	
Water Closets	5	No issues noticed.	

Water Fountains	5	No issues noticed.	
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MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	0	Not assessed.	
Sanitary Piping	0	Not assessed.	
Supply Piping	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	0	Not assessed.	

Site - Building Envelope	SCORE	NOTES	COST ESTIMATE
Weep Holes	3	Recommend further observations be made periodically for increase signs of efflorescence.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	5	No issues noticed.	
Exterior Furniture	5	No issues noticed.	
General and Landscape Other	0	Recommend reworking site grade and finish.	
Irrigation System	0	Not assessed	
Landscaping - Building Perimeter	5	No issues noticed.	
Landscaping - Trees	5	No issues noticed.	
On-site Monumental Sign	4	No issues noticed.	
On-site Signage	5	No issues noticed.	
Parking Lot Striping	2	Recommend repainting parking lot stripes.	
Parking Lot/Asphalt	2	Recommend adding to or removing areas of the curbs for ease of access.	
Pests	5	No issues noticed.	
Retention Wall	5	No issues noticed.	

Retention/Detention Pond Structures	5	No issues noticed.	
Sidewalks/Crosswalks	5	No issues noticed.	
Striping/Pavement Markings	5	No issues noticed.	
Water Drainage	3	Recommend additional drainage systems and grading be done to redirect overflow.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	4	No issues noticed.	
Baseball Field(s) and Features	3	Recommend reworking grading and drainage.	
Basketball Courts	0	N/A	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	3	Recommend reworking grading and drainage.	
Outdoor Recreation - Other	1	No issues noticed.	
Outdoor Seating (Bleachers)	4	No issues noticed.	
Playground Area	3	Recommend removing failed concrete around post base and repouring concrete to appropriate depth	
Playground Equipment	0	N/A	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	3	Recommend existing sealant materials be removed and replaced with sealant inclusive of closed cell backer rod.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	0	Not assessed	
Backflow Preventor	5	No issues noticed.	
Dumpster (Apron, Pad, Enclosure)	5	No issues noticed.	
Dumpster Enclosure	5	No issues noticed.	
Electrical Service	0	Not assessed	

Electrical Transformers	0	Not assessed	
Gas Distribution System	0	Not assessed	
Loading Dock	5	No issues noticed.	
Sanitary Collection/Septic System	0	Not assessed	
Sanitary Distribution System	0	Not assessed	
Site Utilities - Other	5	No issues noticed.	
Voice/Data Systems	0	Not assessed	

3/06/26
PRELIMINARY



Lake Murray Elementary School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Average Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	5	No issues noted.	
Building Envelope - Other	5	No issues noted.	
Canopies	3	Recommend source of leak be identified and repaired.	
Control Joints	3	Recommend complete removal and replacement of failed material with properly sized, color-matched sealant to restore performance and durability.	
Edge Metal	5	No issues noted.	
Exterior Cladding	3	Recommend comprehensive repair and replacement of deteriorated masonry elements, while sealing penetrations and improving water management to restore durability and performance of the exterior wall system.	
Exterior Finish	3	Recommend complete removal of existing finish and a new application of a corrosion inhibitor finish.	
Flashings	5	No issues noted.	

Sealants	3	Recommend removal and replacement of failed or incomplete exterior sealant joints at penetrations and vents, along with cleaning, priming, and repainting corroded steel lintels and replacing deteriorated mortar joints with properly sized sealant to restore wall drainage and durability.	
Weep Holes	4	No issues noted.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend cleaning and resurfacing damaged and exposed materials.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	3	Recommend replacing weatherstripping.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Openings - Other	4	No issues noted.	
Windows	3	Recommend comprehensive maintenance of window systems to prevent water intrusion and restore long-term durability.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	
Other Materials - Other	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	3	Recommend sealing all roof penetrations with appropriate material(s)	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	

Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Roofing - Other	4	No issues noted.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	5	No issues noted.	
Floor Framing	5	No issues noted.	
Foundation	5	No issues noted.	
Roof Framing System	5	No issues noted.	
Structural - Other	5	No issues noted.	
Superstructure (Columns, Beams, Walls)	5	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA - Other	4	No issues noted.	
ADA Bathroom Sink	2	Recommend adding pipe insulation wrap.	
ADA Bathroom Stall	3	Recommend replacement of partition wall.	
ADA Drinking Fountains	4	No issues noted.	
ADA Maneuver Space	3	Recommend increasing clearance to meet the ADA turning radius.	
Assembly Seating	4	No issues noted.	
Directional Signage	1	Recommend adding additional signage where specified.	
Elevator/Lift	4	No issues noted.	
Entrance Accessibility (Other)	4	No issues noted.	
Exterior Door Hardware	3	Recommend repairing and installing new door threshold in specified locations.	

Fire Alarm Audible/Visible Signals	1	Recommend tying them into the fire system so emergencies.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	4	No issues noted.	
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	

Humidification System	4	No issues noted.	
Other	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Fire Protection - Other	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Hazardous Materials - Other	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	2	Recommend upgrading kitchen equipment.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen - Other	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	

Venting	4	No issues noted.	
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Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	2	Recommend add or update access gates.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	1	Recommend installing a camera in specified locations.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	2	Recommend budgeting for additional asphalt for access at the back of the school.	
Identifiable Front Entry	4	No issues identified.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	1	Recommend connecting the existing fence back to the building.	
Safety and Security - Other	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustic - Other	2	Recommend adding acoustical panels to reduce sounds attenuation.	
Acoustics - Other	4	No issues noted.	
Exterior Noise	4	No issues noted.	

HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend investigating sources of water intrusion above ceilings, then replacing all damaged ACT tiles, repairing or fully replacing aged ceiling grids where necessary, and ensuring leaks are resolved before installation to restore safe, durable, and uniform ceiling finishes.	
Ceiling - Other	3	Recommend cleaning and repairing damaged areas then continuous monitoring.	
Exposed Ceiling	0	N/A	
Gypsum	3	Recommend patching and repainting, monitoring over time.	
Tectum	0	N/A	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	4	No issues noted.	
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	2	Recommend replacing broken closer.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	4	No issues noted.	
Concrete	0	N/A	
Epoxy	0	N/A	
Flooring - Other	4	No issues noted.	
Specialty	4	No issues noted.	

Terrazzo	3	Recommend patching cracked terrazzo flooring throughout interior corridors and monitoring over time to prevent further deterioration.	
Tile	4	No issues noted.	
VCT	3	Recommend replacing all damaged, cracked, separating, or moldaffected VCT flooring throughout affected interior areas, with full tile replacement where necessary to restore safe, durable, and hygienic surfaces.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	3	Recommend replacing damaged areas.	
Desks	4	No issues noted.	
Furniture - Other	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	
Restrooms - Other	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	N/A	
Art	4	No issues noted.	
Athletic Equipment	4	No issues noted.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	0	N/A	

ROTC	0	N/A	
Science Equipment	4	No issues noted.	
Specialty Equipment - Other	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	Recommend purging and/or relocating items where necessary.	
Locker	4	No issues noted.	
Storage - Other	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Other	4	No issues noted.	
Ramps	3	Recommend replacing the ramp flooring with a non-slip material.	
Stair Landings, Nosings, and Treads	3	Recommend replacing the stair treads with a non-slip material.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Recommend repairing degraded interior control joints by refilling or replacing failed material, caulking cracks at CMU intersections, and monitoring over time to prevent further deterioration or settlement.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend repairing interior finishes by patching and caulking cracked CMU walls, refinishing damaged paint, repairing drywall, and replacing worn flooring, while monitoring for continued cracking or settlement.	
Wall - Finish	3	Recommend repairing and repainting damaged locations.	
Wall - Other	4	No issues noted.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Communication - Other	1	Recommend updating cameras and PA system.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Other	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Electrical Distribution - Other	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	

Electrical Supply - Other	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	No issues identified.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting - Other	2	Recommend replacing existing lighting to LED's.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend cleaning of duct and grille.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Other	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Other	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	2	Recommend installation of new condition supply/exhaust fans on roof for kitchen.	
Other	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Condensate Lines	3	Recommend repairing leak location to allow proper output into roof drain	

Humidity Issues	3	Recommend an HVAC inspection in this zone.	
Temperature Issues	3	Recommend inspection of HVAC in this zone of the school.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	3	Recommend re-caulking around the mop sink.	
Plumbing - Other	1	Recommend removing the tub and adding a roll in shower.	
Roof Drain Piping	4	No issues noted.	
Urinals	3	Recommend redesign of the space if renovation occurs.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	5	N/A	
Emergency Vehicle Access	3	Recommend paving or further defining a fire lane.	
Exterior Furniture	5	N/A	
General and Landscape - Other	5	No issues noted.	
Irrigation System	5	No issues noted.	

Landscaping - Building Perimeter	5	No issues noted.	
Landscaping - Trees	5	No issues noted.	
Odor	2	Recommend inspection of mechanical system and deep cleaning of the space.	
On-site Monumental Sign	3	Recommend relocating monumental signage to be closer to the entry road.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	3	Recommend infilling and monitoring over time.	
Pests	5	No issues noted.	
Retention Wall	5	No issues noted.	
Retention/Detention Pond Structures	5	No issues noted.	
Sidewalks/Crosswalks	3	Recommend cleaning and monitoring.	
Striping/Pavement Markings	3	Recommend re-striping parking lot.	
Water Drainage	3	Recommend re-sodding the area and keeping students off of the grass.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	4	No issues noted.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	0	N/A	
Outdoor Recreation - Other	5	No issues noted.	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	5	No issues noted.	
Playground Equipment	5	No issues noted.	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	

Walking Paths	4	No issues noted.	
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Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	5	No issues noted.	
Backflow Preventor	5	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	5	No issues noted.	
Electrical Transformers	5	No issues noted.	
Gas Distribution System	5	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	5	No issues noted.	
Sanitary Distribution System	5	No issues noted.	
Site Utilities - Other	5	No issues noted.	
Voice/Data Systems	5	No issues noted.	



Lexington Elementary School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Average Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	Like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	3	Recommend repointing brick (issue # 417) and replacing missing weep material (issue # 308 & 325)	
Canopies	3	Recommend removal and reseal at all canopy joints. Recommend installation of new diverter and thorough cleaning.	
Control Joints	3	Recommend replacing all degraded control joint filler material.	
Edge Metal	5	No issues noted	
Expansion Joints	5	No issues noted	
Exterior Cladding	3	Recommend cleaning of efflorescence and filling of cracks.	
Exterior Finish	5	No issues noted	
Flashings	3	Recommend flashing fixes noted in this section.	
Sealants	3	Recommend replacement of a significant amount of window sealants.	
Weep Holes	3	Recommend installation of missing weep material (issue # 373 & 430)	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend installing new gasketing materials around perimeter of door and replacing degraded sealants (issue # 387 & 400)	
Door Frame (Ext.)	5	No issues noted	
Door Hardware (Ext.)	5	No issues noted	
Head/Jamb/Sill	5	No issues noted	
Louvers and Vents	5	No issues noted	
Openings - Other	5	No issues noted	
Windows	2	Recommend repairing cracks and replacing all degraded window sealants. Replace blinds in all classrooms.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	5	No issues noted	
Other Materials - Other	5	No issues noted	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend replacing multiple coping caps, flashing and sealants.	
Gutters and Downspouts	5	No issues noted	
Overflow Drain	5	No issues noted	
Primary Drains	5	No issues noted	
Roof	0	No issues identified.	
Roof Curbing	5	No issues noted	
Roof Openings (Scuttles, Skylights)	5	No issues noted	
Roof Penetrations	3	Recommend removal of all abandoned components and sealing around roof hatch. (Issues # 149, 197, 199, 234)	
Roof Scuppers	5	No issues noted	
Roofing - Other	5	No issues noted	
Soffit/Fascia	2	Recommend removal of all joint treatments at soffit and observations made of material integrity of gypsum board. (Issues # 330, 396, 398, 410, 416)	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	5	No issues noted	
Floor Framing	0	Not assessed	
Foundation	5	No issues noted	
Roof Framing System	0	Not assessed	
Structural - Other	0	Not assessed	
Superstructure (Columns, Beams, Walls)	5	No issues noted	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	5	No issues noted	
ADA - Other	5	No issues identified.	
ADA - Other	3	No issues identified.	
ADA Bathroom Sink	3	Recommend installing pipe insulation.	
ADA Bathroom Stall	3	Recommend installing ADA compliant grab bars and/or fixtures as possible.	
ADA Drinking Fountains	3	Recommend installing wing walls and an ADA height/reach fountain.	
Assembly Seating	5	No issues noted	
Directional Signage	5	No issues noted	
Elevator/Lift	5	No issues noted	
Entrance Accessibility (Other)	5	No issues noted	
Exterior Door Hardware	5	No issues noted	
Exterior Door Hardware	2	Recommend repairing CMU and re-anchoring door hardware.	
Fire Alarm Audible/Visible Signals	5	No issues noted	
Handicap Parking	5	No issues noted	
Interior Door Hardware	5	No issues noted	
Main Entrance Accessibility	5	No issues noted	

Passenger Loading Zone	5	No issues noted	
Room Accessibility	5	No issues noted	
Room Mounted Signage	5	No issues noted	
Stairs	5	No issues noted	
Toilet Room Accessories	5	No issues identified.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	5	No issues noted	
Exit Discharge	5	No issues noted	
Fire Extinguisher	5	No issues noted	
Fire Rated Dampers	5	No issues noted	
Fire Rated Doors	5	No issues noted	
Fire Walls/Compartmentalization	5	No issues noted	
Means of Egress System	5	No issues noted	
Sprinkler System	5	No issues noted	
Travel Distance	5	No issues noted	
Vertical Circulation	5	No issues noted	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	5	No issues noted	
Filtration System	5	No issues noted	
Humidification System	5	No issues identified.	
Other	5	No issues noted	
Storing and Handling of Recyclables	5	No issues identified.	
Ventilation System	5	No issues noted	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	5	No issues noted	
Fire Protection - Other	5	No issues noted	
Pumps and Equipment	5	No issues noted	
Sprinkler System	5	No issues noted	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	5	No issues noted	
Hazardous Materials - Other	5	No issues identified.	
Lead	5	No issues noted	
Questionable Organic Growth	2	Recommend deep cleaning and remediation of any questionable organic growth.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	2	Recommend a new gasket in cooler and freezer per districts request.	
Drains	5	No issues noted	
Dry Storage	5	No issues noted	
Equipment - Cooking	3	Recommend inspection by equip. MFR. for any performance issues.	
Equipment - Cooking	2	Recommend installation of 2 double stack combination ovens. Purchase and installation, District estimation of \$100,000.	
Equipment - Dishwashing	3	Recommend inspection and repair (if req'd.) by licensed plumber.	
Equipment - Dishwashing	5	No issues noted	
Kitchen - Other	5	No issues noted	
Kitchen Finishes	5	No issues noted	
Serving Line	5	No issues noted	
Venting	5	No issues noted	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	5	No issues identified.	
Access Control - Secondary Access	5	No issues identified.	
Access Gate	1	Recommend installation of panic bars (issue # 133, 116)	
Building Security System	5	No issues noted	
Cameras (Ext.)	5	No issues noted	
Cameras (Int.)	5	No issues noted	
Emergency Responder Call System	5	No issues identified.	
Entry Vestibule / Secure Entrance	5	No issues noted	
Exterior door/window Hardening Measures	5	No issues identified.	
Fire Access Road	5	No issues noted.	
Identifiable Front Entry	5	No issues identified.	
Natural Surveillance - Landscape Maintenance	5	No issues identified.	
Perimeter Fencing	2	Recommend installing matching fencing with cost/linear foot (issue # 185)	
Signage and Wayfinding	5	No issues noted	
Traffic Control (Gates, Bollards, Fencing)	1	No issues identified.	
Visibility	5	No issues identified.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	5	No issues noted	
Exterior Noise	5	No issues noted	
HVAC	5	No issues noted	
HVAC	3	Recommend pricing for HVAC replacements.	
Sound Attenuation	5	No issues noted	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	5	No issues identified.	
ACT	3	Recommend replacing tiles once cause of leak has been fixed.	
Ceiling - Other	3	Recommend removal of existing finish & application of new, exterior grade resilient finish.	
Exposed Ceiling	5	No issues noted	
Gypsum	5	No issues noted	
Gypsum	5	No issues noted	
Tectum	5	No issues noted	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	3	Recommend removal of walk-off mat so door can close properly. Recommend replacement of door sweep.	
Door - Other	2	No issues identified.	
Door (Int.)	5	No issues identified.	
Door Frame (Int.)	3	Recommend finishing the door frame.	
Door Glazing	5	No issues noted	
Door Hardware (Ext.)	3	Recommend adjustment of door closer to ensure door closes & latches properly and installation of bug curtain at kitchen.	
Door Hardware (Int.)	3	No issues identified.	
Roll-up Door/Security Gates	5	No issues noted	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	5	No issues noted	
Carpet	5	No issues identified.	
Concrete	3	Recommend patching all cracking concrete.	
Epoxy	5	No issues noted	
Flooring - Other	3	No issues identified.	
Specialty	5	No issues noted	

Terrazzo	5	No issues identified.	
Tile	5	No issues identified.	
VCT	3	Recommend replacing tiles in these locations with cost/square foot.	
Wood	5	No issues noted	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	3	No issues identified.	
Desks	5	No issues identified.	
Furniture - Other	5	No issues noted	
Writeable Surface	2	Upgrade this technology in all classrooms.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Odor	5	No issues identified.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	5	No issues noted	
Restroom Accessories	5	No issues noted	
Restrooms - Other	5	No issues noted	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	5	No issues noted	
Room Mounted Signage	5	No issues identified.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	N/A	
Art	5	No issues identified.	
Athletic Equipment	5	No issues noted	

Band/Music	5	No issues noted	
Fixed Theater Seating	5	No issues noted	
ROTC	0	N/A	
Science Equipment	5	No issues identified.	
Specialty Equipment - Other	3	Recommend projector replacement	
Theatrical Equipment (Rigging, Shell, Curtains)	1	Replace stage curtain	
Theatrical Performance Sound Equipment	5	No issues noted	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	3	Demo cubby's and add a ledger board with hooks for backpacks in all classrooms. Recommend furniture replacement in media center.	
Locker	0	N/A	
Storage - Other	5	No issues noted	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	5	No issues noted	
Other	5	No issues noted	
Ramps	5	No issues noted	
Stair Landings, Nothings, and Treads	5	No issues noted	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Operable Partition	5	No issues identified.	
Wall - Damage	3	No issues identified.	
Wall - Finish	3	No issues identified.	
Wall - Other	3	No issues identified.	
Wall - Other	3	No issues identified.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	5	No issues noted	
Communication - Other	5	No issues noted	
Data	5	No issues noted	
Fire Alarm	5	No issues noted	
Intercom/PA/Clock	5	No issues noted	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	0	Not assessed	
Other	0	Not assessed	
Recirculation Pumps	0	Not assessed	
Tanks	0	Not assessed	
Water Heaters	0	Not assessed	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	0	Not assessed	
Electrical Distribution - Other	0	Not assessed	
Equipment	0	Not assessed	
Panelboards	0	Not assessed	
Surge Suppression	0	Not assessed	
Transformers	0	Not assessed	
Wiring	0	Not assessed	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	0	Not assessed	

Electrical Supply - Other	0	Not assessed	
Main Feeds	0	Not assessed	
Service Switchgear	0	Not assessed	
Transformers	0	Not assessed	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend installation of a weatherproof receptacle box.	
Emergency Generator	0	Not assessed	
Kitchen Equipment Supply	5	No issues noted	
Lightning Protection	5	No issues noted	
Switches/Receptacles	3	Recommend replacement of weatherproof receptacle box.	
Wiring	3	Recommend repair by licensed electrician / certified telecomm installer.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	0	Not assessed	
Supply Piping	0	Not assessed	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	3	Recommend repair of broken light fixture.	
Corridors/Common Areas	5	No issues noted	
Emergency Lighting	5	No issues identified.	
Exterior Perimeter Lighting	5	No issues noted	
Lighting - Other	2	Recommend full cafeteria replacement with cost/square foot. Theater lay-in lighting needs to be installed. Upgrade all office and staff toilet lighting.	
Lighting Controls	1	No issues noted	
Parking Lot Lighting	5	No issues identified.	

Restroom Lighting	5	No issues noted	
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MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed	
Other	0	Not assessed	
Return Air Path	0	Not assessed	
Rooftop Units	0	Not assessed	
Ventilation Air Monitoring	0	Not assessed	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed	
Humidity Control	0	Not assessed	
Other	0	Not assessed	
Return Air Path	0	Not assessed	
Return/Supply	0	Not assessed	
Split Systems	0	Not assessed	
Unit Heaters	0	Not assessed	
Unit Ventilators	0	Not assessed	
Unitary Systems	1	All classroom HVAC units need to be replaced, likely with BARD units. All adjacent finishes will need to be updated (surrounding brick, ACT, VCT, etc.)	
Water Source Heat Pumps	0	Not assessed	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	0	Not assessed	
Chillers	0	Not assessed	
Distribution Piping	0	Not assessed	

Humidity Control	0	Not assessed	
Other	0	Not assessed	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	0	No issues identified.	
Humidity Control	0	Not assessed	
Makeup Water	0	Not assessed	
Other	0	Not assessed	
Plant Piping/Valves	0	No issues identified.	
Pumps	0	Not assessed	
Water Treatment	0	Not assessed	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	0	Not assessed	
Duct Smoke Detectors	0	Not assessed	
Equipment Service Life	0	Not assessed	
Other	0	Not assessed	
Thermostats, Switches, and Devices	0	Not assessed	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	0	Not assessed	
Exhaust Fan Outlet Height	0	Not assessed	
Kitchen Hood Exhaust	2	Recommend updating Supply and Exhaust in the kitchen per districts request.	
Other	0	Not assessed	
Restrooms	0	Not assessed	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Humidity Control	3	HVAC planned to be replaced, recommend beginning replacements in this area of the school.	
Indoor/Outdoor Unit	3	No issues identified.	
Indoor/Outdoor Unit	3	No issues identified.	
Mechanical - Other	3	No issues identified.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	5	Recommend inspection, repair, & reseal by licensed plumber.	
Lavatories/Sinks	3	Recommend deep clean, potential plumbing replacement.	
Mop Sinks	3	Recommend inspection, repair, & reseal by licensed plumber.	
Mop Sinks	3	Recommend deep clean around sink & assessment by licensed plumber for any repairs req'd.	
Plumbing - Other	5	No issues noted.	
Roof Drain Piping	5	No plumbing related issues noted at roof drains.	
Urinals	5	No issues noted.	
Water Closets	2	Recommend adjustment by licensed Plumber	
Water Fountains	5	No plumbing related issues noted at fountains.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	0	Not assessed	
Sanitary Piping	0	Not assessed	
Supply Piping	0	Not assessed	
Tanks	0	Not assessed	
Water Heaters	0	Not assessed	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	4	N/A	

Dumpster Enclosure	1	No dumpster enclosure at this site. Recommend construction of masonry enclosure.	
Emergency Vehicle Access	4	No immediate issues	
Exterior Furniture	4	No issues noted	
General and Landscape - Other	5	No issues noted	
Irrigation System	5	No issues noted	
Landscaping - Building Perimeter	5	No issues noted	
Landscaping - Trees	5	No issues noted	
On-site Monumental Sign	2	Entrances are confusing - more obvious entrance signage is needed.	
On-site Signage	2	Site signage needs to be installed - the campus is confusing internally for traffic patterns.	
Parking Lot/Asphalt	1	No issues identified.	
Pests	5	No issues noted	
Pests	3	Large amount of webs and nests in courtyard, recommend removal to prevent bites and stings.	
Retention Wall	1	Exterior Severe corrosion / section loss observed at several guardrail post base attachments to concrete. Recommend temporary signage be affixed to guardrail system to notify no impact loading be allowed (i.e. motorized landscaping equipment)	
Retention/Detention Pond Structures	5	No issues noted	
Security	2	Gate lock is not secure. Recommend replacement.	
Sidewalks/Crosswalks	3	Recommend fixing cracked concrete and eroded filler material.	
Striping/Pavement Markings	2	Recommend restriping all parking lots.	
Water Drainage	1	Recommend inspection of seals in the main electrical room. Installation of one missing scupper.	
Water Drainage	3	Recommend correcting erosion and grade issues.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	5	N/A	
Baseball Field(s) and Features	5	N/A	
Basketball Courts	5	N/A	

Concessions/Restrooms	5	N/A	
Football/Soccer Field	5	N/A	
Outdoor Recreation - Other	2	Recommend reconstructing wooden seating at amphitheater - issue #88	
Outdoor Seating (Bleachers)	5	N/A	
Playground Area	2	Recommend ground pad replacement and establishing erosion resistant plantings.	
Playground Equipment	2	Recommend sandbox replacement and SPED playground equipment installation.	
Scoreboards	5	N/A	
Softball Field(s) and Features	5	N/A	
Tennis Courts	5	N/A	
Walking Paths	1	Recommend replacing roughly 100 sqm of wood plank flooring.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	0	Not assessed	
Backflow Preventor	0	Not assessed	
Dumpster (Apron, Pad, Enclosure)	3	Recommend construction of apron and pads.	
Electrical Service	0	Not assessed	
Electrical Transformers	0	Not assessed	
Gas Distribution System	0	Not assessed	
Loading Dock	3	Recommend evaluation by structural engineer, replacement of dock bumpers, & application of crack filler.	
Sanitary Collection/Septic System	0	Not assessed	
Sanitary Distribution System	0	Not assessed	
Site Utilities - Other	0	Not assessed	
Voice/Data Systems	0	Not assessed	

Lexington High School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	3	Recommend repairing and replacing deteriorated or temporary interior finishes to maintain functionality and appearance.	
Building Envelope - Other	4	No issues noted.	
Canopies	3	Recommend repairing and repainting canopy systems, addressing soffit damage and slope deficiencies, and upgrading finishes to extend service life.	
Control Joints	3	Recommend repairing and replacing failed or deteriorated control joints to restore proper performance and durability.	
Edge Metal	4	No issues noted.	
Expansion Joints	3	Recommend repairing and replacing deteriorated expansion and wall joints to maintain exterior envelope integrity and performance.	
Exterior Cladding	3	Recommend comprehensive repair and maintenance of exterior wall cladding systems to address drainage, sealant, and structural deficiencies. If you'd like, I can also condense the interior and exterior recommendations together into one unified statement for a final report.	

Exterior Finish	3	Recommend repairing deteriorated steel components and addressing compromised wall cavity drainage to restore exterior system integrity.	
Flashings	3	Recommend monitoring and repairing deteriorated flashing, joints, and drainage components to maintain exterior envelope performance.	
Sealants	3	Recommend comprehensive repair and replacement of failed or improper sealant joints, penetrations, and corroded components to restore exterior envelope integrity.	
Weep Holes	3	Recommend repairing and modifying wall drainage components to ensure proper performance and longevity of the exterior envelope.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend repairing or replacing deteriorated exterior doors, lintels, and associated sealant components to restore functionality, durability, and water management.	
Door Frame (Ext.)	3	Recommend repairing exposed curtain wall base plates and corroded door frames to maintain structural integrity and durability.	
Door Hardware (Ext.)	3	Recommend repairing, adjusting, or replacing deficient door hardware and closers to ensure proper operation and security.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	3	Recommend repairing failed drainage and sealant conditions at louver penetrations to prevent water intrusion and deterioration.	
Openings - Other	4	No issues noted.	
Windows	3	Recommend repairing or replacing deteriorated window seals, flashing, and adjacent drainage components to restore watertightness and extend system service life.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	
Other Materials - Other	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend repairing gaps, failed sealant joints, and cracked or remedial masonry repairs to ensure long-term envelope performance.	
Gutters and Downspouts	3	Recommend adding downspouts to gutter systems that adequately convey bulk water away from building.	
Overflow Drains	4	No issues noted.	

Primary Drains	3	Recommend cleaning all debris away from roof drain to allow unimpeded water flow.	
Roof	2	Recommend assessing roof age and condition across all sections, addressing ponding water and ensuring proper drainage to extend service life.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	3	Recommend removal / replacement of all field membrane sheets exhibiting lap joint failure manifesting in fish mouths.	
Roof Penetrations	3	Recommend repairing or removing failed and abandoned penetrations, with proper sealant and roof tie-ins to maintain envelope integrity.	
Roof Scuppers	3	Recommend additional observations be made to understand contributing factors.	
Roof Surface	3	Recommend addressing roof membrane deterioration, ponding water, cracking, blistering, and prior repair conditions to maintain watertightness and extend service life.	
Roofing - Other	2	Recommend securing roof access doors, replacing aging canopy systems, correct ponding conditions, and considering full roof system replacement with proper flashings and transitions.	
Soffit/Fascia	3	Recommend repairing and monitoring roof fascia, cladding soffit, and flashing interfaces to address staining, drainage impediments, and failing sealant joints for long-term envelope performance.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Structural - Other	3	Recommend structural investigation and repair of observed cracking in building elements.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA - Other	3	Recommend addressing ADA accessibility issues by improving exterior routes and ensuring compliant access within interior facilities.	
ADA Bathroom Sink	3	Recommend comprehensive ADA upgrades in bathrooms by installing compliant fixtures, grab bars, and proper sink pipe insulation.	

ADA Bathroom Stall	3	Recommend upgrading restroom stalls across the facility to meet ADA compliance by adding grab bars, sanitary disposals, and reconfiguring layouts to provide proper turning radius where required.	
ADA Drinking Fountains	3	Recommend upgrading drinking fountains throughout the facility to meet ADA compliance by adding wing walls and installing accessible height/reach units where required.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	4	No issues noted.	
Entrance Accessibility (Other)	4	No issues noted.	
Exterior Door Hardware	1	Recommend adding electronic door hardware for badge access both sides of building.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	3	Recommend extending rail.	
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	

Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Other	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	3	Recommend relocating fire extinguishers.	
Fire Protection - Other	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	0	N/A	
Hazardous Materials - Other	4	No issues noted.	
Lead	0	N/A	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	3	Recommend cleaning out drain.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	1	Recommend comprehensive kitchen and serving line upgrades to improve food service functionality, with significant equipment investments and full serving line replacement.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen - Other	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	1	Recommend installing a new gate.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	

Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	2	Recommend conducting a full assessment and upgrade of perimeter and athletic field fencing to improve security, consistency, and functionality.	
Safety and Security - Other	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustic - Other	3	Recommend upgrading acoustic treatments in music and practice rooms to improve sound quality and performance conditions.	
Acoustics - Other	4	No issues noted.	
Exterior Noise	1	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	1	No issues noted.	
ACT	3	Recommend replacing damaged tiles after cause of leak is fixed.	
Ceiling - Other	2	No issues identified.	
Exposed Ceiling	0	N/A	
Gypsum	3	Recommend repairing gypsum ceilings and inspecting above ceiling to identify and correct sources of water infiltration before repairing damaged gyp.	
Tectum	0	N/A	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	4	No issues noted.	
Door (Int.)	2	Recommend replacing outdated classroom doors to match new installations for consistency, and replacing practice room doors with models that include windows to allow proper supervision.	

Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	3	Recommend replacing nonsecuring door hardware.	
Roll-up Door/Security Gates	3	Recommend inspecting the service life of the Roll-up door and plan for replacement.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	3	Recommend replacing flooring in both sides of the men's home locker room and performing epoxy touchups at permanent bleachers in the gym to maintain durability and finish quality.	
Carpet	3	Recommend replacing damaged, stained, or failing carpet throughout.	
Concrete	3	Recommend patching cracked concrete flooring to restore durability and prevent further deterioration.	
Epoxy	4	No issues noted.	
Flooring - Other	3	Recommend repairing.	
Specialty	0	N/A	
Terrazzo	3	Recommend patching cracked terrazzo flooring throughout, and localized repair at thresholds where transition strips should be installed.	
Tile	2	Recommend replacement of all damaged and missing tile.	
VCT	3	Recommend replacing damaged, cracked, waterstained, uneven, or moldaffected VCT flooring.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	2	Recommend replacing the reception desk for a 3-person desk.	
Furniture - Other	3	Recommend improving furniture storage and circulation areas by relocating items to protected spaces and upgrading desks.	
Writeable Surface	4	No issues noted.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Other	3	Recommend repurposing athletic spaces by converting the wrestling room into a weight room and addressing visitor locker room maintenance.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	
Restrooms - Other	1	Recommend full replacement of showers to modern standards.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	4	No issues noted.	
Art	1	No issues noted.	
Athletic Equipment	2	Recommend comprehensive upgrade and renovations to gym and training spaces to improve functionality and capacity.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	4	No issues noted.	
ROTC	4	No issues noted.	
Science Equipment	4	No issues noted.	
Specialty Equipment - Other	2	Recommend installing a new PA system and a large screen.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Equipment (Rigging, Shell, Curtains)	2	Recommend budgeting for new cafeteria stage curtains.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	1	Recommend removing this millwork and replace with an updated non-corner version.	
Locker	1	Recommend reconfiguring corridor and varsity locker areas to replace existing lockers with updated seating and modern locker styles.	

Storage - Other	2	Recommend upgrading millwork in upstairs labs.	
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Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	4	No issues noted.	
Other	4	No issues noted.	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	Recommend repairing cracks in CMU wall joints by caulking over failed mortar joints to restore finish integrity and prevent further deterioration.	
Expansion Joints	3	Recommend repairing cracks in interior wall joints by caulking over failed mortar joints to restore finish integrity and prevent further deterioration.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend repairing interior CMU and gyp wall conditions including efflorescence, cracking, impact damage, and missing components.	
Wall - Finish	3	Recommend repairing interior finishes including CMU walls, rubber wall base, and painted steel lintels.	
Wall - Other	3	Recommend repairing or replacing damaged interior access panels to restore finish quality and functionality.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Communication - Other	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	3	Recommend installing a new sound system.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
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Dedicated Water Heater for Kitchen	4	No issues noted.	
Other	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Electrical Distribution - Other	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Electrical Supply - Other	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend addressing electrical system deficiencies by improving outlet capacity, securing exposed components, and repairing faulty lighting fixtures.	
Emergency Generator	4	No issues noted.	

Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	2	Recommend upgrade existing MUSCO and canopy lighting to white LEDs and add exterior MUSCO lighting to expand practice field use time.	
Lighting - Other	2	Recommend comprehensive lighting upgrades across the school and athletic facilities, including LED conversions, fixture replacements, and resolution of water intrusion issues.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	2	Recommend conducting a full assessment of RTU age and condition, addressing condensate drainage and attachment compliance issues.	

Ventilation Air Monitoring	4	No issues noted.	
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MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend comprehensive HVAC system cleaning and maintenance throughout the facility, including ductwork, vents, and ceiling tile replacement to improve air quality and appearance.	
Split Systems	0	N/A	
Unit Heaters	4	No issues noted.	
Unit Ventilators	3	Recommend replacing both AC units.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	

Other	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Dectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Other	4	No issues noted.	
Thermostats, Switches, and Devices	3	Recommend replacing missing cover.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Other	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Humidity Control	2	Recommend upgrading the HVAC system.	
Humidity Issues	2	Recommend addressing widespread humidity issues by upgrading and adjusting the HVAC system to improve air quality and prevent mold.	
Mechanical - Other	1	Recommend replacing both AC units.	
Temperature Issues	2	Recommend addressing temperature control issues throughout the building by inspecting and upgrading HVAC systems and adding cooling where ventilation is lacking.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	3	Recommend cleaning and replacing damaged material where needed.	
Mop Sinks	3	Recommend installing floor mounted mop sink in area.	
Plumbing - Other	3	Recommend addressing plumbing system deficiencies across multiple areas by repairing leaks, correcting fixture issues, and upgrading rusted or missing components.	
Roof Drain Piping	4	No issues noted.	
Urinals	3	Recommend recaulking.	
Water Closets	4	No issues noted.	
Water Fountains	2	Recommend district maintenance staff inspect for cause of leaking.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Dumpster Enclosure	2	Recommend installation of masonry dumpster enclosure at loading area.	
Emergency Vehicle Access	4	No issues noted.	
Exterior Furniture	0	N/A	
General and Landscape - Other	3	Recommend reworking the athletic fields, regrading sidewalks with drive apron to improve drainage, and removing vegetation in contact with exterior walls to prevent foundation damage.	
Irrigation System	4	No issues noted.	

Landscaping - Building Perimeter	4	No issues noted.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	2	Recommend repaving, widening for additional parking, and repairing or replacing cracked concrete slabs and curbs with periodic monitoring to maintain service life.	
Pests	3	Recommend removing and inspecting locations for openings to infill and apply pest maintenance.	
Retention Wall	0	N/A	
Retention/Detention Pond Structures	1	Recommend reevaluating storm water pond to hold a larger capacity and drainage efficiency.	
Sidewalks/Crosswalks	3	Recommend repair or replacement of deteriorated exterior concrete and guardrail components, with periodic monitoring to ensure continued service life.	
Striping/Pavement Markings	1	Recommend restriping with periodic monitoring to maintain service life.	
Water Drainage	3	Recommend modifying area to allow for proper drainage.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	2	Recommend upgrading track facilities and support structures for storage and longterm functionality.	
Baseball Field(s) and Features	2	Recommend addressing deterioration and functional upgrades across athletic and exterior areas to extend service life and support usability.	
Basketball Courts	4	No issues noted.	
Concessions/Restrooms	3	Recommend turning the lower-level concessions into a nutritional bar, remove all old brown tiles in gym areas.	
Football/Soccer Field	3	Recommend adding a column and fence in the football press box to separate sides, and patching cracked concrete flooring.	
Other - Other	3	Recommend interior upgrades to athletic and support area to enhance functionality and usability.	
Outdoor Recreation - Other	2	Recommend planning and budgeting for renovations and upgrades to athletic facilities to enhance functionality and equity.	
Outdoor Seating (Bleachers)	2	Recommend improving athletic field and spectator areas by adding new lighting, upgrading existing systems to LED, installing minimal bleachers, and repairing damaged seating components to ensure safety and functionality.	
Playground Area	0	N/A	

Playground Equipment	0	N/A	
Scoreboards	1	Recommend upgrading athletic facilities with new scoreboards, video boards, and sound system improvements to enhance functionality and spectator experience.	
Softball Field(s) and Features	1	Recommend upgrades and potential relocation of softball facilities and evaluation of site repurposing with consideration for drainage requirements.	
Tennis Courts	4	No issues noted.	
Walking Paths	4	No issues noted.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Site Utilities - Other	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	



Lexington Technology Center Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	3	No issues identified.	
Control Joints	3	Recommend control joint repairs/replacements where indicated.	
Edge Metal	4	No issues noted.	
Expansion Joints	3	Recommend expansion joint repair where indicated.	
Exterior Cladding	3	Recommend masonry cleaning, repointing, and crack patching where indicated.	
Flashings	4	No issues noted.	
Sealants	3	Recommend sealant replacements where indicated.	
Weep Holes	3	Recommend weep hole repairs where indicated.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
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Door (Ext.)	4	No issues noted.	
Door Frame (Ext.)	3	Recommend removal / replacement of door frame with addition of an engineered sealant joint at door frame to masonry joint	
Door Hardware (Ext.)	4	No issues noted.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	3	Recommend district maintenance staff monitor this louver periodically for water infiltration.	
Overhead doors	2	No issues identified.	
Windows	3	Recommend window frame systems and sealants be repaired/replaced where indicated.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Soffit/Fascia	3	Recommend soffit repairs be completed and finish surface match color and texture of existing soffit panels	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	0	No issues noted.	
Floor Framing	0	No issues noted.	
Foundation	0	No issues noted.	
Roof Framing System	0	No issues noted.	

Superstructure (Columns, Beams, Walls)	0	No issues noted.	
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Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA Bathroom Sink	4	No issues noted.	
ADA Bathroom Stall	4	No issues noted.	
ADA Drinking Fountains	4	No issues noted.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	0	N/A	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	0	N/A	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	

Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Door	SCORE	NOTES	COST ESTIMATE
Door Hardware (Int.)	1	Recommend replacing hardware where indicated for safety purposes.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	1	District would like to have newer air compressors installed in laboratories (welding, construction, auto, etc)	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Alarm System	1	Fire alarm system needs to be upgraded throughout the school.	
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
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Asbestos	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	2	Recommend thorough remediation and investigation of cause.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entrance	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	1	Recommend installing a badge only access reader for student safety.	
Building Security System	1	Recommend overall security changes - fencing, cameras, and badge access.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	1	Recommend installing BDAs at this school.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	

Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	2	Recommend perimeter fencing that contains students within the campus.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	1	Recommend district to meet with DOT and consider changes to traffic pattern.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	3	Recommend installing acoustic materials over glass wall.	

Interiors - ADA	SCORE	NOTES	COST ESTIMATE
ADA Bathroom Stall	3	Non-ADA compliant stall, recommend installing a vertical grab bar where indicated.	
ADA Drinking Fountains	2	Recommend installing wing walls and ADA height/reach fountain where indicated.	
ADA Sink	2	No issues identified.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend above ceiling inspection for source of leak and replacement of all damaged tiles.	
Exposed Ceiling	4	No issues noted.	
Gypsum	3	No issues identified.	
Tectum	2	No issues identified.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	2	Recommend a price/replacement.	

Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	3	Recommend transition strip replacement.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Carpet	2	District would like to have all carpet removed and replaced with VCT, LVT, or similarly priced hard surface flooring.	
Concrete	3	Recommend patching and monitoring over time where indicated.	
Epoxy	3	Recommend patching epoxy in this area.	
Terrazzo	3	Recommend terrazzo patching and monitoring over time where indicated.	
Tile	3	Recommend replacing tile where indicated.	
VCT	3	Recommend replacing all damaged VCT where indicated.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Writeable Surfaces	4	No issues noted.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Space needs	2	Not enough meeting space for staff. Recommend district shuffle program to allow for more meeting areas. Arch to advise space planning needs.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	4	No issues noted.	
Art	4	No issues noted.	
Athletic Equipment	0	N/A	
Band/Music	0	N/A	
Culinary Arts	1	Recommend district consider moving programs around.	
Fixed Theater Seating	0	N/A	
ROTC	1	No issues noted.	
Science Equipment	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	4	No issues noted.	
Locker	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Ramps	0	N/A	
Stair Landings, Nosings, and Treads	0	N/A	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
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Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend patching all wall cracks where indicated. Recommend inspecting wall and adjacent openings for water infiltration and repaint wall where efflorescence is noted.	
Wall - Finish	3	Recommend replacement of missing wall base.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	2	Recommend additional speakers in this locations.	
WiFi	3	Recommend additional WAPs and/or boosters be installed.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	3	Recommend repair of electrical box.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	2	Recommend electrician have wiring updated and appropriately marked.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted	
Main Feeds	2	Recommend an electrical upgrade.	
Service Switchgear	4	No issues noted	
Transformers	4	No issues noted	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend district maintenance team to secure wires to prevent damage to system(s). Recommend further inspection for cause of excess heat where indicated.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	3	Recommend replacing outlets and covers where indicated.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted	

MEP Systems - General and Landscape	SCORE	NOTES	COST ESTIMATE
Odor	2	Recommend a deep clean and inspection of the HVAC in this zone.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	
Corridors/Common Areas	2	District would like to have an LED upgrade throughout all interior spaces.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	3	No issues identified.	
Lighting Controls	4	No issues noted.	

Parking Lot Lighting	2	Exterior lighting needs to be added to (parking lots and wall packs)	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted	
Return Air Path	4	No issues noted	
Rooftop Units	4	No issues noted	
Ventilation Air Monitoring	4	No issues noted	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted	
Humidity Control	3	Recommend inspection of HVAC in this zone.	
Return Air Path	4	No issues noted	
Return/Supply	3	Recommend cleaning ductwork and replacing all dirty ceiling tiles in area.	
Split Systems	4	No issues noted	
Temperature Control	2	Recommend HVAC upgrade in this zone of the building.	
Unit Heaters	4	No issues noted	
Unit Ventilators	4	No issues noted	
Unitary Systems	1	District would like an HVAC overhaul at this campus.	
Water Source Heat Pumps	4	No issues noted	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted	
Chillers	4	No issues noted	
Distribution Piping	4	No issues noted	
Humidity Control	4	No issues noted	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted	
Humidity Control	4	No issues noted	
Makeup Water	4	No issues noted	
Plant Piping/Valves	4	No issues noted	
Pumps	4	No issues noted	
Water Treatment	4	No issues noted	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	1	HVAC controls are outdated, recommend replacing throughout the entire school.	
Duct Smoke Detectors	4	No issues noted	
Equipment Service Life	4	No issues noted	
Thermostats, Switches, and Devices	4	No issues noted	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted	
Exhaust	2	Recommend replacing exhaust fans where indicated.	
Exhaust Fan Outlet Height	4	No issues noted	
Restrooms	4	No issues noted	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Floor Drains	2	Recommend a price/replacement.	
Grease Trap	4	No issues noted	
Lavatories/Sinks	3	Recommend replacing damaged seals and repairing leak.	
Mop Sinks	4	No issues noted	

Roof Drain Piping	4	No issues noted	
Urinals	4	No issues noted	
Water Closets	4	No issues noted	
Water Fountains	4	No issues noted	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted	
Supply Piping	2	Recommend replacing all outdated piping.	
Tanks	4	No issues noted	
Water Heaters	4	No issues noted	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	4	No issues noted	
Busses	1	Bussing routes isn't centralized and is a waste of time, gas and money for the district. Kids have to spend hours on the bus to get to their CTE classes. Recommend district use this to drive options and prioritization portion.	
Emergency Vehicle Access	3	No issues noted.	
Exterior Furniture	4	No issues noted	
General and Landscape - Other	3	No issues identified.	
Irrigation System	0	Not assessed.	
Landscaping - Building Perimeter	4	No issues noted	
Landscaping - Trees	3	No issues identified.	
On-site Monumental Sign	4	No issues noted	
On-site Signage	2	Recommend installing on-site directional signage at crucial areas.	
Parking Lot/Asphalt	2	Recommend installation of additional parking. Recommend cleaning dislodged asphalt and repair damaged areas.	
Pests	4	No issues noted	

Retention Wall	4	No issues noted	
Retention/Detention Pond Structures	4	No issues noted	
Sidewalks/Crosswalks	3	Recommend patching and monitoring over time.	
Striping/Pavement Markings	2	Striping needs to be redone on campus.	
Water Drainage	4	No issues noted	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	0	No issues noted.	
Backflow Preventor	0	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	0	No issues noted.	
Dumpster Enclosure	0	No issues noted.	
Electrical Service	0	No issues noted.	
Electrical Transformers	0	No issues noted.	
Gas Distribution System	0	No issues noted.	
Loading Dock	0	No issues noted.	
Sanitary Collection/Septic System	0	No issues noted.	
Sanitary Distribution System	0	No issues noted.	
Site Utilities - Other	0	No issues noted.	
Voice/Data Systems	0	No issues identified.	



Pleasant Hill Elementary School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	0	N/A	
Canopies	3	Recommend cleaning and re-caulk seams with degraded material.	
Control Joints	3	Recommend refilling joint and monitoring over time.	
Edge Metal	5	No issues noticed.	
Expansion Joints	5	No issues noticed.	
Exterior Cladding	3	Recommend cleaning and assessing for any possible damage and necessary remediation.	
Exterior Finish	5	No issues noticed.	
Flashings	5	No issues noticed.	
Sealants	3	No issues noticed.	
Weep Holes	3	Recommend replacing degraded material.	

Building Envelope - Ceiling	SCORE	NOTES	COST ESTIMATE
Ceiling - Other	2	Recommend replacing.	

Building Envelope - General and Landscape	SCORE	NOTES	COST ESTIMATE
Dumpster Enclosure	3	No issues identified.	
General and Landscape - Other	3	No issues identified.	

Building Envelope - Mechanical	SCORE	NOTES	COST ESTIMATE
Mechanical - Other	0	No issues identified.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	4	Recommend repainting.	
Door Frame (Ext.)	5	No issues noticed.	
Door Hardware (Ext.)	2	Recommend replacing hardware.	
Head/Jamb/Sill	5	No issues noticed.	
Louvers and Vents	3	Replace caulking. Typical condition throughout the building.	
Openings - Other	5	No issues noticed.	
Windows	3	Recommend cleaning and replacing damaged or missing materials.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noticed.	
Other Materials - Other	0	N/A	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend removal of deteriorated mastics / sealants and resealing with appropriate products.	
Gutters and Downspouts	3	Recommend conveying all downspout discharge away from the building perimeter.	

Overflow Drains	2	Recommend cleaning out primary drains and clean off sidewalk build-up.	
Primary Drains	3	Recommend unclogging drain and continue to monitor.	
Roof	1	Recommend replacing the roof.	
Roof Curbing	4	No issues noticed.	
Roof Openings (Scuttles, Skylights)	3	Recommend upgrading skylights before possible aging and leaking happens.	
Roof Penetrations	4	No issues noticed.	
Roof Scuppers	3	Recommend cleaning and assessing to remediate any possible damage. Typical condition throughout the building.	
Roof Surface	3	Recommend reapplying tar to fill in cracks.	
Roofing - Other	3	Recommend reestablishing roofing systems.	
Soffit/Fascia	4	No issues noticed.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	5	No issues noticed.	
Floor Framing	0	Not assessed.	
Foundation	0	Not assessed.	
Roof Framing System	0	Not assessed.	
Structural - Other	0	Not assessed.	
Superstructure (Columns, Beams, Walls)	5	No issues noticed.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	5	No issues noticed.	
ADA - Other	3	Recommend Replacing with ADA compliant casework.	
ADA Bathroom Sink	3	Recommend installing pipe insulation and installing an ADA compliant height sink for reach.	
ADA Bathroom Stall	3	Recommend installing vertical ADA compliant grab bars and/or fixtures as possible.	
ADA Drinking Fountains	3	Recommend installing ADA Height/Reach fountain.	

Assembly Seating	0	N/A	
Directional Signage	5	No issues noticed.	
Elevator/Lift	0	N/A	
Entrance Accessibility (Other)	0	N/A	
Exterior Door Hardware	5	No issues noticed.	
Fire Alarm Audible/Visible Signals	5	No issues noticed.	
Handicap Parking	5	No issues noticed.	
Interior Door Hardware	5	No issues noticed.	
Main Entrance Accessibility	5	No issues noticed.	
Passenger Loading Zone	5	No issues noticed.	
Room Accessibility	5	No issues noticed.	
Room Mounted Signage	5	No issues noticed.	
Stairs	0	N/A	
Toilet Room Accessories	5	No issues noticed.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	5	No issues noticed.	
Exit Discharge	5	No issues noticed.	
Fire Extinguisher	5	No issues noticed.	
Fire Rated Dampers	0	Not assessed.	
Fire Rated Doors	0	Not assessed.	
Fire Walls/Compartmentalization	0	Not assessed.	
Means of Egress System	5	No issues noticed.	
Sprinkler System	0	Not assessed.	
Travel Distance	5	No issues noticed.	
Vertical Circulation	0	N/A	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	0	Not assessed.	
Filtration System	0	Not assessed.	
Humidification System	0	Not assessed.	
Other	0	N/A	
Storing and Handling of Recyclables	0	Not assessed.	
Ventilation System	0	Not assessed.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	5	No issues noticed.	
Fire Protection - Other	0	N/A	
Pumps and Equipment	0	Not assessed.	
Sprinkler System	0	Not assessed.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	1	Recommend demolition of metal portable due to asbestos.	
Hazardous Materials - Other	0	N/A	
Lead	0	N/A	
Questionable Organic Growth	2	Recommend cleaning and monitoring for other issues.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	5	No issues noticed.	
Drains	5	No issues noticed.	
Dry Storage	5	No issues noticed.	
Equipment - Cooking	5	No issues noticed.	

Equipment - Dishwashing	1	Recommend clearing out the area and reviewing for cause of smell.	
Kitchen - Other	0	N/A	
Kitchen Finishes	5	No issues noticed.	
Serving Line	5	No issues noticed.	
Venting	5	No issues noticed.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	5	No issues noticed.	
Access Control - Secondary Access	5	No issues noticed.	
Access Gate	1	Recommend adding man gates with panic bars at playground fence.	
Building Security System	5	No issues noticed.	
Cameras (Ext.)	5	No issues noticed.	
Cameras (Int.)	5	No issues noticed.	
Emergency Responder Call System	0	Not assessed.	
Entry Vestibule / Secure Entrance	5	No issues noticed.	
Exterior door/window Hardening Measures	0	Not assessed.	
Fire Access Road	5	No issues noticed.	
Identifiable Front Entry	5	No issues noticed.	
Natural Surveillance - Landscape Maintenance	5	No issues noticed.	
Perimeter Fencing	2	Recommend adding more height and privacy to the fences.	
Safety and Security - Other	3	Recommend updating necessary equipment.	
Signage and Wayfinding	5	No issues noticed.	
Traffic Control (Gates, Bollards, Fencing)	5	No issues noticed.	
Visibility	5	No issues noticed.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	5	No issues noticed.	
Exterior Noise	5	No issues noticed.	
HVAC	5	No issues noticed.	
Sound Attenuation	5	No issues noticed.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noticed.	
ACT	3	Recommend inspections for source of damage and replacement of damaged tile. Budget to replace all ACT grid and tile in 10-15 years.	
Ceiling - Other	0	N/A	
Exposed Ceiling	4	No issues noticed.	
Gypsum	1	Recommend taping crack and repainting.	
Tectum	0	N/A	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	0	N/A	
Door (Int.)	1	Recommend new wood double doors.	
Door Frame (Int.)	5	No issues noticed.	
Door Glazing	5	No issues noticed.	
Door Hardware (Int.)	5	No issues noticed.	
Roll-up Door/Security Gates	5	No issues noticed.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	5	No issues noticed.	
Carpet	2	Recommend replacing all carpet.	
Concrete	0	N/A	
Epoxy	0	N/A	

Flooring - Other	0	N/A	
Specialty	0	N/A	
Terrazzo	0	N/A	
Tile	3	Recommend cleaning or repointing grout.	
VCT	3	Recommend replacing tiles with cost/square foot.	
Wood	0	N/A	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	3	Recommend budgeting for millwork countertop to be replaced in 5-10 years.	
Desks	5	No issues noticed.	
Furniture - Other	2	Recommend budgeting for district requests.	
Writeable Surface	5	No issues noticed.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	2	Recommend painting and assessing if the addition is possible.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noticed.	
Restroom Accessories	4	No issues noticed.	
Restrooms - Other	0	N/A	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	5	No issues noticed.	
Room Mounted Signage	5	No issues noticed.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	5	No issues noticed.	

Art	5	No issues noticed.	
Athletic Equipment	5	No issues noticed.	
Band/Music	5	No issues noticed.	
Fixed Theater Seating	0	N/A	
ROTC	0	N/A	
Science Equipment	5	No issues noticed.	
Specialty Equipment - Other	2	Recommend equipment replacement.	
Theatrical Equipment (rigging, shell, curtains)	5	No issues noticed.	
Theatrical Performance Sound Equipment	5	No issues noticed.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	5	No issues noticed.	
Locker	5	No issues noticed.	
Storage - Other	0	N/A	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Other	0	N/A	
Ramps	5	No issues noticed.	
Stair Landings, Nosings, and Treads	5	No issues noticed.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	No issues identified.	
Operable Partition	4	No issues noticed.	
Wall - Damage	3	Recommend caulking over cracks and surveillance over time for continued cracking/settling.	
Wall - Finish	2	Recommend cleaning, repairing, and repainting entire school interior.	

Wall - Other	0	N/A	
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MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	5	No issues noticed.	
Communication - Other	0	N/A	
Data	0	Not assessed.	
Fire Alarm	5	No issues noticed.	
Intercom/PA/Clock	2	Recommend updating the PA system.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	0	Not assessed.	
Other	0	N/A	
Recirculation Pumps	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	2	Recommend replacing water heater in 10 years.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	0	Not assessed.	
Electrical Distribution - Other	0	N/A	
Equipment	0	Not assessed.	
Panelboards	0	Not assessed.	
Surge Suppression	0	Not assessed.	
Transformers	0	Not assessed.	
Wiring	0	Not assessed.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	0	Not assessed.	
Electrical Supply - Other	0	N/A	
Main Feeds	0	Not assessed.	
Service Switchgear	0	Not assessed.	
Transformers	0	Not assessed.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	0	N/A	
Emergency Generator	0	Not assessed.	
Kitchen Equipment Supply	5	No issues noticed.	
Lightning Protection	5	No issues noticed.	
Switches/Receptacles	5	No issues noticed.	
Wiring	5	No issues noticed.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Supply Piping	0	Not assessed.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	2	Recommend providing cost/fixture and installation cost. Recommend updating all interior lighting to LED per district request.	
Corridors/Common Areas	2	Recommend updating all interior lighting to LED per district request.	
Emergency Lighting	1	Recommend updating all interior lighting to LED per district request.	
Exterior Perimeter Lighting	1	Recommend updating all exterior site lighting to LED per district request.	
Lighting - Other	0	N/A	
Lighting Controls	5	No issues noticed.	

Parking Lot Lighting	1	Recommend updating all exterior site lighting to LED per district request.	
Restroom Lighting	1	Recommend updating all interior lighting to LED per district request.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Other	0	N/A	
Return Air Path	0	Not assessed.	
Rooftop Units	2	Recommend replacing existing RTU's.	
Ventilation Air Monitoring	0	Not assessed.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	0	Not assessed.	
Humidity Control	0	Not assessed.	
Other	0	N/A	
Return Air Path	0	Not assessed.	
Return/Supply	3	Recommend flushing ductwork and replacing all dirty ceiling tiles in area.	
Split Systems	0	N/A	
Unit Heaters	0	Not assessed.	
Unit Ventilators	0	Not assessed.	
Unitary Systems	0	Not assessed.	
Water Source Heat Pumps	0	Not assessed.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	0	Not assessed.	
Chillers	0	Not assessed.	
Distribution Piping	0	Not assessed.	

Humidity Control	0	Not assessed.	
Other	0	N/A	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	0	Not assessed.	
Humidity Control	0	Not assessed.	
Makeup Water	0	Not assessed.	
Other	0	N/A	
Plant Piping/Valves	0	Not assessed.	
Pumps	0	Not assessed.	
Water Treatment	0	Not assessed.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	1	Recommend updating control panels.	
Duct Smoke Detectors	0	Not assessed.	
Equipment Service Life	4	No issues noticed.	
Other	0	N/A	
Thermostats, Switches, and Devices	5	No issues noticed.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	5	No issues noticed.	
Exhaust Fan Outlet Height	5	No issues noticed.	
Kitchen Hood Exhaust	5	No issues noticed.	
Other	0	N/A	
Restrooms	5	No issues noticed.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	0	Not assessed.	
Lavatories/Sinks	3	Recommend replacing damaged seals and repairing leak.	
Mop Sinks	5	No issues noticed.	
Plumbing - Other	2	Recommend replacing all plumbing fixtures and add additional restrooms per the districts request.	
Roof Drain Piping	5	No issues noticed.	
Urinals	1	Recommend replacing all plumbing fixtures per the districts request.	
Water Closets	5	No issues noticed.	
Water Fountains	5	No issues noticed.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	0	N/A	
Sanitary Piping	0	Not assessed.	
Supply Piping	0	Not assessed.	
Tanks	0	Not assessed.	
Water Heaters	3	Recommend replacing water heater in 10 years.	

Site - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	3	Recommend assessing adjustments needed for canopies.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	5	No issues noticed.	
Exterior Furniture	5	No issues noticed.	
General and Landscape - Other	2	Recommend repairing and refinishing damaged materials and Portables.	
Irrigation System	0	Not assessed	

Landscaping - Building Perimeter	3	Recommend trimming vegetation.	
Landscaping - Trees	3	No issues identified.	
On-site Monumental Sign	5	No issues noticed.	
On-site Signage	5	No issues noticed.	
Parking Lot/Asphalt	3	Resurface and relevel asphalt around settling.	
Pests	2	Recommend further inspection for cause of infiltration.	
Retention Wall	5	No issues noticed.	
Retention/Detention Pond Structures	5	No issues noticed.	
Sidewalks/Crosswalks	3	Recommend regrading and repairing any damaged material.	
Striping/Pavement Markings	1	Recommend budgeting to replace paint line with a more permanent textured line district wide.	
Water Drainage	2	Recommend regrading and lay turf around this playground area.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	3	Recommend regrading and additional drainage.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	2	Recommend regrading and additional drainage.	
Outdoor Recreation - Other	0	N/A	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	2	Recommend providing a cost for entire playground area.	
Playground Equipment	2	Recommend budgeting for possible playground replacement in 5 years.	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	3	Recommend regrading and repairing any damaged material.	

Site - Safety and Security	SCORE	NOTES	COST ESTIMATE
Door/Gate Hardware	2	Recommend replace door and hardware at high trafficked recess and bus loop.	
Perimeter Fencing	2	Recommend replacing and making necessary additions to fencing.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	0	Not assessed.	
Backflow Preventor	0	Not assessed.	
Dumpster (Apron, Pad, Enclosure)	5	No issues noticed.	
Dumpster Enclosure	5	Recommend move dumpster enclosure to add loading dock for the kitchen.	
Electrical Service	0	Not assessed.	
Electrical Transformers	0	Not assessed.	
Gas Distribution System	0	Not assessed.	
Loading Dock	2	Recommend budgeting \$150K for sidewalk addition.	
Sanitary Collection/Septic System	0	Not assessed.	
Sanitary Distribution System	0	Not assessed.	
Site Utilities - Other	0	N/A	
Voice/Data Systems	0	Not assessed.	



Pleasant Hill Middle School Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	2	Bus loop canopy needs a new roof, recommend replacing.	
Control Joints	3	Recommend removal of existing mortar joint and replacing with properly sized control joint using appropriate color match sealant	
Edge Metal	4	No issues noted.	
Expansion Joints	4	No issues noted.	
Exterior Cladding	3	Recommend patching of all masonry cracks and observing over time.	
Exterior Finish	2	Recommend verifying spacer material is appropriate for application.	
Flashings	3	Recommend cleaning off edge of flashing.	
Sealants	3	Recommend reinstallation of louvers and perimeter sealants.	
Weep Holes	3	No issues identified.	

Building Envelope - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Questionable Organic Growth	2	Recommend removal and replacement of window unit. Examine window opening for additional leak sources.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	4	No issues noted.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	3	Recommend removal of existing threshold & installation of new ADA-compliant rabbeted threshold w/ integrated seal & door sweep to ext. side / underside of door.	
Head/Jamb/Sill	4	No issues noted.	
Lintels	3	Recommend proper cleaning of exposed steel surfaces and applying a corrosion inhibitor/prime and paint. Replace existing mortar bed joint at interface of lintel and masonry with properly sized color match sealant joint.	
Louvers and Vents	4	No issues noted.	
Windows	3	No issues identified.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA Bathroom Sink	3	Recommend installing ADA compliant height/reach sink where indicated.	
ADA Bathroom Stall	3	Recommend installing vertical grab bars where indicated.	
ADA Drinking Fountains	4	No issues noted.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	0	No issues noted.	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	2	Recommend replacing all room mounted signage with ADA compliant signage everywhere except for the Gym/Auditorium wing.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	3	Recommend examination of sprinkler lines in this area by fire protection engineer / licensed plumber.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Flooring	SCORE	NOTES	COST ESTIMATE
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Flooring - Other	1	Recommend replacing stage flooring	
Tile	1	RegROUT tile around freezer and cooler. This is a DHEC issue, recommend cleaning and regROUTing all tile.	

Health Safety and Security - Furniture	SCORE	NOTES	COST ESTIMATE
Furniture - Other	1	Replace all cafeteria furniture with flip up bench style, unsafe for cheer team to be moving tables for practice	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Openings	SCORE	NOTES	COST ESTIMATE
Door Hardware (Ext.)	2	Recommend district maintenance team adjusting door hardware for proper latching for safety purposes.	
Windows	1	Recommend complete replacement of window unit where indicated.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustic - Other	3	Recommend consultation w/ licensed acoustical engineer. Install acoustical isolation materials per engineer's recommendations.	
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend replacement of ACT where indicated.	
Exposed Ceiling	4	No issues noted.	
Gypsum	3	Recommend patching and repainting gypsum ceiling where indicated.	
Tectum	1	Recommend replacing damaged portions of tectum ceiling after leak is fixed.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	3	Recommend refinishing door frame as req'd to match school standard.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	3	Recommend replacement of damaged door hardware w/ new to ensure proper functioning of door.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	3	Recommend replacing carpet where indicated.	
Concrete	4	No issues noted.	
Epoxy	0	N/A	
Flooring - Other	2	No issues identified.	
Specialty	4	No issues noted.	
Terrazzo	0	N/A	
Tile	3	Recommend tile repairs/replacements where indicated.	
VCT	3	Recommend VCT replacements where indicated.	
Wood	2	Recommend stage flooring replacement, wood painted black.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
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Casework	4	No issues noted.	
Desks	4	No issues noted.	
Furniture - Other	2	Recommend replacing lobby furniture with appropriate furniture.	
Writeable Surface	4	No issues noted.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	3	Recommend thorough cleaning of all surfaces w/ cleaning solution recommended by tile MFR.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	
Staff Restrooms	1	Recommend removing and replacing with appropriate adult sized/height toilets where indicated.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	4	No issues noted.	
Art	4	No issues noted.	
Athletic Equipment	4	No issues noted.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	1	Recommend seating replacement for entire theater.	
ROTC	4	No issues noted.	
Science Equipment	4	No issues noted.	
Specialty Equipment - Other	2	Recommend residential washer/dryer replacement.	
Theatrical Equipment (rigging, shell, curtains)	2	Recommend new curtains at theater stage and cafe/commons stage.	
Theatrical Performance Sound Equipment	2	Recommend lighting and AV replacement in the theater.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
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Inadequate Storage	3	Recommend millwork installation in the art room.	
Locker	1	Remove all lockers in building and replace with bench seating on top of remaining concrete locker platform.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Control Joints	3	No issues identified.	
Operable Partition	4	No issues noted.	
Wall - Damage	2	Recommend and resealing windows where efflorescence indicated. Recommend patching all cracks in CMU walls and monitoring over time.	
Wall - Finish	2	Recommend rubber w/ base replacements where indicated. Recommend inspection of water intrusion possibilities and repair walls after leaks are fixed.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issue noted.	
Equipment	4	No issue noted.	
Panelboards	4	No issue noted.	
Surge Suppression	4	No issue noted.	
Transformers	4	No issue noted.	
Wiring	4	No issue noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issue noted.	
Main Feeds	4	No issue noted.	
Service Switchgear	4	No issue noted.	
Transformers	4	No issue noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend examination & evaluation of electrical transformers for serviceability by licensed electrician.	
Emergency Generator	4	No issue noted.	
Kitchen Equipment Supply	4	No issue noted.	
Lightning Protection	4	No issue noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issue noted.	

MEP Systems - Kitchen	SCORE	NOTES	COST ESTIMATE
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Kitchen - Other	2	No issues identified.	
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MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issue noted.	
Corridors/Common Areas	4	No issue noted.	
Emergency Lighting	4	No issue noted.	
Exterior Perimeter Lighting	4	No issue noted.	
Lighting - Other	2	Recommend theater aisle lighting and kitchen integrated serving line lighting replacement.	
Lighting Controls	4	No issue noted.	
Parking Lot Lighting	4	No issue noted.	
Restroom Lighting	4	No issue noted.	

MEP Systems - Mechanical Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	

Water Source Heat Pumps	4	No issues noted.	
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MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical - Other	SCORE	NOTES	COST ESTIMATE
Humidity Issues	3	Recommend evaluation of HVAC system by certified mechanical contractor. Rebalance system as needed.	
Mechanical - Other	3	Recommend inspection and evaluation of units indicated by licensed mechanical contractor and resealing of unit edges as needed.	
Return/Supply	3	Recommend ductwork cleanout throughout the entire school.	
Temperature Issues	3	Recommend rebalance of HVAC system air flow by certified mechanical contractor.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Dectors	4	No issues noted.	

Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Restrooms	2	Recommend installation of exhaust fans where indicated.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	4	No issues noted.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	3	Recommend district maintenance staff to re-caulk where indicated.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issue noted.	
Supply Piping	4	No issue noted.	
Tanks	4	No issue noted.	
Water Heaters	2	No issue noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
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Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	2	Recommend extending the width of the sidewalks to house emergency vehicles.	
Exterior Furniture	4	No issues noted.	
General and Landscape - Other	3	Recommend installing a cover	
Irrigation System	0	Not assessed.	
Landscaping - Building Perimeter	4	No issues noted.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	5	No issues noted.	
On-site Signage	5	No issues noted.	
Parking Lot/Asphalt	2	Recommend repairing and replacing damaged areas.	
Pests	4	No issues noted.	
Retention Wall	0	N/A	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	4	No issues noted.	
Striping/Pavement Markings	3	Recommend restriping the parking lot.	
Water Drainage	3	Recommend regrading and prepping for PTA funded landscape plan.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	4	No issues noted.	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	4	No issues noted.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	0	N/A	
Outdoor Seating (Bleachers)	4	No issues noted.	
Playground Area	0	N/A	
Playground Equipment	0	N/A	

Scoreboards	0	N/A	
Softball Field(s) and Features	4	No issues noted.	
Tennis Courts	0	N/A	
Walking Paths	4	No issues noted.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	2	Recommend constructing masonry enclosure for 2 dumpsters.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	



Rocky Creek Elementary School

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - ADA	SCORE	NOTES	COST ESTIMATE
Exterior Door Hardware	2	Recommend follow up on door status after district makes upgrades.	

Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	4	No issues noted	
Building Envelope - Other	3	Recommend repainting louvers and lintels as needed. Recommend cleaning all areas with water damage.	
Canopies	3	Recommend inspecting canopy drainage for cause of staining. Recommend repainting all canopies where needed.	
Edge Metal	3	Recommend repainting in this location.	
Expansion/Control Joints	4	No issues noted	
Exterior Cladding	3	Recommend patching all cracks as needed. Recommend temporary netting of cladding that is falling until a full cladding replacement can be achieved.	
Exterior Finish	3	Recommend patching all cracks in stone and painting all edge metal/lintels where needed.	

Flashings	3	Recommend flashing repairs as needed.	
Sealants	3	Recommend replacing all sealants as needed.	
Weep Holes	3	Recommend replacing all damaged weep holes.	

Building Envelope - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	3	Recommend replacing missing sweeps where needed.	

Building Envelope - Flooring	SCORE	NOTES	COST ESTIMATE
Concrete	3	Recommend patching concrete crack.	
Tile	3	Recommend replacing tiles and wash entirely.	

Building Envelope - General and Landscape	SCORE	NOTES	COST ESTIMATE
Pests	3	Recommend removing hives for child safety.	

Building Envelope - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Questionable Organic Growth	3	Recommend thorough cleaning and refinishing as needed.	

Building Envelope - Lighting	SCORE	NOTES	COST ESTIMATE
Exterior Perimeter Lighting	3	Recommend replacing both missing fixtures.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend replacing missing sweep.	
Door Frame (Ext.)	4	No issues identified.	
Door Hardware (Ext.)	4	No issues identified.	
Head/Jamb/Sill	3	Recommend repainting lintels as needed. Recommend cleaning off window sills by district maintenance staff.	
Louvers and Vents	4	No issues noted	

Openings - Other	4	No issues identified.	
Windows	2	Recommend replacing seal if needed at this location.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues identified.	
Other Materials - Other	4	No issues noted	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted	
Gutters and Downspouts	3	Recommend replacing damaged portions of downspouts where needed.	
Overflow Drains	4	No issues identified.	
Primary Drains	4	No issues identified.	
Roof	4	No issues noted	
Roof Curbing	4	No issues identified.	
Roof Openings (Scuttles, Skylights)	3	Recommend skylight replacement to non-acrylic type.	
Roof Penetrations	4	No issues identified.	
Roof Scuppers	3	Recommend cleaning roof drains and potentially consider redirecting drainage.	
Roof Surface	3	Recommend air pocket inspection in roof membrane by manufacturer and membrane replacement where needed.	
Roofing - Other	3	Recommend changing roof hatch handle and replacing splash block.	
Soffit/Fascia	4	No issues noted	

Building Envelope - Safety and Security	SCORE	NOTES	COST ESTIMATE
Cameras (Ext.)	2	Recommend installing additional cameras and moving some based on SRO and IT staff input.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
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Exterior Bearing Walls	4	No issues identified.	
Floor Framing	4	No issues identified.	
Foundation	4	No issues noted	
Roof Framing System	4	No issues noted	
Structural - Other	4	No issues identified.	
Superstructure (Columns, Beams, Walls)	4	No issues identified.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA - Other	4	No issues noted.	
ADA Bathroom Sink	4	No issues noted.	
ADA Bathroom Stall	4	No issues noted.	
ADA Drinking Fountains	4	No issues noted.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	4	No issues noted.	
Entrance Accessibility (Other)	3	Recommend installing an emergency access gates.	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	3	Recommend including as Add/Alternate for upgrading facilities	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	

Toilet Room Accessories	4	No issues noted.	
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Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	4	No issues noted.	
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Building Envelope	SCORE	NOTES	COST ESTIMATE
Exterior Cladding	1	Stone cladding is falling from above child height and is creating dangerous conditions. Recommend installing a temporary netting to protect the students while cladding is replaced around the entire building.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Other	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Fire Protection - Other	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Furniture	SCORE	NOTES	COST ESTIMATE
Furniture - Other	3	Recommend installing efficient locks to secure medications.	

Health Safety and Security - General and Landscape	SCORE	NOTES	COST ESTIMATE
Parking Lot/Asphalt	1	Recommend painting safety striping for stand-still distance and crosswalks.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Hazardous Materials - Other	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	2	Recommend deep cleaning.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen - Other	4	No issues noted.	

Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Playground Area	1	Recommend additional fencing be installed around the playground area.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	5	No issues noted.	
Access Control - Secondary Access	5	No issues noted.	
Access Gate	1	Recommend picnic bar installations where needed.	
Building Security System	1	District would like general upgrades to safety and security. Recommend Arch have a conversation with the district to determine needs.	
Cameras (Ext.)	1	Recommend meeting with the SRO and IT staff to determine needs.	
Cameras (Int.)	1	Recommend meeting with the SRO and IT staff to determine needs.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	5	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	5	No issues noted.	
Identifiable Front Entry	5	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Safety and Security - Other	1	Wide variety of safety/security needs. Recommend providing a combined cost for all items listed.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	

Visibility	5	No issues noted.	
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Health Safety and Security - Storage	SCORE	NOTES	COST ESTIMATE
Storage - Other	2	Recommend removing glass display cases.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustic - Other	4	No issues noted.	
Acoustics - Other	4	No issues noted.	
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Building Envelope	SCORE	NOTES	COST ESTIMATE
Control Joint	3	Recommend examination of CJ for material failure & replace sealant if req'd. Re-paint joint and monitor for future finish cracking.	
Expansion Joints	3	Recommend evaluate health of joint material and repainting joint face as required.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend replacing all damaged ceiling tiles as needed.	
Ceiling - Other	4	No issues noted.	
Exposed Ceiling	4	No issues noted.	
Gypsum	4	No issues noted.	
Tectum	4	No issues noted.	

Interiors - Communication	SCORE	NOTES	COST ESTIMATE
Communication - Other	2	Recommend additional wall-mounted monitor with cost per.	

Data	3	Recommend removing any old cables no longer in use, tuck cables to remain into ceiling & secure.	
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Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	4	No issues noted.	
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	3	Recommend adjusting door/frame/hardware to fix latching issues.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	4	No issues noted.	
Concrete	4	No issues noted.	
Epoxy	4	No issues noted.	
Flooring - Other	4	No issues noted.	
Specialty	4	No issues noted.	
Terrazzo	3	Recommend patching all cracks in terrazzo flooring as needed.	
Tile	3	Recommend replacing damaged tiles by certified installer.	
VCT	3	Recommend replacing all damaged and separating VCT as needed.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Furniture - Other	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - General and Landscape	SCORE	NOTES	COST ESTIMATE
Odor	3	Recommend investigating source and cleaning as needed.	

Interiors - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	3	Recommend above ceiling investigation for source of water, replacing damaged light.	

Interiors - Openings	SCORE	NOTES	COST ESTIMATE
Windows	3	Recommend repair / refastening facing board.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	3	Recommend repair / replacement as req'd.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	1	No issues noted.	
Restroom Accessories	4	No issues noted.	
Restrooms - Other	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	N/A	
Art	4	No issues noted.	
Athletic Equipment	4	No issues noted.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	4	No issues noted.	

ROTC	4	No issues noted.	
Science Equipment	4	No issues noted.	
Specialty Equipment - Other	4	No issues noted.	
Theatrical Equipment (rigging, shell, curtains)	4	No issues noted.	
Theatrical Performance Sound Equipment	2	Stage sound system needs to be replaced.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	4	No issues noted.	
Locker	4	No issues noted.	
Storage - Other	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	4	No issues noted.	
Other	4	No issues noted.	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Damage	0	No issues identified.	
Finish	0	No issues noted.	
Operable Partition	0	No issues identified.	
Wall - Damage	3	Recommend reattaching tile wall finish and patching CMU wall cracks where needed.	
Wall - Finish	3	Recommend replacing damaged portions.	
Wall - Operable Partition	3	Recommend replacement fabric covering for partition system.	
Wall - Other	3	Recommend replacing all damaged/missing wall base as needed.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Communication - Other	2	Recommend installation of boosters.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	1	Recommend replacement of PA system and connection to emergency power.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Other	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Electrical Distribution - Other	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	

Electrical Supply - Other	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	2	Recommend lighting repairs as needed.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	2	Replace lighting in all labs with lay in LED lighting with cost per fixture. Recommend dimmable and tunable LED lights for SPED classrooms with cost/fixture	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting - Other	2	Upgrade cafeteria lights to match gym LED lights with cost/fixture.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	2	Recommend a parking lot lighting upgrade.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	4	No issues noted.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Other	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Other	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	2	Recommend verify current HVAC system with client, contend several options varying from bypassing the current VFD system or to fully remove the existing VFD system and installing a conventional motor and controls system. Both actions should be handled by a qualified technician. (District assumed roughly \$10k)	
Other	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
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Return/Supply	3	Recommend cleaning duct work in entire school.	
Temperature Issues	3	Recommend evaluation of thermostat & HVAC balancing by certified Mech. contractor	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	3	Recommend repairing/ replacing faucets.	
Mop Sinks	4	No issues noted.	
Plumbing - Other	3	Recommend adjustment by licensed plumber	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	3	No issues identified.	
Exterior Finish	3	No issues identified.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	

Emergency Vehicle Access	4	No issues noted	
Exterior Furniture	0	N/A	
General and Landscape - Other	3	Recommend refinishing fence at mechanical screen.	
Irrigation System	4	No issues noted	
Landscaping - Building Perimeter	4	No issues noted	
Landscaping - Trees	4	No issues noted	
On-site Monumental Sign	4	No issues noted	
On-site Signage	3	Recommend updating all site signage after traffic reconfiguration.	
Parking Lot/Asphalt	2	Recommend reworking parking and traffic patterns.	
Pests	4	No issues noted	
Retention Wall	4	No issues noted	
Retention/Detention Pond Structures	4	No issues noted	
Sidewalks/Crosswalks	1	No issues identified.	
Striping/Pavement Markings	3	Recommend restriping all lots after traffic circle reconfiguration.	
Water Drainage	3	Recommend regrading as needed.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	3	Recommend repainting lines at exterior basketball court.	
Concessions/Restrooms	4	No issues noted	
Football/Soccer Field	0	N/A	
Outdoor Recreation - Other	4	No issues noted	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	2	Recommend installing a shade canopy	
Playground Equipment	4	No issues noted	

Scoreboards	4	No issues noted	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	0	N/A	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues identified.	
Backflow Preventor	4	No issues identified.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted	
Dumpster Enclosure	2	Recommend construction of a masonry enclosure.	
Electrical Service	4	No issues noted	
Electrical Transformers	4	No issues identified.	
Gas Distribution System	4	No issues identified.	
Loading Dock	4	No issues noted	
Sanitary Collection/Septic System	4	No issues noted	
Sanitary Distribution System	4	No issues noted	
Site Utilities - Other	4	No issues identified.	
Voice/Data Systems	4	No issues noted	



Other Facilities



District IT/Operations Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	2	Improve canopy performance and longevity by cleaning organic growth and stains, resealing joints, unclogging and relocating drains/scuppers for proper water diversion, and consolidating indicated awnings into one continuous structure for durability and functionality.	
Control Joints	3	Recommend closer inspection for joint serviceability. Monitor joint over time for further degradation & replace joint material when req'd.	
Edge Metal	4	No issues noted.	
Exterior Cladding	3	Address recurring water intrusion and masonry deterioration by cleaning efflorescence and stains with manufacturer approved solutions, repointing degraded mortar joints, repairing damaged CMU and cracked elements, correcting improperly installed components (sills, pans), and adding scupper extensions or cap replacements to improve drainage and protect the facade.	
Exterior Finish	4	No issues noted.	
Flashings	4	No issues noted.	
Sealants	3	Recommend installing sealants where indicated.	

Weep Holes	3	Recommend evaluation of each weep vent for serviceability and repair as needed.	
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Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	4	No issues noted.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	4	No issues noted.	
Head/Jamb/Sill	3	Recommend repointing of joints by licensed mason.	
Louvers and Vents	4	No issues noted.	
Windows	3	Correct window deficiencies by replacing deteriorated perimeter sealant at framed louvers and repairing improperly sloped sills to ensure water is directed away from openings and prevent ongoing intrusion.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	3	Recommend resetting coping cap to direct water away from building.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	3	Recommend installation of scupper extension to divert water past pilaster.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	3	Recommend addition of weathering surface over exposed concrete.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA Bathroom Sink	4	No issues noted.	
ADA Bathroom Stall	4	No issues noted.	
ADA Drinking Fountains	4	No issues noted.	
Directional Signage	4	No issues noted.	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
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Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Lead	4	No issues noted.	

Questionable Organic Growth	4	No issues noted.	
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Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Cues, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	

ACT	3	Recommend above ceiling inspection for source of leak and replacement of all damaged tiles.	
Exposed Ceiling	4	No issues noted.	
Gypsum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	4	No issues noted.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Carpet	3	Recommend replacing all carpet in this building in 10 years.	
Concrete	4	No issues noted.	
Flooring - Other	3	Recommend replacing all damaged tiles.	
Tile	4	No issues noted.	
VCT	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	3	Recommend office modifications as indicated.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
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Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	4	No issues noted.	
Locker	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Finish	4	No issues noted.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend repairing damaged gypsum walls and repainting where indicated.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panel	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	

Water Heaters	4	No issues noted.	
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MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend repairing outlet cover.	
Emergency Generator	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting - Other	2	Recommend upgrading all lighting inside the building and on the site in 5 years.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	2	Recommend replacing RTU and associated chiller in 10 years.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	4	No issues noted.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	2	Recommend budgeting \$1 million for server expansion and chiller upgrade.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	4	No issues noted.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Emergency Vehicle Access	4	No issues noted.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	4	No issues noted.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	3	No issues identified.	

Pests	4	No issues noted.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	3	No issues identified.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	4	No issues noted.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	



District Maintenance Office Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	4	No issues noted.	
Control Joints	3	Recommend complete removal / replacement of control joint where indicated.	
Edge Metal	4	No issues noted.	
Exterior Cladding	3	Repair and protect the building envelope by sealing penetrations, replacing or resealing damaged and corroded metal/brick facade components, cleaning efflorescence, improving drainage, installing flashing and bollards, and ensuring proper fastener installation to prevent recurring water intrusion and deterioration.	
Exterior Finish	3	No issues identified.	
Flashings	4	No issues noted.	
Sealants	3	Recommend replacing sealant where indicated.	
Weep Holes	3	No issues identified.	

Building Envelope - Door	SCORE	NOTES	COST ESTIMATE
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Door - Other	3	Replace and upgrade exterior and interior doors by refinishing rusted frames/panels and installing new man doors with hardware.	
Roll-Up Door/Security Gates	3	Recommend replacing coiling and roll-up doors where indicated.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	4	No issues noted.	
Door Frame (Ext.)	3	Recommend replacement of frame trim w/ new to match existing. Recommend installation of bollards around door opening to protect frame from accidental collision where indicated.	
Door Hardware (Ext.)	4	No issues noted.	
Head/Jamb/Sill	2	Recommend modification or replacement of door drip edge to direct water away from building wall.	
Louvers and Vents	4	No issues noted.	
Windows	3	Recommend resealing window where indicated.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	

Building Envelope - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	3	Replace insulation if deemed no longer serviceable.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	3	Recommend full replacement of shoe material where indicated, recommend installation of prefabricated splash block beneath downspout discharge.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	2	Recommend installing a skylight where indicated.	

Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Roof Surface	4	No issues noted.	
Roofing - Other	3	Recommend evaluation of insulation by PEMB engineer for serviceability. Replace if necessary.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	3	Recommend strip remaining finish from structural members, sand for & apply new to structure.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA Bathroom Sink	3	Recommend installing ADA compliant pipe wrap where indicated.	
ADA Bathroom Stall	3	Recommend installing ADA compliant grab bars where indicated.	
ADA Drinking Fountains	3	Recommend installing wing walls and an ADA height/reach fountain where indicated.	
Directional Signage	4	No issues noted.	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	

Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	

Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Hazardous Materials - Other	2	Recommend relocating materials away from vent.	
Lead	4	No issues noted.	
Questionable Organic Growth	3	Recommend deep cleaning of all organic growth where indicated.	

Health Safety and Security - Mechanical	SCORE	NOTES	COST ESTIMATE
Mechanical - Other	2	Recommend installation of exhaust vents and a ventilation system where indicated.	

Health Safety and Security - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	1	Recommend construction of airport high bay with a lift and heavy duty concrete pad below.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	

Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
ACT	1	Recommend above ceiling inspection for source of leak and replacement of all damaged tiles.	
Exposed Ceiling	4	No issues noted.	
Gypsum	3	Recommend replacing all damaged gypsum ceilings after source of leak is fixed.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	4	No issues noted.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Carpet	2	Recommend replacing carpet where indicated.	
Concrete	3	Recommend patching all cracks in concrete flooring where indicated.	
VCT	2	Recommend replacing all damaged VCT.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	1	Recommend renovations indicated, installation of a high bay lift and painting of all steel structure inside the building.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	1	Recommend bathroom upgrades as indicated.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	1	Recommend installation of additional shelving where indicated. Recommend constructing an addition behind the existing building for the new staff development room.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Finish	4	No issues noted.	
Wall - Damage	3	Recommend patching cracks in CMU walls and repairing damaged gypsum walls where indicated.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	3	Recommend replacing damaged/missing light fixtures where indicated.	
Lighting - Other	2	Recommend upgrading all lighting in the building to have dimmable LEDs.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	3	Recommend cleaning ductwork and cleaning dirty grills.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	

Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	

Exhaust Fan Outlet Height	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Mechanical - Other	1	Recommend installation of A/C in the indicated portion of the building.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	4	No issues noted.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - Flooring	SCORE	NOTES	COST ESTIMATE
Concrete	3	Apply crack sealer to all exterior concrete surfaces to address widespread cracking, and power wash pads to remove staining and ingrained dirt.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Emergency Vehicle Access	4	No issues noted.	
Irrigation System	4	No issues noted.	

Landscaping - Building Perimeter	4	No issues noted.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	2	Recommend replacement of asphalt surface where repair is untenable. Recommend extending asphalt and parking where indicated.	
Pests	3	Recommend removal of nest by certified pest control professional.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	4	No issues noted.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	4	No issues noted.	

Site - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	1	Recommend resurfacing prep for desired addition.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Prevention	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	

Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	

3/06/26
PRELIMINARY



District Office Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	3	Recommend installing awnings where indicated.	
Control Joints	3	Recommend replacing all damaged control joints.	
Edge Metal	4	No issues noted.	
Exterior Cladding	3	Mitigate water intrusion and facade deterioration by repairing damaged grout and flashing sealant, adding proper weeps and drainage planes, cleaning and pressure washing stained or dirty cladding, and monitoring interior discoloration to ensure longterm protection of both brick and EIFS assemblies.	
Exterior Finish	4	No issues noted.	
Flashings	3	Recommend installing thru-wall flashing where indicated and replacing cladding after.	
Sealants	3	Recommend replacing sealants where indicated.	
Weep Holes	3	Recommend cutting in weep holes where not present, and removing landscaping that is covering existing weep holes.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	1	Recommend door replacements where indicated.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	4	No issues noted.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Openings - Other	3	Recommend repainting lintel where indicated.	
Windows	3	Improve window performance and durability by replacing failed seals and broken frames, resealing perimeter joints and sills to prevent water intrusion, correcting misaligned storefront joints, adding proper weeps, and installing birdsafe film where needed to protect glazing	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspout	3	Recommend replacing damaged downspout where indicated.	
Overflow Drain	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA - Other	2	Recommend installing compliant sidewalk with curb cut.	
ADA Bathroom Sink	3	Recommend installing pipe wrap where indicated.	
ADA Bathroom Stall	3	Recommend installing grab bars where indicated.	
ADA Drinking Fountains	3	Recommend installing knee walls and ADA compliant drinking fountains where indicated.	
Assembly Seating	4	No issues noted.	
Directional Signage	4	No issues noted.	
Elevator/Lift	4	No issues noted.	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	

Toilet Room Accessories	4	No issues noted.	
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Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	3	Recommend cleaning of organic growth where indicated.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
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Exterior Noise	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend above ceiling inspection for source of leak and replacement of all damaged tiles.	
Gypsum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Ext.)	3	Recommend adjusting door hardware to ensure closure.	
Interior Door Hardware	3	Recommend replacing all interior doors and hardware in 10 years.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Carpet	3	Recommend replacing all damaged carpet where indicated and replace all carpet upstairs in building 1.	
Concrete	4	No issues noted.	
Tile	4	No issues noted.	
VCT	3	Recommend replacing all damaged VCT.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	2	Recommend overhaul of kitchen and bathroom as indicated.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	4	No issues noted.	
Storage - Other	3	Recommend removing stored items from egress path.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	4	No issues noted.	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Finish	4	No issues noted.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend repairing damaged gypsum walls and repaint after.	
Wall - Other	3	Recommend inspection of wall make-up for moisture barrier and replace where needed.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Emergency Generator	2	Recommend pricing a gas generator replacement.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	3	Recommend replacing missing outlet cover.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
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Supply Piping	4	No issues noted.	
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MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	4	No issues noted.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Mechanical - Other	1	Recommend mechanical and roof upgrades as indicated.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	4	No issues noted.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Emergency Vehicle Access	4	No issues noted.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	3	Recommend removal of landscaping that is encroaching on the structure.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	2	Recommend expanding parking where indicated.	
Pests	3	Recommend district maintenance staff reattach a new piece of netting where indicated.	

Retention Wall	2	Recommend replacing retaining wall with a more permanent solution.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	4	No issues noted.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	1	Recommend regrading concrete to slope away from building where indicated.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	



District Transportation Center Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	4	No issues noted.	
Edge Metal	4	No issues noted.	
Exterior Cladding	3	Clean and protect the exterior masonry by removing efflorescence and water stains with manufacturer approved solutions, repairing or replacing cracked cast stone sills, refinishing rusted or painted elements, sealing penetrations, and installing or extending flashing and drip edges to prevent ongoing water intrusion and deterioration.	
Exterior Finish	4	No issues noted.	
Flashings	3	Recommend altering flashing condition to direct water flow away from the building.	
Sealants	3	Recommend monitor joints for future degradation and replace joint material as needed where indicated.	
Weep Holes	3	Recommend removal of mortar from vent openings & replacement of unserviceable vents w/ new as req'd.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
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Door (Ext.)	4	No issues noted.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	4	No issues noted.	
Head/Jamb/Sill	3	Recommend removal of existing lintel finish & application of new finish material to match existing.	
Louvers and Vents	2	Recommend annular space around vent be flashed and/or sealed per recommendation by PEMB MFR.	
Windows	4	No issues noted.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Soffit/Fascia	4	No issues noted.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	

Roof Framing System	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	3	Recommend prep structure and apply new coating of protective finish.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA Bathroom Sink	4	No issues noted.	
ADA Bathroom Stall	1	Recommend constructing a bathroom building that can accommodate 200 bus drivers.	
ADA Drinking Fountains	4	No issues noted.	
Directional Signage	4	No issues noted.	
Exterior Door Hardware	4	No issues noted.	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	

Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Lead	4	No issues noted.	
Questionable Organic Growth	4	No issues noted.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	

Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	4	No issues noted.	
Exposed Ceiling	4	No issues noted.	
Gypsum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
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Door (Int.)	4	No issues noted.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	4	No issues noted.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Carpet	3	Recommend replacing all carpet in 10 years	
Concrete	4	No issues noted.	
Epoxy	4	No issues noted.	
Tile	4	No issues noted.	
VCT	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Damage	4	No issues noted.	
Finish	4	No issues noted.	
Operable Partition	4	No issues noted.	
Wall - Other	3	Recommend installing stud/gypsum walls to subdivide the open cubicles where indicated.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	

Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	

Ventilation Air Monitoring	4	No issues noted.	
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MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	4	No issues noted.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	1	Recommend installing these boxes where indicated.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	4	No issues noted.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	

Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - Flooring	SCORE	NOTES	COST ESTIMATE
Concrete	3	Recommend application of crack sealer to cracks in concrete where indicated.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Emergency Vehicle Access	4	No issues noted.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	4	No issues noted.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	4	No issues noted.	
Pests	4	No issues noted.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	4	No issues noted.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	3	Recommend consultation w/ civil engineer for remediation options.	

Site - Other	SCORE	NOTES	COST ESTIMATE
Other - Other	2	Recommend installing a heavy duty concrete apron for lifts and a curb cut where indicated.	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
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Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	

3/06/26
PRELIMINARY



Northlake Community Learning Center

Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Average Condition. Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	Like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Building Envelope - Other	3	Recommend envelope improvements where indicated.	
Canopies	2	Recommend canopy repairs where indicated.	
Control Joints	3	Recommend control joint replacements where indicated.	
Edge Metal	4	No issues noted.	
Exterior Cladding	3	Recommend cladding repairs where indicated. Recommend repointing mortar where indicated.	
Exterior Finish	4	No issues noted.	
Flashings	3	Recommend re-installation of flashing where indicated.	
Sealants	3	Recommend sealant repairs/replacements where indicated.	
Weep Holes	3	Recommend weep hole installation and material replacement where indicated.	

Building Envelope - General and Landscape	SCORE	NOTES	COST ESTIMATE
Pests	3	Recommend pest services to be acquired at this school.	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door - Other	3	No issues identified.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	3	Recommend door hardware replacements and improvements where indicated.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Openings - Other	4	No issues noted.	
Windows	3	Recommend window repairs where indicated.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	
Other Materials - Other	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	2	Recommend gutter/downspout modifications where indicated.	
Overflow Drains	4	No issues noted.	
Primary Drains	3	Recommend inspection of piping by licensed plumber for pipe integrity and leaks.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	

Roof Scuppers	4	No issues noted.	
Roof Surface	3	Recommend refinishing finish where indicated.	
Roofing - Other	3	Recommend further inspection of leaks.	
Soffit/Fascia	3	Recommend soffit replacements/repairs where indicated.	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Structural - Other	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Building Envelope - Wall	SCORE	NOTES	COST ESTIMATE
Wall - Damage	3	Recommend wall repairs where indicated.	
Wall - Finish	3	Recommend stripping wall finish and reapplying with new finish after resolution of water intrusion issue.	
Wall - Other	3	No issues identified.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	2	Recommend replacing temporary ramp with a paved ADA compliant ramp and sidewalk extension to the parking lot adjacent.	
ADA - Other	3	Recommend modification of millwork be included in project scope of work at next major renovation.	
ADA Bathroom Sink	3	Recommend adding compliant piping protection to next major renovation project scope.	
ADA Bathroom Stall	2	Recommend including installation of compliant grab bars in next major renovation project scope.	
ADA Drinking Fountains	3	Recommend upgrading this drinking fountain to an ADA compliant dual-height bottle filler style.	
Assembly Seating	4	No issues noted.	

Directional Signage	1	Recommend installing restroom sign.	
Elevator/Lift	4	No issues noted.	
Entrance Accessibility (Other)	2	Recommend stair reconfiguration if major renovation triggers ADA compliance.	
Exterior Door Hardware	1	Recommend installation of badge access where indicated.	
Fire Alarm Audible/Visible Signals	1	Recommend fire systems where indicated.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	
Stairs	4	No issues noted.	
Toilet Room Accessories	4	No issues noted.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Building Code - Other	4	No issues noted.	
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	1	District would like to add a lockable coiling door at this food passthrough for security purposes.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Other	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Fire Protection - Other	1	District would like to have the fire alarm center upgraded.	
Pumps and Equipment	4	No issues noted.	
Sprinkler System	4	No issues noted.	

Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	4	No issues noted.	
Hazardous Materials - Other	4	No issues noted.	
Lead	1	Recommend abatement where indicated.	
Questionable Organic Growth	1	Entire building needs significant mold remediation.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
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Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen - Other	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	
Cameras (Ext.)	1	Recommend camera installation where indicated.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Exterior door/window Hardening Measures	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Safety and Security - Other	4	No issues noted.	

Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Health Safety and Security - Storage	SCORE	NOTES	COST ESTIMATE
Storage - Other	2	Recommend storage solutions as noted where indicated.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Acoustics - Other	3	Recommend installation of acoustic remediation materials to interior of roofing system.	
Exterior Noise	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend ceiling tile and grid replacements where indicated.	
Ceiling - Other	2	Recommend ceiling repairs where indicated.	
Exposed Ceiling	4	No issues noted.	
Gypsum	4	No issues noted.	
Tectum	4	No issues noted.	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door - Other	2	Recommend door adjustments to rectify closure issue where indicated.	
Door (Int.)	2	Recommend door repairs and cased opening installation where indicated.	
Door Frame (Int.)	2	Recommend frame repairs where indicated.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	3	Recommend door hardware replacements where indicated.	

Roll-up Door/Security Gates	3	Recommend door equipment replacements where indicated	
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Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	3	Recommend carpet cleaning by district maintenance staff.	
Concrete	4	No issues noted.	
Epoxy	0	N/A	
Flooring - Other	4	No issues noted.	
Specialty	4	No issues noted.	
Terrazzo	3	Recommend repairs to terrazzo cracks where indicated.	
Tile	3	Recommend tile and grout repairs and cleaning where indicated.	
VCT	3	Recommend all VCT repairs and replacements where indicated.	
Wood	2	Recommend refinishing stable flooring.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	3	Recommend replacing millwork and counters where indicated.	
Desks	4	No issues noted.	
Furniture - Other	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - General and Landscape	SCORE	NOTES	COST ESTIMATE
Pests	3	Recommend engaging services of pest control professional to remediate pest presence.	

Interiors - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Questionable Organic Growth	3	Recommend deep cleaning by maintenance staff.	

Interiors - Kitchen	SCORE	NOTES	COST ESTIMATE
Equipment - Dishwashing	2	Replace any stained tiles after resolution of equipment leaks.	

Interiors - Mechanical	SCORE	NOTES	COST ESTIMATE
Return/Supply	3	Recommend flushing of ductwork and cleaning of grilles where indicated.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	1	District would like to upgrade toilet partitions in roughly 50% of the bathrooms	
Restroom Accessories	1	District would like to have all sinks and fixtures updated to newer versions in the older buildings: library, gym and annex.	
Restrooms - Other	4	No issues noted.	

Interiors - Signage	SCORE	NOTES	COST ESTIMATE
Directional	4	No issues noted.	
Room Mounted Signage	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture		N/A	
Art	4	No issues noted.	
Athletic Equipment	4	No issues noted.	
Band/Music	4	No issues noted.	
Fixed Theater Seating	4	No issues noted.	
ROTC	0	N/A	
Science Equipment	2	Recommend millwork, plumbing, gas and hood removal in science labs.	
Specialty Equipment - Other	1	Recommend laundry replacement.	
Theatrical Equipment (Rigging, Shell, Curtains)	2	No issues identified.	
Theatrical Performance Sound Equipment	4	No issues noted.	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	2	Recommend construction of an outdoor storage warehouse for the district kitchen equipment housed here.	
Locker	1	Recommend removal of lockers and flooring infill after base removal.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	4	No issues noted.	
Other	4	No issues noted.	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	1	District would like to have all stair treads replaced in square 2-story building.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend wall repairs where indicated.	
Wall - Finish	3	Recommend wall finish repairs where indicated.	
Wall - Other	3	Recommend wall repairs where indicated.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panel	4	No issues noted.	
Communication - Other	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	

Other	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Electrical Distribution - Other	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Electrical Supply - Other	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Electrical - Other	3	Recommend electrical equipment be evaluated for proper functioning by licensed electrician.	
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	

Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Supply Piping	4	No issues noted.	

MEP Systems - Kitchen	SCORE	NOTES	COST ESTIMATE
Equipment - Cooking	3	Recommend inspection of water lines & kitchen equipment by licensed plumber.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	2	Recommend installing upgraded lighting under all canopies on campus.	
Lighting - Other	2	Recommend lighting replacements where indicated.	
Lighting Controls	1	District would like an upgrade to the lighting controls throughout.	
Parking Lot Lighting	1	Upgrade all parking lot poles and lights to LEDs.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	4	No issues noted.	
Split Systems	3	Recommend unit replacement where indicated.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	
Other	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Other	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	

Water Treatment	4	No issues noted.	
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MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Dectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Other	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	1	Recommend full replacement of all rooftop exhaust fans.	
Other	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Mechanical - Other	3	Recommend insulating all line sets with appropriate continuous wrap insulation. Recommend resetting PTAC unit to provide an adequate / consistent perimeter sealant joint at face of cladding.	
Return/Supply	3	Recommend flush of HVAC system and professional cleaning of all ductwork in mechanical system.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	3	Recommend replacement of sinks w/ new if plumbing fixture still required for current room use.	
Mop Sinks	4	No issues noted.	

Plumbing - Other	4	No issues noted.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	3	Recommend removal of exist. caulking material & re-caulking fixture w/ new material	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Other	4	No issues noted.	
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - Flooring	SCORE	NOTES	COST ESTIMATE
Concrete	3	Recommend concrete repairs where indicated.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	4	No issues noted.	
Emergency Vehicle Access	4	No issues noted.	
Exterior Furniture	4	No issues noted.	
General and Landscape - Other	2	Recommend cost included with demolition of blue house at adjacent site: 205 Dreher Street	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	3	No issues identified.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	2	No clear monumental sign. Recommend installation of one.	
On-site Signage	2	Lack of on site signage creates a confusing site. Recommend installing signage throughout campus.	

Parking Lot/Asphalt	1	Recommend parking expansions where indicated.	
Pests	4	No issues noted.	
Retention Wall	0	N/A	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	3	No issues noted.	
Striping/Pavement Markings	1	District would like to have parking lots restriped on this campus.	
Water Drainage	2	Recommend installation of ground drains, and regrading where indicated to alleviate drainage issues.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
Athletic Tracks and Field	4	No issues noted.	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	1	[#109] DISTRICT would like to demo basketball goals in the parking lot.	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	0	N/A	
Outdoor Recreation - Other	4	No issues noted.	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	0	N/A	
Playground Equipment	0	N/A	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	0	N/A	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	

Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	4	No issues noted.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Site Utilities - Other	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	

Site - Wall	SCORE	NOTES	COST ESTIMATE
Wall - Damage	3	No issues identified.	



Rosenwald Community Center Lexington School District 1

EVALUATION CRITERIA

Age of Component or System | Functionality of Component or System | Expected Service Life | Visual Survey of Condition

RATING SCALE

1	2	3	4	5
CRITICAL	POOR	FAIR	GOOD	EXCELLENT
SCORE 1 of 5 / 20%	SCORE 2 of 5 / 40%	SCORE 3 of 5 / 60%	SCORE 4 of 5 / 80%	SCORE 5 of 5 / 100%
Critical Condition. Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.	Poor Condition. Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years, if funds are available.	Fair Condition. Not new, with some issues to report. Address wear for its age. Replace or improve within 3-6 years.	Good Condition. No reported issues or concerns. No expected failures. Consider replacing or improving in 7-10 years, reevaluate condition in 3 years.	New like-new Condition. No issues to report. No expected failures. Reevaluate in 3 years.

Building Envelope - Building Envelope	SCORE	NOTES	COST ESTIMATE
Canopies	3	Recommend repairing and refinishing deteriorated roof canopy soffit, fascia, and finishes, addressing rust and staining at canopy interfaces, and conducting a complete review of canopy drainage and component systems to ensure proper water management and longterm serviceability.	
Edge Metal	4	No issues noted.	
Exterior Cladding	3	Recommend cleaning and protecting corroded steel lintels, repointing cracked or missing masonry joints, resealing gaps and openings in cladding, correcting drainage deficiencies at stucco and glazing systems, and addressing staining, efflorescence, and residue to restore exterior envelope integrity and prevent further deterioration.	
Exterior Finish	4	No issues noted.	
Flashings	4	No issues noted.	
Sealants	3	Recommend complete removal / replacement of sealant joint at pipe penetration	
Weep Holes	3	Recommend installation of properly spaced weep holes at all masonry cladding head terminations and at all through-wall flashing locations	

Building Envelope - Openings	SCORE	NOTES	COST ESTIMATE
Door (Ext.)	3	Recommend installing missing weep holes at masonry cladding terminations, cleaning and protecting corroded steel lintels, replacing improper perimeter sealant joints with correctly sized colormatched sealant, and maintaining crawlspace access doors and HVAC louvers to ensure serviceability and prevent further deterioration.	
Door Frame (Ext.)	4	No issues noted.	
Door Hardware (Ext.)	4	No issues noted.	
Head/Jamb/Sill	4	No issues noted.	
Louvers and Vents	4	No issues noted.	
Windows	3	Recommend replacing all windows with a modernized version.	

Building Envelope - Other Materials	SCORE	NOTES	COST ESTIMATE
Glazing Sealants	4	No issues noted.	

Building Envelope - Roofing	SCORE	NOTES	COST ESTIMATE
Coping Caps	4	No issues noted.	
Gutters and Downspouts	4	No issues noted.	
Overflow Drains	4	No issues noted.	
Primary Drains	4	No issues noted.	
Roof	4	No issues noted.	
Roof Curbing	4	No issues noted.	
Roof Openings (Scuttles, Skylights)	4	No issues noted.	
Roof Penetrations	4	No issues noted.	
Roof Scuppers	4	No issues noted.	
Roofing - Other	3	Recommend repairs to poorly installed flashing components where indicated.	
Soffit/Fascia	3	Recommend reattachment of soffit panel	

Building Envelope - Structural	SCORE	NOTES	COST ESTIMATE
Exterior Bearing Walls	4	No issues noted.	
Floor Framing	4	No issues noted.	
Foundation	4	No issues noted.	
Roof Framing System	4	No issues noted.	
Superstructure (Columns, Beams, Walls)	4	No issues noted.	

Health Safety and Security - ADA	SCORE	NOTES	COST ESTIMATE
Accessible Ramp	4	No issues noted.	
ADA - Other	1	Recommend a complete redesign and proper integration into floor drain.	
ADA Bathroom Sink	4	No issues noted.	
ADA Bathroom Stall	2	Recommend installing ADA compliant grab bars throughout the school bathrooms.	
ADA Drinking Fountains	4	No issues noted.	
ADA Maneuver Space	2	Recommend demolishing and opening up entry for a more accessible circulation, typical condition throughout the building. Recommend adding ADA accessible route to stage such as a ramp or lift.	
Assembly Seating	0	N/A	
Directional Signage	4	No issues noted.	
Elevator/Lift	0	N/A	
Exterior Door Hardware	3	Recommend adjusting door hardware to ensure latching	
Fire Alarm Audible/Visible Signals	4	No issues noted.	
Handicap Parking	4	No issues noted.	
Interior Door Hardware	4	No issues noted.	
Main Entrance Accessibility	4	No issues noted.	
Passenger Loading Zone	4	No issues noted.	
Room Accessibility	4	No issues noted.	

Room Mounted Signage	2	Recommend updating all room mounted signage to be an ADA compliant style.	
Stairs	4	No issues noted.	
Toilet Room Accessories	1	Recommend updating all toilet accessories throughout the school.	

Health Safety and Security - Building Code Compliance	SCORE	NOTES	COST ESTIMATE
Exit Discharge	4	No issues noted.	
Fire Extinguisher	4	No issues noted.	
Fire Rated Dampers	4	No issues noted.	
Fire Rated Doors	4	No issues noted.	
Fire Walls/Compartmentalization	4	No issues noted.	
Means of Egress System	4	No issues noted.	
Sprinkler System	4	No issues noted.	
Travel Distance	4	No issues noted.	
Vertical Circulation	4	No issues noted.	

Health Safety and Security - Environmental Management System	SCORE	NOTES	COST ESTIMATE
Energy Management System	4	No issues noted.	
Filtration System	4	No issues noted.	
Humidification System	4	No issues noted.	
Storing and Handling of Recyclables	4	No issues noted.	
Ventilation System	4	No issues noted.	

Health Safety and Security - Fire Protection	SCORE	NOTES	COST ESTIMATE
Fire Extinguisher	4	No issues noted.	
Pumps and Equipment	4	No issues noted.	

Sprinkler System	0	N/A	
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Health Safety and Security - Hazardous Materials	SCORE	NOTES	COST ESTIMATE
Asbestos	1	Recommend encapsulating and installing VCT flooring at stage.	
Lead	1	Recommend abatement and encapsulating of all lead paint in the school.	
Questionable Organic Growth	1	Recommend cleaning ceiling and treating HVAC unit for potential mold.	

Health Safety and Security - Kitchen	SCORE	NOTES	COST ESTIMATE
Cold Storage	4	No issues noted.	
Drains	4	No issues noted.	
Dry Storage	4	No issues noted.	
Equipment - Cooking	4	No issues noted.	
Equipment - Dishwashing	4	No issues noted.	
Kitchen Finishes	4	No issues noted.	
Serving Line	4	No issues noted.	
Venting	4	No issues noted.	

Health Safety and Security - Plumbing	SCORE	NOTES	COST ESTIMATE
Water Fountains	2	Recommend replacing both indicated water fountains with ADA compliant styles.	

Health Safety and Security - Safety and Security	SCORE	NOTES	COST ESTIMATE
Access Control - Main Entry	4	No issues noted.	
Access Control - Secondary Access	4	No issues noted.	
Access Gate	4	No issues noted.	
Building Security System	4	No issues noted.	

Cameras (Ext.)	4	No issues noted.	
Cameras (Int.)	4	No issues noted.	
Emergency Responder Call System	4	No issues noted.	
Entry Vestibule / Secure Entrance	4	No issues noted.	
Fire Access Road	4	No issues noted.	
Identifiable Front Entry	4	No issues noted.	
Natural Surveillance - Landscape Maintenance	4	No issues noted.	
Perimeter Fencing	4	No issues noted.	
Signage and Wayfinding	4	No issues noted.	
Traffic Control (Gates, Bollards, Fencing)	4	No issues noted.	
Visibility	4	No issues noted.	

Interiors - Acoustics	SCORE	NOTES	COST ESTIMATE
Exterior Noise	4	No issues noted.	
HVAC	4	No issues noted.	
Sound Attenuation	4	No issues noted.	

Interiors - Ceiling	SCORE	NOTES	COST ESTIMATE
Access Panels	4	No issues noted.	
ACT	3	Recommend replacing damaged tiles after the cause of the leaks are fixed.	
Exposed Ceiling	4	No issues noted.	
Gypsum	3	Recommend patching ceiling damage and repaint.	
Tectum	3	Recommend replacing tectum panels after cause of leak is fixed.	

Interiors - Communication	SCORE	NOTES	COST ESTIMATE
Communication - Other	1	Recommend installing sound system in the gym	

Interiors - Door	SCORE	NOTES	COST ESTIMATE
Door (Int.)	2	Recommend reviewing door hardware for loose connections or shaving down the concrete sidewalk for unimpeded clearance.	
Door Frame (Ext.)	3	No issues identified.	
Door Frame (Int.)	4	No issues noted.	
Door Glazing	4	No issues noted.	
Door Hardware (Int.)	4	No issues noted.	
Roll-up Door/Security Gates	4	No issues noted.	

Interiors - Flooring	SCORE	NOTES	COST ESTIMATE
Athletic Flooring	4	No issues noted.	
Carpet	4	No issues noted.	
Concrete	1	No issues noted.	
Epoxy	0	N/A	
Specialty	4	No issues noted.	
Terrazzo	0	N/A	
Tile	4	No issues noted.	
VCT	1	No issues identified.	
Wood	4	No issues noted.	

Interiors - Furniture	SCORE	NOTES	COST ESTIMATE
Casework	4	No issues noted.	
Desks	4	No issues noted.	
Writeable Surface	4	No issues noted.	

Interiors - Restrooms	SCORE	NOTES	COST ESTIMATE
Partition Screens	4	No issues noted.	
Restroom Accessories	4	No issues noted.	

Interiors - Specialty Equipment	SCORE	NOTES	COST ESTIMATE
Agriculture	0	N/A	
Art	0	N/A	
Athletic Equipment	0	N/A	
Band/Music	0	N/A	
Fixed Theater Seating	0	N/A	
ROTC	0	N/A	
Science Equipment	0	N/A	
Theatrical Equipment (rigging, shell, curtains)	0	N/A	
Theatrical Performance Sound Equipment	0	N/A	

Interiors - Storage	SCORE	NOTES	COST ESTIMATE
Inadequate Storage	2	Recommend transition in space to be storage.	
Locker	4	No issues noted.	

Interiors - Vertical Circulation	SCORE	NOTES	COST ESTIMATE
Elevators	0	N/A	
Ramps	4	No issues noted.	
Stair Landings, Nosings, and Treads	4	No issues noted.	

Interiors - Wall	SCORE	NOTES	COST ESTIMATE
Finish	4	No issues noted.	
Operable Partition	4	No issues noted.	
Wall - Damage	3	Recommend patching all cracked CMU walls and monitoring over time.	

MEP Systems - Communication	SCORE	NOTES	COST ESTIMATE
Annunciator Panels	4	No issues noted.	
Data	4	No issues noted.	
Fire Alarm	4	No issues noted.	
Intercom/PA/Clock	4	No issues noted.	

MEP Systems - Domestic Water Heating	SCORE	NOTES	COST ESTIMATE
Dedicated Water Heater for Kitchen	4	No issues noted.	
Recirculation Pumps	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

MEP Systems - Electrical Distribution	SCORE	NOTES	COST ESTIMATE
Bus/Feeders	4	No issues noted.	
Equipment	4	No issues noted.	
Panelboards	4	No issues noted.	
Surge Suppression	4	No issues noted.	
Transformers	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Electrical Supply	SCORE	NOTES	COST ESTIMATE
Breakers	4	No issues noted.	
Main Feeds	4	No issues noted.	
Service Switchgear	4	No issues noted.	
Transformers	4	No issues noted.	

MEP Systems - Electrical	SCORE	NOTES	COST ESTIMATE
Emergency Generator	4	No issues noted.	
Kitchen Equipment Supply	4	No issues noted.	
Lightning Protection	4	No issues noted.	
Switches/Receptacles	4	No issues noted.	
Wiring	4	No issues noted.	

MEP Systems - Gas Systems	SCORE	NOTES	COST ESTIMATE
Supply Piping	4	No issues noted.	

MEP Systems - Lighting	SCORE	NOTES	COST ESTIMATE
Classroom Lighting	4	No issues noted.	
Corridors/Common Areas	4	No issues noted.	
Emergency Lighting	4	No issues noted.	
Exterior Perimeter Lighting	4	No issues noted.	
Lighting - Other	3	Recommend replacing broken fixture.	
Lighting Controls	4	No issues noted.	
Parking Lot Lighting	4	No issues noted.	
Restroom Lighting	4	No issues noted.	

MEP Systems - Mechanical - Air Distribution/Heating	SCORE	NOTES	COST ESTIMATE
Condensate Lines	3	Recommend all condensate be collected and conveyed to the exterior of building and away from foundation / crawlspace	
Ducting	4	No issues noted.	
Return Air Path	4	No issues noted.	
Rooftop Units	4	No issues noted.	
Ventilation Air Monitoring	4	No issues noted.	

MEP Systems - Mechanical - Air Handling/AC	SCORE	NOTES	COST ESTIMATE
Ducting	4	No issues noted.	
Humidity Control	4	No issues noted.	
Return Air Path	4	No issues noted.	
Return/Supply	4	No issues noted.	
Split Systems	4	No issues noted.	
Unit Heaters	4	No issues noted.	
Unit Ventilators	4	No issues noted.	
Unitary Systems	4	No issues noted.	
Water Source Heat Pumps	4	No issues noted.	

MEP Systems - Mechanical - Cooling Plant	SCORE	NOTES	COST ESTIMATE
Campus Piping/Valves	4	No issues noted.	
Chillers	4	No issues noted.	
Distribution Piping	4	No issues noted.	
Humidity Control	4	No issues noted.	

MEP Systems - Mechanical - Heating Plant	SCORE	NOTES	COST ESTIMATE
Boilers	4	No issues noted.	
Humidity Control	4	No issues noted.	
Makeup Water	4	No issues noted.	
Plant Piping/Valves	4	No issues noted.	
Pumps	4	No issues noted.	
Water Treatment	4	No issues noted.	

MEP Systems - Mechanical Controls	SCORE	NOTES	COST ESTIMATE
Control Systems	4	No issues noted.	
Duct Smoke Detectors	4	No issues noted.	
Equipment Service Life	4	No issues noted.	
Thermostats, Switches, and Devices	4	No issues noted.	

MEP Systems - Mechanical Exhaust System	SCORE	NOTES	COST ESTIMATE
Equipment and Roof Edge Clearances	4	No issues noted.	
Exhaust Fan Outlet Height	4	No issues noted.	
Kitchen Hood Exhaust	4	No issues noted.	
Restrooms	4	No issues noted.	

MEP Systems - Mechanical	SCORE	NOTES	COST ESTIMATE
Humidity Issues	2	Recommend inspection and upgrading of HVAC system.	
Temperature Issues	2	Recommend updating HVAC systems throughout the entire school.	

MEP Systems - Plumbing	SCORE	NOTES	COST ESTIMATE
Grease Trap	4	No issues noted.	
Lavatories/Sinks	4	No issues noted.	
Mop Sinks	4	No issues noted.	
Plumbing - Other	2	Recommend plumbing line repairs/replacements where indicated.	
Roof Drain Piping	4	No issues noted.	
Urinals	4	No issues noted.	
Water Closets	4	No issues noted.	
Water Fountains	4	No issues noted.	

MEP Systems - Water Distribution	SCORE	NOTES	COST ESTIMATE
Sanitary Piping	4	No issues noted.	
Supply Piping	4	No issues noted.	
Tanks	4	No issues noted.	
Water Heaters	4	No issues noted.	

Site - General and Landscape	SCORE	NOTES	COST ESTIMATE
Bike Racks/Storage	0	N/A	
Emergency Vehicle Access	3	Recommend paving the rest of the fire lane.	
Exterior Furniture	4	No issues noted.	
General and Landscape - Other	3	Recommend cleaning metal from water dripping. Recommend all crawlspace venting be at least 1' above grade.	
Irrigation System	4	No issues noted.	
Landscaping - Building Perimeter	3	Recommend removal of vegetation to mitigate potential damage by root system.	
Landscaping - Trees	4	No issues noted.	
On-site Monumental Sign	4	No issues noted.	
On-site Signage	4	No issues noted.	
Parking Lot/Asphalt	4	No issues noted.	
Pests	4	No issues noted.	
Retention Wall	4	No issues noted.	
Retention/Detention Pond Structures	4	No issues noted.	
Sidewalks/Crosswalks	4	No issues noted.	
Striping/Pavement Markings	4	No issues noted.	
Water Drainage	3	Recommend cleaning rust and priming metal.	

Site - Outdoor Recreation	SCORE	NOTES	COST ESTIMATE
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Athletic Tracks and Field	0	N/A	
Baseball Field(s) and Features	0	N/A	
Basketball Courts	0	N/A	
Concessions/Restrooms	0	N/A	
Football/Soccer Field	0	N/A	
Outdoor Seating (Bleachers)	0	N/A	
Playground Area	0	N/A	
Playground Equipment	0	N/A	
Scoreboards	0	N/A	
Softball Field(s) and Features	0	N/A	
Tennis Courts	0	N/A	
Walking Paths	0	N/A	

Site - Site Utilities	SCORE	NOTES	COST ESTIMATE
Back-up Generators	4	No issues noted.	
Backflow Preventor	4	No issues noted.	
Dumpster (Apron, Pad, Enclosure)	4	No issues noted.	
Dumpster Enclosure	2	Recommend construction a masonry enclosure for 2 dumpsters.	
Electrical Service	4	No issues noted.	
Electrical Transformers	4	No issues noted.	
Gas Distribution System	4	No issues noted.	
Loading Dock	4	No issues noted.	
Sanitary Collection/Septic System	4	No issues noted.	
Sanitary Distribution System	4	No issues noted.	
Voice/Data Systems	4	No issues noted.	