

FACILITIES ASSESSMENT SUMMARY REPORT

ARROWHEAD UNION HIGH SCHOOL DISTRICT

#323398-00| 12.13.2023

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ONE **INTRODUCTION**

THE WHY OF LONG-RANGE FACILITIES PLANNING

MISSION

Empower students to be engaged, confident, continuous learners who utilize the essential skills to collaborate and contribute within the local and global community.

VISION

Arrowhead will be an educational leader in creating pathways for students to embrace the opportunities of tomorrow

ENDURING GOALS:

- To ensure safe, secure, and accessible facilities available to all students, staff and community members
- To provide cost effective, energy efficient and sustainable facilities
- To provide facilities which support dynamic and evolving 9-12 curriculum, programs and technology
- To provide flexible, adaptable learning environments that help prepare world-ready students for an ever-changing future
- To provide value to all stakeholders by maximizing collaboration, staff efficiencies and community use

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UNDERSTANDING THE FACILITIES STUDY

BUILDING CONDITIONS

Visual assessment of current conditions, documentation of observations, and general recommendations for repair and/or replacement of building components or systems where necessary

EDUCATIONAL ADEQUACY

Visual assessment of how effectively the spaces support student learning and program delivery

- Observations made during walkthroughs and analysis of floor plans
- Interviews with building principals, facility directors, and staff

CAPACITY + UTILIZATION

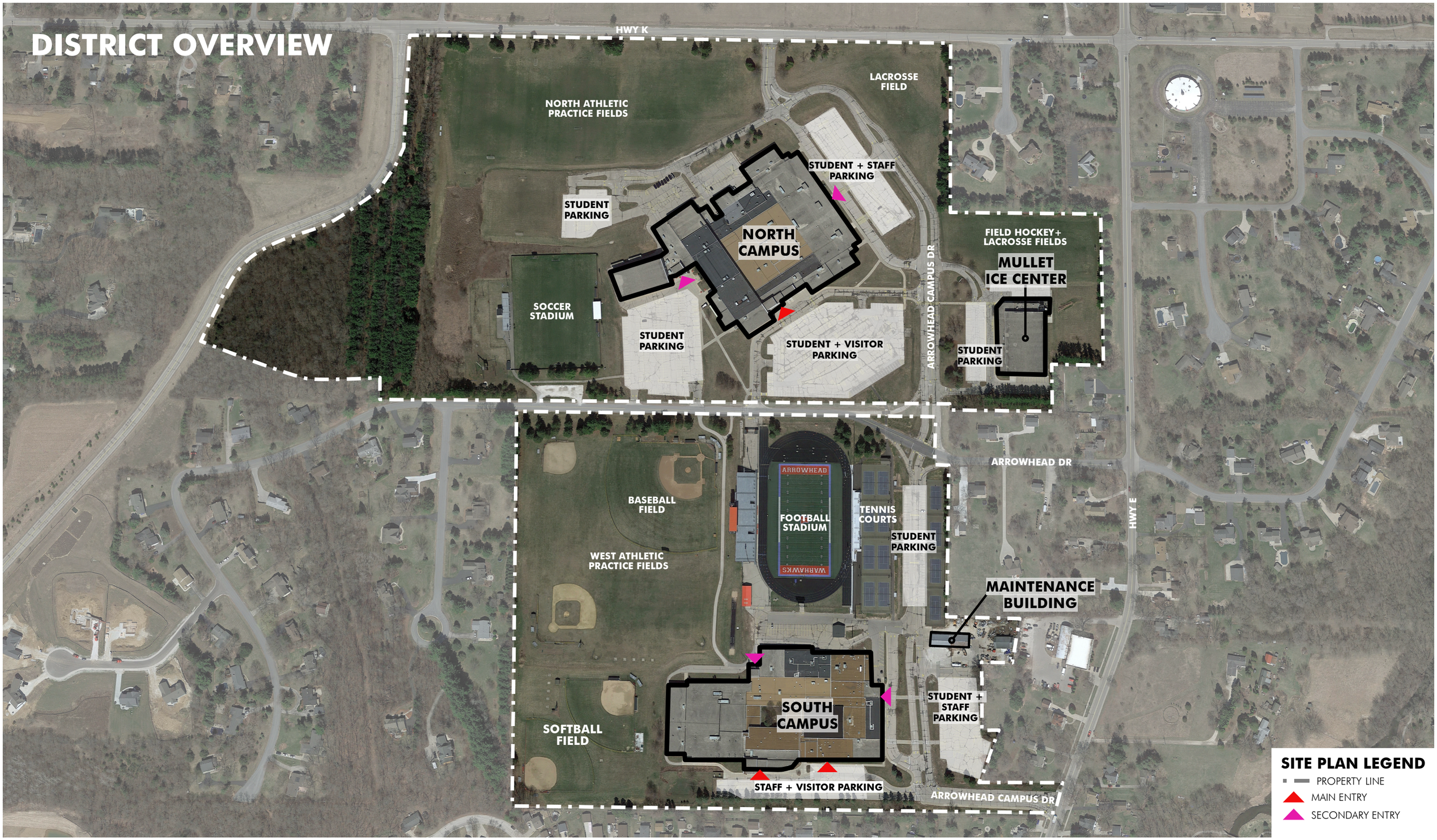
Capacity: comparison of site size and student enrollment to industry standards

Utilization: Analysis of the usage of learning spaces throughout the day

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TWO **DISTRICT SUMMARY**

DISTRICT OVERVIEW



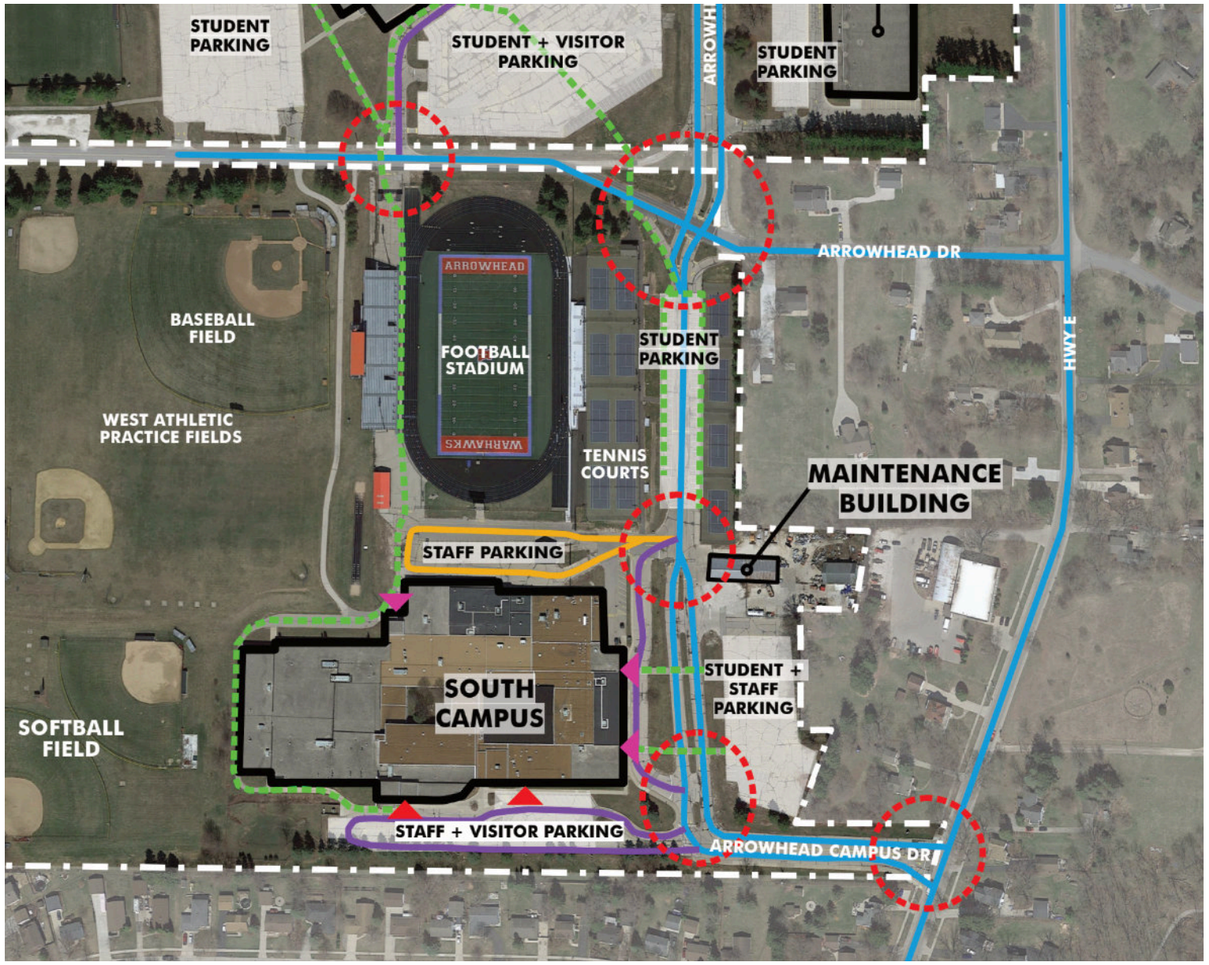
SITE PLAN LEGEND

- PROPERTY LINE
- MAIN ENTRY
- SECONDARY ENTRY

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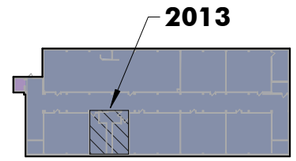
SOUTH CAMPUS

ADDRESS	SITE (ACRES)	TOTAL BUILDING AREA (SF)	YEAR BUILT	MAJOR ADDITION/ RENOVATION	GRADE LEVELS	2023-2024 ENROLLMENT
700 NORTH AVENUE HARTLAND, WI 53029	112	220,057 SF	1955	1961, 1985, 1993, 2000	9-10	2037

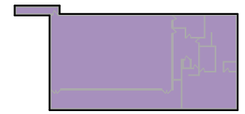


SITE PLAN LEGEND

- VEHICULAR TRAFFIC
- PARENT DROP OFF/PICK UP
- BUS TRAFFIC
- PROPERTY LINE
- PEDESTRIAN TRAFFIC
- CONGESTED INTERSECTIONS
- MAIN ENTRY
- SECONDARY ENTRY



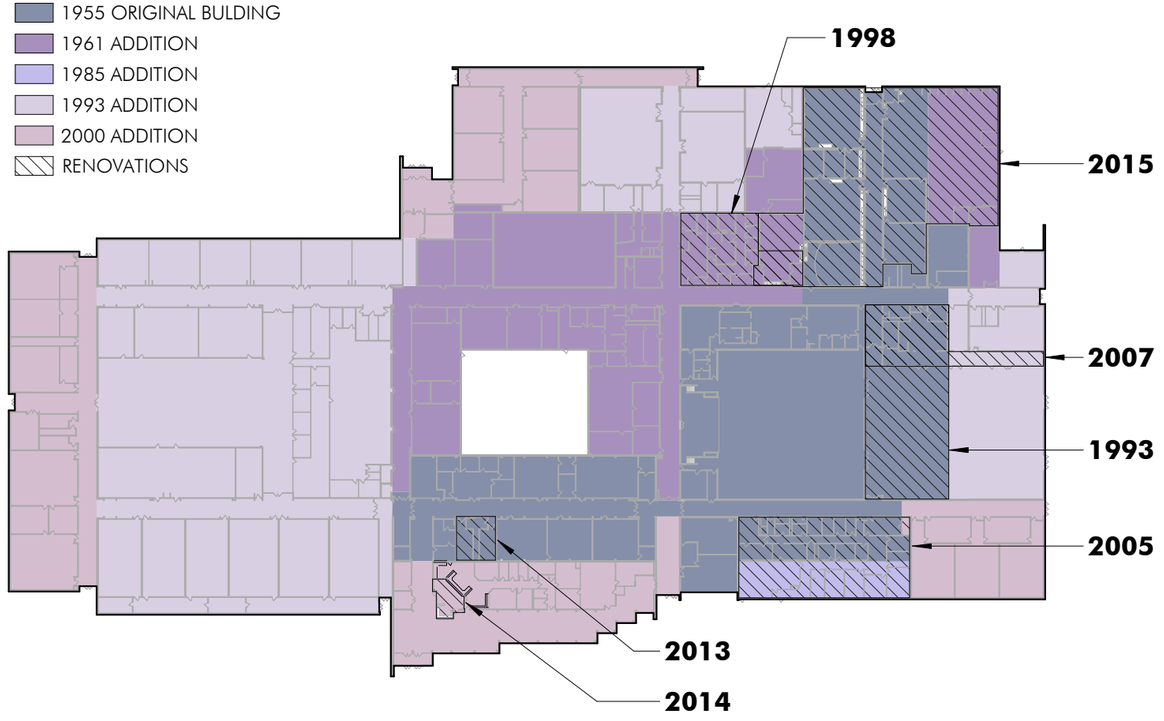
SECOND FLOOR



LOWER LEVEL

ADDITION LEGEND

- 1955 ORIGINAL BULDING
- 1961 ADDITION
- 1985 ADDITION
- 1993 ADDITION
- 2000 ADDITION
- RENOVATIONS

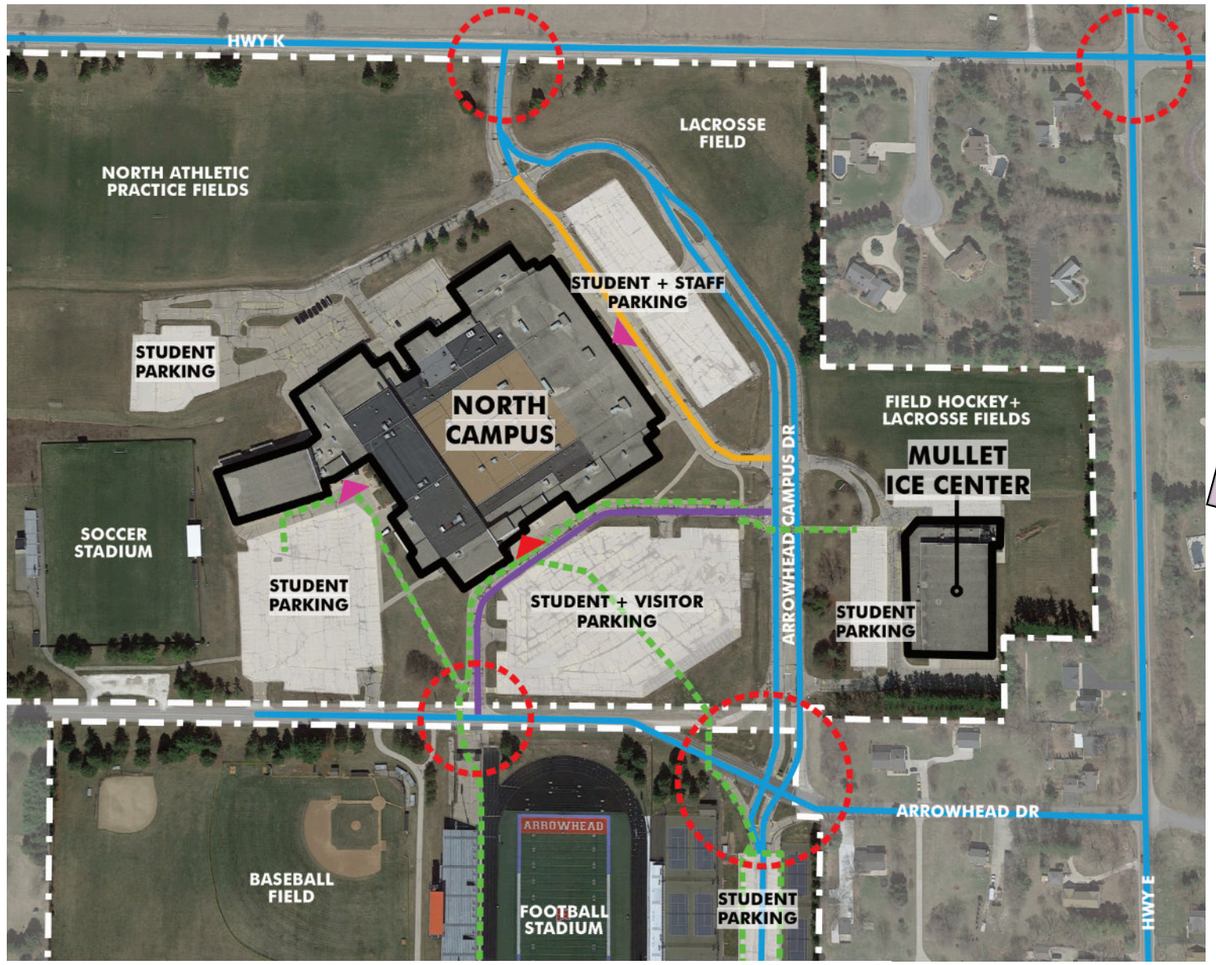


FIRST FLOOR

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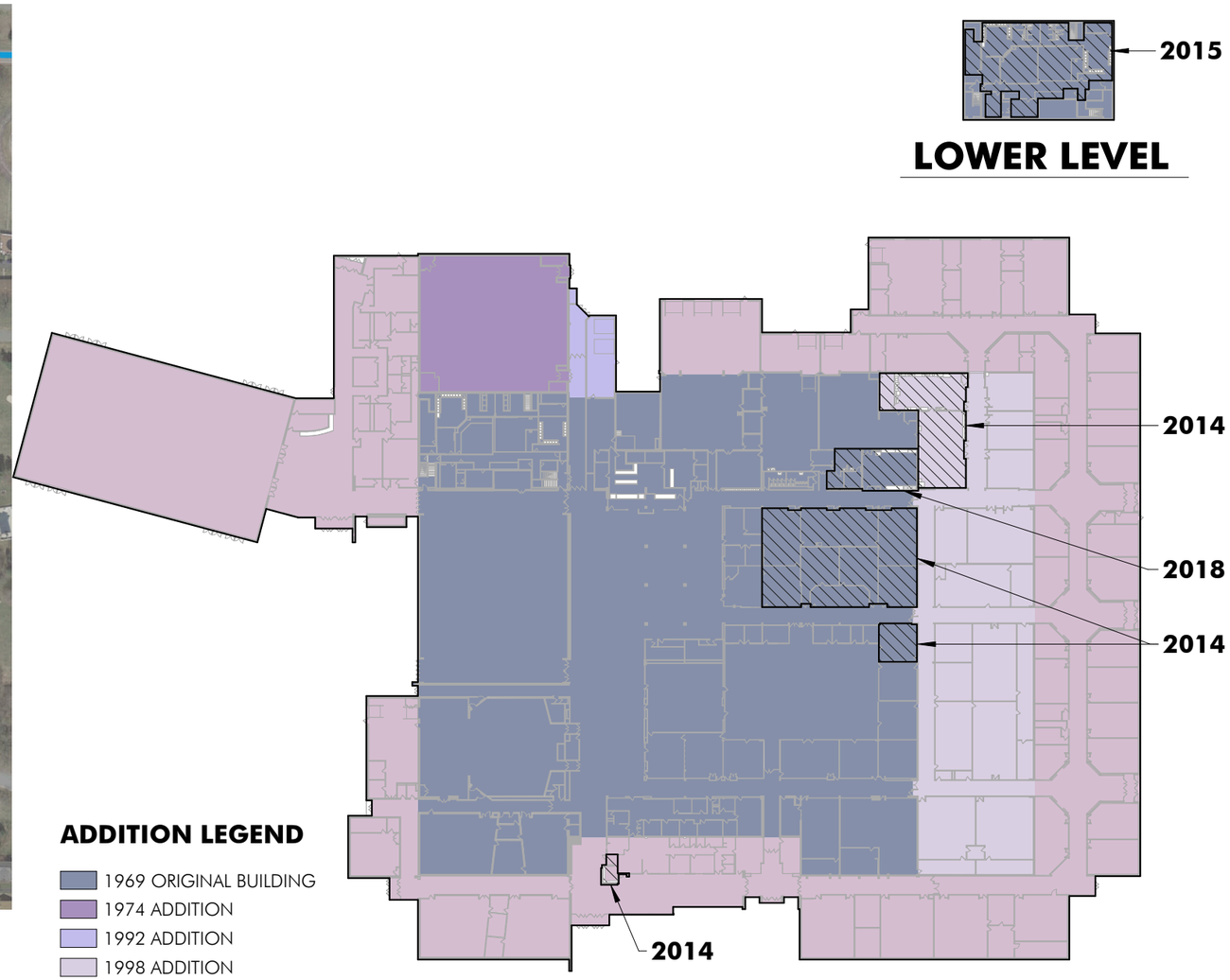
NORTH CAMPUS

ADDRESS	SITE (ACRES)	TOTAL BUILDING AREA (SF)	YEAR BUILT	MAJOR ADDITION/ RENOVATION	GRADE LEVELS	2023-2024 ENROLLMENT
800 NORTH AVENUE HARTLAND, WI 53029	112	265, 519 SF	1969	1974, 1992, 1998, 2000	11-12	2037



SITE PLAN LEGEND

- VEHICULAR TRAFFIC
- PARENT DROP OFF/PICK UP
- BUS TRAFFIC
- PROPERTY LINE
- PEDESTRIAN TRAFFIC
- CONGESTED INTERSECTIONS
- MAIN ENTRY
- SECONDARY ENTRY



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DISTRICT OVERVIEW

SOUTH CAMPUS



GRADES	9-10	CONDITIONS	3.27
SITE (ACRES)	112	EAA	2.21
BUILDING SF	220,057	ENROLLMENT	2037
YEAR BUILT	1955	CAPACITY	2158
ADDITIONS / RENO	1961, 1985, 1993, 2000	UTILIZED	58%

NORTH CAMPUS



GRADES	11-12	CONDITIONS	3.34
SITE (ACRES)	112	EAA	2.10
BUILDING SF	265,519	ENROLLMENT	2037
YEAR BUILT	1969	CAPACITY	2158
ADDITIONS / RENO	1974, 1992, 1998, 2000	% OCCUPIED	58%

ATHLETIC FACILITIES



GRADES	-	CONDITIONS	3.08
SITE (ACRES)	112	EAA	-
BUILDING SF	-	ENROLLMENT	-
YEAR BUILT	-	CAPACITY	-
ADDITIONS / RENO	-	UTILIZED	-

MAINTENANCE FACILITY



GRADES	-	CONDITIONS	2.14
SITE (ACRES)	112	EAA	-
BUILDING SF	4,960	ENROLLMENT	-
YEAR BUILT	1968	CAPACITY	-
ADDITIONS / RENO	1985	% OCCUPIED	-

BUILDING CONDITIONS LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
*	**WHERE * INDICATED, SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

EDUCATIONAL ADEQUACY ASSESSMENT LEGEND

5	**EXCELLENT**: Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
4	**GOOD**: Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
3	**FAIR**: Space and/or element is average, supports some goals while fails to meet others.
2	**POOR**: Space and/or element is inadequate and does not support most of the districts curricular goals.
1	**VERY POOR**: Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
N/A	**NOT APPLICABLE**: Category or criteria does not apply to spaces.

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KEY TAKEAWAYS

BUILDING CONDITIONS

- **South and North Campus:**
  - Deteriorating pavement
  - ADA deficiencies
  - Damaged casework
  - Worn and deteriorating PE support spaces
  - Deteriorating pool conditions
  - Aged HVAC equipment
  - Aged electrical systems
  - Water heating inefficiencies
  - Old galvanized piping
- **Athletic Facilities:**
  - Worn athletic surfaces
  - ADA deficiencies
  - Worn athletic facility conditions
  - Aged HVAC, electrical and plumbing equipment
- **Maintenance Facilities:**
  - Structural deterioration
  - Deteriorating Fence
  - ADA deficiencies
  - Aged HVAC equipment
  - Aged electrical and plumbing equipment

EDUCATIONAL ADEQUACY

- Two separate buildings
- Pick-up / drop-off concerns
- Lack of secure entries
- Unsafe + undersized Special Education spaces
- Lack of natural light
- Classroom sizes
- Lack of breakout / collaboration spaces
- Undersized cafeteria, pool, gym, fitness + PE support spaces
- Undersized auditorium + fine art spaces
- Outdated furniture

CAPACITY + UTILIZATION

- **Capacity By Desired Class Size**: Current enrollment is slightly under capacity
- **Capacity By Learning Area**: Current enrollment is under capacity for area of classroom space in facilities
- **Capacity by Gross Building Area**: Current enrollment is over capacity by this metric of calculation. This is due to undersized specialty spaces and lack of breakout / collaboration spaces holistically.
- **Utilization**: Lower utilization due to separate buildings / required transit between
- In many cases, class sizes are larger than desired student to teacher ratio
- In some cases, class sizes are larger than some classrooms can accommodate
- Over-utilization of the gymnasiums for after school programs forces inappropriate use of other indoor spaces (track practice in corridors), especially during winter and spring sports

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THREE **BUILDING CONDITIONS**

CATEGORIES | BUILDING CONDITIONS

1. SITE

- Gates & Fencing
- Sidewalks & Pavement
- Site Signage
- Pedestrian Access
- Irrigation System
- Landscaping
- Site Amenities (Furniture, etc.)
- Playground Equipment
- Athletic Fields & Support Spaces
- Maintenance (Dock, Trash, Util.)

2. ADA

- Accessible Parking
- Passenger Loading Zone
- Accessible Entry(s)
- Exterior Stairs, Ramps & Rails
- Accessible Route
- Accessible Restrooms

3. FOUNDATION*

- Foundation & Frost Walls
- Dampproofing & Waterproofing
- Slab on Grade

4. STRUCTURAL SYSTEM

- Structural Framing
- Applied Fireproofing

5. ROOFING*

- Roofing Membrane
- Drains, Gutters & Downspouts
- Hatches
- Roof Shingles

6. EXTERIOR ENCLOSURE*

- Exterior Cladding
- Exterior Soffits
- Exterior Sealants
- Expansion Joints
- Windows, Storefronts & Curtainwalls
- Exterior Doors
- Louvers & Vents

7. INTERIOR

- Wall Finish Condition
- Casework & Millwork
- Interior Doors, Frames & Hardware
- Coiling Shutters & Grilles
- Fire Doors & Shutters
- Ceiling Finishes
- Floor Finish
- Gym/Sports Flooring
- Stairs & Handrails

8. MISCELLANEOUS

- Toilet Partitions
- Toilet Accessories
- Theater & Stage Equipment
- Stage Curtains
- Auditorium Seating
- Stage Other
- Bleachers
- Lockers
- Elevator

9. ELECTRICAL

- Site Lighting
- Electric Service
- Low Voltage Switchgear & Distribution
- Distribution Panelboards
- Motor Control Centers
- Generator
- Interior Lighting
- Lighting Control
- Wiring Devices
- Fire Alarm System
- Clock System
- Public Address System
- Data/Telephone/CATV System
- CCTV System
- Access Control System

10. MECHANICAL

- Air Handlers
- Chillers & Cooling
- Boilers
- Fan Coils, Unit Ventilators
- Air Terminals (VAV, FPVAV)
- Unit Heaters
- Wall Fin Radiation
- Exhaust Fans
- Ducts & Distribution
- Pumps
- Piping/Insulation
- Controls
- Dust Collection

10. PLUMBING

- Domestic Water Piping System
- Fire Suppression Piping System
- Sanitary DWV Piping System
- Storm and Clear Water DWV Piping System
- Natural Gas Piping System
- Compressed Air Piping System
- Welding Gas Piping System
- Water Softener(s)
- Water Heater(s)
- Thermostatic Mixing Valve
- Circulating Pump(s)
- Grease Interceptor
- Acid Neutralization Basin
- Sanitatry Ejector Basin and Pump
- Clearwater Sump Basin and Pump
- Fixtures (sinks, toilets, urinals, etc.)

WHERE * INDICATED, SCORE PROVIDED BY INSIGHT CONSULTING ARCHITECTS

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METHODOLOGY | BUILDING CONDITIONS

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
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NORTH CAMPUS | BUILDING CONDITIONS DETAILED REPORT

Interior Criteria		Score	Comments
IN7.1	Wall Finish Condition - Drywall	3	-Some minor damage present on some drywall walls from furniture rubbing against wall.
IN7.2	Wall Finish Condition - Masonry	4	-Condition of masonry walls generally consistent with building age. Cracks were observed at a few interior CMU walls, likely from movement/settling over time.
IN7.3	Wall Finish Condition - Tile	3	-Minimal wall tile in the building. Wall tile is generally in fair condition.
IN7.4	Casework & Millwork	2	-A majority of the casework is aged, and showing signs of wear & tear over its lifetime.
IN7.5	Interior Doors, Frames & Hardware	3	-Some minor damage present on a few doors. Many frames have spots of paint wearing off from normal wear & tear.
IN7.6	Coiling Shutters & Grilles	3	-No major issues observed.
IN7.7	Fire Doors & Shutters	3	-Fire doors & shutters observed appear to be in operable condition.
IN7.8	Ceiling Finishes	3	-Some areas of the building have older acoustic ceiling tile which has begun to sag. There are a few areas where stained or damaged ceiling tiles are present.
IN7.9	Ceiling Other (baffles, etc.)	3	-At areas with exposed metal roof deck, there are a few locations where a small amount of paint has delaminated from the deck.
IN7.10	Floor Finish - Carpet	3	-Much of the carpet in the building newer and in good condition. However, there are some rooms such as the LMC and some classrooms where older
IN7.11	Floor Finish - Resilient	4	-Most of the resilient flooring in the building is newer, and in good condition.
IN7.12	Floor Finish - Ceramic Tile	2	-Most of the ceramic floor tile is original to construction. At older portions of the building and in some locker rooms the ceramic tile is functional but wear and staining is present in tile & grout joints. -At the pool, the pool deck floor tile/grout and pool basin tile/grout have some staining from equipment mounts, deterioration, and damage in some spots.
IN7.13	Floor Finish - Epoxy	1	-Epoxy flooring in the kitchen is worn, with some damage and numerous cracks present. Its integral cove base is also starting to deteriorate in some areas.
IN7.14	Floor Finish - VCT Tile	3	-VCT flooring in corridors is generally in good condition. There are a number of locations at building control joints where the slab joint has telegraphed thru as a large crack in the VCT flooring. -VCT in a lot of the classrooms is older and starting to show signs of age/wear & tear.
IN7.15	Floor Finish - Terrazzo	3	-Cracks present in a few spots. At many areas there is some minor spalling/damage to the edges of each terrazzo 'panel' where it meets the metal divider jointing.
IN7.16	Gym/Sports Flooring (wood & vinyl)	3	-West gym athletic flooring is newer and generally in good condition. -East gym wood floor appears to be in fair condition. The northernmost portion of the gym serves as an informal circulation zone between the east and the west. The gym floor is therefore exposed to non-atheltic footware worn by the passersby and the accompanied moisture and salt during inclement weather. -Fitness Center flooring in poor condition. Flooring compound underneath rubber flooring has deteriorated & turned to dust over time, which makes its way thru joints in flooring. Flooring has also become uneven in spots due to the deterioration of subfloor compound.
IN7.17	Stairs & Handrails	3	-Stair conditions consistent with building age.
IN7.18	Window Treatments		
Interiors Averag			

Miscellaneous Criteria			
MS8.1	Toilet Partitions		
MS8.2	Toilet Accessories		
MS8.3	Food Service Equipment		
MS8.4	Theater & Stage Equipment		
MS8.5	Stage Curtains		
MS8.6	Auditorium Seating		
MS8.7	Bleachers		
MS8.8	Lockers	3	-Some locker room lockers have begun rusting.
MS8.9	Classroom Equipment (Hoods, Kilns, etc.)	2	-Science casework & equipment is worn, with some damage. A couple fume hoods are severely rusted.
MS8.10	Elevator	5	-Lift to the lower level is in process of being replaced.
Miscellaneous Average		***3.20***	

AUHSD Facilities Report Scorecards BC_North Bldg

IN7.11	Floor Finish - Resilient	4	-Most of the resilient flooring in the building is newer, and in good condition.
IN7.12	Floor Finish - Ceramic Tile	2	-Most of the ceramic floor tile is original to construction. At older portions of the building and in some locker rooms the ceramic tile is functional but wear and staining is present in tile & grout joints. -At the pool, the pool deck floor tile/grout and pool basin tile/grout have some staining from equipment mounts, deterioration, and damage in some spots.
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BUILDING CONDITIONS ASSESSMENT | SUMMARY OVERVIEW

CATEGORY	South Campus	North Campus	Athletic Facilities	Maintenance Facility
Civil / Site	3.33	3.17	3.11	2.00
ADA	2.33	3.00	2.00	1.50
Foundation	4.00 *	4.00 *	3.50	2.00
Structural System	3.00	3.00	3.00	1.00
Roofing	4.00 *	4.00 *	3.67	1.50
Exterior Enclosure	3.72 *	3.72 *	3.00	2.40
Interior	2.83	2.89	3.44	2.43
Miscellaneous	2.86	3.20	3.17	2.50
Electrical	3.33	3.40	3.40	2.73
Mechanical	3.33	3.33	2.60	2.50
Plumbing	3.21	3.00	3.00	3.00
Average	3.27	3.34	3.08	2.14

LEGEND

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BUILDING CONDITIONS | SOUTH AND NORTH CAMPUS KEY TAKEAWAYS

DETERIORATING PAVEMENT



MUCH OF THE MAIN PARKING LOT ASPHALT IS IN POOR CONDITION, WITH A LARGE NUMBER OF CRACKS, ALLIGATORING, AND INDICATIONS OF SUB-BASE FAILURE.

ADA DEFICIENCIES



A NUMBER OF ADA DEFICIENCIES EXIST, INCLUDING INADEQUATE MANEUVERING CLEARANCES AT DOORS AND RESTROOMS, AND LACK OF ACCESSIBLE PLUMBING FIXTURES IN SCIENCE AND FACE ROOMS.

DAMAGED CASEWORK



A MAJORITY OF THE CASEWORK IN THE BUILDING IS AGING, WITH MANY CASES OF DELAMINATION. MANY CLASSROOMS HAVE OLDER CARPETING THAT IS WORN & APPROACHING THE END OF ITS USEFUL

WORN AND DETERIORATING PE SUPPORT SPACES



MANY OF THE LOCKER ROOMS' FINISHES APPEAR TO BE ORIGINAL TO CONSTRUCTION, AND ARE SHOWING SIGNS OF AGE OR FAILING. MANY OF THE LOCKER ROOM LOCKERS HAVE EXTENSIVE

DETERIORATING POOL CONDITIONS



THE POOL HAS A NUMBER OF ISSUES THAT JEOPARDIZE ITS LONG-TERM USABILITY, INCLUDING SEVERE CORROSION OF CAST IRON PLUMBING PIPING, POOR VENTILATION IN THE MECHANICAL ROOM, AND DETERIORATION OF ELEMENTS FROM AGE.

AGED HVAC EQUIPMENT



A MAJORITY OF THE MECHANICAL ROOFTOP UNITS AND THE BOILER PLANT ARE AT OR PAST THEIR LIFE EXPECTANCY.

AGED ELECTRICAL SYSTEMS



SOME ELECTRICAL DISTRIBUTION PANEL BOARDS ARE BEYOND THEIR USEFUL LIFE. SOME COMMUNICATIONS SYSTEM COMPONENTS IN THE BUILDING ARE NEARING THE END OF THEIR LIFE EXPECTANCY AND PROVIDE LIMITED FUNCTIONALITY.

WATER HEATING INEFFICIENCIES



DECENTRALIZED SYSTEM OF WATER HEATERS IS INEFFICIENT, MOST HEATERS STORE WATER AT LESS THAN RECOMMENDED MINIMUM TEMPERATURE.

OLD GALVANIZED PIPING



GALVANIZED PLUMBING PIPING IS BEYOND ITS LIFE EXPECTANCY.

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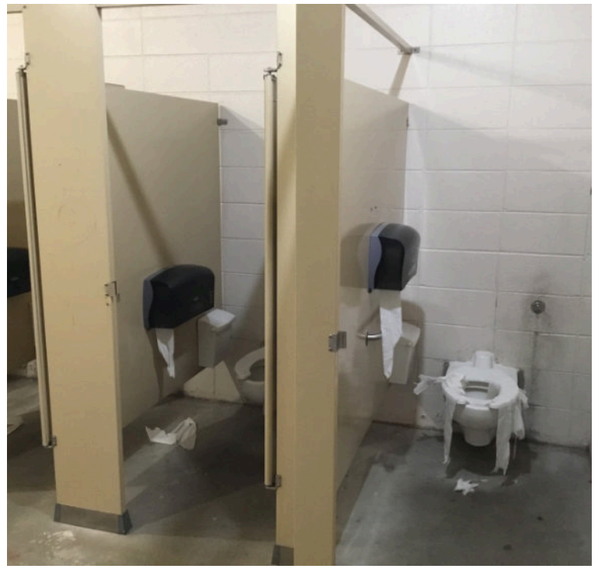
BUILDING CONDITIONS | ATHLETIC FACILITIES KEY TAKEAWAYS

WORN ATHLETIC SURFACES



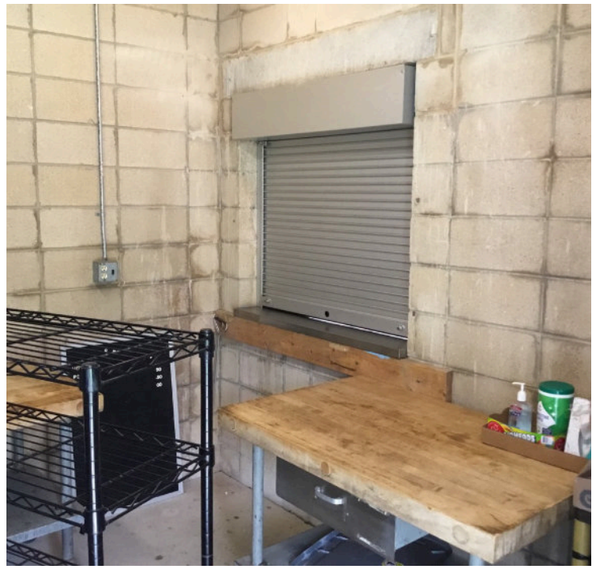
MUCH OF THE TENNIS COURT PAVEMENT IS DETERIORATING AND IN POOR CONDITION. SOME WATER PONDING OCCURS ON ASPHALT NEAR THE FOOTBALL FIELD TICKET BOOTHS AFTER RAINFALL.

ADA DEFICIENCIES



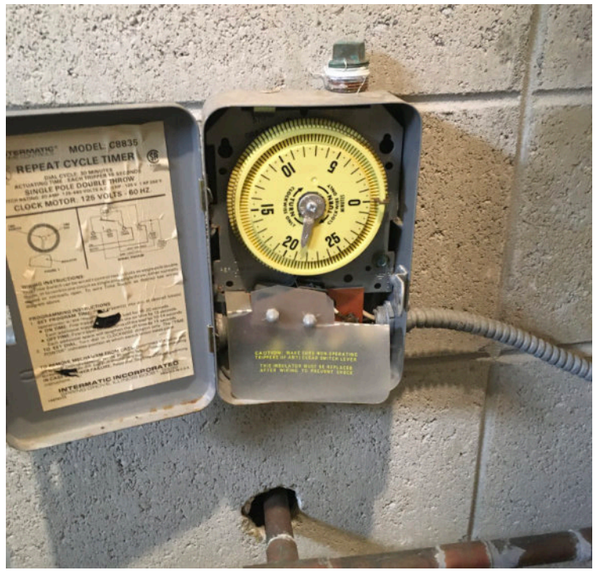
AT THE TOILET ROOM BUILDING, A NUMBER OF ADA DEFICIENCIES EXIST, INCLUDING INADEQUATE MANEUVERING CLEARANCES AT DOORS, A LARGE ELEVATION AT DOOR THRESHOLDS, AND LACK OF ACCESSIBLE TOILET STALLS. THE BLEACHERS AND PRESS BOX AT THE SOCCER STADIUM ARE ONLY REACHABLE BY STAIRS.

WORN ATHLETIC FACILITY CONDITIONS



THE TOILET ROOM BUILDING AND CONCESSIONS BUILDINGS ARE SHOWING SOME SIGNS OF AGE, WITH SOME ITEMS LIKE COUNTER TOPS AND TOILET PARTITIONS NEARING THE END OF THEIR EXPECTED LIFE.

AGED HVAC, ELECTRICAL AND PLUMBING EQUIPMENT



MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS IN MOST OF THE ATHLETIC FACILITIES BUILDINGS ARE AGING AND INEFFICIENT.

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BUILDING CONDITIONS | MAINTENANCE FACILITIES KEY TAKEAWAYS

STRUCTURAL DETERIORATION



SOME OF THE WOOD STRUCTURAL ELEMENTS ARE DETERIORATED. TEMPORARY STRUCTURAL SHORING HAS BEEN INSTALLED AT COLUMNS AS A SHORT-TERM MEASURE TO AVOID THE POSSIBILITY OF STRUCTURAL FAILURE.

ADA DEFICIENCIES



TOILET ROOMS IN THE BUILDING ARE NOT ACCESSIBLE.

DETERIORATING FENCE



CHAIN LINK FENCING AROUND PERIMETER OF SITE IS DAMAGED IN MANY AREAS AND DETERIORATING.

AGED HVAC EQUIPMENT



MECHANICAL EQUIPMENT HAS EXCEEDED ITS LIFE EXPECTANCY, AND THE SERVICE AREAS ARE NOT PROPERLY VENTILATED.

AGED ELECTRICAL AND PLUMBING EQUIPMENT



MUCH OF THE ELECTRICAL AND PLUMBING EQUIPMENT IS NEARING OR HAS EXCEEDED THEIR USEFUL LIFE.

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FOUR **EDUCATIONAL ADEQUACY**

EDUCATIONAL ADEQUACY ASSESSMENT | WHY?



"Design Parameters within the built environment can be attributed to account for 16% of student performance…"

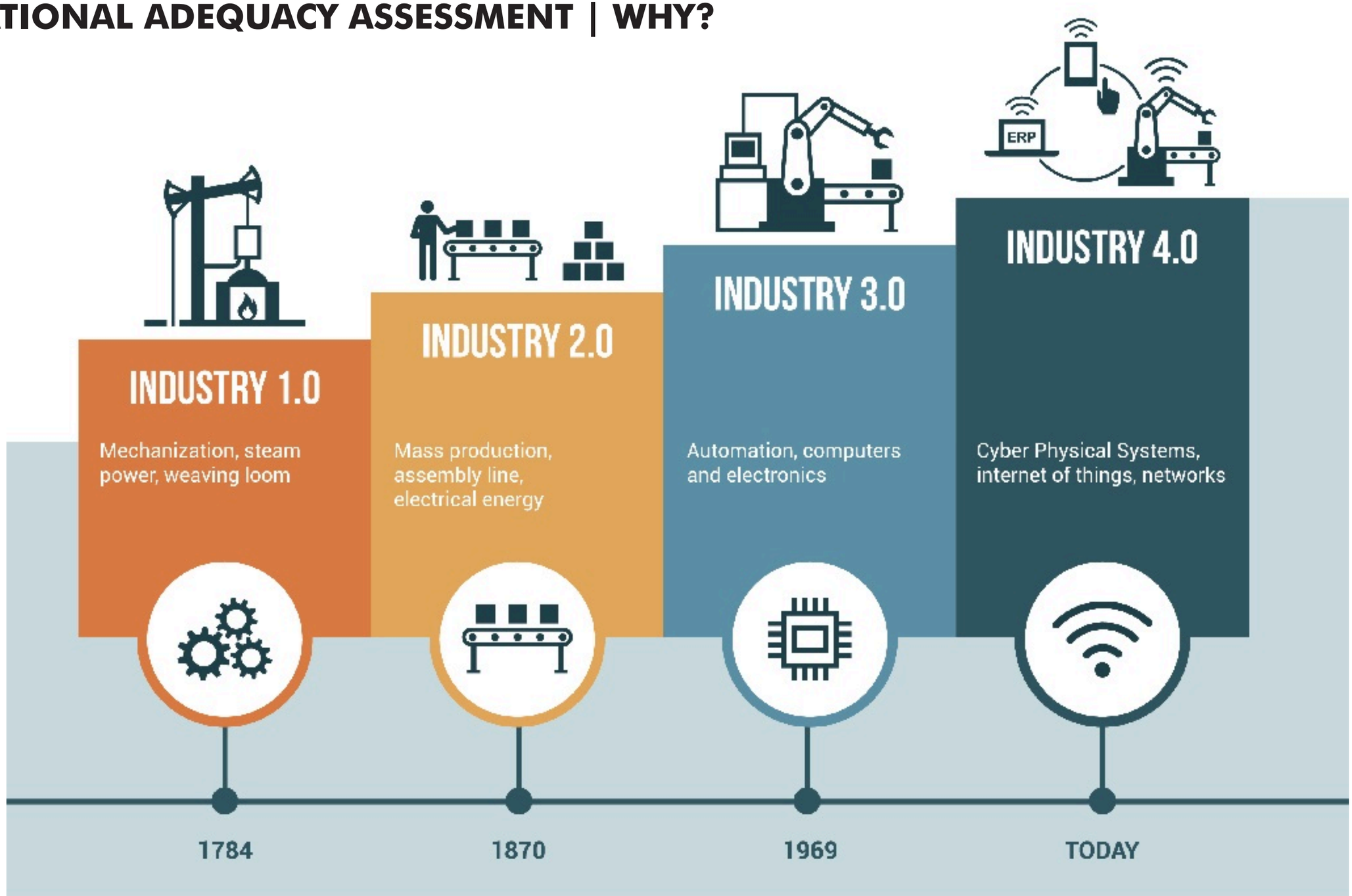
HEAD (HOLISTIC EVIDENCE AND DESIGN) 2013 STUDY RESULTS

"Overall, our findings suggest that classroom characteristics associated with daylighting do significantly impact the performance of the schoolchildren and may account for more than 20% of the variation between performance test scores. The window-to-floor area ratio in classroom appears to have the largest effect, indicating that larger window areas are advantageous."

INTERNATIONAL JOURNAL OF ENVIRONMENTAL RESEARCH AND PUBLIC HEALTH (2021)

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EDUCATIONAL ADEQUACY ASSESSMENT | WHY?



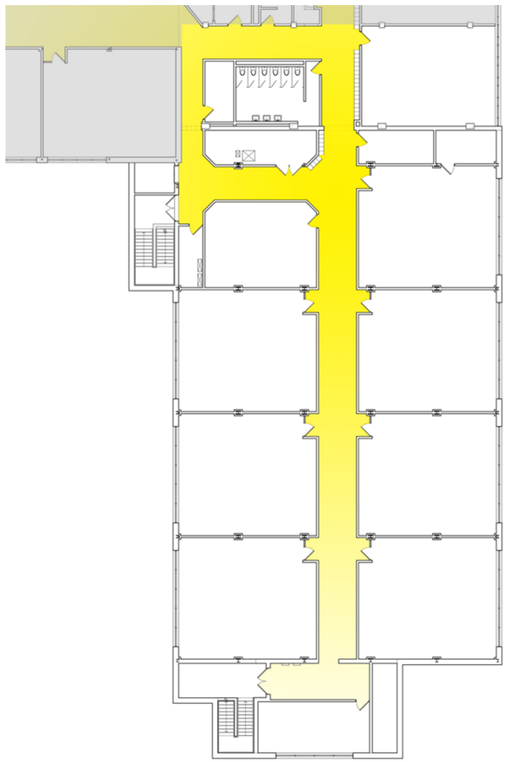
SOURCE: ABERDEEN RESEARCH GROUP, MARCH 2017

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EDUCATIONAL ADEQUACY ASSESSMENT | WHY?

CELLS AND BELLS





CATHOLIC MEMORIAL HIGH SCHOOL: BEFORE

LEARNING COMMUNITY





CATHOLIC MEMORIAL HIGH SCHOOL: AFTER

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DESIGN OF MODERN LEARNING ENVIRONMENTS

- FLEXIBILITY + ADAPTABILITY
- COLLABORATION
- TRANSPARENCY
- SAFETY
- CHOICE
- HEALTH ENVIRONMENTS

OCONOMOWOC HIGH SCHOOL

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CATHOLIC MEMORIAL HIGH SCHOOL

FLEXIBILITY + ADAPTABILITY

- VARIETY OF SPACE TYPES
- OPERABILITY
- FURNITURE
- CONVENIENCE
- MULTIPLICITY IN USE
- CHANGE OVER TIME

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KETTLE MORAINE HIGH SCHOOL

COLLABORATION

- FURNITURE
- SMALL / MEDIUM / LARGE
- ANALOG + DIGITAL
- CONNECTED + SEPARATE SPACES

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OCONOMOWOC HIGH SCHOOL

TRANSPARENCY

- SUPERVISION
- DAYLIGHT PERMEATION
- EXPANSION OF SPACE
- CONNECTION TO OUTDOORS
- PRESENCE

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SAFETY

- SITE (CIRCULATION, VISIBILITY)
- BUILDING PERIMETER / ACCESS
- COMPARTMENTALIZATION
- PRESENCE
- COMMUNITY ACCESS



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KETTLE MORAINE HIGH SCHOOL

CHOICE

- VARIETY IN FURNITURE
- VARIETY IN SPACES
- VARIETY IN SCALE
- HAVE CONTROL / AGENCY OVER ENVRONEMNT

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HEALTHY ENVIRONMENTS

- HEALTHY ENVIRONMENTS
- FEEL SAFE AND COMFORTABLE
- BELONGING
- POSITIVE STUDENT EXPERIENCE

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CATEGORIES | EDUCATIONAL ADEQUACY

1. SITE

- Site Size
- Traffic Flow
- Parking
- Athletic Fields
- Playgrounds
- Outdoor Learning
- Pedestrian / Bike Access

2. SAFETY

- Perimeter Security
- Secure Entry
- Compartmentalization
- Passive Supervision / Transparency
- Corridors / Circulation
- Student Cubbies / Lockers
- Restroom / Locker Room Safety

3. CORE LEARNING:

MATH, LANGUAGE ART, SOCIAL STUDIES, WORLD LANGUAGE

- Size and Proportion
- Appropriate Adjacencies
- Technology & Equipment
- Daylighting / Views
- Power / Lighting / Plumbing
- Storage
- Furniture
- Finishes

4. SPECIALITY LEARNING:

ART, BUSINESS ED, FACE/HEALTH SCIENCES, MUSIC/DRAMA, SCIENCE, TECH ED

- Size and Proportion
- Appropriate Adjacencies
- Technology & Equipment
- Daylighting / Views
- Power / Lighting / Plumbing
- Storage
- Furniture
- Finishes

5. INTERVENTION / RESOURCE

- Size and Proportion
- Appropriate Adjacencies
- Technology & Equipment
- Daylighting / Views
- Power / Lighting / Plumbing
- Storage
- Furniture
- Finishes

6. BREAKOUT / COLLABORATION

- Size and Proportion
- Appropriate Adjacencies
- Technology & Equipment
- Daylighting / Views
- Power / Lighting / Plumbing
- Storage
- Furniture
- Finishes

7. COMMON AREAS:

GYM, CAFETERIA, POOL, AUDITORIUM

- Size and Proportion
- Appropriate Adjacencies
- Technology & Equipment
- Daylighting / Views
- Power / Lighting / Plumbing
- Storage
- Furniture
- Finishes

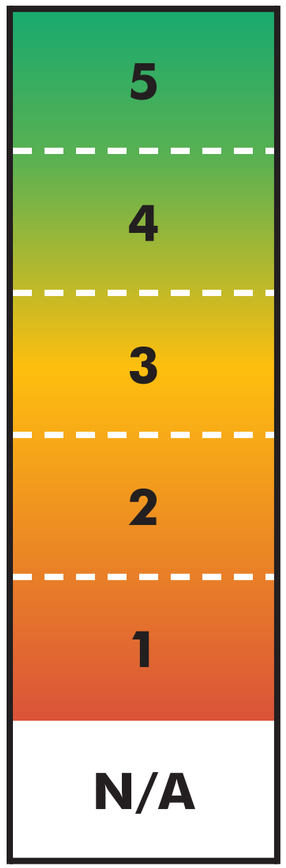
8. OFFICE / ADMIN. AREAS

- Size and Proportion
- Appropriate Adjacencies
- Technology & Equipment
- Daylighting / Views
- Power / Lighting / Plumbing
- Storage
- Furniture
- Finishes

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METHODOLOGY | EDUCATIONAL ADEQUACY

LEGEND



EXCELLENT: Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.

GOOD: Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.

FAIR: Space and/or element is average, supports some goals while fails to meet others.

POOR: Space and/or element is inadequate and does not support most of the districts curricular goals.

VERY POOR: Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.

NOT APPLICABLE: Category Or Criteria Does Not Apply To Spaces

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NORTH CAMPUS | EDUCATIONAL ADEQUACY DETAILED REPORT

Site		Score	Comments
SI.1	Site Size	5	112 acres. 2037 2023-2024 enrollment. Recommended site size = 51 acres.
SI.2	Traffic Flow	2	There is no clear separation between cars, buses and receiving / trash traffic which causes major congestion across the entire building site during peak hours. Traffic goes both ways at all times and intersections are highly congested. At North Campus, parent pick-up / drop-off occurs at the main entrance, which creates congestion for the student and visitor parking lot. Additionally, parking lots do not have a clearly defined "in" or "out" causing an unsafe environment for students entering the building. Buses also utilize the same traffic pattern along Arrowhead Campus Dr before turning into the west side parking lot to pick-up/ drop-off students.
SI.3	Parking	3	Student parking at North Campus is generally sufficient but becomes problematic as students are spread out across the site, especially at lots farther away from the school. While faculty parking is also sufficient, visitor parking could be more plentiful for day time business partner meetings. There is generally enough parking for events, however parking in the grass isn't uncommon when larger after-hours events occur (Hawk Fest, Friday night sports, etc.).
SI.4	Athletic Fields	3	Athletic and practice fields are generally adequate for the sports provided on site. All fields are natural grass, except for the turf football stadium. The natural grass causes issues with snow melt and heavy rains in the spring, causing game cancellations, practice schedule interference and delaying seasons starts. Some athletic fields could also benefit from having stadium lights to play games later in the day.
SI.5	Playg		
SI.6	Outdo		
SI.7	Pedestria Acc		
Site Subtotal			
Safety			
SA.1	Perimeter		
SA.2	Secure		
SA.3	Compartme		
SA.4	Passive Su Transp		
SA.5	Corridors /		
SA.6	Student Lock		
not	Restroom Room Safety	3	have figured out the locations and move activity to ones that aren't covered by sensors. Single user restrooms are available, however there are problems with students locking themselves in. Cameras have been installed outside the single user restrooms to help with supervision.
Safety Subtotal		*1.86*	

Core Learning Areas: *Core*		Score	Comments
CL.1	Size and Proportion	1	**Math:** Classrooms are not appropriately sized for large group instruction (several at only 700 SF) and do not accommodate different furniture configurations. N180 is appropriately sized, but has angled walls that makes the room challenging to teach in.
		4	**Language Arts:** In general, most classrooms are appropriately sized for large group instruction. N196 is undersized (700 SF) and has an angled wall that makes the room challenging to teach in. The current staff office is used as book storage; therefore, ELA staff lacks office space.
		2	**Social Studies/Global:** Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations.
		2	**World Language:** Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations.
CL.2	Appropriate Adjacencies	2	**Math:** Three classrooms are isolated from the rest of the department. While there is a designated shared staff office, it is primarily used for storage or individualized testing. The staff office is also too small to function for its intended purpose and with the separation of classroom locations, teacher collaboration is difficult.
		4	**Language Arts:** The classrooms adjacencies are appropriate, they generally grouped closely together as a department.
		5	**Social Studies/Global:** The classrooms are generally grouped closely together as a department. Teachers would prefer to have permanent classrooms rather than shuffle each year, as some subjects are better taught in certain classrooms. There is a designated shared staff office with individual teacher workstations that is utilized.
		3	**World Language:** The classrooms are generally grouped together as a department. There is a designated shared staff office with shared teacher workstations that are heavily used since teachers don't have designated classrooms.
CL.3	Technology & Equipment	3	**Math:** Each room is equipped with updated smartboards. This department could benefit from more whiteboard space to better support their teaching needs. Students do not yet have access to collaborative display throughout the school.
		3	**Language Arts:** Fixed displays/screens are adequate. There are wifi connectivity and cellular reception issues in these spaces.
		2	**Social Studies/Global:** Classrooms could benefit from updated technology that better supports their teaching needs (more visible and updated AV systems and document cameras for all classrooms, etc.). Students do not yet have access to collaborative displays throughout the school.
		3	**World Language:** Technology is in the process of being updated in this department, currently not all classrooms equipped with smartboards. Students do not yet have access to collaborative display throughout the school.

Core Learning Areas: *Core Classrooms*		Score	Comments
CL.1	Size and Proportion	1	**Math:** Classrooms are not appropriately sized for large group instruction (several at only 700 SF) and do not accommodate different furniture configurations. N180 is appropriately sized, but has angled walls that makes the room challenging to teach in.
		4	**Language Arts:** In general, most classrooms are appropriately sized for large group instruction. N196 is undersized (700 SF) and has an angled wall that makes the room challenging to teach in. The current staff office is used as book storage; therefore, ELA staff lacks office space.
		2	**Social Studies/Global:** Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations.
		2	**World Language:** Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations.

AUHSD Facilities Report Scorecards EAA_North Bldg

LEGEND

5	**EXCELLENT**: Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
4	**GOOD**: Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
3	**FAIR**: Space and/or element is average, supports some goals while fails to meet others.
2	**POOR**: Space and/or element is inadequate and does not support most of the districts curricular goals.
1	**VERY POOR**: Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
N/A	**NOT APPLICABLE**: Category or criteria does not apply to spaces.

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EDUCATIONAL ADEQUACY ASSESSMENT SUMMARY

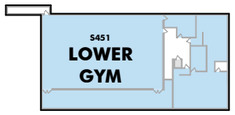
CATEGORY	South Campus	North Campus
Site	2.67	2.67
Safety	1.86	1.86
Core Learning Areas	3.00	2.17
Specialty Learning Areas	2.83	3.05
Intervention / Resource Areas	2.00	1.63
Breakout / Collaboration Areas	1.00	1.00
Common Areas	2.00	2.23
Office / Administrative Areas	2.34	2.23
Average	2.21	2.10

LEGEND

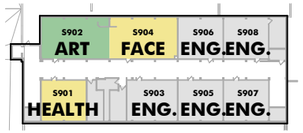
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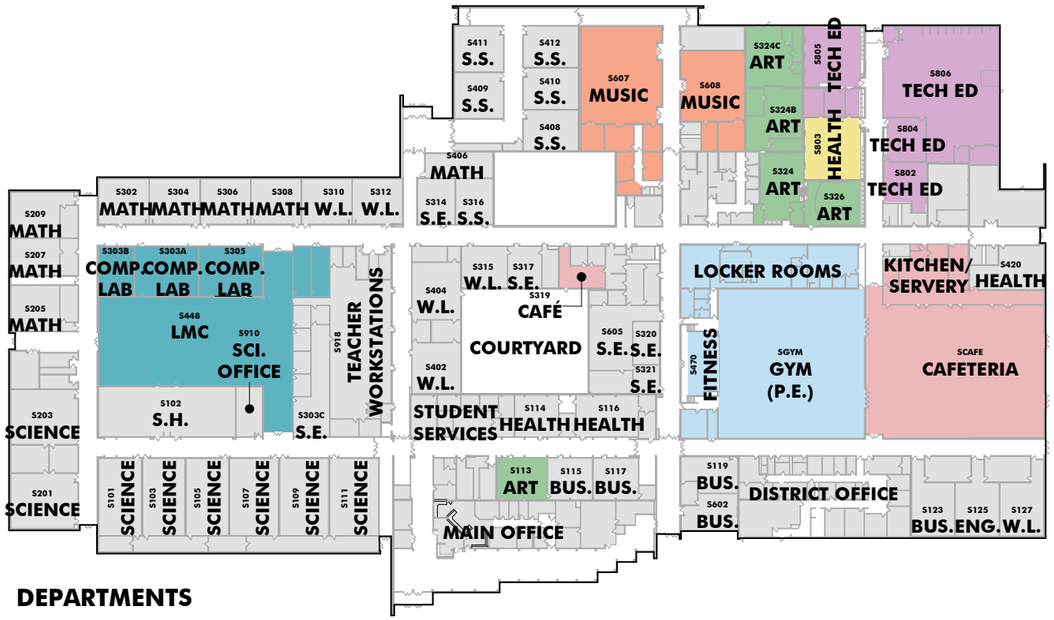
DUPLICATION OF SPACES



SOUTH LOWER LEVEL



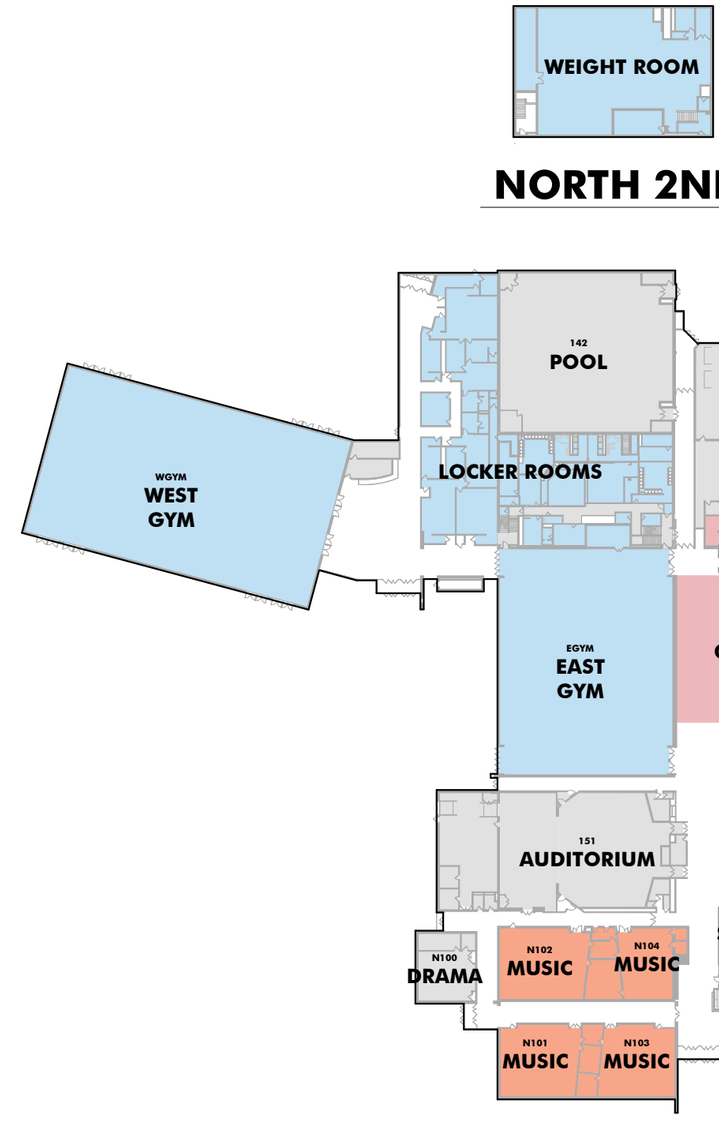
SOUTH 2ND FLOOR



DEPARTMENTS

- ART
- CAFÉ
- FACE
- GYM
- LMC
- MUSIC
- OTHER
- TECH ED

SOUTH FIRST FLOOR PLAN



NORTH 2ND FLOOR

NORTH FIRST FLOOR PLAN

0 50 100 200′

SCALE: 1” = 100’- 0”

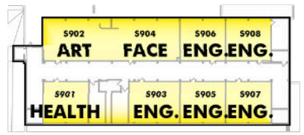
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DAYLIGHT STUDY

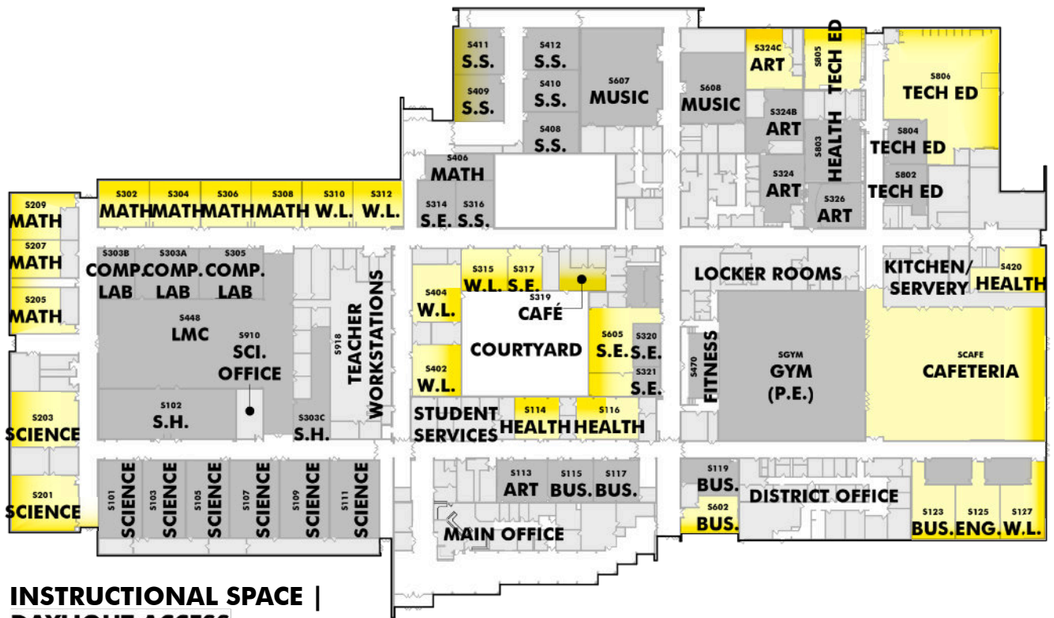
SOUTH CAMPUS | 44% OF INSTRUCTIONAL SPACES



LOWER LEVEL PLAN



2ND FLOOR PLAN

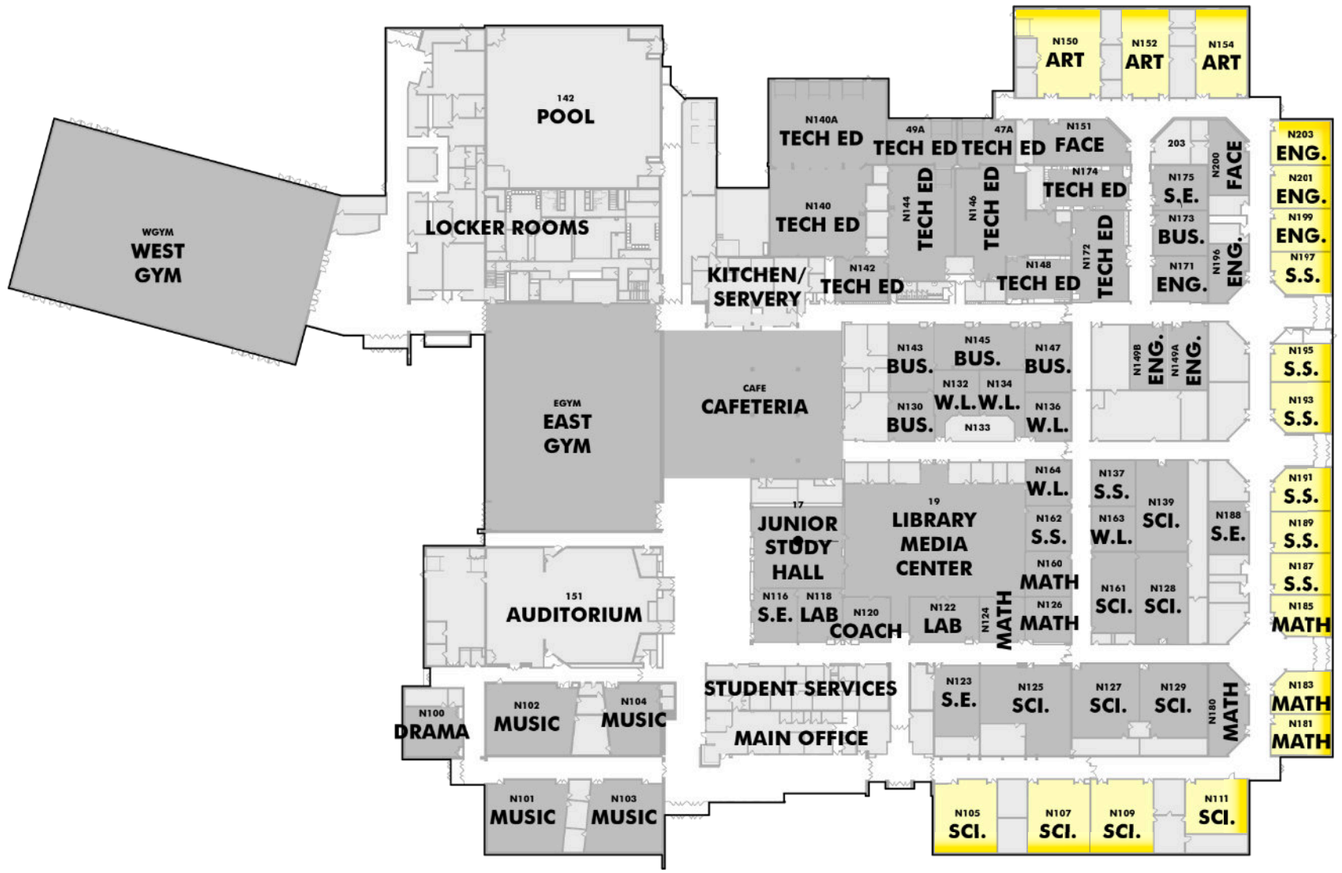


INSTRUCTIONAL SPACE | DAYLIGHT ACCESS

- N/A
- NO
- YES

SOUTH FIRST FLOOR PLAN

NORTH CAMPUS | 20% OF INSTRUCTIONAL SPACES



NORTH FIRST FLOOR PLAN

1" = 90'-0"

0 50 100 200'

SCALE: 1" = 100'- 0"

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EDUCATIONAL ADEQUACY | KEY TAKEAWAYS

SAFETY

TWO SEPARATE BUILDINGS



SEPARATE CAMPUSES RESULT IN DUPLICATION OF SPACES AND INEFFICIENCIES IN THE CURRENT FACILITIES.

PICK-UP/DROP-OFF CONCERNS



GENERAL CIRCULATION CONGESTION ISSUES RELATED TO TRAFFIC FLOW OF VARIOUS MODES OF TRANSPORTATION.

LACK OF SECURE ENTRIES



BUILDING ACCESS COULD BE IMPROVED AT BOTH CAMPUSES WITH THE CREATION OF SECURE, CONTROLLED MAIN ENTRANCES THAT BRING VISITORS DIRECTLY INTO THE MAIN OFFICE PRIOR TO ACCESSING THE SCHOOL. (2016)

UNSAFE + UNDERSIZED SPECIAL ED SPACES



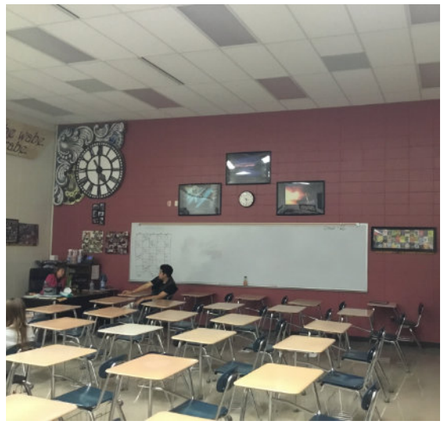
SPECIAL ED SPACES ARE NOT DESIGNED FOR THEIR CURRENT USE. THEY ARE UNDERSIZED AND THEIR CURRENT CONFIGURATION IS UNSAFE FOR EXITING.

LACK OF NATURAL LIGHT



COMPACT BUILDING FOOTPRINTS RESULT IN MANY INBOARD CLASSROOMS AND SPECIALTY SPACES WITHOUT ACCESS TO DAYLIGHT OR VIEWS.

CLASSROOM SIZES



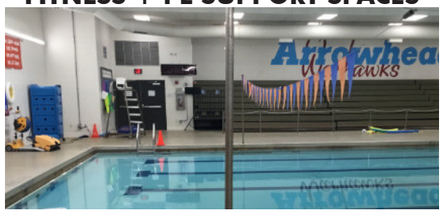
MANY CLASSROOM AREAS ARE UNDERSIZED AND FAIL TO PROVIDE THE FLEXIBILITY DESIRED FOR TODAY'S TEACHING & LEARNING STRATEGIES. SMALL, IRREGULARLY SHAPED CLASSROOMS ALSO CREATE CONGESTION, SAFE EXITING CONCERNS, VISIBILITY ISSUES, AND LIMIT ACCESS TO IN-ROOM STORAGE. (2016)

LACK OF BREAKOUT/ COLLABORATION



TEACHING METHODOLOGIES ARE LIMITED DUE TO LACK OF SUPERVISABLE BREAKOUT SPACE TO ALLOW FOR GROUP WORK OUTSIDE, YET ADJACENT TO THE CLASSROOM.

UNDERSIZED CAFETERIA, POOL, GYM, FITNESS + PE SUPPORT SPACES





THE BUILDING'S LARGE SPECIALTY SPACES ARE GROSSLY UNDERSIZED AND INADEQUATELY DESIGNED. THEREFORE, THESE SPACES ARE UNDERUTILIZED BOTH FOR SCHOOL AND COMMUNITY FUNCTIONS.

UNDERSIZED AUDITORIUM + FINE ARTS SPACES



THE FINE ARTS PROGRAM SPACE (THEATER AND MUSIC) IS UNDERSIZED, OUTDATED AND LACKS PRACTICE ROOMS, STORAGE, LARGE PERFORMANCE SPACE, AND STUDENT DISPLAY AREAS. (2016)

OUTDATED FURNITURE



FURNITURE IS OUTDATED AND DOES NOT PROVIDE THE NEEDED LEVEL OF FLEXIBILITY TO ACCOMMODATE STUDENT-CENTERED LEARNING.

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FIVE **CAPACITY + UTILIZATION**

BUILDING CAPACITY / UTILIZATION METHODOLOGY

CAPACITY

The number of students that can be reasonably accommodated by the school building and site.

Capacity is affected by:

- Physical variables (size and number of spaces)
- Operational variables (staffing ratios, utilization rates)
- Programmatic variables (educational offerings, specialty programs, schedules

MAXIMUM VS FUNCTIONAL

Maximum Capacity: Total number of student seats in a school

- Every seat is full, every room, every hour of the day
- Used as baseline for study
- Unrealistic expectation

Functional Capacity: Total number of students for desired level of schedule flexibility. All final capacity calculations in this report utilize a functional multiplier.

- 80% of maximum capacity in high schools (includes all scheduled instructional spaces)

UTILIZATION ANALYSIS

Calculated for high schools to study how spaces are utilized across a typical day.

Optimum utilization is around 80% (varies based on number of period per day), which allows for some scheduling flexibility, prep time, etc.

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BUILDING CAPACITY CALCULATION

BY DISTRICT CLASS SIZE

District Class Size Policy
(Primary measure)

Capacity calculation based on School AUHSD Recommended class sizes:

9-12= 24:1

BY LEARNING AREA

Takes actual room sizes into consideration

Used as cross check against District Recommended class sizes

Typical Capacity Recommended based on Learning Area

9-12 = 30 sf/student
General Lab = 50 sf/student
General Music = 35 sf/student
Band/Orchestra = 50 sf/student
General CTE Lab = 100 sf/student
Auto Lab = 150 sf/student

BY GROSS BUILDING AREA

Capacity Recommended based on Gross Building Area (varies based on amenities, # of students)

Used as cross check, indication of size of circulation spaces, common spaces, support spaces

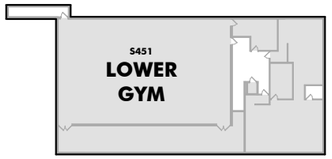
High School: 250 sf/student

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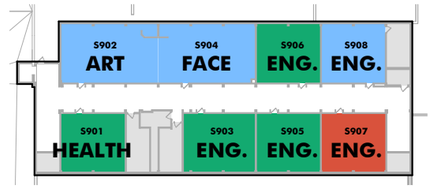
SOUTH CAMPUS | UTILIZATION STUDY

#	ROOM NAME	# OF PERIODS USED (X)	UTILIZATION (% OF USE = X/20)
S101	SCIENCE CLASSROOM	12	60%
S102	STUDY HALL	20	100%
S103	SCIENCE CLASSROOM	12	60%
S105	SCIENCE CLASSROOM	8	40%
S107	SCIENCE CLASSROOM	14	70%
S109	SCIENCE CLASSROOM	14	70%
S111	SCIENCE CLASSROOM	12	60%
S113	ART CLASSROOM	4	20%
S114	HEALTH CLASSROOM	8	40%
S115	BUSINESS CLASSROOM	11	55%
S116	HEALTH CLASSROOM	12	60%
S117	BUSINESS CLASSROOM	6	30%
S119	BUSINESS CLASSROOM	12	60%
S123	BUSINESS CLASSROOM	16	80%
S125	ENGLISH CLASSROOM	14	70%
S127	WORLD LANG. CLASSROOM	14	70%
S201	SCIENCE CLASSROOOM	6	30%
S203	SCIENCE CLASSROOM	8	40%
S205	MATH CLASSROOM	16	80%
S207	MATH CLASSROOM	14	70%
S209	MATH CLASSROOM	10	50%
S302	MATH CLASSROOM	14	70%
S303C	STUDY HALL	20	100%
S304	MATH CLASSROOM	10	50%
S306	MATH CLASSROOM	12	60%
S308	MATH CLASSROOM	16	80%
S310	WORLD LANG. CLASSROOM	12	60%
S312	WORLD LANG. CLASSROOM	4	20%
S315	WORLD LANG. CLASSROOM	14	70%
S316	SOCIAL STUDIES CLASSROOM	8	40%
S319	CAFÉ	10	50%
S324	ART CLASSROOM	10	50%
S324B	ART CLASSROOM	10	50%
S326	ART CLASSROOM	4	20%
S402	WORLD LANG. CLASSROOM	14	70%
S404	WORLD LANG. CLASSROOM	14	70%
S406	MATH CLASSROOM	12	60%
S408	SOCIAL STUDIES CLASSROOM	12	60%
S409	SOCIAL STUDIES CLASSROOM	12	60%
S410	SOCIAL STUDIES CLASSROOM	14	70%
S411	SOCIAL STUDIES CLASSROOM	14	70%
S412	SOCIAL STUDIES CLASSROOM	12	60%
S448	LMC	20	100%
S602	BUSINESS CLASSROOM	6	30%
S605	SPECIAL ED CLASSROOM	16	80%
S607	MUSIC CLASSROOM	6	30%
S608	MUSIC CLASSROOM	10	50%
S803	HEALTH CLASSROOM	6	30%
S804	TECH ED CLASS	6	30%
S805	TECH ED CLASS	10	50%
SCAFE	CAFETERIA	8	40%
SGYM	GYM (P.E.)	16	80%
S901	HEALTH CLASSROOM	12	60%
S902	ART CLASSROOM	6	30%
S903	ENGLISH CLASSROOM	16	80%
S905	ENGLISH CLASSROOM	12	60%
S906	ENGLISH CLASSROOM	16	80%
S907	ENGLISH CLASSROOM	18	90%
S908	ENGLISH CLASSROOM	10	50%
MAX CAPACITY			***58%***

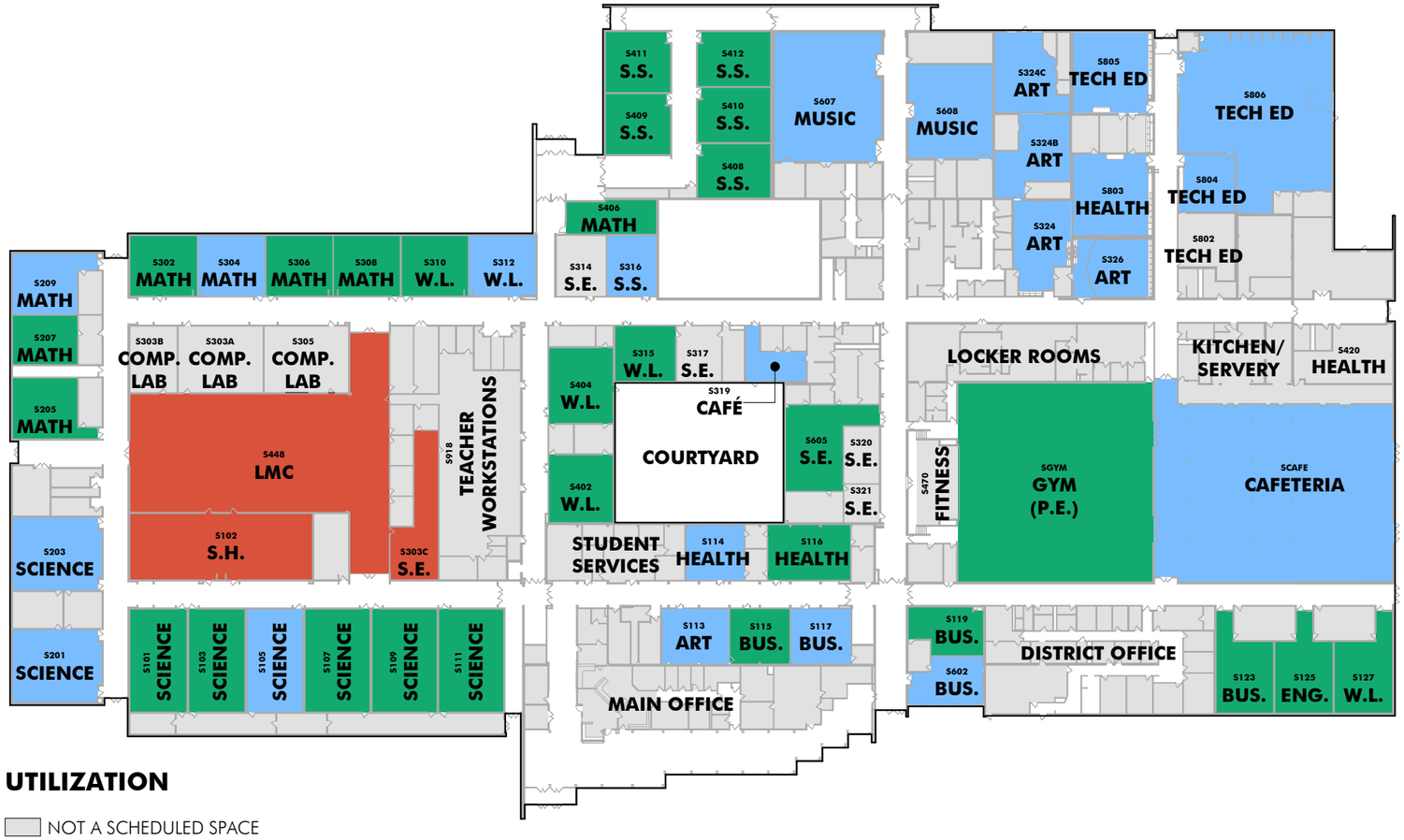
*NUMBER OF PERIODS USED IS OUT OF A TOTAL OF 20 PERIODS, 10 FOR A-DAY AND 10 FOR B-DAY



LOWER LEVEL PLAN



2ND FLOOR PLAN



UTILIZATION

- NOT A SCHEDULED SPACE
- 0 - 50% UTILIZATION (UNDER UTILIZED)
- 51 - 80% UTILIZATION (IDEAL UTILIZATION)
- 81 - 100% UTILIZATION (OVER UTILIZED)

1ST FLOOR PLAN

0 35 70 140′

SCALE: 1” = 70’- 0”

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NORTH CAMPUS | UTILIZATION STUDY

#	ROOM NAME)	# OF PERIODS USED (X)	UTILIZATION (% OF USE = X/20)
CAFE	CAFETERIA	20	100%
EGYM	EAST GYM	0	0%
N100	DRAMA CLASSROOM	12	60%
N101	MUSIC CLASSROOM	4	20%
N102	MUSIC CLASSROOM	7	35%
N103	MUSIC CLASSROOM	0	0%
N104	MUSIC CLASSROOM	2	10%
N105	SCIENCE CLASSROOM	14	70%
N107	SCIENCE CLASSROOM	14	70%
N109	SCIENCE CLASSROOM	8	40%
N111	SCIENCE CLASSROOM	16	80%
N116	SPECIAL ED.	12	60%
N120	COACH/OFFCTNG	4	20%
N123	SPECIAL ED.	19	95%
N124	MATH CLASSROOM	14	70%
N125	SCIENCE CLASSROOM	13	65%
N126	MATH CLASSROOM	14	70%
N127	SCIENCE CLASSROOM	12	60%
N128	SCIENCE CLASSROOM	14	70%
N129	SCIENCE CLASSROOM	14	70%
N130	BUSINESS CLASSROOM	14	70%
N132	WORLD LANG. CLASSROOM	18	90%
N134	WORLD LANG. CLASSROOM	12	60%
N136	WORLD LANG. CLASSROOM	12	60%
N137	SOCIAL STUDIES CLASSROOM	8	40%
N139	SCIENCE CLASSROOM	4	20%
N142	TECH ED CLASSROOM	10	50%
N143	BUSINESS CLASSROOM	9	45%
N145	BUSINESS CLASSROOM	10	50%
N147	BUSINESS CLASSROOM	13	65%
N148	TECH ED CLASSROOM	16	80%
N149A	ENGLISH CLASSROOM	14	70%
N149B	ENGLISH CLASSROOM	10	50%
N150	ART CLASSROOM	6	30%
N151	FACE	10	50%
N152	ART CLASSROOM	8	40%
N154	ART CLASSROOM	6	30%
N160	MATH CLASSROOM	10	50%
N161	SCIENCE CLASSROOM	6	30%
N162	SOCIAL STUDIES CLASSROOM	12	60%
N163	WORLD LANG. CLASSROOM	4	20%
N164	WORLD LANG. CLASSROOM	12	60%
N171	ENGLISH CLASSROOM	14	70%
N172	TECH ED CLASSROOM	18	90%
N173	BUSINESS CLASSROOM	12	60%
N175	SPECIAL ED.	8	40%
N180	MATH CLASSROOM	16	80%
N181	MATH CLASSROOM	14	70%
N183	MATH CLASSROOM	12	60%
N185	MATH CLASSROOM	18	90%
N187	SOCIAL STUDIES CLASSROOM	14	70%
N189	SOCIAL STUDIES CLASSROOM	14	70%
N191	SOCIAL STUDIES CLASSROOM	16	80%
N193	SOCIAL STUDIES CLASSROOM	16	80%
N195	SOCIAL STUDIES CLASSROOM	14	70%
N196	ENGLISH CLASSROOM	13	65%
N197	SOCIAL STUDIES CLASSROOM	16	80%
N199	ENGLISH CLASSROOM	13	65%
N200	FACE	10	50%
N201	ENGLISH CLASSROOM	12	60%
N203	ENGLISH CLASSROOM	16	80%
WGYM	WEST GYM	16	80%
MAX CAPACITY			***58%***



UTILIZATION

- SUPPORT SPACES
- 0 - 50% UTILIZATION (UNDER UTILIZED)
- 51 - 80% UTILIZATION (IDEAL UTILIZATION)
- 81 - 100% UTILIZATION (OVER UTILIZED)

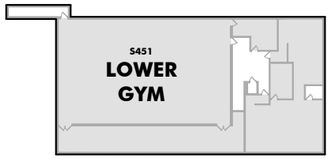
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SCALE: 1” = 70’- 0”

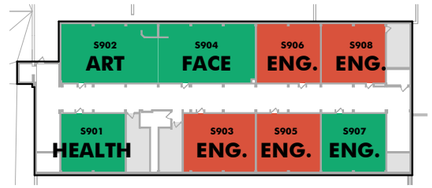
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SOUTH CAMPUS | CAPACITY STUDY BY DESIRED CLASS SIZE

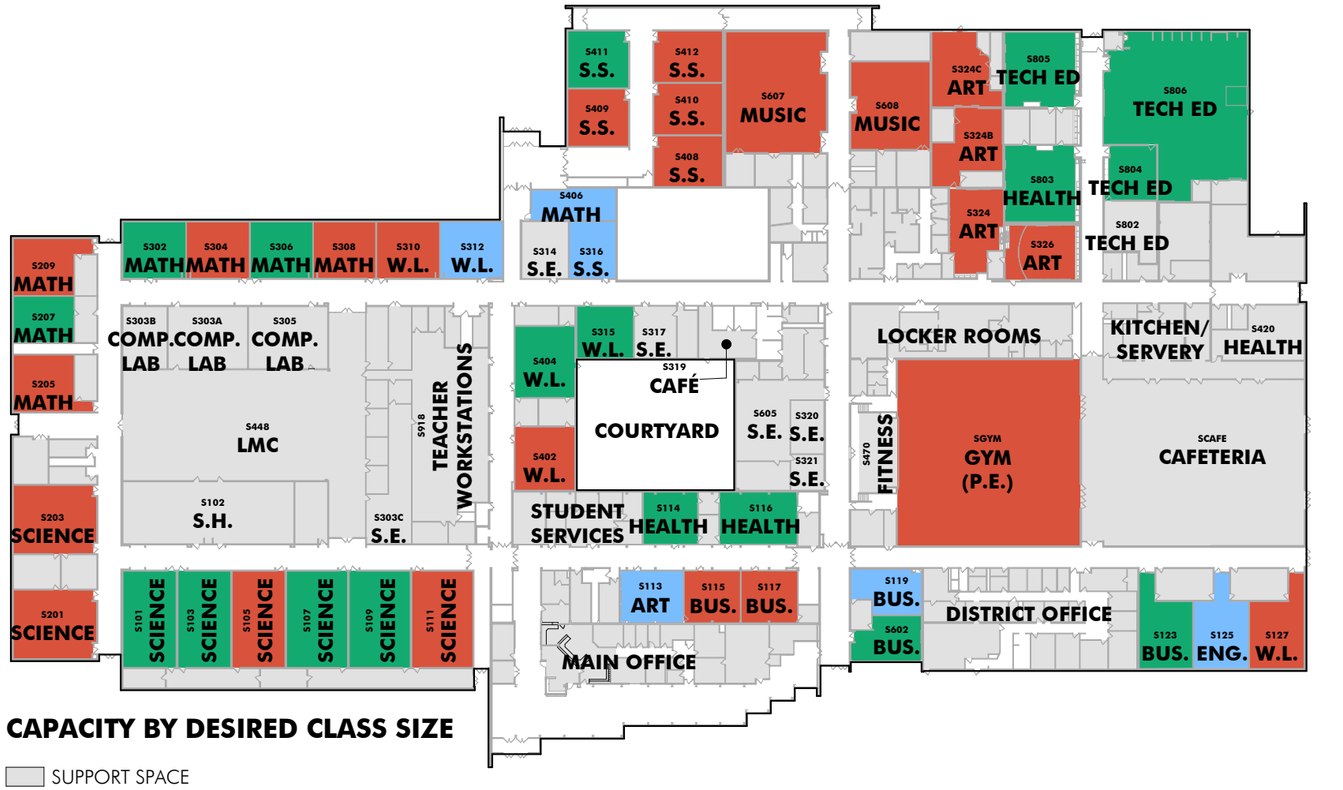
#	ROOM NAME	AREA	DESIRED CLASS SIZE	CAPACITY (AVG CLASS SIZE / DESIRED CLASS SIZE)
S101	SCIENCE CLASSROOM	1,419	24	94%
S102	STUDY HALL	2,937	0	
S103	SCIENCE CLASSROOM	1,402	24	85%
S105	SCIENCE CLASSROOM	1,402	24	104%
S107	SCIENCE CLASSROOM	1,621	24	100%
S109	SCIENCE CLASSROOM	1,621	24	95%
S111	SCIENCE CLASSROOM	1,621	24	107%
S113	ART CLASSROOM	902	24	73%
S114	HEALTH CLASSROOM	783	24	100%
S115	BUSINESS CLASSROOM	802	24	120%
S116	HEALTH CLASSROOM	1,115	24	98%
S117	BUSINESS CLASSROOM	807	24	108%
S119	BUSINESS CLASSROOM	785	24	33%
S123	BUSINESS CLASSROOM	1,113	24	94%
S125	ENGLISH CLASSROOM	1,128	24	79%
S127	WORLD LANG. CLASSROOM	1,128	24	102%
S201	SCIENCE CLASSROOOM	1,550	24	104%
S203	SCIENCE CLASSROOM	1,558	24	104%
S205	MATH CLASSROOM	1,015	24	124%
S207	MATH CLASSROOM	776	24	92%
S209	MATH CLASSROOM	1,040	24	109%
S302	MATH CLASSROOM	980	24	92%
S303C	STUDY HALL	1,191	0	
S304	MATH CLASSROOM	980	24	114%
S306	MATH CLASSROOM	973	24	96%
S308	MATH CLASSROOM	973	24	116%
S310	WORLD LANG. CLASSROOM	978	24	124%
S312	WORLD LANG. CLASSROOM	975	24	79%
S315	WORLD LANG. CLASSROOM	813	24	82%
S316	SOCIAL STUDIES CLASSROOM	735	24	13%
S319	CAFÉ	522	0	
S324	ART CLASSROOM	1,152	24	113%
S324B	ART CLASSROOM	1,126	24	116%
S326	ART CLASSROOM	1,116	24	110%
S402	WORLD LANG. CLASSROOM	1,054	24	101%
S404	WORLD LANG. CLASSROOM	1,184	24	96%
S406	MATH CLASSROOM	730	24	17%
S408	SOCIAL STUDIES CLASSROOM	947	24	114%
S409	SOCIAL STUDIES CLASSROOM	947	24	106%
S410	SOCIAL STUDIES CLASSROOM	959	24	107%
S411	SOCIAL STUDIES CLASSROOM	947	24	98%
S412	SOCIAL STUDIES CLASSROOM	959	24	108%
S448	LMC	8,619	0	
S602	BUSINESS CLASSROOM	787	24	94%
S605	SPECIAL ED CLASSROOM	1,388	0	
S607	MUSIC CLASSROOM	3,282	24	115%
S608	MUSIC CLASSROOM	1,887	24	161%
S803	HEALTH CLASSROOM	1,556	24	94%
S804	TECH ED CLASS	771	24	96%
S805	TECH ED CLASS	1,521	24	87%
SCAFE	CAFETERIA	10,366	0	
SGYM	GYM (P.E.)	9,424	35	114%
S901	HEALTH CLASSROOM	795	24	99%
S902	ART CLASSROOM	1,220	24	90%
S903	ENGLISH CLASSROOM	891	24	102%
S905	ENGLISH CLASSROOM	793	24	111%
S906	ENGLISH CLASSROOM	807	24	101%
S907	ENGLISH CLASSROOM	797	24	89%
S908	ENGLISH CLASSROOM	807	24	101%
MAX CAPACITY			1283	***99%***
FUNCTIONAL CAPACITY (80%)			**1026**	



LOWER LEVEL PLAN



2ND FLOOR PLAN



CAPACITY BY DESIRED CLASS SIZE

- SUPPORT SPACE
- 0 - 79% (UNDER CAPACITY)
- 80% - 100% (IDEAL CAPACITY)
- 100%+ (OVER CAPACITY)

1ST FLOOR PLAN

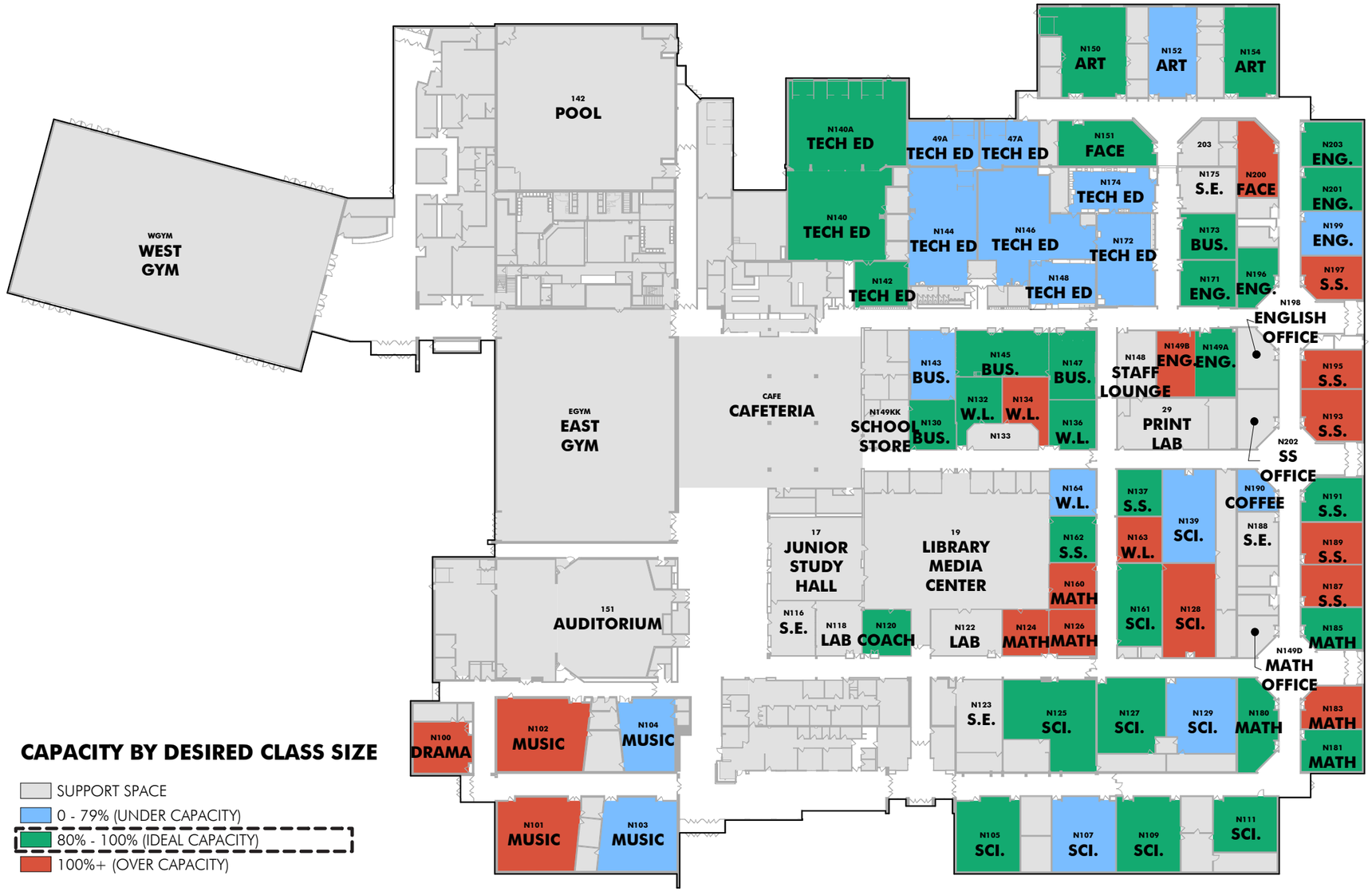
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SCALE: 1” = 70’- 0”

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NORTH CAMPUS | CAPACITY STUDY BY DESIRED CLASS SIZE

#	ROOM NAME	AREA	DESIRED CLASS SIZE	CAPACITY (AVG CLASS SIZE / DESIRED CLASS SIZE)
CAFE	CAFETERIA	9,226	0	
EGYM	EAST GYM	13,680	35	
N100	DRAMA CLASSROOM	965	24	106%
N101	MUSIC CLASSROOM	1,938	24	231%
N102	MUSIC CLASSROOM	2,142	24	116%
N103	MUSIC CLASSROOM	1,823	24	0%
N104	MUSIC CLASSROOM	1,269	24	79%
N105	SCIENCE CLASSROOM	1,538	24	82%
N107	SCIENCE CLASSROOM	1,553	24	73%
N109	SCIENCE CLASSROOM	1,561	24	98%
N111	SCIENCE CLASSROOM	1,154	24	99%
N116	SPECIAL ED.	830	0	
N120	COACH/OFFCTNG	728	24	81%
N123	SPECIAL ED.	1,102	0	
N124	MATH CLASSROOM	701	24	113%
N125	SCIENCE CLASSROOM	2,314	24	88%
N126	MATH CLASSROOM	707	24	116%
N127	SCIENCE CLASSROOM	1,639	24	94%
N128	SCIENCE CLASSROOM	1,623	24	110%
N129	SCIENCE CLASSROOM	1,652	24	69%
N130	BUSINESS CLASSROOM	768	24	86%
N132	WORLD LANG. CLASSROOM	789	24	84%
N134	WORLD LANG. CLASSROOM	789	24	101%
N136	WORLD LANG. CLASSROOM	751	24	85%
N137	SOCIAL STUDIES CLASSROOM	682	24	84%
N139	SCIENCE CLASSROOM	1,608	24	75%
N142	TECH ED CLASSROOM	781	24	83%
N143	BUSINESS CLASSROOM	1,035	24	77%
N145	BUSINESS CLASSROOM	1,406	24	89%
N147	BUSINESS CLASSROOM	1,061	24	100%
N148	TECH ED CLASSROOM	919	24	63%
N149A	ENGLISH CLASSROOM	900	24	87%
N149B	ENGLISH CLASSROOM	827	24	106%
N150	ART CLASSROOM	2,104	24	94%
N151	FACE	1,350	24	83%
N152	ART CLASSROOM	1,399	24	69%
N154	ART CLASSROOM	1,530	24	82%
N160	MATH CLASSROOM	713	24	102%
N161	SCIENCE CLASSROOM	1,213	24	83%
N162	SOCIAL STUDIES CLASSROOM	704	24	83%
N163	WORLD LANG. CLASSROOM	671	24	106%
N164	WORLD LANG. CLASSROOM	709	24	77%
N171	ENGLISH CLASSROOM	835	24	95%
N172	TECH ED CLASSROOM	1,745	24	77%
N173	BUSINESS CLASSROOM	829	24	86%
N175	SPECIAL ED.	828	0	
N180	MATH CLASSROOM	1,059	24	100%
N181	MATH CLASSROOM	835	24	83%
N183	MATH CLASSROOM	814	24	115%
N185	MATH CLASSROOM	794	24	86%
N187	SOCIAL STUDIES CLASSROOM	835	24	113%
N189	SOCIAL STUDIES CLASSROOM	835	24	102%
N191	SOCIAL STUDIES CLASSROOM	835	24	90%
N193	SOCIAL STUDIES CLASSROOM	994	24	105%
N195	SOCIAL STUDIES CLASSROOM	767	24	105%
N196	ENGLISH CLASSROOM	698	24	91%
N197	SOCIAL STUDIES CLASSROOM	829	24	104%
N199	ENGLISH CLASSROOM	870	24	79%
N200	FACE	920	24	110%
N201	ENGLISH CLASSROOM	870	24	98%
N203	ENGLISH CLASSROOM	891	24	96%
WGYM	WEST GYM	17,633	35	
MAX CAPACITY			1414	***92%***
FUNCTIONAL CAPACITY (80%)			**1131**	



CAPACITY BY DESIRED CLASS SIZE

- SUPPORT SPACE
- 0 - 79% (UNDER CAPACITY)
- 80% - 100% (IDEAL CAPACITY)
- 100%+ (OVER CAPACITY)

0 35 70 140′

SCALE: 1” = 70’- 0”

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BUILDING CAPACITY + UTILIZATION

	South Campus	North Campus	AUHSD Total
Current Enrollment (23-24)			2037
Functional Capacity (80%) by Desired Class Size	1026	1131	**2158**
Functional Capacity (80%) by Learning Area	*1358*	*1295*	*2652*
Capacity by Gross Building Area	*890*	*1062*	*1952*
Under, Nearing, or (OVER)			121
Current % Utilization	58%	58%	***58%***

KEY TAKEAWAYS

- **Capacity By Desired Class Size**: Current enrollment is slightly under capacity
- **Capacity By Learning Area**: Current enrollment is under capacity for area of classroom space in facilities
- **Capacity by Gross Building Area**: Current enrollment is over capacity by this metric of calculation. This is due to undersized specialty spaces and lack of breakout / collaboration spaces holistically.
- **Utilization**: Lower utilization due to separate buildings / required transit between
- In many cases, class sizes are larger than desired student to teacher ratio
- In some cases, class sizes are larger than some classrooms can accommodate
- Over-utilization of the gymnasiums for after school programs forces inappropriate use of other indoor spaces (track practice in corridors), especially during winter and spring sports

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SIX **DISTRICT SUMMARY DETAIL**

BUILDING CONDITIONS | SUMMARY DETAIL

Civil / Site		South Campus	North Campus	Athletic Facilities	Maintenance Facility
CS1.1	Gates & Fencing	3	3	3	2
CS1.2	Sidewalks & Pavement	3	2	3	2
CS1.3	Site Signage	4	4	3	N/A
CS1.4	Pedestrian Access	3	3	3	2
CS1.5	Irrigation System	N/A	N/A	3	N/A
CS1.6	Landscaping	4	3	4	N/A
CS1.7	Site Amenities (Furniture, etc.)	N/A	N/A	3	N/A
CS1.8	Playground Equipment	N/A	N/A	N/A	N/A
CS1.9	Athletic Fields	N/A	N/A	3	N/A
CS1.10	Athletic Field Support Spaces	N/A	N/A	3	N/A
CS1.11	Maintenance (Dock, Trash, Util.)	3	4	N/A	2
	Average	**3.33**	**3.17**	**3.11**	**2.00**

ADA		South Campus	North Campus	Athletic Facilities	Maintenance Facility
A2.1	Accessible Parking	2	4	2	2
A2.2	Passenger Loading Zone	3	3	N/A	N/A
A2.3	Accessible Entry(s)	4	4	2	2
A2.4	Stairs, Ramps & Rails	1	2	3	N/A
A2.5	Accessible Route	2	2	2	1
A2.6	Accessible Restrooms	2	3	1	1
	Average	**2.33**	**3.00**	**2.00**	**1.50**

Foundation		South Campus*	North Campus*	Athletic Facilities	Maintenance Facility
FD3.1	Foundation & Frost Walls	4	4	3	1
FD3.2	Dampproofing & Waterproofing	4	4	N/A	N/A
FD3.3	Slab on Grade	4	4	4	3
	Average	**4.00**	**4.00**	**3.50**	**2.00**

Structural System		South Campus	North Campus	Athletic Facilities	Maintenance Facility
S4.1	Structural Framing	3	3	3	1
S4.2	Applied Fireproofing	N/A	N/A	N/A	N/A
	Average	**3.00**	**3.00**	**3.00**	**1.00**

Roofing		South Campus*	North Campus*	Athletic Facilities	Maintenance Facility
R5.1	Roofing Membrane	4	4	4	2
R5.2	Drains, Gutters & Downspouts	4	4	4	1
R5.3	Skylights & Hatches	N/A	N/A	N/A	N/A
R5.4	Roof Shingles	N/A	N/A	3	N/A
	Average	**4.00**	**4.00**	**3.67**	**1.50**

Exterior Enclosure		South Campus*	North Campus*	Athletic Facilities	Maintenance Facility
EX6.1	Exterior Cladding - Masonry (brick & stone)	4	4	3	N/A
EX6.2	Exterior Cladding - Metal Panel	4	4	3	2
EX6.3	Exterior Cladding - Other (EIFS, siding, etc.)	N/A	N/A	N/A	N/A
EX6.4	Exterior Cladding - Soffits	4	4	3	N/A
EX6.5	Exterior Sealants	2	2	4	N/A
EX6.6	Expansion Joints	3	3	N/A	N/A
EX6.7	Windows, Storefronts & Curtainwalls	4	4	3	2
EX6.8	Exterior Doors - Entry, Egress & Service	4.5	4.5	2	3
EX6.9	Exterior Doors - Overhead & Coiling	4	4	3	3
EX6.10	Louvers & Vents	4	4	N/A	2
	Average	**3.72**	**3.72**	**3.00**	**2.40**

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
*	**SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

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BUILDING CONDITIONS | SUMMARY DETAIL

Interior		South Campus	North Campus	Athletic Facilities	Maintenance Facility
IN7.1	Wall Finish Condition - Drywall	3	3	4	3
IN7.2	Wall Finish Condition - Masonry	4	4	3	N/A
IN7.3	Wall Finish Condition - Tile	3	3	N/A	3
IN7.4	Casework & Millwork	2	2	2	2
IN7.5	Interior Doors, Frames & Hardware	3	3	4	2
IN7.6	Coiling Shutters & Grilles	3	3	3	N/A
IN7.7	Fire Doors & Shutters	3	3	N/A	N/A
IN7.8	Ceiling Finishes	2	3	3	2
IN7.9	Ceiling Features (baffles, etc.)	2	3	N/A	N/A
IN7.10	Floor Finish - Carpet	2	3	4	2
IN7.11	Floor Finish - Resilient	4	4	4	N/A
IN7.12	Floor Finish - Ceramic Tile	3	2	N/A	N/A
IN7.13	Floor Finish - Epoxy	3	1	N/A	N/A
IN7.14	Floor Finish - Vinyl Composition Tile	3	3	N/A	N/A
IN7.15	Floor Finish - Terrazzo	4	3	N/A	N/A
IN7.16	Gym/Sports Flooring (wood & vinyl)	4	3	N/A	N/A
IN7.17	Stairs & Handrails	1	3	4	N/A
IN7.18	Window Treatments	2	3	N/A	3
		2.83	**2.89**	**3.44**	**2.43**

Miscellaneous		South Campus	North Campus	Athletic Facilities	Maintenance Facility
MS8.1	Toilet Partitions	4	4	2	N/A
MS8.2	Toilet Accessories	3	4	3	3
MS8.3	Food Service Equipment	3	3	3	N/A
MS8.4	Theater & Stage Equipment	N/A	3	N/A	N/A
MS8.5	Stage Curtains	N/A	3	N/A	N/A
MS8.6	Auditorium Seating	N/A	2	N/A	N/A
MS8.7	Bleachers	3	3	3	N/A
MS8.8	Lockers	1	3	4	2
MS8.9	Classroom Equipment (Hoods, Kilns, etc.)	2	2	N/A	N/A
MS8.10	Elevator	4	5	4	N/A
		2.86	**3.20**	**3.17**	**2.50**

Electrical		South Campus	North Campus	Athletic Facilities	Maintenance Facility
EE9.1	Site & Exterior Lighting	4	4	4	3
EE9.2	Electric Services	4	4	4	1
EE9.3	Low Voltage Switchboard & Distribution	3	4	N/A	N/A
EE9.4	Distribution Panelboards	3	3	3	1
EE9.5	Generator	3	3	N/A	N/A
EE9.6	Interior Lighting	3	3	3	3
EE9.7	Lighting Control	3	3	3	3
EE9.8	Wiring Devices	3	3	3	3
EE9.9	Fire Alarm System	5	5	3	2
EE9.10	Clock System	3	3	N/A	4
EE9.11	Building-Wide Paging System	1	1	N/A	N/A
EE9.12	Data/Telephone/CATV Systems	4	4	4	3
EE9.13	Public Address Systems (Sound Systems)	3	3	4	N/A
EE9.14	Security Camera System	4	4	3	3
EE9.15	Access Control System	4	4	N/A	4
		3.33	**3.40**	**3.40**	**2.73**

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
*	**SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

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BUILDING CONDITIONS | SUMMARY DETAIL

Mechanical		South Campus	North Campus	Athletic Facilities	Maintenance Facility
MC10.1	Air Handlers	3	3	N/A	N/A
MC10.2	Chillers & Cooling	3	3	N/A	2
MC10.3	Boilers	3	3	N/A	N/A
MC10.4	Fan Coils, Unit Ventilators	N/A	N/A	N/A	N/A
MC10.5	Air Terminals (VAV, FPVAV)	5	5	N/A	N/A
MC10.6	Unit Heaters	3	3	3	3
MC10.7	Wall Fin Radiation	N/A	N/A	3	N/A
MC10.8	Exhaust Fans	3	3	3	3
MC10.9	Ducts & Distribution	3	3	N/A	3
MC10.10	Pumps	3	3	N/A	N/A
MC10.11	Piping/Insulation	3	3	N/A	N/A
MC10.12	Controls	4	4	2	2
MC10.13	Dust Collection	4	4	N/A	N/A
MC10.14	General Ventilation Comments	3	3	2	2
		3.33	**3.33**	**2.60**	**2.50**

Plumbing		South Campus	North Campus	Athletic Facilities	Maintenance Facility
PL11.1	Domestic Water Piping System	3	2	3	3
PL11.2	Fire Suppression Piping System	N/A	N/A	N/A	N/A
PL11.3	Sanitary DWV Piping System	3	2.5	3	3
PL11.4	Storm and Clear Water DWV Piping System	3	3	N/A	N/A
PL11.5	Natural Gas Piping System	3	3	N/A	3
PL11.6	Compressed Air Piping System	4	4	N/A	3
PL11.7	Welding Gas Piping System	3	3	N/A	N/A
PL11.8	Water Softener(s)	4	3	N/A	N/A
PL11.9	Water Heater(s)	3	3	3	3
PL11.10	Thermostatic Mixing Valve	N/A	4	N/A	N/A
PL11.11	Circulating Pump(s)	3	3	N/A	N/A
PL11.12	Grease Interceptor	N/A	N/A	N/A	N/A
PL11.13	Acid Neutralization Basin	3	3	N/A	N/A
PL11.14	Sanitary Ejector Basin and Pump	3	3	N/A	N/A
PL11.15	Clearwater Sump Basin and Pump	N/A	N/A	N/A	N/A
PL11.16	Fixtures (sinks, toilets, urinals, etc.)	3.5	2.5	3	3
		3.21	**3.00**	**3.00**	**3.00**

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
*	**SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

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EDUCATIONAL ADEQUACY ASSESSMENT | DETAIL SUMMARY

Site		South Campus	North Campus
SI.1	Site Size	5	5
SI.2	Traffic Flow	2	2
SI.3	Parking	3	3
SI.4	Athletic Fields	3	3
SI.5	Playgrounds	N/A	N/A
SI.6	Outdoor Learning	1	1
SI.7	Pedestrian / Bike Access	2	2
	Average	**2.67**	**2.67**

Safety		South Campus	North Campus
SA.1	Perimeter Security	3	3
SA.2	Secure Entry	1	1
SA.3	Compartmentalization	1	1
SA.4	Passive Supervision / Transparency	1	1
SA.5	Corridors / Circulation	2	2
SA.6	Student Cubbies / Lockers	2	2
SA.7	Restroom / Locker Room Safety	3	3
	Average	**1.86**	**1.86**

Core Learning Areas: Graded Classrooms		South Campus	North Campus
CL.1	Size and Proportion	3.0	2.3
CL.2	Appropriate Adjacencies	3.0	3.5
CL.3	Technology & Equipment	2.5	2.8
CL.4	Daylighting / Views	2.8	2.0
CL.5	Power / Lighting / Plumbing	3.0	3.0
CL.6	Storage	1.8	1.0
CL.7	Furniture	1.5	1.0
CL.8	Finishes	1.0	1.0
	Average	**3.00**	**2.17**

Specialty Learning Area: Art, Music		South Campus	North Campus
SL.1	Size and Proportion	2.8	2.8
SL.2	Appropriate Adjacencies	3.2	3.2
SL.3	Technology & Equipment	3.5	3.8
SL.4	Daylighting / Views	1.8	2.0
SL.5	Power / Lighting / Plumbing	3.3	2.8
SL.6	Storage	2.8	4.0
SL.7	Furniture	2.7	3.0
SL.8	Finishes	1.7	1.3
	Average	**2.83**	**3.05**

Intervention / Resource Area		South Campus	North Campus
IR.1	Size and Proportion	2	2
IR.2	Appropriate Adjacencies	1	1
IR.3	Technology & Equipment	2	2
IR.4	Daylighting / Views	3	1
IR.5	Power / Lighting / Plumbing	1	1
IR.6	Storage	2	2
IR.7	Furniture	3	3
IR.8	Finishes	2	1
	Average	**2.00**	**1.63**

LEGEND

5	**EXCELLENT**: Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
4	**GOOD**: Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
3	**FAIR**: Space and/or element is average, supports some goals while fails to meet others.
2	**POOR**: Space and/or element is inadequate and does not support most of the districts curricular goals.
1	**VERY POOR**: Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
N/A	**NOT APPLICABLE**: Category or criteria does not apply to spaces.

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EDUCATIONAL ADEQUACY ASSESSMENT | DETAIL SUMMARY

Breakout / Collaboration Area		South Campus	North Campus
BC.1	Size and Proportion	1	1
BC.2	Appropriate Adjacencies	1	1
BC.3	Technology & Equipment	1	1
BC.4	Daylighting / Views	1	1
BC.5	Power / Lighting / Plumbing	1	1
BC.6	Storage	1	1
BC.7	Furniture	1	1
BC.8	Finishes	1	1
	Average	**1.00**	**1.00**

Common Areas: Gym, Cafeteria, Auditoirum, LMC		South Campus	North Campus
CA.1	Size and Proportion	2.0	2.0
CA.2	Appropriate Adjacencies	3.3	3.6
CA.3	Technology & Equipment	2.0	1.8
CA.4	Daylighting / Views	2.3	1.0
CA.5	Power / Lighting / Plumbing	2.3	3.0
CA.6	Storage	1.3	1.6
CA.7	Furniture	1.0	1.2
CA.8	Finishes	1.3	2.0
	Average	**2.00**	**2.23**

Office / Administrative Areas		South Campus	North Campus
OA.1	Size and Proportion	3.5	2.7
OA.2	Appropriate Adjacencies	2	2.7
OA.3	Technology & Equipment	2.5	3.0
OA.4	Daylighting / Views	1.25	1.3
OA.5	Power / Lighting / Plumbing	2.75	2.3
OA.6	Storage	2.25	1.0
OA.7	Furniture	2.25	2.7
OA.8	Finishes	1.25	1.3
	Average	**2.34**	**2.23**

LEGEND

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N/A	**NOT APPLICABLE**: Category or criteria does not apply to spaces.

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SEVEN **BUILDING SUMMARIES**

SOUTH CAMPUS | OVERALL SCORING

BUILDING CONDITIONS

Civil / Site	3.33
ADA	2.33
Foundation*	4.00
Structural System	3.00
Roofing*	4.00
Exterior Enclosure*	3.72
Interior	2.83
Miscellaneous	2.86
Electrical	3.33
Mechanical	3.33
Plumbing	3.21
Average	3.27

EDUCATIONAL ADEQUACY

Site	2.67
Safety	1.86
Core Learning Areas	3.00
Specialty Learning Areas	2.83
Intervention / Resource Areas	2.00
Breakout / Collaboration Areas	1.00
Common Areas	2.00
Office / Administrative Areas	2.34
Average	2.21

CAPACITY + UTILIZATION

Current Enrollment (23-24)	
Functional Capacity (80%) by Desired Class Size	1026
Functional Capacity (80%) by Learning Area	*1358*
Capacity by Gross Building Area	*890*
Under, Nearing, or (OVER)	
Current % Utilization	58%

BUILDING CONDITIONS LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
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N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
*	**WHERE * INDICATED, SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

EDUCATIONAL ADEQUACY ASSESSMENT LEGEND

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SOUTH CAMPUS | BUILDING CONDITIONS OVERVIEW

CIVIL / SITE

CS1.1	Gates & Fencing	3
CS1.2	Sidewalks & Pavement	3
CS1.3	Site Signage	4
CS1.4	Pedestrian Access	3
CS1.5	Irrigation System	N/A
CS1.6	Landscaping	4
CS1.7	Site Amenities (Furniture, etc.)	N/A
CS1.8	Playground Equipment	N/A
CS1.9	Athletic Fields	N/A
CS1.10	Athletic Field Support Spaces	N/A
CS1.11	Maintenance (Dock, Trash, Util.)	3
	Average	**3.33**

ADA

A2.1	Accessible Parking	2
A2.2	Passenger Loading Zone	3
A2.3	Accessible Entry(s)	4
A2.4	Stairs, Ramps & Rails	1
A2.5	Accessible Route	2
A2.6	Accessible Restrooms	2
	Average	**2.33**

FOUNDATION*

FD3.1	Foundation & Frost Walls	4
FD3.2	Dampproofing & Waterproofing	4
FD3.3	Slab on Grade	4
	Average	**4.00**

STRUCTURAL SYSTEMS

S4.1	Structural Framing	3
S4.2	Applied Fireproofing	N/A
	Average	**3.00**

ROOFING*

R5.1	Roofing Membrane	4
R5.2	Drains, Gutters & Downspouts	4
R5.3	Skylights & Hatches	N/A
R5.4	Roof Shingles	N/A
	Average	**4.00**

EXTERIOR ENCLOSURE*

EX6.1	Exterior Cladding - Masonry (brick & stone)	4
EX6.2	Exterior Cladding - Metal Panel	4
EX6.3	Exterior Cladding - Other (EIFS, siding, etc.)	N/A
EX6.4	Exterior Cladding - Soffits	4
EX6.5	Exterior Sealants	2
EX6.6	Expansion Joints	3
EX6.7	Windows, Storefronts & Curtainwalls	4
EX6.8	Exterior Doors - Entry, Egress & Service	4.5
EX6.9	Exterior Doors - Overhead & Coiling	4
EX6.10	Louvers & Vents	4
	Average	**3.72**

INTERIOR

IN7.1	Wall Finish Condition - Drywall	3
IN7.2	Wall Finish Condition - Masonry	4
IN7.3	Wall Finish Condition - Tile	3
IN7.4	Casework & Millwork	2
IN7.5	Interior Doors, Frames & Hardware	3
IN7.6	Coiling Shutters & Grilles	3
IN7.7	Fire Doors & Shutters	3
IN7.8	Ceiling Finishes	2
IN7.9	Ceiling Features (baffles, etc.)	2
IN7.10	Floor Finish - Carpet	2
IN7.11	Floor Finish - Resilient	4
IN7.12	Floor Finish - Ceramic Tile	3
IN7.13	Floor Finish - Epoxy	3
IN7.14	Floor Finish - Vinyl Composition Tile	3
IN7.15	Floor Finish - Terrazzo	4
IN7.16	Gym/Sports Flooring (wood & vinyl)	4
IN7.17	Stairs & Handrails	1
IN7.18	Window Treatments	2
		2.83

MISCELLANEOUS

MS8.1	Toilet Partitions	4
MS8.2	Toilet Accessories	3
MS8.3	Food Service Equipment	3
MS8.4	Theater & Stage Equipment	N/A
MS8.5	Stage Curtains	N/A
MS8.6	Auditorium Seating	N/A
MS8.7	Bleachers	3
MS8.8	Lockers	1
MS8.9	Classroom Equipment (Hoods, Kilns, etc.)	2
MS8.10	Elevator	4
		2.86

ELECTRICAL

EE9.1	Site & Exterior Lighting	4
EE9.2	Electric Services	4
EE9.3	Low Voltage Switchboard & Distribution	3
EE9.4	Distribution Panelboards	3
EE9.5	Generator	3
EE9.6	Interior Lighting	3
EE9.7	Lighting Control	3
EE9.8	Wiring Devices	3
EE9.9	Fire Alarm System	5
EE9.10	Clock System	3
EE9.11	Building-Wide Paging System	1
EE9.12	Data/Telephone/CATV Systems	4
EE9.13	Public Address Systems (Sound Systems)	3
EE9.14	Security Camera System	4
EE9.15	Access Control System	4
		3.33

MECHANICAL

MC10.1	Air Handlers	3
MC10.2	Chillers & Cooling	3
MC10.3	Boilers	3
MC10.4	Fan Coils, Unit Ventilators	N/A
MC10.5	Air Terminals (VAV, FPVAV)	5
MC10.6	Unit Heaters	3
MC10.7	Wall Fin Radiation	N/A
MC10.8	Exhaust Fans	3
MC10.9	Ducts & Distribution	3
MC10.10	Pumps	3
MC10.11	Piping/Insulation	3
MC10.12	Controls	4
MC10.13	Dust Collection	4
MC10.14	General Ventilation Comments	3

PLUMBING

PL11.1	Domestic Water Piping System	3
PL11.2	Fire Suppression Piping System	N/A
PL11.3	Sanitary DWV Piping System	3
PL11.4	Storm and Clear Water DWV Piping System	3
PL11.5	Natural Gas Piping System	3
PL11.6	Compressed Air Piping System	4
PL11.7	Welding Gas Piping System	3
PL11.8	Water Softener(s)	4
PL11.9	Water Heater(s)	3
PL11.10	Thermostatic Mixing Valve	N/A
PL11.11	Circulating Pump(s)	3
PL11.12	Grease Interceptor	N/A
PL11.13	Acid Neutralization Basin	3
PL11.14	Sanitary Ejector Basin and Pump	3
PL11.15	Clearwater Sump Basin and Pump	N/A
PL11.16	Fixtures (sinks, toilets, urinals, etc.)	3.5
		3.21

LEGEND

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SOUTH CAMPUS | EDUCATIONAL ADEQUACY OVERVIEW

SITE

SI.2	Traffic Flow	2
SI.3	Parking	3
SI.4	Athletic Fields	3
SI.5	Playgrounds	N/A
SI.6	Outdoor Learning	1
SI.7	Pedestrian / Bike Access	2
	Average	**2.67**

CORE LEARNING: GRADED CLASSROOMS

CL.2	Appropriate Adjacencies	3.0
CL.3	Technology & Equipment	2.5
CL.4	Daylighting / Views	2.8
CL.5	Power / Lighting / Plumbing	3.0
CL.6	Storage	1.8
CL.7	Furniture	1.5
CL.8	Finishes	1.0
	Average	**3.00**

INTERVENTION / RESOURCE AREAS

IR.2	Appropriate Adjacencies	1
IR.3	Technology & Equipment	2
IR.4	Daylighting / Views	3
IR.5	Power / Lighting / Plumbing	1
IR.6	Storage	2
IR.7	Furniture	3
IR.8	Finishes	2
	Average	**2.00**

COMMON AREAS: GYM, CAFETERIA, AUDITORIUM, LMC

CA.2	Appropriate Adjacencies	3.3
CA.3	Technology & Equipment	2.0
CA.4	Daylighting / Views	2.3
CA.5	Power / Lighting / Plumbing	2.3
CA.6	Storage	1.3
CA.7	Furniture	1.0
CA.8	Finishes	1.3
	Average	**2.00**

SAFETY

SA.2	Secure Entry	1
SA.3	Compartmentalization	1
SA.4	Passive Supervision / Transparency	1
SA.5	Corridors / Circulation	2
SA.6	Student Cubbies / Lockers	2
SA.7	Restroom / Locker Room Safety	3
	Average	**1.86**

SPECIALTY LEARNING: ART, MUSIC

SL.2	Appropriate Adjacencies	3.2
SL.3	Technology & Equipment	3.5
SL.4	Daylighting / Views	1.8
SL.5	Power / Lighting / Plumbing	3.3
SL.6	Storage	2.8
SL.7	Furniture	2.7
SL.8	Finishes	1.7
	Average	**2.83**

BREAKOUT / COLLABORATION AREAS

BC.2	Appropriate Adjacencies	1
BC.3	Technology & Equipment	1
BC.4	Daylighting / Views	1
BC.5	Power / Lighting / Plumbing	1
BC.6	Storage	1
BC.7	Furniture	1
BC.8	Finishes	1
	Average	**1.00**

OFFICE / ADMINISTRATIVE AREAS

OA.2	Appropriate Adjacencies	2
OA.3	Technology & Equipment	2.5
OA.4	Daylighting / Views	1.25
OA.5	Power / Lighting / Plumbing	2.75
OA.6	Storage	2.25
OA.7	Furniture	2.25
OA.8	Finishes	1.25
	Average	**2.34**

LEGEND

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SOUTH CAMPUS | CAPACITY & UTILIZATION

#	ROOM NAME	AREA	SF PER STUDENT	CLASSROOM CAPACITY (AREA / SF PER STUDENT)	DESIRED CLASS SIZE	CAPACITY BY GROSS BLDG AREA OF 222,398 GSF	P1(A)	P2(A)	P3(A)	P4(A)	P5(A)	P6(A)	P7(A)	P8(A)	P9(A)	P10(A)	P1(B)	P2(B)	P3(B)	P4(B)	P5(B)	P6(B)	P7(B)	P8(B)	P9(B)	P10(B)	# OF PERIODS USED (X)	AVG CLASS SIZE	UTILIZATION (% OF USE = X/20)	CAPACITY (AVG CLASS SIZE / DESIRED CLASS SIZE)
S101	SCIENCE CLASSROOM	1,419	50	28	24		29	26	0	4	0	25	31	0	20	0	29	26	0	5	0	25	31	0	20	0	12	23	60%	94%
S102	STUDY HALL	2,937	30		0		71	79	84	93	76	116	107	153	149	158	171	176	150	163	77	111	78	117	171	152	20		100%	
S103	SCIENCE CLASSROOM	1,402	50	28	24		0	0	20	24	23	0	6	31	20	0	0	0	20	24	23	0	2	31	20	0	12	20	60%	85%
S105	SCIENCE CLASSROOM	1,402	50	28	24		0	22	30	26	0	0	0	0	0	22	0	22	30	26	0	0	0	0	0	22	8	25	40%	104%
S107	SCIENCE CLASSROOM	1,621	50	32	24		0	0	20	18	0	31	26	28	26	18	0	0	20	18	0	31	26	28	26	20	14	24	70%	100%
S109	SCIENCE CLASSROOM	1,621	50	32	24		24	24	23	0	4	0	23	0	31	30	24	24	23	0	5	0	23	0	31	30	14	23	70%	95%
S111	SCIENCE CLASSROOM	1,621	50	32	24		21	18	0	28	25	0	0	0	31	31	21	18	0	28	25	0	0	0	31	31	12	26	60%	107%
S113	ART CLASSROOM	902	50	18	24		0	0	17	17	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	18	4	18	20%	73%
S114	HEALTH CLASSROOM	783	30	26	24		31	31	31	31	2	0	32	32	0	0	0	0	0	0	2	0	0	0	0	0	8	24	40%	100%
S115	BUSINESS CLASSROOM	802	30	27	24		26	26	30	30	0	0	29	29	23	0	0	0	0	0	0	0	30	30	32	32	11	29	55%	120%
S116	HEALTH CLASSROOM	1,115	30	37	24		22	22	22	22	0	4	0	0	0	0	0	0	31	31	0	4	32	32	30	30	12	24	60%	98%
S117	BUSINESS CLASSROOM	807	30	27	24		0	0	0	0	0	0	0	0	29	29	0	0	0	0	0	0	30	30	19	19	6	26	30%	108%
S119	BUSINESS CLASSROOM	785	30	26	24		19	0	0	0	7	6	1	7	8	0	19	0	0	0	7	6	1	7	8	0	12	8	60%	33%
S123	BUSINESS CLASSROOM	1,113	30	37	24		18	18	21	26	27	0	5	29	28	28	0	0	21	26	27	0	2	29	28	28	16	23	80%	94%
S125	ENGLISH CLASSROOM	1,128	30	38	24		19	3	20	0	23	0	21	26	0	17	19	9	20	0	23	0	21	26	0	17	14	19	70%	79%
S127	WORLD LANG. CLASSROOM	1,128	30	38	24		0	2	29	22	24	0	32	0	29	30	0	9	29	22	24	0	32	0	29	30	14	25	70%	102%
S201	SCIENCE CLASSROOOM	1,550	30	52	24		0	0	0	0	0	0	0	0	0	0	29	29	25	25	0	0	21	21	0	0	6	25	30%	104%
S203	SCIENCE CLASSROOM	1,558	50	31	24		27	27	23	23	0	0	0	0	0	0	27	27	23	23	0	0	0	0	0	0	8	25	40%	104%
S205	MATH CLASSROOM	1,015	30	34	24		30	30	27	30	0	31	0	31	29	31	30	30	27	30	0	31	0	31	29	31	16	30	80%	124%
S207	MATH CLASSROOM	776	30	26	24		18	0	15	28	0	32	14	0	24	24	18	0	15	28	0	32	14	0	24	24	14	22	70%	92%
S209	MATH CLASSROOM	1,040	30	35	24		24	23	26	0	0	0	29	29	0	0	24	23	26	0	0	0	29	29	0	0	10	26	50%	109%
S302	MATH CLASSROOM	980	30	33	24		18	27	3	23	0	28	0	0	32	24	18	27	3	23	0	28	0	0	32	24	14	22	70%	92%
S303C	STUDY HALL	1,191	30		0		2	2	2	8	1	2	7	7	11	9	5	5	5	9	2	2	6	7	6	6	20		100%	
S304	MATH CLASSROOM	980	30	33	24		23	25	29	0	29	0	31	0	0	0	23	25	29	0	29	0	31	0	0	0	10	27	50%	114%
S306	MATH CLASSROOM	973	30	32	24		28	23	20	0	18	0	23	0	26	0	28	23	20	0	18	0	23	0	26	0	12	23	60%	96%
S308	MATH CLASSROOM	973	30	32	24		31	31	29	18	32	0	29	30	0	23	31	31	29	18	32	0	29	30	0	23	16	28	80%	116%
S310	WORLD LANG. CLASSROOM	978	30	33	24		32	32	0	25	0	31	28	31	0	0	32	32	0	25	0	31	28	31	0	0	12	30	60%	124%
S312	WORLD LANG. CLASSROOM	975	30	33	24		23	15	0	0	0	0	0	0	0	0	23	15	0	0	0	0	0	0	0	0	4	19	20%	79%
S315	WORLD LANG. CLASSROOM	813	30	27	24		20	26	22	0	0	17	21	0	18	14	20	26	22	0	0	17	21	0	18	14	14	20	70%	82%
S316	SOCIAL STUDIES CLASSROOM	735	30	25	24		0	0	0	0	0	4	3	0	2	3	0	0	0	0	0	4	3	0	2	3	8	3	40%	13%
S319	CAFÉ	522	30		0		1	0	0	2	2	1	0	2	0	0	1	0	0	2	2	1	0	2	0	0	10		50%	
S324	ART CLASSROOM	1,152	50	23	24		25	25	26	26	0	0	0	0	0	0	0	0	29	29	0	0	26	26	29	29	10	27	50%	113%
S324B	ART CLASSROOM	1,126	50	23	24		20	20	30	30	0	0	30	30	30	30	29	29	0	0	0	0	0	0	0	0	10	28	50%	116%
S326	ART CLASSROOM	1,116	50	22	24		0	0	0	0	0	0	28	28	25	25	0	0	0	0	0	0	0	0	0	0	4	27	20%	110%
S402	WORLD LANG. CLASSROOM	1,054	30	35	24		22	21	0	30	32	0	32	24	0	11	22	21	0	30	32	0	32	24	0	7	14	24	70%	101%
S404	WORLD LANG. CLASSROOM	1,184	30	39	24		0	28	25	0	0	26	22	7	27	25	0	28	25	0	0	26	22	8	27	25	14	23	70%	96%
S406	MATH CLASSROOM	730	30	24	24		3	4	0	5	3	0	0	5	4	0	5	5	0	3	0	5	0	5	2	0	12	4	60%	17%
S408	SOCIAL STUDIES CLASSROOM	947	30	32	24		23	0	0	24	0	29	0	28	32	28	23	0	0	24	0	29	0	28	32	28	12	27	60%	114%
S409	SOCIAL STUDIES CLASSROOM	947	30	32	24		28	27	0	25	26	0	0	24	0	23	28	27	0	25	26	0	0	24	0	23	12	26	60%	106%
S410	SOCIAL STUDIES CLASSROOM	959	30	32	24		0	21	27	24	29	0	27	26	25	0	0	21	27	24	29	0	27	26	25	0	14	26	70%	107%
S411	SOCIAL STUDIES CLASSROOM	947	30	32	24		22	0	27	32	29	0	28	7	21	0	22	0	27	32	29	0	28	5	21	0	14	24	70%	98%
S412	SOCIAL STUDIES CLASSROOM	959	30	32	24		28	28	0	22	0	29	22	0	0	26	28	28	0	22	0	29	22	0	0	26	12	26	60%	108%
S448	LMC	8,619	30		0		71	79	84	93	76	116	107	153	149	158	171	176	150	163	77	111	78	117	171	152	20		100%	
S602	BUSINESS CLASSROOM	787	30	26	24		0	0	0	0	0	0	21	0	24	23	0	0	0	0	0	0	21	0	24	23	6	23	30%	94%
S605	SPECIAL ED CLASSROOM	1,388	0		0		14	14	16	13	0	0	3	3	2	16	14	14	16	13	0	0	3	3	2	16	16	10	80%	
S607	MUSIC CLASSROOM	3,282	50	66	24		1	39	38	0	0	0	0	0	0	0	10	39	38	0	0	0	0	0	0	0	6	28	30%	115%
S608	MUSIC CLASSROOM	1,887	50	38	24		62	43	25	33	0	0	30	0	0	0	62	43	25	33	0	0	30	0	0	0	10	39	50%	161%
S803	HEALTH CLASSROOM	1,556	30	52	24		0	0	26	26	0	0	0	0	0	0	0	0	20	20	0	0	22	22	0	0	6	23	30%	94%
S804	TECH ED CLASS	771	30	26	24		24	24	23	23	0	0	22	22	0	0	0	0	0	0	0	0	0	0	0	0	6	23	30%	96%
S805	TECH ED CLASS	1,521	30	51	24		0	0	0	0	0	0	12	12	18	18	0	0	26	26	0	0	26	26	22	22	10	21	50%	87%
SCAFE	CAFETERIA	10,366	30		0		0	0	0	0	482	512	35	78	0	0	0	0	0	0	482	512	34	77	0	0	8		40%	
SGYM	GYM (P.E.)	9,424	200	47	35		55	55	58	58	0	0	31	31	44	30	21	21	49	49	0	0	30	30	45	31	16	40	80%	114%
S901	HEALTH CLASSROOM	795	30	27	24		0	0	0	0	0	0	24	24	23	23	24	24	24	24	0	0	23	23	24	24	12	24	60%	99%
S902	ART CLASSROOM	1,220	50	24	24		0	0	22	22	0	0	22	22	21	21	0	0	0	0	0	0	0	0	0	0	6	22	30%	90%
S903	ENGLISH CLASSROOM	891	30	30	24		24	27	27	0	26	0	25	28	20	19	24	27	27	0	26	0	25	28	20	19	16	25	80%	102%
S905	ENGLISH CLASSROOM	793	30	26	24		29	30	30	0	0	0	24	28	19	0	29	30	30	0	0	0	24	28	19	0	12	27	60%	111%
S906	ENGLISH CLASSROOM	807	30	27	24		28	20	4	28	0	29	0	25	32	27	28	20	5	28	0	29	0	25	32	27	16	24	80%	101%
S907	ENGLISH CLASSROOM	797	30	27	24		31	21	24	19	25	0	18	28	10	17	31	21	24	19	25	0	18	28	7	17	18	21	90%	89%
S908	ENGLISH CLASSROOM	807	30	27	24		21	21	0	29	0	28	22	0	0	0	21	21	0	29	0	28	22	0	0	0	10	24	50%	101%
MAX CAPACITY				1697	1283																						1266		***58%***	***99%***
FUNCTIONAL CAPACITY (80%)				**1358**	**1026**	**890**																								

CAPACITY BY DESIRED CLASS SIZE

- SUPPORT SPACE
- 0 - 79% (UNDER CAPACITY)
- 80% - 100% (IDEAL CAPACITY)
- 100%+ (OVER CAPACITY)

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NORTH CAMPUS | OVERALL SCORING

BUILDING CONDITIONS

Civil / Site	3.17
ADA	3.00
Foundation*	4.00
Structural System	3.00
Roofing*	4.00
Exterior Enclosure*	3.72
Interior	2.89
Miscellaneous	3.20
Electrical	3.40
Mechanical	3.33
Plumbing	3.00
Average	3.34

EDUCATIONAL ADEQUACY

Site	2.67
Safety	1.86
Core Learning Areas	2.17
Specialty Learning Areas	3.05
Intervention / Resource Areas	1.63
Breakout / Collaboration Areas	1.00
Common Areas	2.23
Office / Administrative Areas	2.23
Average	2.10

CAPACITY + UTILIZATION

Current Enrollment (23-24)	
Functional Capacity (80%) by Desired Class Size	1131
Functional Capacity (80%) by Learning Area	*1295*
Capacity by Gross Building Area	*1062*
Under, Nearing, or (OVER)	
Current % Utilization	58%

BUILDING CONDITIONS LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
*	**WHERE * INDICATED, SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

EDUCATIONAL ADEQUACY ASSESSMENT LEGEND

5	**EXCELLENT**: Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
4	**GOOD**: Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
3	**FAIR**: Space and/or element is average, supports some goals while fails to meet others.
2	**POOR**: Space and/or element is inadequate and does not support most of the districts curricular goals.
1	**VERY POOR**: Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
N/A	**NOT APPLICABLE**: Category or criteria does not apply to spaces.

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NORTH CAMPUS | BUILDING CONDITIONS OVERVIEW

CIVIL / SITE

CS1.1	Gates & Fencing	3
CS1.2	Sidewalks & Pavement	2
CS1.3	Site Signage	4
CS1.4	Pedestrian Access	3
CS1.5	Irrigation System	N/A
CS1.6	Landscaping	3
CS1.7	Site Amenities (Furniture, etc.)	N/A
CS1.8	Playground Equipment	N/A
CS1.9	Athletic Fields	N/A
CS1.10	Athletic Field Support Spaces	N/A
CS1.11	Maintenance (Dock, Trash, Util.)	4
	Average	**3.17**

ADA

A2.1	Accessible Parking	4
A2.2	Passenger Loading Zone	3
A2.3	Accessible Entry(s)	4
A2.4	Stairs, Ramps & Rails	2
A2.5	Accessible Route	2
A2.6	Accessible Restrooms	3
	Average	**3.00**

FOUNDATION*

FD3.1	Foundation & Frost Walls	4
FD3.2	Dampproofing & Waterproofing	4
FD3.3	Slab on Grade	4
	Average	**4.00**

STRUCTURAL SYSTEMS

S4.1	Structural Framing	3
S4.2	Applied Fireproofing	N/A
	Average	**3.00**

ROOFING*

S4.1	Structural Framing	3
S4.2	Applied Fireproofing	N/A
	Average	**3.00**

EXTERIOR ENCLOSURE*

EX6.1	Exterior Cladding - Masonry (brick & stone)	4
EX6.2	Exterior Cladding - Metal Panel	4
EX6.3	Exterior Cladding - Other (EIFS, siding, etc.)	N/A
EX6.4	Exterior Cladding - Soffits	4
EX6.5	Exterior Sealants	2
EX6.6	Expansion Joints	3
EX6.7	Windows, Storefronts & Curtainwalls	4
EX6.8	Exterior Doors - Entry, Egress & Service	4.5
EX6.9	Exterior Doors - Overhead & Coiling	4
EX6.10	Louvers & Vents	4
	Average	**3.72**

INTERIOR

IN7.1	Wall Finish Condition - Drywall	3
IN7.2	Wall Finish Condition - Masonry	4
IN7.3	Wall Finish Condition - Tile	3
IN7.4	Casework & Millwork	2
IN7.5	Interior Doors, Frames & Hardware	3
IN7.6	Coiling Shutters & Grilles	3
IN7.7	Fire Doors & Shutters	3
IN7.8	Ceiling Finishes	3
IN7.9	Ceiling Features (baffles, etc.)	3
IN7.10	Floor Finish - Carpet	3
IN7.11	Floor Finish - Resilient	4
IN7.12	Floor Finish - Ceramic Tile	2
IN7.13	Floor Finish - Epoxy	1
IN7.14	Floor Finish - Vinyl Composition Tile	3
IN7.15	Floor Finish - Terrazzo	3
IN7.16	Gym/Sports Flooring (wood & vinyl)	3
IN7.17	Stairs & Handrails	3
IN7.18	Window Treatments	3
		2.89

MISCELLANEOUS

MS8.1	Toilet Partitions	4
MS8.2	Toilet Accessories	4
MS8.3	Food Service Equipment	3
MS8.4	Theater & Stage Equipment	3
MS8.5	Stage Curtains	3
MS8.6	Auditorium Seating	2
MS8.7	Bleachers	3
MS8.8	Lockers	3
MS8.9	Classroom Equipment (Hoods, Kilns, etc.)	2
MS8.10	Elevator	5
		3.20

ELECTRICAL

EE9.1	Site & Exterior Lighting	4
EE9.2	Electric Services	4
EE9.3	Low Voltage Switchboard & Distribution	4
EE9.4	Distribution Panelboards	3
EE9.5	Generator	3
EE9.6	Interior Lighting	3
EE9.7	Lighting Control	3
EE9.8	Wiring Devices	3
EE9.9	Fire Alarm System	5
EE9.10	Clock System	3
EE9.11	Building-Wide Paging System	1
EE9.12	Data/Telephone/CATV Systems	4
EE9.13	Public Address Systems (Sound Systems)	3
EE9.14	Security Camera System	4
EE9.15	Access Control System	4
		3.40

MECHANICAL

MC10.1	Air Handlers	3
MC10.2	Chillers & Cooling	3
MC10.3	Boilers	3
MC10.4	Fan Coils, Unit Ventilators	N/A
MC10.5	Air Terminals (VAV, FPVAV)	5
MC10.6	Unit Heaters	3
MC10.7	Wall Fin Radiation	N/A
MC10.8	Exhaust Fans	3
MC10.9	Ducts & Distribution	3
MC10.10	Pumps	3
MC10.11	Piping/Insulation	3
MC10.12	Controls	4
MC10.13	Dust Collection	4
MC10.14	General Ventilation Comments	3
		3.33

PLUMBING

PL11.1	Domestic Water Piping System	2
PL11.2	Fire Suppression Piping System	N/A
PL11.3	Sanitary DWV Piping System	2.5
PL11.4	Storm and Clear Water DWV Piping System	3
PL11.5	Natural Gas Piping System	3
PL11.6	Compressed Air Piping System	4
PL11.7	Welding Gas Piping System	3
PL11.8	Water Softener(s)	3
PL11.9	Water Heater(s)	3
PL11.10	Thermostatic Mixing Valve	4
PL11.11	Circulating Pump(s)	3
PL11.12	Grease Interceptor	N/A
PL11.13	Acid Neutralization Basin	3
PL11.14	Sanitary Ejector Basin and Pump	3
PL11.15	Clearwater Sump Basin and Pump	N/A
PL11.16	Fixtures (sinks, toilets, urinals, etc.)	2.5
		3.00

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
*	**SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

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NORTH CAMPUS | EDUCATIONAL ADEQUACY OVERVIEW

SITE

SI.2	Traffic Flow	2
SI.3	Parking	3
SI.4	Athletic Fields	3
SI.5	Playgrounds	N/A
SI.6	Outdoor Learning	1
SI.7	Pedestrian / Bike Access	2
	Average	**2.67**

SAFETY

SA.2	Secure Entry	1
SA.3	Compartmentalization	1
SA.4	Passive Supervision / Transparency	1
SA.5	Corridors / Circulation	2
SA.6	Student Cubbies / Lockers	2
SA.7	Restroom / Locker Room Safety	3
	Average	**1.86**

CORE LEARNING: GRADED CLASSROOMS

CL.2	Appropriate Adjacencies	3.5
CL.3	Technology & Equipment	2.8
CL.4	Daylighting / Views	2.0
CL.5	Power / Lighting / Plumbing	3.0
CL.6	Storage	1.0
CL.7	Furniture	1.0
CL.8	Finishes	1.0
	Average	**2.17**

SPECIALTY LEARNING: ART, MUSIC

SL.2	Appropriate Adjacencies	3.2
SL.3	Technology & Equipment	3.8
SL.4	Daylighting / Views	2.0
SL.5	Power / Lighting / Plumbing	2.8
SL.6	Storage	4.0
SL.7	Furniture	3.0
SL.8	Finishes	1.3
	Average	**3.05**

INTERVENTION / RESOURCE AREAS

IR.2	Appropriate Adjacencies	1
IR.3	Technology & Equipment	2
IR.4	Daylighting / Views	1
IR.5	Power / Lighting / Plumbing	1
IR.6	Storage	2
IR.7	Furniture	3
IR.8	Finishes	1
	Average	**1.63**

BREAKOUT / COLLABORATION AREAS

BC.2	Appropriate Adjacencies	1
BC.3	Technology & Equipment	1
BC.4	Daylighting / Views	1
BC.5	Power / Lighting / Plumbing	1
BC.6	Storage	1
BC.7	Furniture	1
BC.8	Finishes	1
	Average	**1.00**

COMMON AREAS: GYM, CAFETERIA, AUDITORIUM, LMC

CA.2	Appropriate Adjacencies	3.6
CA.3	Technology & Equipment	1.8
CA.4	Daylighting / Views	1.0
CA.5	Power / Lighting / Plumbing	3.0
CA.6	Storage	1.6
CA.7	Furniture	1.2
CA.8	Finishes	2.0
	Average	**2.23**

OFFICE / ADMINISTRATIVE AREAS

OA.2	Appropriate Adjacencies	2.7
OA.3	Technology & Equipment	3.0
OA.4	Daylighting / Views	1.3
OA.5	Power / Lighting / Plumbing	2.3
OA.6	Storage	1.0
OA.7	Furniture	2.7
OA.8	Finishes	1.3
	Average	**2.23**

LEGEND

5	**EXCELLENT**: Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
4	**GOOD**: Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
3	**FAIR**: Space and/or element is average, supports some goals while fails to meet others.
2	**POOR**: Space and/or element is inadequate and does not support most of the districts curricular goals.
1	**VERY POOR**: Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
N/A	**NOT APPLICABLE**: Category or criteria does not apply to spaces.

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NORTH CAMPUS | CAPACITY + UTILIZATION

#	ROOM NAME	AREA	SF PER STUDENT	CLASSROOM CAPACITY (AREA / SF PER STUDENT)	DESIRED CLASS SIZE	CAPACITY BY GROSS BLDG AREA OF 265.505 GSF	P1(A)	P2(A)	P3(A)	P4(A)	P5(A)	P6(A)	P7(A)	P8(A)	P9(A)	P10(A)	P1(B)	P2(B)	P3(B)	P4(B)	P5(B)	P6(B)	P7(B)	P8(B)	P9(B)	P10(B)	# OF PERIODS USED (X)	AVG CLASS SIZE	UTILIZATION (% OF USE = X/20)	CAPACITY (AVG CLASS SIZE / DESIRED CLASS SIZE)
CAFE	CAFETERIA	9,226	200		0		49	66	116	90	487	521	61	61	93	71	40	59	116	92	487	521	82	80	98	74	20		100%	
EGYM	EAST GYM	13,680	200		35		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0%	
N100	DRAMA CLASSROOM	965	30	32	24		22	22	0	0	0	32	0	32	32	0	20	20	15	15	0	32	0	32	32	0	12	26	60%	106%
N101	MUSIC CLASSROOM	1,938	50	39	24		0	0	0	0	67	0	0	0	0	44	0	0	0	0	67	0	0	0	0	44	4	56	20%	231%
N102	MUSIC CLASSROOM	2,142	50	43	24		0	0	0	0	48	0	16	0	0	33	0	0	0	0	48	0	16	1	0	33	7	28	35%	116%
N103	MUSIC CLASSROOM	1,823	50	36	24		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%
N104	MUSIC CLASSROOM	1,269	50	25	24		0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	19	0	2	19	10%	79%
N105	SCIENCE CLASSROOM	1,538	50	31	24		0	4	29	24	0	19	19	0	20	23	0	3	29	24	0	19	19	0	20	23	14	20	70%	82%
N107	SCIENCE CLASSROOM	1,553	50	31	24		20	20	0	15	0	27	2	19	20	0	20	20	0	15	0	27	2	19	20	0	14	18	70%	73%
N109	SCIENCE CLASSROOM	1,561	50	31	24		24	24	23	23	0	0	24	24	23	23	0	0	0	0	0	0	0	0	0	0	8	24	40%	98%
N111	SCIENCE CLASSROOM	1,154	30	38	24		28	28	32	32	0	30	30	21	21	0	25	25	3	2	0	30	30	21	21	0	16	24	80%	99%
N116	SPECIAL ED.	830	0		0		12	12	0	9	12	0	9	0	4	0	12	12	0	6	12	0	9	0	4	0	12	9	60%	
N120	COACH/OFFCTNG	728	30	24	24		0	0	0	0	0	0	21	21	0	0	18	18	0	0	0	0	0	0	0	0	4	20	20%	81%
N123	SPECIAL ED.	1,102	0		0		0	4	7	4	4	3	7	11	12	11	1	5	11	7	3	3	9	11	14	13	19	7	95%	
N124	MATH CLASSROOM	701	30	23	24		28	31	32	0	25	0	30	21	22	0	28	31	32	0	25	0	30	21	22	0	14	27	70%	113%
N125	SCIENCE CLASSROOM	2,314	50	46	24		1	23	24	16	26	0	23	0	24	0	0	23	24	16	26	0	23	0	24	0	13	21	65%	88%
N126	MATH CLASSROOM	707	30	24	24		30	0	29	25	0	29	22	30	0	30	30	0	29	25	0	29	22	30	0	30	14	28	70%	116%
N127	SCIENCE CLASSROOM	1,639	50	33	24		18	36	18	0	0	0	0	18	22	23	18	36	18	0	0	0	0	18	22	23	12	23	60%	94%
N128	SCIENCE CLASSROOM	1,623	50	32	24		26	26	28	28	0	0	23	23	0	0	23	23	31	31	0	0	25	25	28	28	14	26	70%	110%
N129	SCIENCE CLASSROOM	1,652	50	33	24		16	0	0	20	24	0	2	12	26	15	16	0	0	20	24	0	4	12	26	15	14	17	70%	69%
N130	BUSINESS CLASSROOM	768	30	26	24		20	0	22	25	0	0	24	27	5	22	20	0	22	25	0	0	24	27	4	22	14	21	70%	86%
N132	WORLD LANG. CLASSROOM	789	30	26	24		16	28	3	28	23	0	23	10	27	23	16	28	4	28	23	0	23	10	27	23	18	20	90%	84%
N134	WORLD LANG. CLASSROOM	789	30	26	24		0	28	30	28	0	0	30	24	6	0	0	28	30	28	0	0	30	24	4	0	12	24	60%	101%
N136	WORLD LANG. CLASSROOM	751	30	25	24		0	0	29	0	0	24	26	29	5	12	0	0	29	0	0	24	26	29	1	12	12	21	60%	85%
N137	SOCIAL STUDIES CLASSROOM	682	30	23	24		0	0	0	20	20	0	0	24	17	0	0	0	0	20	20	0	0	24	17	0	8	20	40%	84%
N139	SCIENCE CLASSROOM	1,608	50	32	24		0	0	0	0	0	0	21	21	0	0	0	0	0	0	0	0	15	15	0	0	4	18	20%	75%
N142	TECH ED CLASSROOM	781	30	26	24		0	0	24	24	0	0	0	0	14	14	0	0	19	19	0	0	23	23	20	20	10	20	50%	83%
N143	BUSINESS CLASSROOM	1,035	30	35	24		0	0	0	22	0	0	0	0	0	0	20	20	1	22	0	0	17	17	24	24	9	19	45%	77%
N145	BUSINESS CLASSROOM	1,406	30	47	24		15	31	0	30	0	0	15	15	16	16	15	31	0	30	0	0	0	0	0	0	10	21	50%	89%
N147	BUSINESS CLASSROOM	1,061	30	35	24		28	28	1	24	0	21	26	28	0	0	28	28	0	24	0	21	26	28	0	0	13	24	65%	100%
N148	TECH ED CLASSROOM	919	30	31	24		21	21	20	20	2	0	19	19	18	18	0	0	13	13	1	0	11	11	18	18	16	15	80%	63%
N149A	ENGLISH CLASSROOM	900	30	30	24		23	23	28	28	0	0	21	21	0	5	21	21	23	23	0	0	26	26	0	3	14	21	70%	87%
N149B	ENGLISH CLASSROOM	827	30	28	24		0	0	0	24	31	0	0	13	36	23	0	0	0	24	31	0	0	13	36	23	10	25	50%	106%
N150	ART CLASSROOM	2,104	50	42	24		0	0	0	0	0	0	0	0	0	0	23	23	26	26	0	0	19	19	0	0	6	23	30%	94%
N151	FACE	1,350	50	27	24		20	20	24	24	0	0	0	0	0	0	12	12	22	22	0	0	21	21	0	0	10	20	50%	83%
N152	ART CLASSROOM	1,399	50	28	24		0	0	0	0	0	0	26	26	0	0	0	0	12	12	0	0	12	12	16	16	8	17	40%	69%
N154	ART CLASSROOM	1,530	50	31	24		0	0	16	16	0	0	0	0	19	19	24	24	0	0	0	0	0	0	0	0	6	20	30%	82%
N160	MATH CLASSROOM	713	30	24	24		0	0	0	22	0	29	21	25	25	0	0	0	0	22	0	29	21	25	25	0	10	24	50%	102%
N161	SCIENCE CLASSROOM	1,213	50	24	24		15	0	0	0	0	0	0	19	26	0	15	0	0	0	0	0	0	19	26	0	6	20	30%	83%
N162	SOCIAL STUDIES CLASSROOM	704	30	23	24		22	4	0	21	32	0	18	24	0	0	22	1	0	21	32	0	18	24	0	0	12	20	60%	83%
N163	WORLD LANG. CLASSROOM	671	30	22	24		0	0	0	0	0	0	26	25	0	0	0	0	0	0	0	0	26	25	0	0	4	26	20%	106%
N164	WORLD LANG. CLASSROOM	709	30	24	24		19	0	20	0	0	17	24	20	0	11	19	0	20	0	0	17	24	20	0	11	12	19	60%	77%
N171	ENGLISH CLASSROOM	835	30	28	24		3	16	32	0	0	28	22	0	30	29	3	16	32	0	0	28	22	0	30	29	14	23	70%	95%
N172	TECH ED CLASSROOM	1,745	100	17	24		0	0	22	22	3	1	23	23	30	30	17	17	18	18	2	1	23	23	30	30	18	19	90%	77%
N173	BUSINESS CLASSROOM	829	30	28	24		0	0	0	24	28	0	27	2	32	11	0	0	0	24	28	0	27	1	32	11	12	21	60%	86%
N175	SPECIAL ED.	828	0		0		4	6	6	0	0	4	0	0	0	0	4	6	6	0	0	4	0	0	0	0	8	5	40%	
N180	MATH CLASSROOM	1,059	30	35	24		0	19	19	31	0	22	22	24	24	31	0	19	19	31	0	22	22	24	24	31	16	24	80%	100%
N181	MATH CLASSROOM	835	30	28	24		18	18	30	19	0	0	0	19	18	18	18	18	30	19	0	0	0	19	18	18	14	20	70%	83%
N183	MATH CLASSROOM	814	30	27	24		25	24	0	31	0	31	27	0	0	28	25	24	0	31	0	31	27	0	0	28	12	28	60%	115%
N185	MATH CLASSROOM	794	30	26	24		15	32	0	12	28	4	4	28	30	32	15	32	0	12	28	4	4	28	30	32	18	21	90%	86%
N187	SOCIAL STUDIES CLASSROOM	835	30	28	24		20	23	31	0	30	0	32	26	27	27	20	23	31	0	30	0	32	26	0	0	14	27	70%	113%
N189	SOCIAL STUDIES CLASSROOM	835	30	28	24		0	31	3	31	28	0	24	29	0	25	0	31	4	31	28	0	24	29	0	25	14	25	70%	102%
N191	SOCIAL STUDIES CLASSROOM	835	30	28	24		17	23	23	0	0	28	28	22	16	16	17	23	23	0	0	28	28	22	16	16	16	22	80%	90%
N193	SOCIAL STUDIES CLASSROOM	994	30	33	24		27	27	32	6	0	31	0	22	32	25	27	27	32	5	0	31	0	22	32	25	16	25	80%	105%
N195	SOCIAL STUDIES CLASSROOM	767	30	26	24		25	25	31	0	0	24	24	0	31	17	25	25	31	0	0	24	24	0	31	17	14	25	70%	105%
N196	ENGLISH CLASSROOM	698	30	23	24		18	1	0	24	26	0	0	21	37	16	18	0	0	24	26	0	0	21	37	16	13	22	65%	91%
N197	SOCIAL STUDIES CLASSROOM	829	30	28	24		27	23	4	32	0	32	27	0	30	25	27	23	3	32	0	32	27	0	30	25	16	25	80%	104%
N199	ENGLISH CLASSROOM	870	30	29	24		22	22	28	28	1	0	15	15	0	13	20	20	25	25	0	0	0	0	0	13	13	19	65%	79%
N200	FACE	920	50	18	24		17	31	32	0	0	0	0	0	26	26	17	31	32	0	0	0	0	0	26	26	10	26	50%	110%
N201	ENGLISH CLASSROOM	870	30	29	24		15	28	0	0	26	0	19	25	0	28	15	28	0	0	26	0	19	25	0	28	12	24	60%	98%
N203	ENGLISH CLASSROOM	891	30	30	24		23	23	28	28	0	7	20	20	0	0	25	25	26	26	0	6	28	28	28	28	16	23	80%	96%
WGYM	WEST GYM	17,633	200		35		47	47	23	23	0	0	25	25	23	23	47	47	79	79	0	0	45	45	25	25	16	39	80%	
MAX CAPACITY				1618	1414																						**1307**		***58%***	***92%***
FUNCTIONAL CAPACITY (80%)				**1295**	**1131**	**1062**																								

CAPACITY BY DESIRED CLASS SIZE

- SUPPORT SPACE
- 0 - 79% (UNDER CAPACITY)
- 80% - 100% (IDEAL CAPACITY)
- 100%+ (OVER CAPACITY)

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ATHLETIC FACILITIES

BUILDING CONDITIONS

Civil / Site	**3.11**
ADA	**2.00**
Foundation	**3.50**
Structural System	**3.00**
Roofing	**3.67**
Exterior Enclosure	**3.00**
Interior	**3.44**
Miscellaneous	**3.17**
Electrical	**3.40**
Mechanical	**2.60**
Plumbing	**3.00**
Average	**3.08**

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
*	**SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

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ATHLETIC FACILITIES | BUILDING CONDITIONS OVERVIEW

CIVIL / SITE

CS1.1	Gates & Fencing	3
CS1.2	Sidewalks & Pavement	3
CS1.3	Site Signage	3
CS1.4	Pedestrian Access	3
CS1.5	Irrigation System	3
CS1.6	Landscaping	4
CS1.7	Site Amenities (Furniture, etc.)	3
CS1.8	Playground Equipment	N/A
CS1.9	Athletic Fields	3
CS1.10	Athletic Field Support Spaces	3
CS1.11	Maintenance (Dock, Trash, Util.)	N/A
	Average	**3.11**

ADA

A2.1	Accessible Parking	2
A2.2	Passenger Loading Zone	N/A
A2.3	Accessible Entry(s)	2
A2.4	Stairs, Ramps & Rails	3
A2.5	Accessible Route	2
A2.6	Accessible Restrooms	1
	Average	**2.00**

FOUNDATION*

FD3.1	Foundation & Frost Walls	3
FD3.2	Dampproofing & Waterproofing	N/A
FD3.3	Slab on Grade	4
	Average	**3.50**

STRUCTURAL SYSTEMS

S4.1	Structural Framing	3
S4.2	Applied Fireproofing	N/A
	Average	**3.00**

ROOFING*

R5.1	Roofing Membrane	4
R5.2	Drains, Gutters & Downspouts	4
R5.3	Skylights & Hatches	N/A
R5.4	Roof Shingles	3
	Average	**3.67**

EXTERIOR ENCLOSURE*

EX6.1	Exterior Cladding - Masonry (brick & stone)	3
EX6.2	Exterior Cladding - Metal Panel	3
EX6.3	Exterior Cladding - Other (EIFS, siding, etc.)	N/A
EX6.4	Exterior Cladding - Soffits	3
EX6.5	Exterior Sealants	4
EX6.6	Expansion Joints	N/A
EX6.7	Windows, Storefronts & Curtainwalls	3
EX6.8	Exterior Doors - Entry, Egress & Service	2
EX6.9	Exterior Doors - Overhead & Coiling	3
EX6.10	Louvers & Vents	N/A
	Average	**3.00**

INTERIOR

IN7.1	Wall Finish Condition - Drywall	4
IN7.2	Wall Finish Condition - Masonry	3
IN7.3	Wall Finish Condition - Tile	N/A
IN7.4	Casework & Millwork	2
IN7.5	Interior Doors, Frames & Hardware	4
IN7.6	Coiling Shutters & Grilles	3
IN7.7	Fire Doors & Shutters	N/A
IN7.8	Ceiling Finishes	3
IN7.9	Ceiling Features (baffles, etc.)	N/A
IN7.10	Floor Finish - Carpet	4
IN7.11	Floor Finish - Resilient	4
IN7.12	Floor Finish - Ceramic Tile	N/A
IN7.13	Floor Finish - Epoxy	N/A
IN7.14	Floor Finish - Vinyl Composition Tile	N/A
IN7.15	Floor Finish - Terrazzo	N/A
IN7.16	Gym/Sports Flooring (wood & vinyl)	N/A
IN7.17	Stairs & Handrails	4
IN7.18	Window Treatments	N/A
		3.44

MISCELLANEOUS

MS8.1	Toilet Partitions	2
MS8.2	Toilet Accessories	3
MS8.3	Food Service Equipment	3
MS8.4	Theater & Stage Equipment	N/A
MS8.5	Stage Curtains	N/A
MS8.6	Auditorium Seating	N/A
MS8.7	Bleachers	3
MS8.8	Lockers	4
MS8.9	Classroom Equipment (Hoods, Kilns, etc.)	N/A
MS8.10	Elevator	4
		3.17

ELECTRICAL

EE9.1	Site & Exterior Lighting	4
EE9.2	Electric Services	4
EE9.3	Low Voltage Switchboard & Distribution	N/A
EE9.4	Distribution Panelboards	3
EE9.5	Generator	N/A
EE9.6	Interior Lighting	3
EE9.7	Lighting Control	3
EE9.8	Wiring Devices	3
EE9.9	Fire Alarm System	3
EE9.10	Clock System	N/A
EE9.11	Building-Wide Paging System	N/A
EE9.12	Data/Telephone/CATV Systems	4
EE9.13	Public Address Systems (Sound Systems)	4
EE9.14	Security Camera System	3
EE9.15	Access Control System	N/A
		3.40

MECHANICAL

MC10.1	Air Handlers	N/A
MC10.2	Chillers & Cooling	N/A
MC10.3	Boilers	N/A
MC10.4	Fan Coils, Unit Ventilators	N/A
MC10.5	Air Terminals (VAV, FPVAV)	N/A
MC10.6	Unit Heaters	3
MC10.7	Wall Fin Radiation	3
MC10.8	Exhaust Fans	3
MC10.9	Ducts & Distribution	N/A
MC10.10	Pumps	N/A
MC10.11	Piping/Insulation	N/A
MC10.12	Controls	2
MC10.13	Dust Collection	N/A
MC10.14	General Ventilation Comments	2
		2.60

PLUMBING

PL11.1	Domestic Water Piping System	3
PL11.2	Fire Suppression Piping System	N/A
PL11.3	Sanitary DWV Piping System	3
PL11.4	Storm and Clear Water DWV Piping System	N/A
PL11.5	Natural Gas Piping System	N/A
PL11.6	Compressed Air Piping System	N/A
PL11.7	Welding Gas Piping System	N/A
PL11.8	Water Softener(s)	N/A
PL11.9	Water Heater(s)	3
PL11.10	Thermostatic Mixing Valve	N/A
PL11.11	Circulating Pump(s)	N/A
PL11.12	Grease Interceptor	N/A
PL11.13	Acid Neutralization Basin	N/A
PL11.14	Sanitary Ejector Basin and Pump	N/A
PL11.15	Clearwater Sump Basin and Pump	N/A
PL11.16	Fixtures (sinks, toilets, urinals, etc.)	3
		3.00

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
*	**SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

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MAINTENANCE

BUILDING CONDITIONS

Civil / Site	2.00
ADA	1.50
Foundation	2.00
Structural System	1.00
Roofing	1.50
Exterior Enclosure	2.40
Interior	2.43
Miscellaneous	2.50
Electrical	2.73
Mechanical	2.50
Plumbing	3.00
Average	**2.14**

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
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MAINTENANCE FACILITY | BUILDING CONDITIONS OVERVIEW

CIVIL / SITE

CS1.1	Gates & Fencing	2
CS1.2	Sidewalks & Pavement	2
CS1.3	Site Signage	N/A
CS1.4	Pedestrian Access	2
CS1.5	Irrigation System	N/A
CS1.6	Landscaping	N/A
CS1.7	Site Amenities (Furniture, etc.)	N/A
CS1.8	Playground Equipment	N/A
CS1.9	Athletic Fields	N/A
CS1.10	Athletic Field Support Spaces	N/A
CS1.11	Maintenance (Dock, Trash, Util.)	2
	Average	**2.00**

ADA

A2.1	Accessible Parking	2
A2.2	Passenger Loading Zone	N/A
A2.3	Accessible Entry(s)	2
A2.4	Stairs, Ramps & Rails	N/A
A2.5	Accessible Route	1
A2.6	Accessible Restrooms	1
	Average	**1.50**

FOUNDATION*

FD3.1	Foundation & Frost Walls	1
FD3.2	Dampproofing & Waterproofing	N/A
FD3.3	Slab on Grade	3
	Average	**2.00**

STRUCTURAL SYSTEMS

S4.1	Structural Framing	1
S4.2	Applied Fireproofing	N/A
	Average	**1.00**

ROOFING*

R5.1	Roofing Membrane	2
R5.2	Drains, Gutters & Downspouts	1
R5.3	Skylights & Hatches	N/A
R5.4	Roof Shingles	N/A
	Average	**1.50**

EXTERIOR ENCLOSURE*

EX6.1	Exterior Cladding - Masonry (brick & stone)	N/A
EX6.2	Exterior Cladding - Metal Panel	2
EX6.3	Exterior Cladding - Other (EIFS, siding, etc.)	N/A
EX6.4	Exterior Cladding - Soffits	N/A
EX6.5	Exterior Sealants	N/A
EX6.6	Expansion Joints	N/A
EX6.7	Windows, Storefronts & Curtainwalls	2
EX6.8	Exterior Doors - Entry, Egress & Service	3
EX6.9	Exterior Doors - Overhead & Coiling	3
EX6.10	Louvers & Vents	2
	Average	**2.40**

INTERIOR

IN7.1	Wall Finish Condition - Drywall	3
IN7.2	Wall Finish Condition - Masonry	N/A
IN7.3	Wall Finish Condition - Tile	3
IN7.4	Casework & Millwork	2
IN7.5	Interior Doors, Frames & Hardware	2
IN7.6	Coiling Shutters & Grilles	N/A
IN7.7	Fire Doors & Shutters	N/A
IN7.8	Ceiling Finishes	2
IN7.9	Ceiling Features (baffles, etc.)	N/A
IN7.10	Floor Finish - Carpet	2
IN7.11	Floor Finish - Resilient	N/A
IN7.12	Floor Finish - Ceramic Tile	N/A
IN7.13	Floor Finish - Epoxy	N/A
IN7.14	Floor Finish - Vinyl Composition Tile	N/A
IN7.15	Floor Finish - Terrazzo	N/A
IN7.16	Gym/Sports Flooring (wood & vinyl)	N/A
IN7.17	Stairs & Handrails	N/A
IN7.18	Window Treatments	3
		2.43

MISCELLANEOUS

MS8.1	Toilet Partitions	N/A
MS8.2	Toilet Accessories	3
MS8.3	Food Service Equipment	N/A
MS8.4	Theater & Stage Equipment	N/A
MS8.5	Stage Curtains	N/A
MS8.6	Auditorium Seating	N/A
MS8.7	Bleachers	N/A
MS8.8	Lockers	2
MS8.9	Classroom Equipment (Hoods, Kilns, etc.)	N/A
MS8.10	Elevator	N/A
		2.50

ELECTRICAL

EE9.1	Site & Exterior Lighting	3
EE9.2	Electric Services	1
EE9.3	Low Voltage Switchboard & Distribution	N/A
EE9.4	Distribution Panelboards	1
EE9.5	Generator	N/A
EE9.6	Interior Lighting	3
EE9.7	Lighting Control	3
EE9.8	Wiring Devices	3
EE9.9	Fire Alarm System	2
EE9.10	Clock System	4
EE9.11	Building-Wide Paging System	N/A
EE9.12	Data/Telephone/CATV Systems	3
EE9.13	Public Address Systems (Sound Systems)	N/A
EE9.14	Security Camera System	3
EE9.15	Access Control System	4
		2.73

MECHANICAL

MC10.1	Air Handlers	N/A
MC10.2	Chillers & Cooling	2
MC10.3	Boilers	N/A
MC10.4	Fan Coils, Unit Ventilators	N/A
MC10.5	Air Terminals (VAV, FPVAV)	N/A
MC10.6	Unit Heaters	3
MC10.7	Wall Fin Radiation	N/A
MC10.8	Exhaust Fans	3
MC10.9	Ducts & Distribution	3
MC10.10	Pumps	N/A
MC10.11	Piping/Insulation	N/A
MC10.12	Controls	2
MC10.13	Dust Collection	N/A
MC10.14	General Ventilation Comments	2
		2.50

PLUMBING

PL11.1	Domestic Water Piping System	3
PL11.2	Fire Suppression Piping System	N/A
PL11.3	Sanitary DWV Piping System	3
PL11.4	Storm and Clear Water DWV Piping System	N/A
PL11.5	Natural Gas Piping System	3
PL11.6	Compressed Air Piping System	3
PL11.7	Welding Gas Piping System	N/A
PL11.8	Water Softener(s)	N/A
PL11.9	Water Heater(s)	3
PL11.10	Thermostatic Mixing Valve	N/A
PL11.11	Circulating Pump(s)	N/A
PL11.12	Grease Interceptor	N/A
PL11.13	Acid Neutralization Basin	N/A
PL11.14	Sanitary Ejector Basin and Pump	N/A
PL11.15	Clearwater Sump Basin and Pump	N/A
PL11.16	Fixtures (sinks, toilets, urinals, etc.)	3
		3.00

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
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EIGHT **APPENDIX**

SOUTH CAMPUS| BUILDING CONDITIONS DETAILED REPORT

Civil / Site Criteria		Score	Comments
CS1.1	Gates & Fencing	3	-Mix of newer black color fencing and older fencing at South Campus. -Some of the fencing along the east parking lot is damaged.
CS1.2	Sidewalks & Pavement	3	-Asphalt paving around South Campus have a fair amount of cracking in lots, with a few areas where some minor water ponding is evident. -Concrete sidewalks and curbs generally appear to be in good condition, have some minor spalling or damage in some areas.
CS1.3	Site Signage	4	-Wayfinding signage provided at south and east site entrances to South Campus.
CS1.4	Pedestrian Access	3	-Students & staff parking in the east lot have to cross Campus Drive to get to building. -For pedestrians traveling between North & South Campus, there's no dedicated sidewalk or walking path thru the parking lot on the north side of South Campus building.
CS1.5	Irrigation System	N/A	
CS1.6	Landscaping	4	-Some areas of washout at edges of asphalt.
CS1.7	Site Amenities (Furniture, etc.)	N/A	
CS1.8	Playground Equipment	N/A	
CS1.9	Athletic Fields	N/A	-See "Athletics Facilities"
CS1.10	Athletic Field Support Spaces (Dugouts, Pressbox, Support, etc.)	N/A	-See "Athletics Facilities"
CS1.11	Maintenance (Dock, Trash, Util.)	3	-No dedicated spot or enclosure provided for garbage/recycle dumpsters that are on the east side of the building.
Civil / Site Average		***3.33***	

ADA Criteria		Score	Comments
A2.1	Accessible Parking	2	-South Campus parking lots do not have an adequate percentage of accessible stalls in comparison to total number of stalls, to meet current code requirements. This is especially true of the lot south of building, which has only 2 accessible stalls. -The lot east of the building does not have any marked accessible stalls. -No van accessible stalls provided.
A2.2	Passenger Loading Zone	3	-There is a passenger loading area at the main entry, however, it does not have an accessible curb cut and ramp between the loading area & the sidewalk.
A2.3	Accessible Entry(s)	4	-Accessible means of entry into the building present at exterior doors.
A2.4	Stairs, Ramps & Rails	1	-Stair handrails throughout the building terminate at the first & last tread of the stairs, rather than extending beyond the top & bottom treads of the stairs per current ADA requirements. -Handrails on the stairs to the 2nd floor do not conform to current ADA requirements for grasp ability or size.
A2.5	Accessible Route	2	-Many classroom doors in the original portion of the building & 1961 addition have wing walls immediately adjacent to the door frame, which does not provide adequate maneuvering clearance on the pull side of the door per current ADA requirements. -Some doors in the 1993 addition also have adjacent wing walls that restrict pull side door clearance to slightly less than current ADA requirements. -Classrooms with plumbing fixtures such as science and FACE rooms do not have any accessible fixtures (sinks, eyewashes). -Fitness Center adjacent to the upper gym is only reachable by stairs. -Flooring transition between the upper gym's wood floor and adjacent flooring is steeper than permitted by current ADA requirements. -Detectable warning strips not present at some areas on site where an accessible path crosses a road. -Near the southeast corner of the building, there is no curb cut in the sidewalk where the north/south crosswalk across Campus Drive meets the building sidewalk.
A2.6	Accessible Restrooms	2	-Many of the doors into multi-user toilet rooms do not have adequate maneuvering clearances per current ADA requirements. A number of toilet rooms also do not have adequate clearances at plumbing fixtures per current ADA requirements. -Some of the older drinking fountains in the building are not accessible. Drinking fountains in the music & science rooms are a single unit, rather than a high-low unit per current ADA requirements.
ADA Average		***2.33***	

Foundation Criteria*		Score	Comments
FD3.1	Basement Foundation & Frost Walls	4	-Overall good condition, no work required within the next 10 years.
FD3.2	Dampproofing & Waterproofing	4	-Overall good condition, no work required within the next 10 years.
FD3.3	Slab on Grade	4	-Overall good condition, no work required within the next 10 years.
Foundation Average		***4.00***	

Structural System Criteria		Score	Comments
S4.1	Structural Framing	3	-Condition of visible structural framing components appears to be consistent with age of building. Much of the building's structural framing is concealed. -Cracks noticed in CMU walls at a few instances, likely resulting from differential settlement.
S4.2	Applied Fireproofing	N/A	
Structural System Average		***3.00***	

Roofing Criteria*		Score	Comments
R5.1	Roofing Membrane	4	-30% of roof areas require replacement as of 2023 within 1-7 years.
R5.2	Drains, Gutters & Downspouts	4	-No actions required at this time.
R5.3	Skylights & Hatches	N/A	
R5.4	Roof Shingles	N/A	
Roofing Average		***4***	

Exterior Enclosure Criteria*		Score	Comments
EX6.1	Exterior Cladding - Masonry (brick & stone)	4	-There are concrete block cavity wall areas that will require restoration within the next 5-10 years.
EX6.2	Exterior Cladding - Metal Panel	4	-Overall good condition, no work required within the next 10 years.
EX6.3	Exterior Cladding - Other (EIFS, siding, etc.)	N/A	
EX6.4	Exterior Cladding - Soffits	4	-Overall good condition, no work required within the next 10 years.
EX6.5	Exterior Sealants	2	-75% of sealant throughout campus requires rehab within 1-3 years.
EX6.6	Expansion Joints	3	-50% of sealant throughout campus requires rehab within 1-3 years.
EX6.7	Windows, Storefronts & Curtainwalls	4	-Replacement will be required in 5-15 years.
EX6.8	Exterior Doors - Entry, Egress & Service	4.5	-Replacement program nearly complete, therefore the systems are in new to good condition.
EX6.9	Exterior Doors - Overhead & Coiling	4	-Unaware of any current work needed.
EX6.10	Louvers & Vents	4	-Overall good condition, no work required within the next 10 years.
Exterior Enclosure Average		***3.72***	

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
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SOUTH CAMPUS| BUILDING CONDITIONS DETAILED REPORT

Interior Criteria		Score	Comments
IN7.1	Wall Finish Condition - Drywall	3	-Some minor damage present on some drywall walls from furniture rubbing against wall.
IN7.2	Wall Finish Condition - Masonry	4	-Condition of masonry walls generally consistent with building age. Crack observed at one science room non-bearing interior wall, likely due to differential settlement.
IN7.3	Wall Finish Condition - Tile	3	-Ceramic wall tile in the corridor near the lower gym has delaminated and come off of the wall in a couple spots. -At many of the outside wall corners near classroom doors, small amounts of paint have started to chip off the corner wall tile over time and marks formed, from wear & tear of student traffic.
IN7.4	Casework & Millwork	2	-A majority of the casework is aged. Many cases of delamination are occurring, especially in laminate countertops near sinks.
IN7.5	Interior Doors, Frames & Hardware	3	-Some minor damage present on a few doors. Many frames have spots of paint wearing off from normal wear & tear.
IN7.6	Coiling Shutters & Grilles	3	-No major issues observed.
IN7.7	Fire Doors & Shutters	3	-Fire doors & shutters observed appear to be in operable condition.
IN7.8	Ceiling Finishes	2	-Majority of the acoustical ceiling tiles in the building have begun sagging. A number of stained ceiling tiles observed.
IN7.9	Ceiling Other (baffles, etc.)	2	-Multiple spots on the underside of the upper gym roof deck have staining from water infiltration damage. -At portions of the original 1955 building where the roof deck is visible to view, there are a number of locations where the acoustical formboard underside of the roof deck assembly is damaged. -Paint is delaminating in some spots from the underside of the metal roof deck in the Art/Ceramics rooms where exposed to view.
IN7.10	Floor Finish - Carpet	2	-Many classrooms have older carpeting that is worn & approaching the end of its useful life. Carpet in other rooms has been more recently replaced and in good condition.
IN7.11	Floor Finish - Resilient	4	-Most of the resilient flooring in the building is newer, and in good condition.
IN7.12	Floor Finish - Ceramic Tile	3	-Ceramic tile in the toilet rooms that have been renovated is in good condition. Much of the rest of the ceramic floor tile is original to construction. At older portions of the building and in some locker rooms the ceramic tile is functional but wear and staining is present in tile & grout joints.
IN7.13	Floor Finish - Epoxy	3	-Epoxy flooring within the kitchen is worn for years of use, has a damage in a few spots. Epoxy flooring within the serving area is in better condition. -Newer epoxy flooring in the lower level locker rooms is in good condition.
IN7.14	Floor Finish - VCT Tile	3	-Overall, VCT flooring is in fair condition. Some rooms have older VCT nearing the end of its useful life. -VCT flooring in the lower gym in in need of replacement. Tiles are at the end of their life and some have broken, delaminated from substrate.
IN7.15	Floor Finish - Terrazzo	4	-Terrazzo tile in the 2000 addition is generally in good condition.
IN7.16	Gym/Sports Flooring (wood & vinyl)	4	-No major issues observed with Upper Gym's wood flooring. -VCT flooring in Lower Gym has reached end of its useful life (see IN7.14 for additional information).
IN7.17	Stairs & Handrails	1	-Guardrails on the stairs to the 2nd floor have openings much larger in size than permitted by current code, and overall height of guardrails is shorter than permitted by current code.
IN7.18	Window Treatments	2	-Some window shades observed to be damaged. Conditions generally consistent with their age.
Interiors Average		***2.83***	

Miscellaneous Criteria		Score	Comments
MS8.1	Toilet Partitions	4	-Partitions in many of the toilet rooms appear to be newer, and in good condition.
MS8.2	Toilet Accessories	3	-Mirrors in some toilet rooms are corroded. Accessible stalls do not have a vertical grab bar, as required by current accessibility requirements.
MS8.3	Food Service Equipment	3	-Kitchen food service equipment & associated finishes showing some signs of age. -Walk-in coolers are older, show some signs of aging and some rusting present.
MS8.4	Theater & Stage Equipment	N/A	
MS8.5	Stage Curtains	N/A	
MS8.6	Auditorium Seating	N/A	
MS8.7	Bleachers	3	-The white color seat modules in the bleachers are prone to breaking from the impact from balls, and get replaced periodically.
MS8.8	Lockers	1	-Corridor lockers within the older portions of the building are aging. Paint is peeling off, revealing multiple layers of repainting over the years. Some minor damage visible on the exterior side of a few lockers. -Locker room lockers in a number of the locker rooms are in poor condition, with extensive rusting present.
MS8.9	Classroom Equipment (Hoods, Kilns, etc.)	2	-Science casework & equipment appears to be original, and is showing signs of age & wear. Some rusting visible on fume hood. Science casework damaged in some areas, and water damage present at eyewash stations that are integral to casework. Some deterioration present in epoxy countertop integral sinks. -Some of the music storage casework is delaminating and failing.
MS8.10	Elevator	4	-Elevator to the 2nd floor is older. Lift to the lower level is currently being replaced.
Miscellaneous Average		***2.86***	

Electrical Criteria		Score	Comments
EE9.1	Site & Exterior Lighting	4	All exterior lighting, building-mounted and pole-mounted has been upgraded to LED. Revising circuiting of exterior lighting at exit doors should be considered to meet current Code requirement for exterior emergency egress lighting.
EE9.2	Electric Services	4	(1) 277/480-volt, 3-phase, 4-wire service and (1) 120/208-volt, 3-phase, 4-wire service from We Energies serve this building. Service demand will allow for some additional loads. Large addition may require additional service or upgrade of an existing service depending on size. Services are both fed underground from pad mounted transformer.
EE9.3	Low Voltage Switchboard & Distribution	3	East 1993 Addition, 1,600-amp 120/208-volt Siemens switchboard and West 1993 Addition, 1,200-amp 277/480-volt Siemens switchboard have very limited space for additional breakers. There is no main breaker on the East 1993 Addition, 1,600-amp 120/208-volt switchboard. Approximately 10 years of useful life remaining on 1993 switchboards. The switchboards do not have surge protection devices.
EE9.4	Distribution Panelboards	3	Panelboards original to 1955, 1961, and 1985 construction where observed; they are beyond useful life and should be replaced. Panelboards original to 1993, 2000, 2005, 2007, 2013, 2014, and 2015 construction appear to be in good working order and may remain.
EE9.5	Generator	3	Exterior, natural gas powered 45kW 277/480-volt Kohler generator located at front of building in same fenced in enclosure as the utility transformer for the West 1993 switchboard, but the Code-required 20' separate is marginally provided. Installed in 1993 with 1 transfer switch to serve both emergency loads and very limited optional standby loads. Separate transfer switches for emergency and optional standby loads are required by Code. A new, larger generator should be considered to power all data rooms, security systems, coolers / freezers, boilers and associated pumps, water heaters, lighting and power in Main Office Suite and District Admin Office Suite. A second exterior, natural gas powered 45kW 120/277-volt Generac generator is located in the Courtyard. It was installed in 2010 to feed the main Data Room in the Building located in the District Office.
EE9.6	Interior Lighting	3	Corridors and some larger group spaces (i.e. cafeteria) have been upgraded to LED flat panel fixtures. Limited classrooms have been upgraded. Continue with this work. A detailed emergency egress lighting audit should be completed to determine if any revisions to lighting circuiting and control are required to meet Code required emergency egress lighting levels.
EE9.7	Lighting Control	3	As lighting is upgraded to LED fixtures, the existing low voltage lighting control systems installed in the 2000 addition are being replaced with standard switches and occupancy sensors to simply and improve serviceability of lighting controls. Continue with this work. Roughly 32 lighting control panels remain between the 2 HS buildings.
EE9.8	Wiring Devices	3	Replace wiring devices and plates that are damaged.
EE9.9	Fire Alarm System	5	Siemens voice-annunciated system installed in summer 2023.
EE9.10	Clock System	3	Primex GPS clock system with battery and 120-volt analog clocks in Classrooms and 120-volt digital clocks in Corridors. Faces of digital clocks are starting to fade. Consider replacement of individual clocks as needed or replacement of system to integrate into an IP-type of intercom system to utilize clocks as visual message boards for mass notification.
EE9.11	Building-Wide Paging System	1	One-way paging system with multiple amplifiers for limited zoning. Connected to phone system. Speakers original to vintage of construction. Limited flexibility for programming. No call-in stations or two-way communication to classrooms. No exterior speakers. Mic in office for announcements. Consider replacement of system with IP-type of two-way intercom system for greatest flexibility in programming for mass notification.
EE9.12	Data/Telephone/CATV Systems	4	Mix of Cat5e and 6, plenum and riser rated cabling was observed. Replace existing cabling with Cat6 or 6A (for WAPs) as spaces are renovated and plenum ceilings are audited for use of non-plenum cabling. Recent installation of fiber optic cabling loop between buildings. Telecom bonding system was installed in 2022 to all existing data rooms.
EE9.13	Public Address Systems (Sound Systems)	3	Sound systems in Upper Gym and Cafeteria should be reviewed with users of space to determine adequacy of existing systems and what improvements are needed. No sound system in the Lower Gym. As upgrades to the sound system equipment allow, control modules from fire alarm system should be installed to mute sound systems above activation of fire alarm system for fire and other emergency announcements.
EE9.14	Security Camera System	4	Upgraded in Summer 2023 with Genetec integration platform. Some existing analog coaxial cameras remain; majority of cameras are IP-type.
EE9.15	Access Control System	4	Upgraded in Summer 2023 with Genetec integration platform. Keyless entry card readers at select doors. Main entrance has AIPHONE door video intercom system for visitors.
Electrical Average		***3.33***	

LEGEND

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SOUTH CAMPUS| BUILDING CONDITIONS DETAILED REPORT

Mechanical Criteria		Score	Comments
MC10.1	Air Handlers	3	Indoor Units serve the 1994 addition and are now nearly 30 years old.
MC10.2	Chillers & Cooling	3	Packaged rooftop units serve the majority of the building and vary in age. Most are past useful life expectancy.
MC10.3	Boilers	3	Two boiler plants serve the building. Both boiler plants are 20 or more years old now. Nearing end of life expectancy.
MC10.4	Fan Coils, Unit Ventilators	N/A	
MC10.5	Air Terminals (VAV, FPVAV)	5	VAVs have been gradually replaced over the last few years and are all nearly new with new controllers.
MC10.6	Unit Heaters	3	Typical wear and tear for most units.
MC10.7	Wall Fin Radiation	N/A	
MC10.8	Exhaust Fans	3	Typical wear and tear. Most fans could use replacement except for a few that are more recent installations.
MC10.9	Ducts & Distribution	3	Typical wear and tear for age of systems. Most ductwork is in fair condition.
MC10.10	Pumps	3	Pumps for the boiler plants and booster pumps are all 15-20+ years old now. Seem to be in good condition.
MC10.11	Piping/Insulation	3	Typical wear and tear. Most insulation is intact with minor issues.
MC10.12	Controls	4	The majority of the control system is newer and updated.
MC10.13	Dust Collection	4	2014 unit that appears to be in good condition.
MC10.14	General Ventilation Comments	3	The rooftop units are largely in need of replacement. Overall, systems are satisfactory.
Mechanical Average		***3.33***	

Plumbing Criteria		Score	Comments
PL11.1	Domestic Water Piping System	3	Type L Copper & CPVC piping. Isolation valve type are ball valves.
PL11.2	Fire Suppression Piping System	N/A	
PL11.3	Sanitary DWV Piping System	3	Cast iron & PVC Piping.
PL11.4	Storm and Clear Water DWV Piping System	3	Cast iron & PVC Piping.
PL11.5	Natural Gas Piping System	3	Black Iron Steel piping. Isolation valve type are ball valves.
PL11.6	Compressed Air Piping System	4	Aluminum Piping. Isolation valve type are ball valves. 80 gallon Rotary Screw Air Compressor with Dryer.
PL11.7	Welding Gas Piping System	3	Type L Copper & High Pressure Synthetic Tubing piping. Isolation valve type are ball valves.
PL11.8	Water Softener(s)	4	(3) 75gpm Water Softeners - Main Building.
PL11.9	Water Heater(s)	3	(6) 119 gallon Gas Water Heaters - Main Building, 120°F. (1) 55 gallon Gas Water Heaters - Kitchen, 180°F. (1) 119 gallon Gas Water Heaters - Science Room Area, (1) 40 gallon Electric Water Heater - West Side.
PL11.10	Thermostatic Mixing Valve	N/A	
PL11.11	Circulating Pump(s)	3	(1) 15gpm Circulating Pump - Main Building. (1) 15gpm Circulating Pump - Kitchen. (1) 15gpm Circulating Pump - Science Room Area
PL11.12	Grease Interceptor	N/A	
PL11.13	Acid Neutralization Basin	3	(1) Science Rooms Area.
PL11.14	Sanitary Ejector Basin and Pump	3	(1) Science Rooms Area, (1) Art Rooms Area.
PL11.15	Clearwater Sump Basin and Pump	N/A	
PL11.16	Fixtures (sinks, toilets, urinals, etc.)	3.5	ADA and Non-ADA fixtures.
Plumbing Average		***3.21***	

LEGEND

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SOUTH CAMPUS| EDUCATIONAL ADEQUACY DETAILED REPORT

Site		Score	Comments
SI.1	Site Size	5	112 acres. 2037 2023-2024 enrollment. Recommended site size = 51 acres.
SI.2	Traffic Flow	2	There is no clear separation between cars, buses, receiving / trash traffic, causing major congestion across the entire site during peak hours. Traffic goes both ways at all times and intersections are highly congested. At South Campus, parent pick-up / drop-off is at the main entrance which creates congestion for the staff and visitor parking lot. Parents also utilize Arrowhead Campus Dr, but traffic patterns require them to cross traffic to enter into pick-up / drop-off lane. Students will exit cars early if the queuing lines get long, requiring them to cross 2-3 lanes of traffic before entering the building. Buses also utilize the same traffic pattern along Arrowhead Campus Dr before turning into the north side parking lot to pick-up / drop-off students. This significantly impacts parent drop-off as well as students walking or busing to North Campus.
SI.3	Parking	3	Student parking at South Campus is sufficient for the amount of student drivers, however faculty and visitor parking is insufficient. There is generally enough parking for events, however parking in the grass isn't uncommon when larger after-hours events occur (Hawk Fest, Friday night sports, etc.).
SI.4	Athletic Fields	3	Athletic and practice fields are generally adequate for the sports provided on site. All fields are natural grass, except for the turf football stadium. The natural grass causes issues with snow melt and heavy rains in the spring, causing game cancellations and delaying seasons starts. Some athletic fields could also benefit from having stadium lights to play games later in the day.
SI.5	Playgrounds	N/A	
SI.6	Outdoor Learning	1	While there are several classes that program classes and lessons outside, there is no formal or informal outdoor learning space.
SI.7	Pedestrian / Bike Access	2	While very few students walk or bike to school, there is heavy pedestrian traffic between both campuses during the school day. Pedestrians are required to cross traffic, and due to the heavy traffic congestion during peak hours, safety can be concern. Bike racks are not heavily utilized and therefore minimally located. Additionally, the location of the bike rack at South Campus floods when heavy rains occur.
Site Subtotal		2.67	

Safety		Score	Comments
SA.1	Perimeter Security	3	All perimeter doors are electronically monitored and locked, however students often prop doors open.
SA.2	Secure Entry	1	There is limited visibility of approaching visitors from the main office. Visitors are required to buzz in to enter the building. Once visitors are inside they are greeted by a receptionist, but they are not required to enter in the Main Office and are able to access the entire building.
SA.3	Compartmentalization	1	There is some compartmentalization for after-hours gym use. Beyond that, there is no interior compartmentalization in the rest of the building.
SA.4	Passive Supervision / Transparency	1	Throughout the day, staff are walking throughout the building and can observe students outside of their classrooms. However, there is very little transparency between adjacent spaces outside of the classroom for passive supervision. Restrooms often become a problem area that are not easily supervised.
SA.5	Corridors / Circulation	2	Corridors span long distances and are relatively tight. Congestion often occurs at intersections, which become a major pain point during passing periods. There is little to no wayfinding.
SA.6	Student Cubbies / Lockers	2	There is a sufficient amount of lockers along corridors for all students, however they are seldomly used beyond winter coat storage due to short passing periods. Locker sizes are also problematic for students who play sports, as their equipment bags don't fit inside the lockers. Students resort to keeping their equipment bags inside the Main Office or in a coach's/teacher's room.
SA.7	Restroom / Locker Room Safety	3	Most restrooms are traditional multi-user facilities with an entry door. Vaping sensors have been installed in some but not all bathrooms, and students have figured out the locations and move activity to ones that aren't covered by sensors. Single user restrooms are available, however there are problems with students locking themselves in. Cameras have been installed outside the single user restrooms to help with supervision.
Safety Subtotal		***1.86***	

Core Learning Areas: *Core Classrooms*		Score	Comments
CL.1	Size and Proportion	4	**Math:** Classrooms are appropriately sized for large group instruction and accommodate different furniture configurations.
		2	**Language Arts:** Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations, except for S125.
		4	**Social Studies/Global:** Classrooms are appropriately sized for large group instruction and accommodate different furniture configurations.
		2	**World Language:** Classrooms are not appropriately sized for large group instruction, and do not accommodate different furniture configurations, except for S125.
CL.2	Appropriate Adjacencies	4	**Math:** Classrooms are grouped together as a department. There is no designated shared staff office. The Math Tutoring room is located down the hall and around the corner from the Math classrooms, making it difficult to access materials or teachers as resources.
		2	**Language Arts:** The department is split between the first and second floor. S125 on the first floor is very isolated from the rest of the department and the building as a whole. There is no designated shared staff office.
		3	**Social Studies/Global:** All but one classroom is grouped together as a department. Overall, the location in the building is good, however there is a desire for S123 to be grouped with the rest of the department. There is no designated shared staff office.
		3	**World Language:** The world language classrooms are generally grouped closely together as a department, except for S127 Teachers in this department travel between campuses, therefore some classrooms are shared for different languages.There is no designated shared staff office.
CL.3	Technology & Equipment	3	**Math:** Each room is equipped with updated smartboards. This department could benefit from more whiteboard space to better support their teaching needs. Students do not yet have access to collaborative display throughout the school.
		2	**Language Arts:** S125 has updated technology, other 2nd floor classrooms in need of updates.
		2	**Social Studies/Global:** Classrooms could benefit from updated technology that better supports their teaching needs (more visible and updated AV systems and document cameras for all classrooms, etc.). Students do not yet have access to collaborative displays throughout the school.
		3	**World Language:** Technology is in the process of being updated in this department, currently not all classrooms are equipped with smartboards. Students do not yet have access to collaborative display throughout the school.
CL.4	Daylighting / Views	4	**Math:** All classrooms have access to natural light and outdoor views. Windows are small and provide some outdoor views.
		3	**Language Arts:** All classrooms have access to minimal natural light. Windows are small and provide some outdoor views.
		2	**Social Studies/Global:** Only half of the classrooms have access to natural light and outdoor view while the other half of the classrooms are inboard. Windows are small and provide minimal outdoor views.
		2	**World Language:** Only half of the classrooms have access to natural light and outdoor views, the other half of the classrooms are inboard. Windows are small and provide minimal outdoor views.
CL.5	Power / Lighting / Plumbing	3	**Math:** Electrical outlets are somewhat limited for charging and plugging in devices. Lighting is outdated fluorescent lighting, that switches to half the lights off or fully turned off. This often makes the room too bright or too dark to see the board.
		3	**Language Arts:** Electrical outlets are somewhat limited for charging and plugging in devices. Lighting is outdated fluorescent lighting.
		3	**Social Studies/Global:** Electrical outlets are somewhat limited for charging and plugging in devices. Lighting is outdated fluorescent lighting.
		3	**World Language:** Electrical outlets are somewhat limited for charging and plugging in devices. Lighting is outdated fluorescent lighting.
CL.6	Storage	2	**Math:** There is no dedicated storage space inside of the classroom, however two classrooms have connecting storage rooms that serve as department storage. The storage rooms in this department serve as a storm shelter, so space is limited.
		2	**Language Arts:** No storage provided in classrooms and classrooms are too small to accommodate storage needs.
		1	**Social Studies/Global:** There is no dedicated storage space inside or outside of the classroom.
		2	**World Language:** There is no dedicated storage space inside of the classroom, however two classrooms have connecting storage rooms that serve as department storage.
CL.7	Furniture	1	**Math:** Furniture is older style "sled desk" and does not provide the needed level of flexibility to accommodate student-centered learning.
		2	**Language Arts:** Furniture is older style "sled desk" and does not provide the needed level of flexibility to student-centered learning. S125 has flexible seating for more collaborative learning.
		2	**Social Studies/Global:** Furniture is older style "sled desk" and does not provide the needed level of flexibility to accommodate student-centered learning. S409 has flexible seating for more collaborative learning.
		1	**World Language:** Furniture is older style "sled desk" and does not provide the needed level of flexibility to accommodate student-centered learning.
CL.8	Finishes	1	**Math:** Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**Language Arts:** Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**Social Studies/Global**: Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**World Language:** Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
Core Learning Subtotal		***2.45***	

Specialty Learning Area: *Art, Music, STEM*		Score	Comments
SL.1	Size and Proportion	2	**Art:** Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations. Long proportions of the room make it difficult to teach in.
		2	**Business Ed:** Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations. Long and narrow proportions of the room make it difficult to teach in.
		2	**FACE/Health Services:** Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations or demonstration areas. Long and narrow proportions of S902 make it difficult to teach in.
		4	**Music/Drama:** Classrooms are appropriately sized for large group instruction and accommodate different furniture configurations.
		2	**Science:** Half of the classrooms are appropriately sized for large group instruction and while tight, accommodate duplicated furniture configurations with instruction and lab space. The other half of classrooms are not sufficiently sized.
		5	**Tech Ed:** Classrooms are appropriately sized for large group instruction and accommodate different furniture configurations.

LEGEND

5	**EXCELLENT**: Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
4	**GOOD**: Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
3	**FAIR**: Space and/or element is average, supports some goals while fails to meet others.
2	**POOR**: Space and/or element is inadequate and does not support most of the districts curricular goals.
1	**VERY POOR**: Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
N/A	**NOT APPLICABLE**: Category or criteria does not apply to spaces.

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SOUTH CAMPUS| EDUCATIONAL ADEQUACY DETAILED REPORT

SL.2	Appropriate Adjacencies	2	**Art:** Classrooms are grouped together as a department; however, the configuration of the spaces is a challenge. S324 becomes a hallway to S324B and S324C. Additionally, S113 is detached entirely from the rest of the art department. They could benefit from a critiquing and gallery space. There is no designated shared staff office.
		2	**Business Ed:** Classrooms are generally grouped closely together as a department but could benefit from more adjacent connections. There is a designated shared staff office located within two classrooms, but the location is disruptive and not functional. Additionally, there is no school store at South Campus.
		1	**FACE/Health Services:** Classrooms are generally grouped together as a department on the second floor; however, the instruction spaces and labs are not connected. The second floor location is not ideal for access for deliveries. Additionally, S308 is located on the first floor away from the rest of the building. The overall location of the classrooms in the building is not conducive for this department. There is no designated staff office.
		4	**Music/Drama:** Classrooms are grouped together as a department at the north end of the building with surrounding practice rooms. The way the practice rooms are configured makes supervision challenging. An adjacent staff office is provided for staff to collaborate. The number of practice rooms in S607 is sufficient, however S608 has no adjacent breakout space/ practice rooms outside of the classroom.
		5	**Science:** All science classrooms are grouped together as a department in one area of the building with a designated staff office.
		5	**Tech Ed:** All Tech Ed classrooms are grouped together as a department in one area of the building with a designated staff office.
SL.3	Technology & Equipment	4	**Art:** Art specific equipment is generally in good condition. Each room is equipped with newer projection screens; however, this department could benefit from a larger size document camera for demonstration or additional quantities of screens due to the proportions of the room.
		3	**Business Ed:** Each classroom is equipped with projection screens; however, this department could benefit from additional screens for visibility due to the proportions of the room. There is a desire for more wireless capabilities for projecting, printing etc.
		2	**FACE/Health Services:** Classrooms could benefit from updated technology that better supports their teaching needs and environmental constraints.
		5	**Music/Drama:** Equipment is generally in good condition. Each room is equipped with a smartboard and whiteboards.
		3	**Science:** Science specific equipment is generally in good condition. Technology is in the process of being updated in this department from projectors to digital displays. There is a desire for more wireless capabilities for projecting etc.
		4	**Tech Ed:** Equipment is generally in good condition. Wireless technology in S805 allows for students to project. Digital displays work well.
SL.4	Daylighting / Views	1	**Art:** None of the instructional classrooms have access to natural light and outdoor views
		2	**Business Ed:** Only one classroom has access to natural light and outdoor views, the other classrooms are inboard.
		3	**FACE/Health Services:** Classrooms on the second floor have access to minimal natural light. Windows are small and provide minimal outdoor views. S803 is inboard and does not have access to natural light.
		1	**Music/Drama:** None of the classrooms have access to natural light and outdoor views.
		2	**Science:** Only two classrooms have access to natural light and outdoor views, the other classrooms are inboard and separated by their adjacent storage rooms.
		2	**Tech Ed:** While none of the instructional classrooms have access to natural light and outdoor views, S806 lab access to natural light and outdoor views.
SL.5	Power / Lighting / Plumbing	3	**Art:** Lighting is outdated fluorescent lighting. Plumbing is generally provided where needed, although this department could benefit from more sinks.
		3	**Business Ed:** Electrical outlets are somewhat limited for charging and plugging in devices. Lighting is outdated fluorescent lighting
		3	**FACE/Health Services:** Lighting is outdated fluorescent lighting. Plumbing is generally provided where needed, although this department could benefi from more sinks. Hand sinks are required in addition to kitchen sinks if any certifications were to occur.
		3	**Music/Drama:** Lighting is outdated fluorescent lighting.
		3	**Science:** Electrical outlets are limited for charging and plugging in devices. Lighting is outdated fluorescent lighting.Sinks are sufficient and in fine condition.
		5	**Tech Ed:** Power, lighting and plumbing have been recently updated.
SL.6	Storage	3	**Art:** Storage space inside of classrooms is sufficient but could be better organized to give more space to the classrooms. S326 does not have any direct storage space.
		1	**Business Ed:** There is no dedicated storage space inside or outside of the classroom.
		2	**FACE/Health Services:** There is one storage space for all classrooms inside of S901. Location and size are not sufficient for department needs.
		4	**Music/Drama:** There is sufficient storage space inside of the classrooms, however they double as storage and practice room space. Instrument storage is available in adequate quantities and sizes.
		4	**Science:** There is sufficient storage space inside and outside of the classroom that is easily accessible.
		3	**Tech Ed:** S806 could benefit from additional storage space, as the recent renovation work was done within the existing building footprint.
SL.7	Furniture	3	**Art:** Epoxy table with stools works sufficiently.
		1	**Business Ed:** Furniture is older style "sled desk" and does not provide the needed level of flexibility to accommodate all instruction and practice formats for student-centered learning.
		2	**FACE/Health Services:** Furniture is older style "sled desk" and does not provide the needed level of flexibility to accommodate all instruction and practice formats for student-centered learning. S803 has flexible seating for more collaborative learning.
		4	**Music/Drama:** Music furniture (including risers, chairs and music stands) have recently been upgraded and work sufficiently.Duplication of spaces between campuses makes performance practice challenging with moving risers. Often students will have to go to North campus to practice.
		1	**Science:** Furniture is older style "sled desk" and does not provide the needed level of flexibility to accommodate all instruction and practice formats for student-centered learning.
		5	**Tech Ed:** Furniture has been recently updated to flexible seating for more collaborative learning.
SL.8	Finishes	1	**Art:** Painted CMU walls, concrete floors and exposed ceilings. Finishes do not provide color variation or visual stimulation. Concrete floors could benefit from being stained or sealed to prevent clay particles from being trapped in exposed concrete.
		1	**Business Ed:** Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**FACE/Health Services:** Painted CMU walls, vinyl composition tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**Music/Drama:** Painted CMU walls, vinyl composition tile, acoustical ceiling tile and acoustic treatments are provided. Finishes do not provide color variation or visual stimulation.
		1	**Science:** Painted CMU walls, vinyl composition tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		5	**Tech Ed:** Finishes have been updated in recent renovation.
Specialty Learning Subtotal		*2.84*	

Intervention / Resource Area		Score	Comments
IR.1	Size and Proportion	2	**Special Ed:** Sizes of spaces do not always align with the function of the space. Special Ed spaces tend to be located in leftover classroom and, as a result, the proportions are either too big or too small. S319 needs to be enlarged to function better as a café, kitchen and storage.
			Therapy/Calming/Sensory/De-Escalation: S605 has an adjacent and large break out room inside the classroom, however size is insufficient for the quantity of students and teachers using them at one time. S303C does not have a breakout room and could benefit from one.
IR.2	Appropriate Adjacencies	1	**Special Ed:** Special Ed locations tend to be haphazardly located. Not all student support teams are in the same areas. Assisted use toilet rooms need to be more centrally located. Staff needs a dedicated office for private conversations. Additional classroom, outside of S303 and S605, would be beneficial for specific Special Ed classes.
			Therapy/Calming/Sensory/De-Escalation: Sensory rooms tend be to haphazardly located within the Special Ed "suite". Additional break out rooms could be provided in all department spaces.
IR.3	Technology & Equipment	2	**Special Ed:** Classrooms could benefit from updated technology that better supports their teaching needs (writable whiteboard walls).
			Therapy/Calming/Sensory/De-Escalation: No technology provided here.
IR.4	Daylighting / Views	3	**Special Ed:** A majority of the classrooms have access to natural light and outdoor views of the courtyard, however S303C is inboard with no access.
			Therapy/Calming/Sensory/De-Escalation: Rooms are inboard, however they have access to natural light and outdoor views of the courtyard from borrowed lites.
IR.5	Power / Lighting / Plumbing	1	**Special Ed:** Lighting is outdated fluorescent lighting. A proper handicap bathroom located in or near S605, with a Hoyer lift, is needed.
			Therapy/Calming/Sensory/De-Escalation: Light is outdated fluorescent lighting; some draping has been applied to these spaces.
IR.6	Storage	2	**Special Ed:** Could benefit from an increase and more organized storage solution for educational equipment.
			Therapy/Calming/Sensory/De-Escalation: No storage provided.
IR.7	Furniture	3	**Special Ed:** Furniture has been updated to more flexible seating, but this department could benefit from an increase in diverse seating for students with sensory needs.
			Therapy/Calming/Sensory/De-Escalation: Variety of furniture types, some leftover, some appropriate for function/use of space.
IR.8	Finishes	2	**Special Ed:** Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
			Therapy/Calming/Sensory/De-Escalation: Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
Intervention / Resource		***2.00***	

Breakout / Collaboration Area		Score	Comments
BC.1	Size and Proportion	1	Very little space provided. Rooms S123, S125 and S127 have associated group / break-out rooms, however, the lack of visibility into these rooms makes supervising the spaces challenging, which is critical to their function. While little breakout space is provided, the need for these areas was communicated by most program leads. This will be especially necessary in the future for the forthcoming block schedule that will require students to move freely between lecture, independent and group work.
BC.2	Appropriate Adjacencies	1	Not located where accessible for most classrooms. Desire to have these spaces adjacent to most classrooms to foster the ability to conduct independent and small group work without additional FTE required for supervision.
BC.3	Technology & Equipment	1	
BC.4	Daylighting / Views	1	
BC.5	Power / Lighting / Plumbing	1	
BC.6	Storage	1	
BC.7	Furniture	1	
BC.8	Finishes	1	
Breakout / Collaboration		*1.00*	

LEGEND

5	**EXCELLENT**: Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
4	**GOOD**: Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
3	**FAIR**: Space and/or element is average, supports some goals while fails to meet others.
2	**POOR**: Space and/or element is inadequate and does not support most of the districts curricular goals.
1	**VERY POOR**: Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
N/A	**NOT APPLICABLE**: Category or criteria does not apply to spaces.

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SOUTH CAMPUS| EDUCATIONAL ADEQUACY DETAILED REPORT

Common Areas: *Gym, Cafeteria, Auditorium, LMC*		Score	Comments
CA.1	Size and Proportion	1	**Gym / Fitness Center / Locker Rooms:** Both the lower and uppers gyms are not appropriately sized for large group instruction. The lower gym does not accommodate one gym class and the upper gym is difficult to accommodate two. Additionally, the fitness center is too small for one class. Locker rooms are insufficient in size, especially for hosting athletic events.
		1	**Cafeteria / Food Service:** Cafeteria (which also serves as commons), kitchen and serving line are not appropriately sized for the (+/- 500) students being served in two periods. The serving line doesn't function well with queuing and the entrance gets very congested.
		4	**Library:** In general, the library is appropriately sized for the amount of students and functions that it serves. The proportions of the room make it difficul to supervise especially since the circulation desk is far from the hallway students enter in from.
CA.2	Appropriate Adjacencies	3	**Gym / Fitness Center / Locker Rooms:** The location of the Fitness Center is appropriately placed in relation to the Upper gym (do not need to access through a hallway). However, because it is a former stage, the Fitness Center is elevated and open to the gym, making it challenging for fitness activities and gym classes to occur concurrently due to acoustics. Additionally, it is not accessible to students with mobility impariements. The boy's locker room is accessed directly off the Upper Gym; however, the girl's locker room requires students to enter outside of the gym and around the hallway.
		4	**Cafeteria / Food Service:** The location within the building works well. While it is not centrally located in the building, the relation to the loading dock is efficient.
		3	**Library:** The location within the building is sufficient, however students cut through the library as a short cut or to access the study hall rooms which can be very disruptive. The library would benefit from break out rooms that are immediately adjacent to the library, that can be easily supervised. The copy and textbook storage rooms could move into the library to make the LMC more of a workspace.
CA.3	Technology & Equipment	1	**Gym / Fitness Center / Locker Rooms:** Gyms could benefit from updated technology that better supports their teaching needs and environmental constraints. Fitness Center could benefit from upgraded equipment, that is easier to maintain when parts break.
		3	**Cafeteria / Food Service:** In general, some of the kitchen equipment has been upgraded except for a few pieces. The kitchen is a full cooking kitchen but does not have enough room to additional equipment needed.
		2	**Library:** Technology is old and needs to be upgraded.The computer labs are used for testing but otherwise they seldomly used with the integration of Chromebooks.
CA.4	Daylighting / Views	1	**Gym / Fitness Center / Locker Rooms:** None of the instructional spaces have access to natural light and outdoor views.
		5	**Cafeteria / Food Service:** The cafeteria is well lit with natural light and outdoor views.
		1	**Library:** None of the instructional spaces have access to natural light and outdoor views.
CA.5	Power / Lighting / Plumbing	2	**Gym / Fitness Center / Locker Rooms:** Light is outdated fluorescent lighting.
		2	**Cafeteria / Food Service:** Lighting is outdated fluorescent lighting. Insufficient power to accommodate student charging within the space.
		3	**Library:** Electrical outlets are somewhat limited for charging and plugging in devices. Lighting is outdated fluorescent lighting
CA.6	Storage	1	**Gym / Fitness Center / Locker Rooms:** There is insufficient storage in both the Upper and Lower Gym. Locker rooms are also problematic, as both sports teams and gym classes share the same locker room and there is not enough space to accommodate equipment and gear for both.
		2	**Cafeteria / Food Service:** Storage space is not sufficient for the needs of the kitchen.
		1	**Library:** Storage space is not sufficient for the needs of the Library and IT support staff. Currently the main hallway, conference room and small storage room are being used for daily and large palette storage.
CA.7	Furniture	1	**Gym / Fitness Center / Locker Rooms:** The bleachers are functional but are in poor, aesthetic condition.The lockers are in poor condition.
		1	**Cafeteria:** Lunch tables are traditional tables with attached stools. This area could benefit from an increase in diverse seating options for students.
		1	**Library:** Library furniture are traditional tables and chairs. This area could benefit from upgrades with diverse seating options for students.
CA.8	Finishes	1	**Gym / Fitness Center / Locker Rooms:** Finishes, acoustics and lockers are in poor condition. Finishes do not provide color variation or visual stimulation.
		2	**Cafeteria / Food Service:** Painted CMU walls, vinyl composition tile and acoustical ceiling tile are provided. Finishes do not provide color variation or visual stimulation.
		1	**Library:** Painted gyp board walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
Common Areas Subtotal		*2.00*	

Office / Administrative Areas		Score	Comments
OA.1	Size and Proportion	4	**Main Office:** In general, the Main Office is sufficiently sized with the correct quantity of offices. There is no designated Mother's Room and Staff Lounge is seldom used.
		2	**District Office:** The District Office is insufficiently sized for the functions it serves. The boardroom is not used for school board meetings because it is undersized with awkward proportions, and the offices are too small without any centralized workspaces. Additionally, conference rooms are too small. There is a need for an additional hoteling station.
		3	**Nursing:** The Nurses' room works okay as is, however a larger room would help to accommodate more students. There is a waiting room for students, however it is not a private space.
		5	**Student Services:** In general, the office area is sufficiently sized with the correct quantity of offices.
OA.2	Appropriate Adjacencies	1	**Main Office:** The location of the Main Office is removed from the rest of the school and is not in a primary location where students and staff are entering and exiting to travel between campuses. Sightlines to the main entrance vestibule are limited. This is an issue since visitors are not required to enter the Main Office upon arriving at the school.
		2	**District Office:** The separation and general adjacencies to the Main Office and the rest of the school are not ideal. Sightlines to the main entrance vestibule are limited, visitors never know where to enter.
		2	**Nursing:** The connection to the Main Office is helpful in case additional supervision is needed. The room would also benefit from an area for students to rest, instead of using the detention rooms that are not easily supervised.
		3	**Student Services:** Layout of the office and centralized location in the building is ideal. SRO office is a separated office but is close to both the Student Services Office and Main Office.
OA.3	Technology & Equipment	2	**Main Office:** Offices and conference rooms are functional but are lacking modern technology.
		2	**District Office:** Offices and conference rooms are functional but are lacking modern technology needed for school and community functions.
		3	**Nursing:** Equipment is generally in good condition. There is a need for a refrigerator for medications.
		3	**Student Services:** Technology is sufficient for function.
OA.4	Daylighting / Views	1	**Main Office:** Rooms are inboard and have limited access to natural light and outdoor views of the front entry from borrowed lites.
		2	**District Office:** Only half of the offices and conference rooms have access to natural light and outdoor views, the other half of the offices are inboard. Windows are small and provide minimal outdoor views.
		1	**Nursing:** Rooms are inboard and have no access to natural light and outdoor views
		1	**Student Services:** Rooms are inboard and have no access to natural light and outdoor views
OA.5	Power / Lighting / Plumbing	3	**Main Office:** Lighting is outdated fluorescent lighting.
		3	**District Office:** Lighting is outdated fluorescent lighting. HVAC equipment is located right above the ceiling, which creates a lot of noise.
		2	**Nursing:** Lighting is outdated fluorescent lighting. The sink outside of the bathroom is a nice feature for students who just need a mirror and water. The restroom is not ADA accessible.
		3	**Student Services:** Lighting is outdated fluorescent lighting.
OA.6	Storage	2	**Main Office:** There is a need for additional storage space in the main office.
		4	**District Office:** Storage space within District Office is sufficient.
		1	**Nursing:** Designated storage is located outside of the Nurse's room and across the hallway. Size is sufficient, however not being adjacent is problematic. Student records are also stored in this room and should have a more secure storage location, as this storage room is shared with other staff.
		2	**Student Services:** Storage space could serve to be a little bigger, but current size is sufficient.
OA.7	Furniture	2	**Main Office:** Office furniture is dated.
		2	**District Office:** Office furniture is dated. Board room needs flexible furniture.
		3	**Nursing:** Appropriate cot is provided in the nurse's office.
		2	**Student Services: The office furniture is outdated and worn.**
OA.8	Finishes	2	**Main Office:** Painted gyp board walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation. The in-school suspension rooms are used for quiet and calming areas; however, they are not sufficient for this function.
		1	**District Office:** Painted gyp board walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**Nursing:** Painted gyp board walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**Student Services:** Painted gyp board walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation. Sound transfer is a problem between offices.
Office / Admin. Subtotal		***2.34***	
SCORE		**2.14**	

LEGEND

5	**EXCELLENT**: Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
4	**GOOD**: Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
3	**FAIR**: Space and/or element is average, supports some goals while fails to meet others.
2	**POOR**: Space and/or element is inadequate and does not support most of the districts curricular goals.
1	**VERY POOR**: Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
N/A	**NOT APPLICABLE**: Category or criteria does not apply to spaces.

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NORTH CAMPUS | BUILDING CONDITIONS DETAILED REPORT

Civil / Site Criteria		Score	Comments
CS1.1	Gates & Fencing	3	-Fencing at North Campus builidng in typical condition for its age.
CS1.2	Sidewalks & Pavement	2	-The parking lot south of the building is in poor condition, with a large number of cracks, areas of aligatoring, and some areas that have been patched. Kapur's 2021 PASER report indicates an extensive amount of settling on the southern 2/3 of this parking lot, indicating a sub-base failure.
CS1.3	Site Signage	4	-Wayfinding signage provided at northand east site entrances to North Campus.
CS1.4	Pedestrian Access	3	-No dedicated walking path from building to the varsity soccer field or the practice fields to the north.
CS1.5	Irrigation System	N/A	
CS1.6	Landscaping	3	-Some areas of ponding observed in ditches following rainfall. -Washout at edges of asphalt observed at some areas.
CS1.7	Site Amenities (Furniture, etc.)	N/A	
CS1.8	Playground Equipment	N/A	
CS1.9	Athletic Fields	N/A	-See "Athletics Facilities"
CS1.10	Athletic Field Support Spaces (Dugouts, Pressbox, Support, etc.)	N/A	-See "Athletics Facilities"
CS1.11	Maintenance (Dock, Trash, Util.)	4	-Transformer & garbage dumpser area located within exterior alcove of building.
Civil / Site Average		***3.17***	

ADA Criteria		Score	Comments
A2.1	Accessible Parking	4	-Accessible parking stalls provided in close proximity to major building entrances.
A2.2	Passenger Loading Zone	3	-There is a passenger loading area at the main entry, however, it does not have an accessible curb cut and ramp between the loading area & the sidewalk.
A2.3	Accessible Entry(s)	4	-Accessible means of entry into the building present at exterior doors.
A2.4	Stairs, Ramps & Rails	2	-Handrails at the stairs to the fitness center terminate shortly past the first & last tread of the stairs, rather than extending the full length beyond the top & bottom treads of the stairs per current ADA requirements. -Auditorium house ramps' handrails do not extend full distance to the bottom of the ramp.
A2.5	Accessible Route	2	-A number of classroom doors in the original portion of the building have wing walls immediately adjacent to the door frame, which does not provide adequate maneuvering clearance on the pull side of the door per current ADA requirements. -Most classrooms with plumbing fixtures such as science and FACE rooms do not have any accessible fixtures (sinks, eyewashes). -Detectable warning strips not present at some areas on site where an accessible path crosses a road.
A2.6	Accessible Restrooms	3	-A number of the restrooms within the original portion of the building do not have adequate maneuvering clearances per current ADA requirements. -Men's toilet rooms that have at least 6 combined (toilet & urinal) fixtures do not have an ambulatory toilet stall, as is required in the current building code. -Some of the older drinking fountains in the building are not accessible.
ADA Average		***3.00***	

Foundation Criteria*		Score	Comments
FD3.1	Basement Foundation & Frost Walls	4	-Overall good condition, no work required within the next 10 years.
FD3.2	Dampproofing & Waterproofing	4	-Overall good condition, no work required within the next 10 years.
FD3.3	Slab on Grade	4	-Overall good condition, no work required within the next 10 years.
Foundation Average		***4.00***	

Structural System Criteria		Score	Comments
S4.1	Structural Framing	3	-Condition of visible structural framing components appears to be consistent with age of building. Much of the building's structural framing is concealed.
S4.2	Applied Fireproofing	N/A	
Structural System Average		***3.00***	

Roofing Criteria*		Score	Comments
R5.1	Roofing Membrane	4	-40% of roof areas require replacement as of 2023 within 1-7 years.
R5.2	Drains, Gutters & Downspouts	4	-No actions required at this time.
R5.3	Skylights & Hatches	N/A	
R5.4	Roof Shingles	N/A	
Roofing Average		***4***	

Exterior Enclosure Criteria*		Score	Comments
EX6.1	Exterior Cladding - Masonry (brick & stone)	4	-Significant anamoly at swimming pool area. Pool's exterior cavity walls require 100% restoration.
EX6.2	Exterior Cladding - Metal Panel	4	-Overall good condition, metal panel at Door 15 is planned to be replaced within the next 1-3 years.
EX6.3	Exterior Cladding - Other (EIFS, siding, etc.)	N/A	
EX6.4	Exterior Cladding - Soffits	4	-Overall good condition, no work required within the next 10 years.
EX6.5	Exterior Sealants	2	-75% of sealant throughout campus requires rehab within 1-3 years.
EX6.6	Expansion Joints	3	-50% of sealant throughout campus requires rehab within 1-3 years.
EX6.7	Windows, Storefronts & Curtainwalls	4	-Replacement will be required in 5-15 years.
EX6.8	Exterior Doors - Entry, Egress & Service	4.5	-Replacement program nearly complete, therefore the systems are in new to good condition.
EX6.9	Exterior Doors - Overhead & Coiling	4	-Unaware of any current work needed.
EX6.10	Louvers & Vents	4	-Overall good condition, no work required within the next 10 years.
Exterior Enclosure Average		***3.72***	

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
*	**SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

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NORTH CAMPUS| BUILDING CONDITIONS DETAILED REPORT

Interior Criteria		Score	Comments
IN7.1	Wall Finish Condition - Drywall	3	-Some minor damage present on some drywall walls from furniture rubbing against wall.
IN7.2	Wall Finish Condition - Masonry	4	-Condition of masonry walls generally consistent with building age. Cracks were observed at a few interior CMU walls, likely from movement/settling over time.
IN7.3	Wall Finish Condition - Tile	3	-Minimal wall tile in the building. Wall tile is generally in fair condition.
IN7.4	Casework & Millwork	2	-A majority of the casework is aged, and showing signs of wear & tear over its lifetime.
IN7.5	Interior Doors, Frames & Hardware	3	-Some minor damage present on a few doors. Many frames have spots of paint wearing off from normal wear & tear.
IN7.6	Coiling Shutters & Grilles	3	-No major issues observed.
IN7.7	Fire Doors & Shutters	3	-Fire doors & shutters observed appear to be in operable condition.
IN7.8	Ceiling Finishes	3	-Some areas of the building have older acoustic ceiling tile which has begun to sag. There are a few areas where stained or damaged ceiling tiles are present.
IN7.9	Ceiling Other (baffles, etc.)	3	-At areas with exposed metal roof deck, there are a few locations where a small amount of paint has delaminated from the deck.
IN7.10	Floor Finish - Carpet	3	-Much of the carpet in the building newer and in good condition. However, there are some rooms such as the LMC and some classrooms where older carpet exists. This older carpet generally is in poor condition (staining and seams coming apart).
IN7.11	Floor Finish - Resilient	4	-Most of the resilient flooring in the building is newer, and in good condition.
IN7.12	Floor Finish - Ceramic Tile	2	-Most of the ceramic floor tile is original to construction. At older portions of the building and in some locker rooms the ceramic tile is functional but wear and staining is present in tile & grout joints. -At the pool, the pool deck floor tile/grout and pool basin tile/grout have some staining from equipment mounts, deterioration, and damage in some spots.
IN7.13	Floor Finish - Epoxy	1	-Epoxy flooring in the kitchen is worn, with some damage and numerous cracks present. Its integral cove base is also starting to deteriorate in some areas.
IN7.14	Floor Finish - VCT Tile	3	-VCT flooring in corridors is generally in good condition. There are a number of locations at building control joints where the slab joint has telegraphed thru as a large crack in the VCT flooring. -VCT in a lot of the classrooms is older and starting to show signs of age/wear & tear.
IN7.15	Floor Finish - Terrazzo	3	-Cracks present in a few spots. At many areas there is some minor spalling/damage to the edges of each terrazzo 'panel' where it meets the metal divider jointing.
IN7.16	Gym/Sports Flooring (wood & vinyl)	3	-West gym athletic flooring is newer and generally in good condition. -East gym wood floor appears to be in fair condition. The northernmost portion of the gym serves as an informal circulation zone between the east and the west. The gym floor is therefore exposed to non-atheltic footware worn by the passersby and the accompanied moisture and salt during inclement weather. -Fitness Center flooring in poor condition. Flooring compound underneath rubber flooring has deteriorated & turned to dust over time, which makes its way thru joints in flooring. Flooring has also become uneven in spots due to the deterioration of subfloor compound.
IN7.17	Stairs & Handrails	3	-Stair conditions consistent with building age.
IN7.18	Window Treatments	3	-Window roller shades appear to be in good condition, but many require a large amount of force to roll the shade up.
Interiors Average		***2.89***	

Miscellaneous Criteria		Score	Comments
MS8.1	Toilet Partitions	4	-Partitions in many of the toilet rooms appear to be newer, and in good condition.
MS8.2	Toilet Accessories	4	-Toilet accessories generally appear in good condition. Accessible stalls do not have a vertical grab bar, as required by current accessibility requirements.
MS8.3	Food Service Equipment	3	-Food service equipment condition appears consistent with its age. Some signs of wear & tear over time present.
MS8.4	Theater & Stage Equipment	3	-Equipment that was observed appears to be in fair condition for its age.
MS8.5	Stage Curtains	3	-Multiple tears and repairs to the curtains observed.
MS8.6	Auditorium Seating	2	-Cushioning and upholstery on the seats show signs of age. The cushioning has permanent deformations and fabric is creasing.
MS8.7	Bleachers	3	-Bleachers in the west gym are newer, and bleachers in the east gym appear to be in good condition. -Pool bleachers have significant corrosion to their metal structure, likely due to chlorinated air in the room.
MS8.8	Lockers	3	-Corridor lockers are a mix of different types, generally in fair to good condition. -Some locker room lockers have begun rusting.
MS8.9	Classroom Equipment (Hoods, Kilns, etc.)	2	-Science casework & equipment is worn, with some damage. A couple fume hoods are severely rusted.
MS8.10	Elevator	5	-Lift to the lower level is in process of being replaced.
Miscellaneous Average		***3.20***	

Electrical Criteria		Score	Comments
EE9.1	Site & Exterior Lighting	4	All exterior lighting, building-mounted and pole-mounted has been upgraded to LED. Revising circuiting of exterior lighting at exit doors should be considered to meet current Code requirement for exterior emergency egress lighting.
EE9.2	Electric Services	4	(3) 277/480-volt, 3-phase, 4-wire services from We Energies serve this building. Service demand will allow for some additional loads. Large addition may require additional service or upgrade of an existing service depending on size. Services are all fed underground from pad mounted transformer.
EE9.3	Low Voltage Switchboard & Distribution	4	Original 1969, 1,200-amp Westinghouse switchboard in Boiler Room will be replaced summer 2024. East 2000 Addition, 2,000-amp Siemens switchboard and West 2000 Addition, 800-amp Siemens switchboard have space for additional breakers. Approximately 15 years of useful life remaining on 2000 switchboards. Surge protection device will be added at the 1,200-amp switchboard being replaced summer 2024. The other 2 switchboards do not have surge protection devices.
EE9.4	Distribution Panelboards	3	Panelboards original to 1969 and 1974 construction were observed; they are beyond useful life and should be replaced. The 1969 panelboards and bus duct in the Auto and Woods shop are obsolete Westinghouse for which breakers / fusible disconnects are no longer available. Panelboards originating to 1992, 1998, 2000, 2014, and 2015 construction, in addition to 2023 pool panelboard replacement, appear to be in good working order and may remain.
EE9.5	Generator	3	Exterior, natural gas powered 60kW 277/480-volt Spectrum (Detroit Diesel) generator located near receiving area adjacent to the utility transformer for the 1969 switchboard located in the Boiler Room. Such close proximity to normal service equipment is no longer allowed by Code. Installed in 2001 with 2 transfer switches to serve emergency loads and limited optional standby loads but per panel directories, the types of loads are mixed on each branch which is not allowable by Code. A new, larger generator should be considered to power all data rooms, security systems, coolers / freezers, boilers and associated pumps, water heaters, lighting and power in Main Office Suite.
EE9.6	Interior Lighting	3	Corridors and some larger group spaces (i.e. cafeteria) have been upgraded to LED flat panel fixtures. Limited classrooms have been upgraded. Continue with this work. A detailed emergency egress lighting audit should be completed to determine if any revisions to lighting circuiting and control are required to meet Code required emergency egress lighting levels.
EE9.7	Lighting Control	3	As lighting is upgraded to LED fixtures, the existing low voltage lighting control systems installed in the 2000 addition are being replaced with standard switches and occupancy sensors to simply and improve serviceability of lighting controls. Continue with this work. Roughly 32 lighting controls panels remain between the 2 HS buildings. The large practice gym has lighting relays mounted in the structure making servicing very difficult. Auditorium has a newer ETC Sensor3 control rack.
EE9.8	Wiring Devices	3	Replace wiring devices and plates that are damaged.
EE9.9	Fire Alarm System	5	Siemens voice-annunciated system installed in summer 2023.
EE9.10	Clock System	3	Primex GPS clock system with battery and 120-volt analog clocks in Classrooms and 120-volt digital clocks in Corridors. Faces of digital clocks are starting to fade. Consider replacement of individual clocks as needed or replacement of system to integrate into an IP-type of intercom system to utilize clocks as visual message boards for mass notification.
EE9.11	Building-Wide Paging System	1	One-way paging system with multiple amplifiers for limited zoning. Connected to phone system. Speakers original to vintage of construction. Limited flexibility for programming. No call-in stations or two-way communication to classrooms. No exterior speakers. Mic in office for announcements. Consider replacement of system with IP-type of two-way intercom system for greatest flexibility in programming for mass notification.
EE9.12	Data/Telephone/CATV Systems	4	Mix of Cat5e and 6, plenum and riser rated cabling was observed. Replace existing cabling with Cat6 or 6A (for WAPs) as spaces are renovated and plenum ceilings are audited for use of non-plenum cabling. Recent installation of fiber optic cabling loop between buildings. Telecom bonding system was installed in 2022 to all existing data rooms.
EE9.13	Public Address Systems (Sound Systems)	3	Sound systems in Pool, Competition Gym, Auditorium, Cafeteria should be reviewed with users of space to determine adequacy of existing systems and what improvements are needed. No sound system in the Large Practice Gym. As upgrades to the sound system equipment allow, control modules from fire alarm system should be installed to mute sound systems above activation of fire alarm system for fire and other emergency announcements.
EE9.14	Security Camera System	4	Upgraded in Summer 2023 with Genetec integration platform. Some existing analog coaxial cameras remain; majority of cameras are IP-type.
EE9.15	Access Control System	4	Upgraded in Summer 2023 with Genetec integration platform. Keyless entry card readers at select doors. Main entrance has AIPHONE door video intercom system for visitors.
Electrical Average		***3.40***	

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
*	**SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

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NORTH CAMPUS| BUILDING CONDITIONS DETAILED REPORT

Mechanical Criteria		Score	Comments
MC10.1	Air Handlers	3	Entire building is served by rooftop units. Most units have exceeded their useful life expectancy. The pool air handling system was more recently replaced with new equipment which is in good condition.
MC10.2	Chillers & Cooling	3	Entire building is served by rooftop units. Most units have exceeded their useful life expectancy.
MC10.3	Boilers	3	Boiler plant is nearly 20 years old now and nearing end of life expectancy.
MC10.4	Fan Coils, Unit Ventilators	N/A	
MC10.5	Air Terminals (VAV, FPVAV)	5	VAVs have been gradually replaced over the last few years and are all nearly new with new controllers.
MC10.6	Unit Heaters	3	Typical wear and tear for most units.
MC10.7	Wall Fin Radiation	N/A	
MC10.8	Exhaust Fans	3	Typical wear and tear. Most fans could use replacement except for a few that are more recent installations.
MC10.9	Ducts & Distribution	3	Typical wear and tear for age of systems. Most ductwork is in fair condition.
MC10.10	Pumps	3	Pumps vary in age. Main system pumps are older and near end of life expectancy.
MC10.11	Piping/Insulation	3	Typical wear and tear. Most insulation is intact with minor issues.
MC10.12	Controls	4	The majority of the control system is newer and updated.
MC10.13	Dust Collection	4	Newer recirculation unit that appears to be in very good condition.
MC10.14	General Ventilation Comments	3	The rooftop units are largely in need of replacement. Overall, systems are satisfactory.
Mechanical Average		***3.33***	

Plumbing Criteria		Score	Comments
PL11.1	Domestic Water Piping System	2	Type L Copper & Galvanized piping. Isolation valve type are ball valves. Galvanized piping is past its life expectancy.
PL11.2	Fire Suppression Piping System	N/A	
PL11.3	Sanitary DWV Piping System	2.5	Cast iron, Galvanized & PVC Piping. Galvanized piping is past its life expectancy.
PL11.4	Storm and Clear Water DWV Piping System	3	Cast iron & PVC Piping.
PL11.5	Natural Gas Piping System	3	Black Iron Steel piping. Isolation valve type are ball valves.
PL11.6	Compressed Air Piping System	4	Aluminum Piping. Isolation valve type are ball valves. 80 gallon Rotary Screw Air Compressor with Dryer.
PL11.7	Welding Gas Piping System	3	High Pressure Synthetic Tubing piping. Isolation valve type are ball valves.
PL11.8	Water Softener(s)	3	(3) 75gpm Water Softeners - Main Building. (3) 35gpm Water Softeners - West Side.
PL11.9	Water Heater(s)	3	(1) 500 gallon Domestic Hot Water Storage Tank with Heat Exchanger from HVAC Boiler - Main Building, 140°F. (1) 55 gallon Gas Water Heaters - Kitchen, 180°F. (2) 119 gallon Gas Water Heaters - West Side.
PL11.10	Thermostatic Mixing Valve	4	Digital Thermostatic Mixing Valve, 120°F - Main Building.
PL11.11	Circulating Pump(s)	3	(1) 15gpm Circulating Pump - Main Building. (1) 15gpm Circulating Pump - Kitchen. (1) 15gpm Circulating Pump - West Side.
PL11.12	Grease Interceptor	N/A	
PL11.13	Acid Neutralization Basin	3	(1) Science Rooms Area.
PL11.14	Sanitary Ejector Basin and Pump	3	(1) Main Mechanical / Boiler Room.
PL11.15	Clearwater Sump Basin and Pump	N/A	
PL11.16	Fixtures (sinks, toilets, urinals, etc.)	2.5	ADA and Non-ADA fixtures.
Plumbing Average		***3.00***	

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
*	**SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

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NORTH CAMPUS | EDUCATIONAL ADEQUACY DETAILED REPORT

Site		Score	Comments
SI.1	Site Size	5	112 acres. 2037 2023-2024 enrollment. Recommended site size = 51 acres.
SI.2	Traffic Flow	2	There is no clear separation between cars, buses and receiving / trash traffic which causes major congestion across the entire building site during peak hours. Traffic goes both ways at all times and intersections are highly congested. At North Campus, parent pick-up / drop-off occurs at the main entrance, which creates congestion for the student and visitor parking lot. Additionally, parking lots do not have a clearly defined "in" or "out" causing an unsafe environment for students entering the building. Buses also utilize the same traffic pattern along Arrowhead Campus Dr before turning into the west side parking lot to pick-up/ drop-off students.
SI.3	Parking	3	Student parking at North Campus is generally sufficient but becomes problematic as students are spread out across the site, especially at lots farther away from the school. While faculty parking is also sufficient, visitor parking could be more plentiful for day time business partner meetings. There is generally enough parking for events, however parking in the grass isn't uncommon when larger after-hours events occur (Hawk Fest, Friday night sports, etc.).
SI.4	Athletic Fields	3	Athletic and practice fields are generally adequate for the sports provided on site. All fields are natural grass, except for the turf football stadium. The natural grass causes issues with snow melt and heavy rains in the spring, causing game cancellations, practice schedule interference and delaying seasons starts. Some athletic fields could also benefit from having stadium lights to play games later in the day.
SI.5	Playgrounds	N/A	
SI.6	Outdoor Learning	1	While there are several classes that program classes and lessons outside, there is no formal or informal outdoor learning space.
SI.7	Pedestrian / Bike Access	2	While very few students walk or bike to school, there is heavy pedestrian traffic between both campuses during the school day. Pedestrians are required to cross traffic, and due to the heavy traffic congestion during peak hours, safety can be concern. Bike racks are not heavily utilized and therefore minimally located.
Site Subtotal		**2.67**	

Safety		Score	Comments
SA.1	Perimeter Security	3	All perimeter doors are electronically monitored and locked, however students often prop doors open.
SA.2	Secure Entry	1	There is limited visibility of approaching visitors from the Main Office. Visitors are required to buzz in to enter the building. Once visitors are inside they are greeted by a receptionist, but they are not required to enter in the Main Office and are able to access the entire building.
SA.3	Compartmentalization	1	There is some compartmentalization for after-hours gym use. Beyond that, there is no interior compartmentalization in the rest of the building.
SA.4	Passive Supervision / Transparency	1	Throughout the day, staff are walking throughout the building and can observe students outside of their classrooms. However, there is very little transparency between adjacent spaces outside of the classroom for passive supervision. Restrooms often become a problem area that are not easily supervised.
SA.5	Corridors / Circulation	2	Corridor space is generally adequate in size, but circulation is not intuitive and there is little to no wayfinding.
SA.6	Student Cubbies / Lockers	2	There is a sufficient amount of lockers along corridors for all students, however they are seldomly used beyond winter coat storage due to short passing periods. Locker sizes are also problematic for students who play sports, as their equipment bags don't fit inside the lockers. Students resort to keeping their equipment bags inside the Main Office or in a coach's/teacher's room.
not	Restroom / Locker Room Safety	3	Most restrooms are traditional multi-user facilities with an entry door. Vaping sensors have been installed in some but not all bathrooms, and students have figured out the locations and move activity to ones that aren't covered by sensors. Single user restrooms are available, however there are problems with students locking themselves in. Cameras have been installed outside the single user restrooms to help with supervision.
Safety Subtotal		***1.86***	

Core Learning Areas: *Core Classrooms*		Score	Comments
CL.1	Size and Proportion	1	**Math:** Classrooms are not appropriately sized for large group instruction (several at only 700 SF) and do not accommodate different furniture configurations. N180 is appropriately sized, but has angled walls that makes the room challenging to teach in.
		4	**Language Arts:** In general, most classrooms are appropriately sized for large group instruction. N196 is undersized (700 SF) and has an angled wall that makes the room challenging to teach in. The current staff office is used as book storage; therefore, ELA staff lacks office space.
		2	**Social Studies/Global:** Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations.
		2	**World Language:** Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations.
CL.2	Appropriate Adjacencies	2	**Math:** Three classrooms are isolated from the rest of the department. While there is a designated shared staff office, it is primarily used for storage or individualized testing. The staff office is also too small to function for its intended purpose and with the separation of classroom locations, teacher collaboration is difficult.
		4	**Language Arts:** The classrooms adjacencies are appropriate, they generally grouped closely together as a department.
		5	**Social Studies/Global:** The classrooms are generally grouped closely together as a department. Teachers would prefer to have permanent classrooms rather than shuffle each year, as some subjects are better taught in certain classrooms. There is a designated shared staff office with individual teacher workstations that is utilized.
		3	**World Language:** The classrooms are generally grouped together as a department. There is a designated shared staff office with shared teacher workstations that are heavily used since teachers don't have designated classrooms.
CL.3	Technology & Equipment	3	**Math:** Each room is equipped with updated smartboards. This department could benefit from more whiteboard space to better support their teaching needs. Students do not yet have access to collaborative display throughout the school.
		3	**Language Arts:** Fixed displays/screens are adequate. There are wifi connectivity and cellular reception issues in these spaces.
		2	**Social Studies/Global:** Classrooms could benefit from updated technology that better supports their teaching needs (more visible and updated AV systems and document cameras for all classrooms, etc.). Students do not yet have access to collaborative displays throughout the school.
		3	**World Language:** Technology is in the process of being updated in this department, currently not all classrooms equipped with smartboards. Students do not yet have access to collaborative display throughout the school.
CL.4	Daylighting / Views	2	**Math:** Only half of the classrooms have access to natural light and outdoor views, the other half of the classrooms are inboard.
		2	**Language Arts:** Only half of the classrooms have access to natural light and outdoor views, the other half of the classrooms are inboard.
		3	**Social Studies/Global:** All classrooms have access to minimal natural light. Windows are small and provide some outdoor views.
		1	**World Language:** All classrooms are inboard and do not have access to natural light and outdoor views.
CL.5	Power / Lighting / Plumbing	3	**Math:** Electrical outlets are somewhat limited for charging and plugging in devices. Lighting is outdated fluorescent lighting, that switches to half the lights off or fully turned off. This often makes the room too bright or too dark to see the board.
		3	**Language Arts:** Electrical outlets are somewhat limited for charging and plugging in devices. Lighting is outdated fluorescent lighting.
		3	**Social Studies/Global:** Electrical outlets are somewhat limited for charging and plugging in devices. Lighting is outdated fluorescent lighting.
		3	**World Language:** Electrical outlets are somewhat limited for charging and plugging in devices. Lighting is outdated fluorescent lighting.
CL.6	Storage	1	**Math:** There is no dedicated storage space inside or outside of the classroom, therefore the department's staff office is used for storage.
		1	**Language Arts:** Storage is lacking, especially for book storage. The current staff office is used as book storage displacing ELA staff from having a staff office.
		1	**Social Studies/Global:** There is no dedicated storage space inside or outside of the classroom.
		1	**World Language:** There is no dedicated storage space inside or outside of the classroom, therefore the department's staff office is used for storage.
CL.7	Furniture	1	**Math:** Furniture is older style "sled desk" and does not provide the needed level of flexibility to accommodate student-centered learning.
		1	**Language Arts:** Furniture is older style "sled desk" and does not provide the needed level of flexibility to accommodate student-centered learning.
		1	**Social Studies/Global:** Furniture is older style "sled desk" and does not provide the needed level of flexibility to accommodate student-centered learning.
		1	**World Language:** Furniture is older style "sled desk" and does not provide the needed level of flexibility to accommodate student-centered learning.
CL.8	Finishes	1	**Math:** Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**Language Arts:** Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**Social Studies/Global:** Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**World Language:** Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
Core Learning Subtotal		**2.17**	

Specialty Learning Area: *Art, Music, STEM*		Score	Comments
SL.1	Size and Proportion	3	**Art:** Classrooms are appropriately sized for large group instruction. Long and narrow proportions of the rooms make it harder to teach in.
		3	**Business Ed:** Classrooms are generally not appropriately sized for large group instruction and do not accommodate different furniture configurations. Long and narrow proportions of the room make it difficult to teach in. N143 and N147 are more appropriately sized and furnished for their function.
		2	**FACE/Health Services:** Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations. Long, narrow and angled proportions make it difficult to teach in.
		2	**Music/Drama:** Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations.
		4	**Science:** Classrooms are appropriately sized for large group instruction, but because there are duplicated furniture configurations with instruction and lab spaces, classrooms feel tight.
		3	**Tech Ed:** Classrooms are generally appropriately sized for large group instruction. N144 could benefit from an instructional classroom, in addition to the shop space, to better support their teaching needs.

LEGEND

5	**EXCELLENT**: Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
4	**GOOD**: Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
3	**FAIR**: Space and/or element is average, supports some goals while fails to meet others.
2	**POOR**: Space and/or element is inadequate and does not support most of the districts curricular goals.
1	**VERY POOR**: Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
N/A	**NOT APPLICABLE**: Category or criteria does not apply to spaces.

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NORTH CAMPUS | EDUCATIONAL ADEQUACY DETAILED REPORT

SL.2	Appropriate Adjacencies	3	**Art:** Classrooms are grouped together as a department; however, the department is very isolated from the rest of the building. There is no permanent and prominent gallery space in the building to display student art outside of the Art department. There are designated shared staff offices, but they are seldomly used for staff collaboration. There is a desire to overlap with the Tech Ed department through adjacencies, however, spaces cannot be shared due to the nature of materials.
		3	**Business Ed:** Classrooms are generally grouped closely together as a department but could benefit from more adjacent connections. There are no designated shared staff offices.
		4	**FACE/Health Services:** Classrooms are generally grouped closely together as a department. There is designated shared staff office that is sufficiently sized with sufficient storage.
		3	**Music/Drama:** Classrooms are generally grouped closely together as a department but could benefit from having an appropriately sized space for class collaborations. There are designated shared staff offices, however they are primarily used as practice rooms.
		2	**Science:** Classrooms are spread out throughout the building, and adjacencies only pose a problem when similar subjects are not located near each other. There are two designated shared staff offices. One works well because it is connecting two classrooms, the other is isolated inside of one classroom and is not the ideal configuration.
		4	**Tech Ed:** Classrooms and shop are grouped together as a department in one area of the building with a designated staff office. There is a desire to overlap with the Art department through adjacencies, however spaces cannot be shared due to the nature of materials.
SL.3	Technology & Equipment	4	**Art:** Art specific equipment is generally in good condition. Each room is equipped with newer projection screens; however, this department could benefit from a larger size or additional quantities due to the proportions of the room.
		3	**Business Ed:** Classrooms are equipped with projection screens; however, this department could benefit from additional quantities due to the proportions of the room. There is a desire for more wireless capabilities for projecting, printing etc.
		4	**FACE/Health Services:** Equipment is generally in good condition. Each room is equipped with a projector and whiteboards. Large document cameras for display are desired.
		5	**Music/Drama:** Equipment is generally in good condition. Each room is equipped with a smartboard and whiteboards.
		3	**Science:** Science specific equipment is generally in good condition. Technology is in the process of being updated in this department from projectors to digital displays. There is a desire for more wireless capabilities for projecting.
		4	**Tech Ed:** Equipment is generally in good condition. There is a desire for a digital display solution like at South Campus.
SL.4	Daylighting / Views	5	**Art:** All classrooms have access to natural light and outdoor views.
		1	**Business Ed:** All classrooms are inboard and do not have access to natural light and outdoor views.
		1	**FACE/Health Services:** All classrooms are inboard and do not have access to natural light and outdoor views.
		1	**Music/Drama:** Classrooms do not have access to natural light and outdoor views.
		2	**Science:** Less than half of the classrooms have access to natural light and outdoor views, the other half of the classrooms are inboard.
		2	**Tech Ed:** Instructional classrooms do not have access to natural light and outdoor views.
SL.5	Power / Lighting / Plumbing	2	**Art:** Lighting is outdated fluorescent lighting. Plumbing is generally provided where needed, although this department could benefit from more sinks. Gas, electrical and ventilation are not sufficient.
		3	**Business Ed:** Electrical outlets are somewhat limited for charging and plugging in devices. Lighting is outdated fluorescent lighting.
		2	**FACE/Health Services:** Lighting is outdated fluorescent lighting. Plumbing is generally provided where needed, although this department could benefit from more sinks. Hand sinks are required in addition to kitchen sinks if any certifications were to occur.
		3	**Music/Drama:** Lighting is outdated fluorescent lighting.
		3	**Science:** Electrical outlets are limited for charging and plugging in devices. Lighting is outdated fluorescent lighting.
		4	**Tech Ed:** Power, lighting and plumbing have been recently updated. There is a desire for additional exhaust.
SL.6	Storage	3	**Art:** Storage space inside of classrooms is sufficient but could be better organized to give more space to the classrooms.
		4	**Business Ed:** Some classrooms have dedicated storage space inside the classroom, however room N130 does not have enough.
		5	**FACE/Health Services:** There is sufficient storage space inside and outside of the classroom, that is easily accessible.
		2	**Music/Drama:** There is insufficient storage space inside of the classrooms. They currently double as storage and practice room space and are full of casework further reducing their footprint. More efficient storage solutions could be provided to reduce items stored in classroom.
		5	**Science:** There is sufficient storage space inside and outside of the classroom that is easily accessible.
		5	**Tech Ed:** Storage space inside of instructional classrooms and labs are sufficient.
SL.7	Furniture	4	**Art:** Epoxy table with stools works sufficiently. N152 could benefit from better furniture to accommodate computer sizes and adequate supervision.
		2	**Business Ed:** N130 has furniture is older style "sled desk" and does not provide the needed level of flexibility to accommodate student-centered learning. N145 has flexible seating but the shape is difficult for collaborative learning.
		3	**FACE/Health Services:** Furniture is older style table and chairs and limits flexibility to accommodate student-centered learning.
		3	**Music/Drama:** Music furniture works sufficiently. Duplication of spaces between campuses makes performance practice challenging with moving risers. Risers in N103 are worn and squeaky due to frequent use.
		1	**Science:** Furniture is older style "sled desk" and does not provide the needed level of flexibility to accommodate all instruction and practice formats for student-centered learning.
		5	**Tech Ed:** Furniture has been updated to flexible seating for more collaborative learning.
SL.8	Finishes	1	**Art:** Painted CMU walls, concrete floors and exposed ceilings. Finishes do not provide color variation or visual stimulation. Acoustics are challenging and are especially hard in N152 (Computer lab).
		1	**Business Ed:** Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**FACE/Health Services:** Painted CMU walls, vinyl composition tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**Music/Drama:** Painted CMU walls, vinyl composition tile, acoustical ceiling tile and acoustic treatments are provided. Finishes do not provide color variation or visual stimulation.
		1	**Science:** Painted CMU walls, vinyl composition tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		3	**Tech Ed:** Finishes have been upgrades have been ongoing, however N172 and N174 have not been upgraded.
Specialty Learning Subtotal		***3.05***	

Intervention / Resource Area		Score	Comments
IR.1	Size and Proportion	2	**Special Ed:** Size does not always match the function. Proportions are either too big or too small for changing functions of these rooms.
			Therapy/Calming/Sensory/De-Escalation: N123 need dedicated, smaller, and adjacent spaces for 6-8 students and staff. Currently the designated staff office serves this purpose and it is not adequately sized. N190 would be more functional if it expanded into N188, as this classroom is oversized for a calm / study / sensory space.
IR.2	Appropriate Adjacencies	1	**Special Ed:** Special Ed locations tend to be haphazardly located. Not all student support teams are in the same areas. Handicap bathrooms need be more centrally located. A larger office with some smaller offices would be beneficial for staff collaboration and private phone calls. Additional classroom, outside of N123, would be beneficial for specific Special Ed classes.
			Therapy/Calming/Sensory/De-Escalation: Sensory room tends to be haphazardly. Additional break out rooms could be provided in all department spaces.
IR.3	Technology & Equipment	2	**Special Ed:** Classrooms could benefit from updated technology that better supports their teaching needs (writable whiteboard walls).
			Therapy/Calming/Sensory/De-Escalation: No technology provided here.
IR.4	Daylighting / Views	1	**Special Ed:** None of the classrooms have access to natural light and outdoor views.
			Therapy/Calming/Sensory/De-Escalation: No access to natural light.
IR.5	Power / Lighting / Plumbing	1	**Special Ed:** Lighting is outdated fluorescent lighting. An assisted use toilet room with manuevarbility space for transfer devices and an adult changing table is needed.
			Therapy/Calming/Sensory/De-Escalation: Lighting is outdated fluorescent lighting.
IR.6	Storage	2	**Special Ed:** Though some shelving exists, dedicated or personalized storage is not provided. Storage for personal items is lacking.
			Therapy/Calming/Sensory/De-Escalation: No storage provided.
IR.7	Furniture	3	**Special Ed:** Furniture has been updated to more flexible seating but this department could benefit from an increase in diverse seating for students with sensory needs.
			Therapy/Calming/Sensory/De-Escalation: Furniture is outdated but in fair condition. Spaces could benefit from a better variety.
IR.8	Finishes	1	**Special Ed:** Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
			Therapy/Calming/Sensory/De-Escalation: Painted CMU walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
Intervention / Resource Subtotal		***1.63***	

Breakout / Collaboration Area		Score	Comments
BC.1	Size and Proportion	1	While no breakout space is provided, the need for these areas was communicated by most program leads. This will be especially necessary in the future for the forthcoming block schedule that will require students to move freely between lecture, independent and group work.
BC.2	Appropriate Adjacencies	1	Desire to have these spaces adjacent to most classrooms to foster the ability to conduct independent and small group work without additional FTE required for supervision.
BC.3	Technology & Equipment	1	
BC.4	Daylighting / Views	1	
BC.5	Power / Lighting / Plumbing	1	
BC.6	Storage	1	
BC.7	Furniture	1	
BC.8	Finishes	1	
Breakout / Collaboration Subtotal		***1.00***	

LEGEND

5	**EXCELLENT**: Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
4	**GOOD**: Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
3	**FAIR**: Space and/or element is average, supports some goals while fails to meet others.
2	**POOR**: Space and/or element is inadequate and does not support most of the districts curricular goals.
1	**VERY POOR**: Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
N/A	**NOT APPLICABLE**: Category or criteria does not apply to spaces.

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NORTH CAMPUS | EDUCATIONAL ADEQUACY DETAILED REPORT

Common Areas: *Gym, Cafeteria, Auditorium, LMC*		Score	Comments
CA.1	Size and Proportion	2	**Gym / Weight Room / Locker Rooms:** In general, the East and West Gym, and locker rooms are sufficient in size. However, there is not a large assembly space for the entire school to occupy. There is no good classroom for instructional space to move freely between either gym. The Men's basketball team locker room is exceedingly adequate for its intended purpose; however, non-athletic locker rooms are outdated. Athletic offices are appropriately sized. The Weight Room is too small, often students will have to use the cafeteria as a supplemental space. Concession stands are also not large enough to host events.
		1	**Pool:** The pool is too small for desired functions. There is a desire for two pools, one cold and one warm, as well as 8 lanes instead of the current 6. Additionally, the pool depth is not deep enough for diving. The current depth is 10 feet, and 12 feet is required diving depth.
		1	**Cafeteria / Food Service:** Cafeteria / Food Service: Cafeteria (which also serves as commons), kitchen and serving line are not appropriately sized for the +/- 500 students being served in two periods. The serving line doesn't work well with queuing and the entrance gets very congested.
		1	**Auditorium:** At its current size, the auditorium cannot accommodate all desired functions; therefore, it is severely underutilized. Choir concerts happen in the gym because there is not enough space on the stage for all students. Additionally, external performing arts programs do not rent the space because of its limited size; therefore, AUHSD is unable to take advantage of business partnership opportunities. The additional supporting spaces (dressing rooms, shop, etc.) are also too small to support the needs of the auditorium. There is no orchestra pit to support theater performances.
		5	**Library:** In general, the library is appropriately sized for the amount of students and functions that it serves.
CA.2	Appropriate Adjacencies	3	**Gym / Weight Room / Locker Rooms:** The location of the east gym is not ideal for access to the rest of the school. The northernmost portion of the gym serves as an informal circulation zone from east to west which is not ideal for programs occuring in the gym while persons are passing. Athletic offices are not adjacent to gym.
		4	**Pool:** Pool location is sufficient within the overall athletics portion of the building.
		4	**Cafeteria / Food Service:** The location in the building works well, however there is a desire for the kitchen to more central to serve as a prefunction space.
		3	**Auditorium:** The location in the building works well and is adjacent to the supporting music and theater classes.
		4	**Library:** The location within the building is sufficient. The library would benefit from break out rooms that are immediately adjacent to the library that can be easily supervised. The copy and textbook storage rooms could move into the library to make the LMC more of a work and career space.
CA.3	Technology & Equipment	1	**Gym / Weight Room / Locker Rooms:** Gyms could benefit from updated technology that better supports their teaching needs and environmental constraints.
		2	**Pool:** Inadequate technology to support competitions.
		3	**Cafeteria / Food Service:** In general, some of the kitchen equipment has been upgraded except for a few pieces. The kitchen is a full cooking kitchen but does not have enough room to additional equipment needed.
		1	**Auditorium:** Acoustics are not suitable for choral performances. Amplifers are dated and require relatively nuanced and intensive adjustments to produce mediocre acoustics.
		2	**Library:** Technology is old and needs to be upgraded. The computer labs are used for testing but otherwise are seldom used with the integration of laptops and Chromebooks.
CA.4	Daylighting / Views	1	**Gym / Weight Room / Locker Rooms:** None of the instructional spaces have access to natural light and outdoor views.
		1	**Pool:** The cafeteria does not have access to natural light and outdoor views.
		1	**Cafeteria / Food Service:** The cafeteria does not have access to natural light and outdoor views.
		N/A	**Auditorium**
		1	**Library:** None of the instructional spaces have access to natural light and outdoor views.
CA.5	Power / Lighting / Plumbing	4	**Gym / Weight Room / Locker Rooms:** Lighting in the gym is new fluorescent lighting.
		2	**Pool:** The air quality and air movement in the pool is poor. Lighting is outdated fluorescent lighting.
		3	**Cafeteria / Food Service:** Electrical outlets are somewhat limited for charging and plugging in devices. Lighting is outdated fluorescent lighting.
		3	**Auditorium:** Lighting and power is suffiicent for function.
		3	**Library:** Electrical outlets are somewhat limited for charging and plugging in devices. Lighting is outdated fluorescent lighting
CA.6	Storage	1	**Gym / Weight Room / Locker Rooms:** Storage size is insufficient for both the East and West Gym. The East Gym has repurposed an old "mud room" into a storage, that is shared with after school sports storage. The West Gym has no attached storage space; therefore, equipment lines the perimeter of the gym which makes conditions unsafe for students playing sports. The district also utilizes exterior storage pods for equipment storage.
		3	**Pool:** Fair amount of storage for function.
		2	**Cafeteria / Food Service:** Storage space is not sufficient for the needs of the kitchen. There are two storage rooms on opposite ends of the kitchen that are not ideal in capacity or function.
		1	**Auditorium:** Storage space is not sufficient for the needs of the auditorium. The adjacent hallways become excessively crowded with everything that can't be store in the theater. The district also utilizes exterior storage pods for equipment storage.
		1	**Library:** Storage space is not sufficient for the needs of the Library and IT support staff. There are two smaller designated storage rooms that are jam packed. The library also needs a designated lockable repair area.
CA.7	Furniture	2	**Gym / Weight Room / Locker Rooms:** The bleachers in the east gym are sufficient at best but is lacking at times. There are no bleachers in the west gym. The lockers are in fair condition.
		1	**Pool:** The bleachers are in poor condition.
		1	**Cafeteria / Food Service:** Lunch tables are traditional tables with attached stools. This area could benefit from an increase in diverse seating options for students.
		1	**Auditorium:** ADA seating is available; however, it is not properly located and impedes access to other spectator seating.
		1	**Library:** Library furniture are traditional tables and chairs. This area could benefit from upgrades with diverse seating options for students.
CA.8	Finishes	4	**Gym / Weight Room / Locker Rooms:** Finishes in the gymnasium provide color variation and good branding. However, there does not appear to be any acoustic treatment to mitigate sound. The Men's Basketball locker room has great branding and finishes.
		1	**Pool:** Painted CMU walls, floor tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**Cafeteria / Food Service:** Painted CMU walls, vinyl composition tile and acoustical ceiling tile are provided. Finishes do not provide color variation or visual stimulation. Countertops in the kitchen need to be upgraded.
		3	**Auditorium:** Finishes are generally in good condition but are dated.
		1	**Library:** Painted gyp board walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
Common Areas Subtotal		***2.23***	

LEGEND

5	**EXCELLENT**: Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
4	**GOOD**: Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
3	**FAIR**: Space and/or element is average, supports some goals while fails to meet others.
2	**POOR**: Space and/or element is inadequate and does not support most of the districts curricular goals.
1	**VERY POOR**: Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
N/A	**NOT APPLICABLE**: Category or criteria does not apply to spaces.

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NORTH CAMPUS | EDUCATIONAL ADEQUACY DETAILED REPORT

Office / Administrative Areas		Score	Comments
OA.1	Size and Proportion	4	**Main Office:** The Main Office is sufficiently sized with the correct quantity of offices. There is no designated Mother's Room. Staff Lounge is periodically used.
		1	**Nursing:** The Nurses' room is too small to accommodate a waiting room and the bathroom is too small for an accessible bathroom. Students are required to wait in the Student Services office.
		3	**Student Services:** In general, the Student Services is sufficiently sized with the correct quantity of offices. However due to the lack of storage, more items are being stored in offices which inhibits the intended office use and function. This further challenges small conferencing options; in meeting with parents for example.
OA.2	Appropriate Adjacencies	2	**Main Office:** The location of the Main Office and sightlines are a security concern because visitors can enter the building before checking into the Main office. However, the organization of the Main Office within the suite and the proximity of the main office to the student services office suite is ideal.
		2	**Nursing:** The location of the Nurse's Room is not ideal. There is no direct access and students must enter in from Student Services or the Main Office. There is no waiting area for students which results in students occupying space in the guidance office. There is no line of sight to the Main Office if additional supervision is needed. The room would also benefit from an area for students to rest instead of using the detention rooms that are not easily supervised.
		4	**Student Services:** Location of Student Services office in relation to Main office is good for communicating with principals. Having a designated reception desk is nice to help filter students entering the space. This suite could benefit from having small breakout spaces for students to take private therapy calls or regulate before returning to class. SRO office located in the Main office and is an open office with no privacy.
OA.3	Technology & Equipment	2	**Main Office:** The spaces (offices and conference rooms) are lacking modern technology need for school and community functions.
		4	**Nursing:** Equipment is generally in good condition.
		3	**Student Services:** Technology is sufficient for function.
OA.4	Daylighting / Views	2	**Main Office:** Rooms are inboard and have limited access to natural light and outdoor views of the front entry from borrowed lites.
		1	**Nursing:** Rooms are inboard and have no access to natural light and outdoor views.
		1	**Student Services:** Rooms are inboard and have no access to natural light and outdoor views.
OA.5	Power / Lighting / Plumbing	3	**Main Office:** Lighting is outdated fluorescent lighting.
		1	**Nursing:** Lighting is outdated fluorescent lighting. The toilet room is too small and not ADA accessible.
		3	**Student Services:** Lighting is outdated fluorescent lighting.
OA.6	Storage	1	**Main Office:** There is no storage space connected the Main Office. Items are often kept at South Campus and are brought up when needed.
		1	**Nursing:** There is no storage space serving the Nurse's Room or in the toilet room. Storage is needed in both to house supplies.
		1	**Student Services:** Records room is too small which results in records being stored in nearby conference rooms and offices.
OA.7	Furniture	2	**Main Office:** Office furniture is dated.
		3	**Nursing:** Furniture is outdated but in fair condition.
		3	**Student Services:** Furniture is outdated but in fair condition.
OA.8	Finishes	2	**Main Office:** Painted gyp board walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation. The in-school suspension rooms are used for quiet and calming areas; however, they are no appropriately designed for calming spaces.
		1	**Nursing:** Painted gyp board walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation.
		1	**Student Services:** Painted gyp board walls, carpet tile and acoustical ceiling tile. Finishes do not provide color variation or visual stimulation. Sound transfer is a problem between offices.
Office / Administrative Subtotal		**2.23**	
BUILDING TOTAL AVERAGE SCORE		**2.10**	

LEGEND

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N/A	**NOT APPLICABLE**: Category or criteria does not apply to spaces.

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ATHLETIC FACILITIES | BUILDING CONDITIONS DETAILED REPORT

Civil / Site Criteria		Score	Comments
CS1.1	Gates & Fencing	3	-Mix of newer and older fencing at the various athletics fields -At the east tennis courts the fence posts appear to be installed off to the side of the original foundations. -At the varsity softball field foul line fencing, some of the chain link is warped at the base, and has come loose from posts. -At the JV & freshman baseball fields, the backstops are rusting, and some of the foul line chain link is warped.
CS1.2	Sidewalks & Pavement	3	-Sidewalks & pavement associated with athletics fields overall in fair condition. -District staff noted that the asphalt walkway near the football field ticket booths sometimes will have ponding water after rainfall. -Most of the tennis court pavement is in poor condition, with control joints having widened over time, cracks developing at post foundations, and cracking at various locations within the playing area.
CS1.3	Site Signage	3	-Minimal wayfinding signage for some of the athletics fields.
CS1.4	Pedestrian Access	3	-Paved paths for access to many of the fields. Other fields, such as softball, freshman & JV baseball require longer walks thru grass for spectators to access. -Access to most of the soccer practice fields at the north end of site is by traversing thru a ditch. -Tennis courts are located on both sides of Campus Drive, which intermingles pedestrian and vehicular traffic in that area.
CS1.5	Irrigation System	3	-Visible components of irrigation system showing some signs of age.
CS1.6	Landscaping	4	-Grass at athletic fields generally appears to be in good condition
CS1.7	Site Amenities (Furniture, etc.)	3	-Smaller bleacher modules at baseball, softball, and field hockey fields in fair condition, with some wear & tear evident from years of use, and some minor damage.
CS1.8	Playground Equipment	N/A	
CS1.9	Athletic Fields	3	-District staff noted that the JV baseball field does not drain well, and the varsity softball field can be difficult to keep dry at the beginning of the season.
CS1.10	Athletic Field Support Spaces (Dugouts, Pressbox, Support, etc.)	3	-Baseball, softball & soccer dugouts are in fair condition, with some cracking developed in CMU walls, and paint chipping off in some few spots. -The various small storage structures for athletics fields generally appear to be in good condition.
CS1.11	Maintenance (Dock, Trash, Util.)	N/A	
Civil / Site Average		***3.11***	

ADA Criteria		Score	Comments
A2.1	Accessible Parking	2	-Tennis court parking lot not have an adequate percentage of accessible stalls in comparison to total number of stalls, to meet current code requirements.
A2.2	Passenger Loading Zone	N/A	
A2.3	Accessible Entry(s)	2	-At the toilet room building south of the football field, the entry doors into the toilet rooms do not have adequate clear space on the interior side of the door to meet current accessibility requirements. -At each of the exterior doors into these toilet rooms the door threshold is a couple inches higher than the exterior stoop, which does not meet current accessibility requirements. -At concessions building, exterior door threshold is higher than exterior stoop, beyond the amount allowed under current accessibility requirements.
A2.4	Stairs, Ramps & Rails	3	
A2.5	Accessible Route	2	-The bleachers and press box at the soccer stadium are not accessible (both are only reachable by walking up stairs). -The concessions building does not have any countertops at an accessible height.
A2.6	Accessible Restrooms	1	-The toilet room building south of the football field does not have an accessible toilet stall in the women's toilet room, and does not have an accessible stall or urinal in the men's toilet room. -See A2.3 for additional accessibility comments pertaining to the toilet room building.
ADA Average		***2.00***	

Foundation Criteria		Score	Comments
FD3.1	Basement Foundation & Frost Walls	3	-Some cracking present in dugout CMU walls, likely from differential foundation settlement over time.
FD3.2	Dampproofing & Waterproofing	N/A	
FD3.3	Slab on Grade	4	-Slabs on grade within the various buildings generally appear to be in good condition
Foundation Average		***3.50***	

Structural System Criteria		Score	Comments
S4.1	Structural Framing	3	-Structural framing generally consistent with building's age. Much of the framing at the smaller buildings is wood framing
S4.2	Applied Fireproofing	N/A	
Structural System Average		***3.00***	

Roofing Criteria		Score	Comments
R5.1	Roofing Membrane	4	-Standing seam metal panel roofing on various buildings generally appears to be in good condition
R5.2	Drains, Gutters & Downspouts	4	-Gutters and downspouts all appear to be functioning properly.
R5.3	Skylights & Hatches	N/A	
R5.4	Roof Shingles	3	-Toilet room building asphalt shingle roof appears to be in good condition
Roofing Average		***3.666666667***	

Exterior Enclosure Criteria		Score	Comments
EX6.1	Exterior Cladding - Masonry (brick & stone)	3	-Some staining and efflourescence present on CMU walls on soccer press box/concessions structure, toilet room building, and ticket booths.
EX6.2	Exterior Cladding - Metal Panel	3	-Some wear & tear, minor damage, and minor rusting consistent with the age of metal panel cladding on the concessions building -Some spots of minor damage to the metal panel cladding at the under bleacher storage areas. -Metal panel cladding on support storage buildings for fields generally appear to be in good condition.
EX6.3	Exterior Cladding - Other (EIFS, siding, etc.)	N/A	
EX6.4	Exterior Cladding - Soffits	3	-Some minor damage at one spot of concession building soffit.
EX6.5	Exterior Sealants	4	-Sealant at openings generally appears to be functioning well
EX6.6	Expansion Joints	N/A	
EX6.7	Windows, Storefronts & Curtainwalls	3	-Windows in football press box and ticket booths appear to be original to buildings, in good condition.
EX6.8	Exterior Doors - Entry, Egress & Service	2	-Exterior doors on the concessions building, soccer press box, and toilet room building are aging.
EX6.9	Exterior Doors - Overhead & Coiling	3	-Mix of newer and older overhead & coiling doors at the various buildings.
EX6.10	Louvers & Vents	N/A	
Exterior Enclosure Average		***3.00***	

Interior Criteria		Score	Comments
IN7.1	Wall Finish Condition - Drywall	4	-Drywall in football press box generally in good condition.
IN7.2	Wall Finish Condition - Masonry	3	-Some efflourescence and staining present on the CMU walls of the soccer press box and the ticket booths north of the football stadium.
IN7.3	Wall Finish Condition - Tile	N/A	
IN7.4	Casework & Millwork	2	-Many of the countertops in the concessions building, toilet room building, and soccer press box are aged and nearing the end of their useful life
IN7.5	Interior Doors, Frames & Hardware	4	-Interior doors, frames, and hardware in the football press box generally appears to be in good condition.
IN7.6	Coiling Shutters & Grilles	3	-Coiling shutters & grilles in the concessions building and toilet room building appear functional but show signs of age.

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
*	**SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

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ATHLETIC FACILITIES | BUILDING CONDITIONS DETAILED REPORT

IN7.7	Fire Doors & Shutters	N/A	
IN7.8	Ceiling Finishes	3	-Suspended ACT ceilings in toilet room building are in poor condition.
IN7.9	Ceiling Other (baffles, etc.)	N/A	
IN7.10	Floor Finish - Carpet	4	-Carpeting in the football press box generally appears to be in good condition
IN7.11	Floor Finish - Resilient	4	-Resilient flooring in the football press box and soccer team building generally appears to be in good condition
IN7.12	Floor Finish - Ceramic Tile	N/A	
IN7.13	Floor Finish - Epoxy	N/A	
IN7.14	Floor Finish - VCT Tile	N/A	
IN7.15	Floor Finish - Terrazzo	N/A	
IN7.16	Gym/Sports Flooring (wood & vinyl)	N/A	
IN7.17	Stairs & Handrails	4	-Stairs and handrails at football press box and soccer press box generally appear to be in good condition
IN7.18	Window Treatments	N/A	
Interiors Average		***3.44***	

Miscellaneous Criteria		**Score**	**Comments**
MS8.1	Toilet Partitions	2	-Toilet partitions in the toilet room building are old, have some damage, and are beginning to rust
MS8.2	Toilet Accessories	3	-Toilet room accessories in the toilet room are in fair condition.
MS8.3	Food Service Equipment	3	-Food service equiment in concessions building is mostly older equipment, starting to show signs of age.
MS8.4	Theater & Stage Equipment	N/A	
MS8.5	Stage Curtains	N/A	
MS8.6	Auditorium Seating	N/A	
MS8.7	Bleachers	3	-Football stadium visitor bleachers are newer and generally appear to be in good condition -Football stadum home bleachers generally appear to be in good condition, with some items beginning to show some wear and tear from age. -Soccer stadium bleachers appear to be older than football bleachers. Over time adjacent modules have shifted differently from each other, leading to misalignment between adjacent sections on benches. More wear & tear and staining present on these bleachers.
MS8.8	Lockers	4	-Soccer team building lockers are newer and generally appear to be in good condition
MS8.9	Classroom Equipment (Hoods, Kilns, etc.)	N/A	
MS8.10	Elevator	4	-No issues observed with functionality of the football press box elevator
Miscellaneous Average		***3.17***	

Electrical Criteria		**Score**	**Comments**
EE9.1	Site & Exterior Lighting	4	Tennis courts on west side of main drive have newer LED lighting; courts on east side of main drive are not lit. Stadium field has what appear to be metal halide lighting installed as part of 2009 construction and appear to be in good working order. Baseball field to west of South Building is not lit. Soccer field to west of North Building has what appear to be metal halide lighting and appear to be in good working order. The lighting along the main north / south drive appears it may be leased from We Energies as there are wooden poles with cobra heads with overhead wiring.
EE9.2	Electric Services	4	The Shed south of the Stadium and NW of the Toilet Building (200-amp 277/480-volt, 3-phase, 4-wire), Stadium (600-amp 277/480-volt, 3-phase, 4-wire), and Soccer Field (ampacity and voltage unknown) have electric services from WE Energies. They are all fed underground. The tennis courts appears to be fed from the Stadium service. The Toilet Building appears to be fed from South Building. Power at Baseball field is served by the Shed.
EE9.3	Low Voltage Switchboard & Distribution	N/A	
EE9.4	Distribution Panelboards	3	All branch circuit panels appear to be in good working order except for the one in the Toilet Building. It appears to be a load center and nearing the en of its useful life.
EE9.5	Generator	N/A	
EE9.6	Interior Lighting	3	Majority of observed lighting as fluorescent light fixtures, except for Toilet Building which had some incandescent light fixtures. Retrofit LED lamps could be considered given limited usage of buildings.
EE9.7	Lighting Control	3	Majority observed where simple on / off lighting controls appropriate for building usage
EE9.8	Wiring Devices	3	Replace wiring devices and plates that are damaged
EE9.9	Fire Alarm System	3	Stadium has small Notifier NFW-50 fire alarm control panel for elevator recall, manual pull stations, and horn / strobe notification appliances
EE9.10	Clock System	N/A	
EE9.11	Building-Wide Paging System	N/A	
EE9.12	Data/Telephone/CATV Systems	4	Limited data cabling was observed as would be expected for these building types. Enclosed wall mounted rack within the Stadium was observed as a junction point for the fiber optic cabling routed between buildings on the campus.
EE9.13	Public Address Systems (Sound Systems)	4	Stadium sound system should be reviewed with users of space to determine adequacy of existing system and what improvements are needed. No other sound systems were observed.
EE9.14	Security Camera System	3	Limited exterior cameras. Does not appear to have been updated with 2023 camera project done at South and North Buildings.
EE9.15	Access Control System	N/A	
Electrical Average		***3.40***	

Mechanical Criteria		**Score**	
MC10.1	Air Handlers	N/A	
MC10.2	Chillers & Cooling	N/A	
MC10.3	Boilers	N/A	
MC10.4	Fan Coils, Unit Ventilators	N/A	
MC10.5	Air Terminals (VAV, FPVAV)	N/A	
MC10.6	Unit Heaters	3	Electric unit heaters provided in the toilet building storage room and bathrooms
MC10.7	Wall Fin Radiation	3	Electric baseboard heat provided in the press box rooms with integral control
MC10.8	Exhaust Fans	3	Wall exhaust fans provided in the electrical room and elevator equipment room at stadium. Units near life expectancy. Bathrooms appear to use gravity attic ventilators connected to grilles in the rooms.
MC10.9	Ducts & Distribution	N/A	
MC10.10	Pumps	N/A	
MC10.11	Piping/Insulation	N/A	
MC10.12	Controls	2	Standalone electric controls.
MC10.13	Dust Collection	N/A	
MC10.14	General Ventilation Comments	2	Electric heating is not energy efficient and overall control is poor.
Mechanical Average		***2.60***	

LEGEND

5	**NEW**: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	**GOOD**: Not Brand New, Functional And Does Not Need To Be Replaced
3	**FAIR**: Functional, Average Wear For Building Age
2	**POOR**: Functional, But Worn From Use
1	**CRITICAL**: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	**NOT APPLICABLE**: Category Or Criteria Does Not Apply To Spaces
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ATHLETIC FACILITIES | BUILDING CONDITIONS DETAILED REPORT

Plumbing Criteria		Score	
PL11.1	Domestic Water Piping System	3	Type L Copper & CPVC piping. Isolation valve type are ball valves. Irrigation system is on a well and has backflow preventers.
PL11.2	Fire Suppression Piping System	N/A	
PL11.3	Sanitary DWV Piping System	3	Cast iron & PVC Piping.
PL11.4	Storm and Clear Water DWV Piping System	N/A	
PL11.5	Natural Gas Piping System	N/A	
PL11.6	Compressed Air Piping System	N/A	
PL11.7	Welding Gas Piping System	N/A	
PL11.8	Water Softener(s)	N/A	
PL11.9	Water Heater(s)	3	(1) 40 gallon Electric Water Heater.
PL11.10	Thermostatic Mixing Valve	N/A	
PL11.11	Circulating Pump(s)	N/A	
PL11.12	Grease Interceptor	N/A	
PL11.13	Acid Neutralization Basin	N/A	
PL11.14	Sanitary Ejector Basin and Pump	N/A	
PL11.15	Clearwater Sump Basin and Pump	N/A	
PL11.16	Fixtures (sinks, toilets, urinals, etc.)	3	ADA fixtures.
Plumbing Average		***3.00***	

LEGEND

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MAINTENANCE FACILITY | BUILDING CONDITIONS DETAILED REPORT

Civil / Site Criteria		Score	Comments
CS1.1	Gates & Fencing	2	-Chain link fencing around perimeter of site is damaged in many areas and deteriorating
CS1.2	Sidewalks & Pavement	2	-Much of the asphalt paving is cracking, areas appear to exist where water ponding occurs, contributing to further deterioration of the surfac
CS1.3	Site Signage	N/A	
CS1.4	Pedestrian Access	2	-No dedicated sidewalk or walking path to the entrance of the maintenance building exists. Pedestrians accessing the building from elsewhere or campus either have to walk on Campus Drive or walk thru the parking lot to the south to get to the maintenance building.
CS1.5	Irrigation System	N/A	
CS1.6	Landscaping	N/A	
CS1.7	Site Amenities (Furniture, etc.)	N/A	
CS1.8	Playground Equipment	N/A	
CS1.9	Athletic Fields	N/A	
CS1.10	Athletic Field Support Spaces (Dugouts, Pressbox, Support, etc.)	N/A	
CS1.11	Maintenance (Dock, Trash, Util.)	2	-No means for organizing/containing the various collections of items on site that are set aside for recycling, salvage, or repair. Most of these items are sitting on grass or gravel areas. -Salt storage area does not effectively contain salt run-off from migrating off site.
Civil / Site Average		***2.00***	

ADA Criteria		Score	Comments
A2.1	Accessible Parking	2	-No dedicated accessible parking stall or signage provided for building.
A2.2	Passenger Loading Zone	N/A	
A2.3	Accessible Entry(s)	2	-Path from gravel parking area south of the building to its main entry appears to have surfaces with a slope greater than allowed by current accessibility requirements.
A2.4	Stairs, Ramps & Rails	N/A	
A2.5	Accessible Route	1	-No apparent or marked path for an accessible route to the building entry. -The maintenance building site does not have a direct connection with accessible paths on the rest of the site.
A2.6	Accessible Restrooms	1	-Neither of the restrooms in the building are accessible. They lack adequate clearances around plumbing fixtures, lack adequate knee clearance at lavatories, mirrors are mounted higher than permitted under current accessibility requirements, no grab bars are present at toilets, and door handles are the twisting knob type.
ADA Average		***1.50***	

Foundation Criteria		Score	Comments
FD3.1	Basement Foundation & Frost Walls	1	-The building's structural wood columns extend below grade, presumably to concrete footings a few feet below grade. Over time the wood in contac with the earth has deteriorated the condition of the wood, likely to a point where its integrity is compromised below grade. -At the base of exterior walls, the wood sill plate also comes in contact with the earth. Over the life of the building this has degraded the condition of this wood as well.
FD3.2	Dampproofing & Waterproofing	N/A	
FD3.3	Slab on Grade	3	-Visible portions of the slab on grade appear to be in fair condition. Some cracks present
Foundation Average		***2.00***	

Structural System Criteria		Score	Comments
S4.1	Structural Framing	1	-At the eastern half of the building, some of the wood structural elements have begun to fail. At at least one location, the connection between woo column and wood truss has failed. It appears water infiltration played a role in the degradation of the wood at this location. Due to the concealed nature of the structural connections between wood members the nature of degradation at other structural members cannot readily be reviewed, but it is anticipated that other structural members may have degradation of a similar type. Due to this, temporary shoring has been installed at all of the structural columns in this half of the building.
S4.2	Applied Fireproofing	N/A	
Structural System Average		***1.00***	

Roofing Criteria		Score	Comments
R5.1	Roofing Membrane	2	-Corrugated metal roofing on the east half of the building is visibly rusted
R5.2	Drains, Gutters & Downspouts	1	-No gutters & downspouts on the building. This has likely contributed to increased degradation of wood members along the foundation walls over time due to the increased amount of water absorbed into the ground around the perimeter of the building.
R5.3	Skylights & Hatches	N/A	
R5.4	Roof Shingles	N/A	
Roofing Average		***1.5***	

Exterior Enclosure Criteria		Score	Comments
EX6.1	Exterior Cladding - Masonry (brick & stone)	N/A	
EX6.2	Exterior Cladding - Metal Panel	2	-Damage to the metal wall panel in some spots from vehicles. -Some minor corrosion present on metal wall panel in a few spots. Discoloration and staining on much of the metal panel.
EX6.3	Exterior Cladding - Other (EIFS, siding, etc.)	N/A	
EX6.4	Exterior Cladding - Soffits	N/A	
EX6.5	Exterior Sealants	N/A	
EX6.6	Expansion Joints	N/A	
EX6.7	Windows, Storefronts & Curtainwalls	2	-Window is aged.
EX6.8	Exterior Doors - Entry, Egress & Service	3	-Exterior swinging doors have some deterioration and damage, but are functional.
EX6.9	Exterior Doors - Overhead & Coiling	3	-Exterior overhead doors have some deterioration and damage, but are functional.
EX6.10	Louvers & Vents	2	-Many are rusting and may not still create a tight seal around the opening in the wall
Exterior Enclosure Average		***2.40***	

Interior Criteria		Score	Comments
IN7.1	Wall Finish Condition - Drywall	3	-Drywall condition consistent with building's age.
IN7.2	Wall Finish Condition - Masonry	N/A	
IN7.3	Wall Finish Condition - Tile	3	-Wall tile at drinking fountain & utility sink wall has some deterioration.
IN7.4	Casework & Millwork	2	-Functional, but has years of wear & tear.
IN7.5	Interior Doors, Frames & Hardware	2	-Many of the interior doors are older, but functional.
IN7.6	Coiling Shutters & Grilles	N/A	
IN7.7	Fire Doors & Shutters	N/A	
IN7.8	Ceiling Finishes	2	-Deterioration of roof structure present from water infiltration -Suspended ceilings in office and toilet room in fair condition.
IN7.9	Ceiling Other (baffles, etc.)	N/A	

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MAINTENANCE FACILITY | BUILDING CONDITIONS DETAILED REPORT

IN7.10	Floor Finish - Carpet	2	-Carpeting in office is older, stained & worn.
IN7.11	Floor Finish - Resilient	N/A	
IN7.12	Floor Finish - Ceramic Tile	N/A	
IN7.13	Floor Finish - Epoxy	N/A	
IN7.14	Floor Finish - VCT Tile	N/A	
IN7.15	Floor Finish - Terrazzo	N/A	
IN7.16	Gym/Sports Flooring (wood & vinyl)	N/A	
IN7.17	Stairs & Handrails	N/A	
IN7.18	Window Treatments	3	-Blinds are in operable condition.
Interiors Average		***2.43***	

Miscellaneous Criteria		**Score**	**Comments**
MS8.1	Toilet Partitions	N/A	
MS8.2	Toilet Accessories	3	-Average wear for their age.
MS8.3	Food Service Equipment	N/A	
MS8.4	Theater & Stage Equipment	N/A	
MS8.5	Stage Curtains	N/A	
MS8.6	Auditorium Seating	N/A	
MS8.7	Bleachers	N/A	
MS8.8	Lockers	2	-Lockers are rusted and worn.
MS8.9	Classroom Equipment (Hoods, Kilns, etc.)	N/A	
MS8.10	Elevator	N/A	
Miscellaneous Average		***2.50***	

Electrical Criteria		**Score**	**Comments**
EE9.1	Site & Exterior Lighting	3	There is no lighting at the parking lot to the south of the building. Consider adding if use of lot warrants. Limited building-mounted lighting has beer upgraded to LED. Revising circuiting of exterior lighting at exit doors should be considered to meet current Code requirement for exterior emergency egress lighting.
EE9.2	Electric Service	1	(1) 120/208-volt, 3-phase, 4-wire service from We Energies serves this building. Ampacity was not observable as disconnect in closet which was not accessible at time of walk-thru. Service is fed overhead from pole mounted transformers.
EE9.3	Low Voltage Switchboard & Distribution	N/A	
EE9.4	Distribution Panelboards	1	(2) load center type panelboards are located in a closet within the Office Area. There is very limited available breaker mounting space. They appear to be original to the construction of the building and have exceeded their useful life. An additional small load center, without any available breaker mounting space, was observed in the shop area.
EE9.5	Generator	N/A	
EE9.6	Interior Lighting	3	Shop lighting appears to be fluorescent type fixtures. Unable to observe if LED replacement bulbs were installec
EE9.7	Lighting Control	3	Simple on / off lighting controls appropriate for building usage were observed.
EE9.8	Wiring Devices	3	Replace wiring devices and plates that are damaged
EE9.9	Fire Alarm System	2	A Simplex 4010 fire alarm control panel is installed in this building. It serves pull stations at exit doors and heat detectors in the garage spaces. It is nearing the end of its useful life. It has a digital communicator, appears to be cellular.
EE9.10	Clock System	4	Primex GPS battery analog clocks were observed in shops and offices. It is assumed they receive their synchronization from South Campus GPS transmitter.
EE9.11	Building-Wide Paging System	N/A	
EE9.12	Data/Telephone/CATV Systems	3	Limited data cabling was observed. Enclosed wall mounted rack within the office was not accessible at the time of walk-thru. Replace existing cabling with Cat6 or 6A (for WAPs) as spaces are renovated. Building is connected to South Campus Building with 12-strand fiber optic cabling.
EE9.13	Public Address Systems (Sound Systems)	N/A	
EE9.14	Security Camera System	3	Limited exterior cameras. Does not appear to have been updated with 2023 camera project done at South and North Buildings.
EE9.15	Access Control System	4	Limited access doors.
Electrical Average		***2.73***	

Mechanical Criteria		**Score**	**Comments**
MC10.1	Air Handlers	N/A	
MC10.2	Chillers & Cooling	2	Thru-wall AC unit at office.
MC10.3	Boilers	N/A	
MC10.4	Fan Coils, Unit Ventilators	N/A	
MC10.5	Air Terminals (VAV, FPVAV)	N/A	
MC10.6	Unit Heaters	3	Older gas unit heaters. One unit is ducted to provide some ventilation. Units near life expectancy
MC10.7	Wall Fin Radiation	N/A	
MC10.8	Exhaust Fans	3	Older roof exhausters with ductwork extended to near floor level. Units near life expectancy
MC10.9	Ducts & Distribution	3	Minimal ductwork in the building. Appears to be in fair condition
MC10.10	Pumps	N/A	
MC10.11	Piping/Insulation	N/A	
MC10.12	Controls	2	Standalone electric controls in marginal condition.
MC10.13	Dust Collection	N/A	
MC10.14	General Ventilation Comments	2	The building is not ventilated or controlled efficiently.
Mechanical Average		***2.50***	

Plumbing Criteria		**Score**	**Comments**
PL11.1	Domestic Water Piping System	3	Type L Copper piping. Isolation valve type are ball valves.
PL11.2	Fire Suppression Piping System	N/A	
PL11.3	Sanitary DWV Piping System	3	Cast iron & PVC Piping.
PL11.4	Storm and Clear Water DWV Piping System	N/A	
PL11.5	Natural Gas Piping System	3	Black Iron Steel piping. Isolation valve type are ball valves.
PL11.6	Compressed Air Piping System	3	Type L Copper piping. Isolation valve type are ball valves. 60 gallon rotary screw air compressor.
PL11.7	Welding Gas Piping System	N/A	
PL11.8	Water Softener(s)	N/A	
PL11.9	Water Heater(s)	3	(1) 50 gallon Electric Water Heater.
PL11.10	Thermostatic Mixing Valve	N/A	
PL11.11	Circulating Pump(s)	N/A	
PL11.12	Grease Interceptor	N/A	
PL11.13	Acid Neutralization Basin	N/A	
PL11.14	Sanitary Ejector Basin and Pump	N/A	
PL11.15	Clearwater Sump Basin and Pump	N/A	
PL11.16	Fixtures (sinks, toilets, urinals, etc.)	3	ADA and Non-ADA fixtures.
Plumbing Average		***3.00***	

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