

Assessment Narrative

2.3.0

2.3.1 Cankton Elementary School

2.3.2 GENERAL INFORMATION

Original Construction: 1952
Additions/Renovations: 1954, 1959, 1975, 1989, 1989, 1993, 2003,
2004, 2007, 2009, 2011
Site Area: undetermined
Floor Area (Permanent): 44,895 sf
Floor Area (Portable/Temporary):
Design Capacity: 472
Current Enrollment: 559
Capacity/Enrollment: 118%
Portables\Temporary: 24 classrooms
Permanent classrooms: 15.

2.3.3 BUILDING CONSTRUCTION, ARRANGEMENT, AND GENERAL CONDITION

The campus consists of one-story permanent buildings and temporary buildings. The permanent building envelope consists of slabs on grade, load bearing masonry walls, structural steel framing, brick veneer, non-insulated steel windows, wood doors and frames and metal decking and modified bitumen roofs. In general, the condition of the permanent buildings is fair to poor. There are multiple cracks in both brick veneer and CMU walls. The steel frame windows are in poor shape and need replacement. Exterior doors and frames are old and need replacement. Most soffits are wood construction with signs of significant deterioration from years of water damage. The cafeteria, while a younger structure, shows the same signs of structural issues as the older main structure.

The temporary buildings are of various ages and construction materials including wood and metal. The wood structures are old and most, if not all, building systems are worn out and need replacement. The metal temporary buildings are in generally good condition.

2.3.4 INTERIOR FINISHES

Administrative Offices:

VCT flooring was observed to be in overall fair to poor condition. CMU walls appeared to be in overall fair condition, however, evidence of significant structural problems exist in the form of masonry wall cracking. Old 12x12 ceiling tiles were observed along with some 2x4 acoustic ceilings and appeared to be in overall fair condition. Electrical power outlet distribution was limited and lighting overall appeared inadequate. Interior doors, frames, and hardware were in fair condition but aging. Wood and upholstered furniture was observed to be in overall fair condition. Wood and plastic laminate tables appeared to be in overall good condition.

Corridors:

VCT flooring was observed to be in overall fair condition. CMU walls appeared to be in overall fair condition, however, evidence of significant structural problems exist in the form of masonry wall cracking. 12x12 ceiling tiles were observed with fluorescent strip lighting fixtures. Ceilings appeared to be in overall fair condition. Tack strips appeared to be in overall fair condition. Electrical power distribution system was exposed throughout the corridors and lighting overall appeared inadequate.

Restrooms:

A coated floor covering was observed to be in overall poor condition. CMU walls were observed to be in overall fair condition. Wood plank ceilings were observed with fluorescent strip lighting fixtures. Ceilings appeared to be in overall fair to poor condition. Plumbing fixtures appeared to be in fair condition. Toilet partitions were wood and were in fair to poor condition. Ventilation was poor. Toilet room doors are wood with wood frames in fair condition as was door hardware.

Assessment Narrative**Classrooms:**

VCT flooring was observed to be in overall fair to poor condition. CMU walls appeared to be in overall fair condition, however, evidence of significant structural problems exist in the form of masonry wall cracking. Ceilings within the original construction were 12x12 ceiling tiles with fluorescent strip lighting fixtures. Ceilings appeared to be in overall fair condition. Plastic laminate cabinets were observed to be in overall fair condition. Wood flush doors with wood frames were observed to be in overall fair condition. Plastic and wood desks with steel frames were observed to be in overall fair condition. Plastic seats with steel frames were observed to be in overall good condition. Mixed furniture was observed. Overall, the interior of the classrooms within the permanent building were aging.

Cafeteria and Kitchen:

Terrazzo flooring in Cafeteria was observed to be in overall good condition. Terrazzo flooring in Kitchen was observed to be in overall good condition. CMU walls appeared to be in overall fair condition, however, evidence of significant structural problems exist in the form of masonry wall cracking. 2'x4' acoustical ceiling tiles with 2'x4' lay-in fluorescent lighting fixtures were observed to be in overall good condition. All food service equipment was observed to be in good condition. Plastic laminate tables with plastic seating and steel frames appeared to be in overall good condition. The cafeteria has seating for 200 students.

Library - Media Center:

The library is located in a older temporary building. Wood laminate flooring was observed to be in overall fair condition. Paneled walls on wood framing were observed to be in overall fair condition. 2'x4' acoustical ceiling tiles with 2'x4' lay-in fluorescent lighting fixtures were observed to be in overall good condition. Mixed shelving was observed to be in overall fair condition. Plastic seating with steel frames were observed to be in overall fair condition. Plastic laminate tables with steel frames were observed to be in overall fair condition. Mismatched furniture was noted. Display boards were observed to be in overall fair condition.

Assessment Narrative**Computer Lab:**

The computer lab is located in a older temporary building. Wood laminate flooring was observed to be in overall fair condition. Paneled walls on wood framing were observed to be in overall fair condition. 2'x4' acoustical ceiling tiles with 2'x4' lay-in fluorescent lighting fixtures were observed to be in overall good condition. Mixed shelving was observed to be in overall fair condition. Plastic seating with steel frames were observed to be in overall fair condition. Plastic laminate tables with steel frames were observed to be in overall fair condition. Mismatched furniture was noted. Display boards were observed to be in overall fair condition. 24 stations were observed.

2.3.5 WATER AND SEWAGE SYSTEMS

The facility is serviced by a public water supply source and public sewage disposal.

2.3.6 HEATING AND AIR CONDITIONING SYSTEMS

Split systems with gas fired heating and condensers mounted on ground. All Temporary\Portable buildings utilize either small split systems or wall mounted units.

2.3.7 ELECTRICAL AND SIGNAL SYSTEMS

Multiple electrical service entrances were observed. Pole mounted electrical transformers were observed. No GFCI protection or surge suppression was present. Fluorescent lighting fixtures were observed throughout the facility. An intercom system was observed and was reported to be functional at all areas.

2.3.8 Fire Protection System

The facility is unsprinklered, but is monitored by a fire alarm system. Fire extinguishers and a kitchen hood extinguisher system were observed.

Assessment Narrative**2.3.9 EXTERIOR GROUNDS**

The exterior grounds have paved and unpaved parking/driveways, minimal parking lot and security lighting, paved walkways and walkway covers. There is a playground with equipment present as well as a large covered pavilion. There is a canopy at the student drop-off/pick-up area and canopies/awnings present at other entrance doors.