

Assessment Narrative

2.6.0

2.6.1 East Elementary School

2.6.2 GENERAL INFORMATION

Original Construction: 1956
Additions/Renovations: 1966, 1975, 1980, 1991, 1992, 2003, 2008, 2011
Site Area: undetermined
Floor Area (Permanent): 26,952
Floor Area (Portable/Temporary):
Design Capacity: 476
Current Enrollment: 271
Capacity/Enrollment: 57%
Portables\Temporary: 3 classrooms
Permanent classrooms: 21.

2.6.3 BUILDING CONSTRUCTION, ARRANGEMENT, GENERAL CONDITION

The campus consists of one-story permanent buildings and temporary buildings. The envelope of the permanent buildings consists of slabs on grade, load bearing masonry walls, non-insulated aluminum windows, hollow metal steel doors, structural concrete roof decking, and built-up roof. In general, the buildings appear to be in fair condition with most building components exhibiting normal wear. The temporary buildings are of various ages and are in generally poor condition.

2.6.4 INTERIOR FINISHES

Administrative Offices:

VCT and laminate flooring was observed to be in overall fair to poor condition with portions missing and replacement tiles installed in some areas. CMU walls appeared to be in overall fair condition. Exposed structure with spray applied insulation was the ceiling type in most areas with limited amounts of 2x4 acoustic ceilings and appeared to be in overall fair condition. The spray applied insulation appears to be original and is dirty and almost impossible to paint or clean. Electrical power outlet distribution was limited and lighting overall appeared inadequate. Wood interior doors and frames were in fair to poor condition and aging. Wood and upholstered furniture was observed to be in overall fair condition. Wood and plastic laminate tables appeared to be in overall fair condition. Administration space was limited.

Assessment Narrative**Corridors:**

VCT flooring was observed to be in overall fair to poor condition with portions missing and mismatch replacement tiles installed in some areas. CMU walls appeared to be in overall fair condition. Exposed structure with spray applied insulation was the ceiling type and appeared to be in overall fair condition. Electrical power distribution system was exposed throughout the corridors and fluorescent lighting overall appeared inadequate. Original clerestory windows along interior corridor walls in fair condition.

Restrooms:

Ceramic tile floors were observed in all restrooms and in overall good to fair condition with an aging appearance. CMU walls were observed to be in overall fair condition. Ceilings were painted exposed structure with fluorescent strip lighting fixtures and appeared to be in overall fair condition. Plumbing fixtures appeared to be in poor condition and are in need of replacement. Wood toilet partitions were in poor condition with some deterioration evident. Countertops where plastic laminate in poor condition. Ventilation was poor. Toilet room doors are wood in wood frames and appeared to be in fair to poor condition and in need of refinishing or replacement. Accessories were poor.

Classrooms:

VCT flooring was observed to be in overall fair to poor condition with portions missing and replacement tiles installed in some areas. CMU walls appeared to be in overall fair condition. Painted exposed structure was the ceiling type and its appearance was acceptable but difficult to maintain. Electrical power outlet distribution was limited and lighting overall appeared inadequate. Interior doors are wood in metal frames and appeared to be in fair condition but in need of refinishing or replacement. Seating was older wood\steel and was observed to be in overall fair to poor condition. Marker and tack boards were poor. Cabinetry and storage was limited and was generally wood construction.

Cafeteria and Kitchen:

The cafeteria\kitchen is housed in a separate permanent building. VCT flooring in the cafeteria and ceramic tile in the kitchen was observed to be in overall fair condition. CMU walls appeared to be in overall fair condition. Ceilings were painted exposed structure with fluorescent strip lighting fixtures and appeared to be in overall fair condition. All food service equipment was observed to be in good condition. Plastic laminate tables and steel frames appeared to be in overall good condition. The cafeteria has seating for approximately 200 students. Storage appeared to be limited.

Computer Lab:

VCT flooring was observed to be in overall fair to poor. CMU walls appeared to be in overall fair condition. Ceilings were painted exposed structure with fluorescent strip lighting fixtures and appeared to be in overall fair condition. Electrical power outlet distribution was limited appeared inadequate. Interior doors are wood in wood frames and appeared to be in fair to poor condition and in need of refinishing or replacement. Seating was plastic\metal and was observed to be in overall good condition. Marker and tack boards were poor and need updating. Cabinetry and storage was limited and was generally wood construction.

Approximately 24 stations were observed. Technology equipment appeared to be in good condition.

2.6.5 WATER AND SEWAGE SYSTEMS

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

2.6.6 HEATING AND AIR CONDITIONING SYSTEMS

Split systems with gas fired heating and condensers mounted on ground. Most classrooms utilize wall mounted package units.

2.6.7 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.

Assessment Narrative**2.6.8 FIRE PROTECTION SYSTEMS**

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

2.6.9 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 canopy at the student drop-off/pick-up area and canopies/awnings present at other entrance doors. Landscaping is minimal consisting of mainly lawn grass cover. Drainage is an issue.