

Assessment Narrative

2.15.0

2.15.1 **Highland Elementary School**

2.15.2 GENERAL INFORMATION

Original Construction: 1945
Additions/Renovations: 1969, 1980, 1991, 1992, 1999
Site Area:
Floor Area (Permanent): 24,628
Floor Area (Portable/Temporary):
Design Capacity: 404
Current Enrollment: 192
Capacity/Enrollment: 48%
Portables\Temporary: 3 classrooms
Permanent Classrooms: 21.

2.15.3 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 steel roof framing, tectum roof deck, and TPO or EPDM roof. In general, the buildings appear to be in fair to poor condition with most building components exhibiting normal wear. There is some masonry cracking indicating foundation structural issues. The temporary buildings are of various ages and are in generally very poor condition.

2.15.4 INTERIOR FINISHES

Administrative Offices:

VCT and flooring was observed to be in overall fair condition. CMU walls appeared to be in overall fair condition. 12x12 Celotex was the ceiling in overall fair condition. Electrical power outlet distribution was limited and lighting overall appeared inadequate. Wood interior doors and metal 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 extremely limited.

Corridors:

No interior corridors.

Assessment Narrative**Restrooms:**

Ceramic tile floors were observed in all restrooms and in overall fair to poor condition with an aging appearance. CMU walls were observed to be in overall fair condition. Exposed structure was the ceiling in overall fair condition with fluorescent strip lighting fixtures and appeared to be in overall fair condition. Plumbing fixtures appeared to be in fair to poor condition. Wood toilet partitions were in fair to poor condition with some deterioration evident. No countertops. Ventilation was poor. Toilet room doors are wood in metal frames and appeared to be in poor condition and in need of replacement. Accessories were poor.

Classrooms:

VCT flooring was observed to be in overall poor condition with portions missing and replacement tiles installed in some areas and 9x9 tiles remaining. CMU walls appeared to be in overall fair condition. Exposed structure was the ceiling in overall fair condition 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 to poor condition but in need of replacement. Seating was mixed plastic\steel and was observed to be in overall fair condition. Marker and tack boards were poor. Cabinetry and storage was limited and was generally wood construction.

Cafeteria and Kitchen:

VCT flooring was observed to be in overall fair condition. CMU walls appeared to be in overall fair condition. Exposed structure was the ceiling in overall fair condition and its appearance was acceptable but difficult to maintain. The kitchen area ceiling was 2x4 ACT in good to fair condition. Electrical power outlet distribution was limited and lighting overall appeared inadequate. Interior doors are wood in metal frames and appeared to be in fair to poor condition but in need of replacement. All food service equipment was observed to be in good to fair condition. Plastic laminate tables and steel frames appeared to be in overall good condition. The cafeteria has seating for approximately 250 students. Storage appeared to be limited.

Computer Lab:

Typical Classroom

2.15.5 WATER AND SEWAGE SYSTEMS

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

2.15.6 HEATING AND AIR CONDITIONING SYSTEMS

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

2.15.7 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.

2.15.8 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.

2.15.9 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.