

2.32.0

2.32.1 **South Street Elementary School**

2.32.2 GENERAL INFORMATION

Original Construction: 1945
Additions/Renovations: 1960, 1975, 1980, 1990, 1994, 1997, 2003, 2006, 2008
Site Area: undetermined
Floor Area (Permanent): 35,084
Floor Area (Portable/Temporary):
Design Capacity: 540
Current Enrollment: 370
Capacity/Enrollment: 69%
Portables\Temporary: 8 classrooms
Permanent Classrooms: 21.

2.32.3 BUILDING CONSTRUCTION, ARRANGEMENT, GENERAL CONDITION

The campus consists of one and two story permanent buildings and temporary buildings of various ages. The envelope of the permanent buildings consists of slabs on grade, load bearing masonry walls, structural steel walls, non-insulated steel windows, hollow metal steel doors, concrete decking and modified bitumen roofs. In general, the buildings appear to be in fair to poor condition with most building components exhibiting extreme wear, deterioration. The temporary buildings were wood frame, old, and in generally poor condition. The cafeteria was housed in a newer building that appeared to be in fair condition.

2.32.4 INTERIOR FINISHES

Administrative Offices:

VCT flooring was observed to be in overall fair condition with portions missing and replacement tiles installed in some areas. Some 9x9 is still in use. CMU walls appeared to be in overall fair condition, however, finishes are poor in places. Exposed structure with spray applied insulation was the ceiling type in fair condition but difficult to clean. Electrical power outlet distribution was limited and lighting overall appeared inadequate. Interior doors, frames, and hardware were in fair to poor condition. A mixture of wood and upholstered furniture was observed to be in overall fair condition. Wood and plastic laminate tables appeared to be in overall fair condition as well. Administration space was limited.

Assessment Narrative**Corridors:**

VCT flooring was observed to be in overall fair condition with portions missing and replacement tiles installed in some areas. GWB corridor walls appeared to be in overall good condition. Some structural concrete was noted in good condition. Brick found in some areas was aging. Exposed structure with spray applied insulation was the ceiling type in fair condition but difficult to clean with fluorescent strip lighting fixtures in overall fair condition. Electrical power distribution system was exposed throughout the corridors and fluorescent lighting overall appeared inadequate.

Restrooms:

Ceramic tile floors were observed in all restrooms and in overall poor condition with an aging appearance and tiles missing. CMU or painted brick walls were observed to be in overall poor condition. Exposed structure with spray applied insulation was the ceiling type in fair condition but difficult to clean with fluorescent strip lighting fixtures in overall fair condition. Plumbing fixtures appeared to be in fair to poor condition and are in need of replacement in some areas. Wood and plastic toilet partitions in were in poor condition. Plam countertops were in some restrooms but most had none. Ventilation was poor. Toilet room doors are wood or hollow metal in wood or metal frames and appeared to be in fair to poor condition depending on location. 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, however, finishes are poor in places. Some structural concrete was noted in good condition. Exposed structure with spray applied insulation was the ceiling type in fair condition but difficult to clean with fluorescent strip lighting fixtures in overall fair condition. Electrical power outlet distribution was limited and lighting overall 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 a mixture of plastic\metal and was observed to be in overall fair condition. Marker and tack boards were fair to 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 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, however, finishes are poor in places. Some structural concrete was noted in good condition. 2'x4' acoustical ceiling tiles with 2'x4' lay-in fluorescent lighting fixtures were observed to be in overall fair condition. Windows were steel frame in poor 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 approximately 200 students. Storage appeared to be limited.

Library - Media Center:

See typical classroom.

Computer Lab:

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 good condition. Gypsum board was the ceiling type in good condition with fluorescent strip lighting fixtures in overall good to fair condition. Electrical power outlet distribution was limited and lighting overall appeared inadequate. Interior doors are wood in wood frames and appeared to be in fair condition. Seating was a mixture of plastic\metal and was observed to be in overall good condition. Marker and tack boards were fair. Cabinetry and storage was limited and was generally wood construction.

2.32.5 WATER AND SEWAGE SYSTEMS

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

2.32.6 HEATING AND AIR CONDITIONING SYSTEMS

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

Assessment Narrative**2.32.7 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.

2.32.8 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.

2.32.9 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 extensive consisting of lawn grass cover, planting beds, shrubbery, and hardscapes.