

**Assessment Narrative**

2.37.0

**2.37.1 Washington Elementary School****2.37.2 GENERAL INFORMATION**

Original Construction:

Additions/Renovations:

Site Area: undetermined

Floor Area (Permanent):

Floor Area (Portable/Temporary):

Design Capacity: 486

Current Enrollment: 147

Capacity/Enrollment: 30%

Portables\Temporary: 3 classrooms

Permanent Classrooms: 18.

**2.37.3 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 steel frame windows, hollow metal steel and wood doors, structural steel roof framing, steel roof deck, and modified bit roof. In general, the buildings appear to be in fair to poor condition with most building components exhibiting normal wear but aging. There is some masonry cracking indicating foundation structural issues. The temporary buildings are of various ages and are in generally very poor condition.

**2.37.4 INTERIOR FINISHES****Administrative Offices:**

VCT and flooring was observed to be in overall fair to poor condition and aging. Wood panel walls appeared to be in overall fair condition. ACT was the ceiling type in overall fair condition. Electrical power outlet distribution was limited and lighting overall appeared inadequate. Wood interior doors and wood frames were in fair condition and aging. Wood, steel, 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.

**Assessment Narrative****Corridors:**

Only one building had an interior corridor. VCT flooring was observed in fair to poor condition. Walls were wood paneling and GWB. Ceilings were exposed steel structure. Lighting was fluorescent strip in fair condition but inadequate.

**Restrooms:**

Sealed floors were observed in restrooms and in overall fair to poor condition with an aging appearance. Plastic wall panels 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 poor condition with some deterioration evident. Plastic laminate countertops were observed in poor. 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:**

A variety of classroom finishes were observed depending on the building. VCT flooring was observed to be in overall poor condition with portions missing and replacement tiles installed in some areas. CMU walls appeared to be in overall fair condition. Exposed structure was the ceiling in overall fair condition and its appearance was corroded and 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 wood\plastic\steel 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.

**Gymnasium:**

The gymnasium is housed in a separate building and is in fair condition. Flooring includes wood and sealed concrete in fair condition. Interior walls are generally CMU in fair condition with some wood panels. Ceiling material is exposed structure with associated lighting in fair condition. Interior doors are wood panel in metal frames in fair to poor condition. All associated fixtures and equipment are in fair condition. Gymnasium athlete restrooms are poor.

**Assessment Narrative****Cafeteria and Kitchen:**

Terrazzo flooring was observed to be in overall fair to poor condition with some major cracking. CMU walls appeared to be in overall fair condition. ACT was the ceiling in overall fair condition with some sagging and discoloration due to leaks. The kitchen area ceiling was 2x4 ACT in fair condition. Electrical power outlet distribution was limited and lighting overall appeared good. Interior doors are wood in metal frames and appeared to be in fair 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

**2.37.5 WATER AND SEWAGE SYSTEMS**

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

**2.37.6 HEATING AND AIR CONDITIONING SYSTEMS**

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

**2.37.7 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.

**2.37.8 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.

**2.37.9 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.