

# School Assessment Report



School: Stanton, D. H. Elementary School

Report: Nov 17, 2015

Condition Assessment:

Suitability Assessment:

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The following reference documents may be viewed at the Atlanta Public Schools eCOMET Feedback website under 'Support' tab:

- eCOMET Glossary
- UNIFORMAT Definitions
- Suitability Criteria Score Description Text

## Executive Summary

### School Name: Stanton, D. H. Elementary School

Number of Buildings:	1
Gross Area (SF):	75,646
Replacement Value:	\$16,746,672
Condition Budget:	\$3,989,116
Total FCI:	23.82%
Suitability Budget:	\$1,345,899
Total RSLI:	30%
Total APSFI:	32.03%
Condition Score:	76.18
Suitability Score:	77.04
School Score:	76.48



### Summary:

The D.H. Stanton Elementary School consists of (1) main school building located at 970 Martin Street SE., in Atlanta, GA. The original campus was constructed in 1958. The school campus and site are fairly well maintained in fair overall condition.

Roof covering was installed in 1999 and has 10 main sections including some smaller sections. Roofing is typically low slope with built-up system in deteriorated condition and should be replaced. (Roofing membrane report and drawings are available on the home page of each school in eCOMET® on the drop down menu "Drawings/Attachments").

Domestic water and sanitary waste systems were installed in 1968 and have reached the end of life expectancy.

HVAC systems were upgraded in 2015 and are in good condition, except for heating generating system installed in 2000.

Electrical service and distribution were upgraded in 2000 and is in good condition. Lighting and branch wiring were installed in the 1968 and have reached the end of life expectancy.

This report contains condition and adequacy data collected during the 2013 APS Facility Assessment and 2015 Tabletop Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

## Condition Budget Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted useful life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

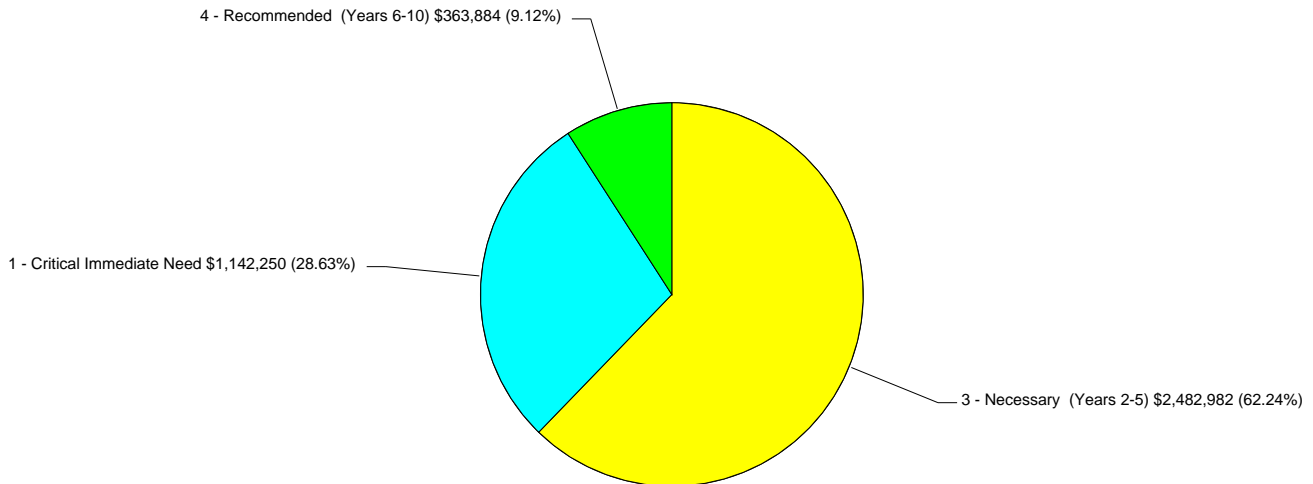
Following are the cost model's system details for this facility. The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new system) to 0.00% (system expired). The System Condition Index (SCI) is the ratio of a system's current condition deficiency costs to its replacement value - also known as "percent used" ranging from 0 percent to 100 percent or greater due to the addition of the system's renewal premium, the additional costs to prepare for the system's renewal such as demolition costs. The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.

### Current Investment Requirement and Condition by Uniformat Classification

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	21%	0.00%	\$0
B30 Roofing	1%	106.39%	\$1,142,250
C10 Interior Construction	43%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	47%	21.78%	\$357,424
D10 Conveying	24%	0.00%	\$0
D20 Plumbing	16%	37.30%	\$255,149
D30 HVAC	81%	0.00%	\$0
D40 Fire Protection	4%	96.17%	\$336,969
D50 Electrical	3%	96.05%	\$1,289,741
E10 Equipment	24%	0.00%	\$0
E20 Furnishings	25%	0.00%	\$0
G20 Site Improvements	22%	21.80%	\$292,144
G30 Site Mechanical Utilities	6%	0.00%	\$0
G40 Site Electrical Utilities	19%	66.73%	\$315,438
		<b>Total:</b>	<b>\$3,989,116</b>

### Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
1958_1968 Bldg	75,646	23.1%	\$1,142,250	\$0	\$1,875,400	\$363,884	\$0	\$3,381,534
2010_2011_2012_2020 Site		28.6%	\$0	\$0	\$607,582	\$0	\$0	\$607,582
<b>Total:</b>	<b>75,646</b>	<b>23.8%</b>	<b>\$1,142,250</b>	<b>\$0</b>	<b>\$2,482,982</b>	<b>\$363,884</b>	<b>\$0</b>	<b>\$3,989,116</b>



**School Condition Budget: \$3,989,116**

## Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total</b>	<b>\$3,989,114</b>			<b>\$377,627</b>		<b>\$2,673,323</b>					<b>\$1,849,052</b>	<b>\$8,889,116</b>
<b>Substructure</b>												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$1,142,250											\$1,142,250
<b>Superstructure</b>												
Floor Construction												
Roof Construction												
<b>Exterior Enclosure</b>												
Exterior Walls												
Exterior Windows												
Exterior Doors												
Roofing	\$1,142,250											\$1,142,250
Roof Coverings	\$1,142,250											\$1,142,250
Roof Openings												
<b>Interiors</b>	<b>\$357,424</b>					<b>\$1,143,214</b>					<b>\$480,348</b>	<b>\$1,980,986</b>
Interior Construction						\$238,378						\$238,378
Partitions												
Interior Doors												
Fittings						\$238,378						\$238,378
Stairs												
Stair Construction												
Interior Finishes	\$357,424					\$904,836					\$480,348	\$1,742,608
Wall Finishes	\$357,424										\$480,348	\$837,772
Floor Finishes						\$904,836						\$904,836
Ceiling Finishes												
<b>Services</b>	<b>\$1,881,859</b>					<b>\$1,289,236</b>					<b>\$10,128</b>	<b>\$3,181,223</b>
Conveying						\$113,573						\$113,573
Elevators and Lifts						\$113,573						\$113,573
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$255,149					\$576,599						\$831,748
Plumbing Fixtures						\$576,599						\$576,599
Domestic Water Distribution	\$50,599											\$50,599
Sanitary Waste	\$131,343											\$131,343
Rain Water Drainage	\$30,144											\$30,144
Other Plumbing Systems	\$43,063											\$43,063
HVAC						\$334,477						\$334,477
Energy Supply												
Heat Generating Systems						\$334,477						\$334,477
Cooling Generating Systems												
Distribution Systems												
Terminal & Package Units												
Controls & Instrumentation												
Systems Testing & Balance												
Other HVAC Systems/Equip												
Fire Protection	\$336,969					\$47,426					\$10,128	\$394,523
Sprinklers	\$314,361											\$314,361
Standpipes	\$22,608											\$22,608
Fire Protection Specialties										\$10,128		\$10,128
Other Fire Protection Systems						\$47,426						\$47,426
Electrical	\$1,289,741					\$217,161						\$1,506,902
Electrical Service/Distribution						\$217,161						\$217,161
Lighting and Branch Wiring	\$937,700											\$937,700
Communications and Security	\$325,127											\$325,127
Other Electrical Systems	\$26,914											\$26,914
<b>Equipment &amp; Furnishings</b>						<b>\$240,873</b>						<b>\$240,873</b>
Equipment						\$78,627						\$78,627
Institutional Equipment						\$8,736						\$8,736
Vehicular Equipment												
Other Equipment						\$69,891						\$69,891
Furnishings						\$162,246						\$162,246
Fixed Furnishings						\$162,246						\$162,246
<b>Special Construction</b>												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												
<b>Building Sitework</b>	<b>\$607,581</b>			<b>\$377,627</b>							<b>\$1,358,576</b>	<b>\$2,343,784</b>
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements	\$292,144										\$1,358,576	\$1,650,720
Roadways											\$258,983	\$258,983
Parking Lots											\$863,759	\$863,759
Pedestrian Paving											\$235,834	\$235,834
Site Development	\$204,941											\$204,941
Landscaping	\$87,203											\$87,203
Site Mechanical Utilities				\$377,627								\$377,627
Water Supply				\$89,407								\$89,407
Sanitary Sewer				\$182,343								\$182,343
Storm Sewer				\$105,877								\$105,877
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities	\$315,437											\$315,437
Electrical Distribution												
Site Lighting	\$216,392											\$216,392
Site Communication and Security	\$99,045											\$99,045
Other Site Electrical Utilities												

## Suitability Summary

The educational suitability assessment of a school facility is a measure of how well the building(s) and grounds support and enhance the educational programs being offered. The assessment evaluates multiple systems or categories. Some of these are school-wide, like learning environment, while others are focused on specific space types such as art rooms. Some systems or categories are found in all types of schools, such as general classrooms, while others are specific to certain grade configurations, like preschool classrooms. Each school receives an educational suitability score based on a 100 point scale developed as a percentage of possible points for all scored suitability categories.

The educational suitability assessment team evaluated the adequacy of the specific space types in each school model, e.g., general classrooms, science rooms, support spaces, etc. The possible score for each space type was weighted based on that space type's proportion of the total area of the school model. Consequently, general classrooms in an elementary school receive more possible points than general classrooms in a high school, since they represent a greater proportion of the total space.

### Suitability Scoring

The suitability scoring system includes additional educational suitability categories that cannot always be weighted based on simple square footage. Some examples of these categories include ease of supervision, learning environment, pedestrian traffic, and others. The weightings of these categories were determined through field work by experienced educators and architects and reflect each category's relative importance in that particular model. The points assigned a specific educational suitability category in one model may differ from another model. A comparison of the points assigned to a specific educational suitability category across models is not appropriate because the size and proportion of spaces will be different based on the type of school. For example, an auditorium is typical at a high school, but elementary and middle schools may have multi-purpose spaces (e.g., "cafegymtoriums"). The points assigned to these spaces are likely to be different.

Another aspect of the suitability scoring system is that the weights assigned to the categories are expressed in numbers to two decimal points. This is due to several factors. Using a 100 point scale to review numerous educational suitability systems and categories, many of the point assignments are a fraction of a whole number. Expanding point assignments to two decimals allows the system to reflect the original logic of basing the suitability scoring on square footage and relative importance, and facilitates consistent sums when adding to arrive at a total suitability score.

### Suitability Budget

The budget for correcting educational suitability deficiencies is intended to be used as an estimate for correcting the overall educational suitability needs of a facility and not as a means to develop cost estimates for individual deficiencies. Experience has shown that it is difficult to calculate the cost of correcting items such as classrooms that are sized incorrectly, spaces with inappropriate adjacencies, lack of a variety of teaching and learning spaces, etc. The remediation of these deficiencies can take a variety of forms and requires a design study before accurate cost calculations can be made. A budget was developed for suitability improvements based on the overall suitability score of a particular school and team experience in correcting the overall deficiencies based on that score. Suitability Budget needs for each facility are included in the report and should be used as a starting place for long range planning.

Much like a facility condition index, the inverse of the suitability score is a measure of the value of the building which should be reinvested to remediate the deficiencies. The Atlanta Public School Facilities Inventory (APSF) includes a model which is adequate to develop budget projections for remediating educational suitability deficiencies. The model is as follows:

$$\text{Atlanta Suitability Index} = (1.0 - \text{Suitability Score} (\%))$$

$$\text{APSF} \times .35 \times \text{School Current Replacement Value (CRV)} = \text{Total Suitability Budget Needs}$$

The APSFI budget projection of 35% of the Current Replacement Value is based on several factors:

First, the remediation of educational suitability deficiencies may be accomplished in a number of ways. For instance, remediating a classroom which does not meet the size standard for a given number of students can be "fixed" by, on one extreme, lowering the class size which costs no capital dollars, and on the other extreme, by building a new classroom, which would cost 100% of the replacement cost. Most often, the solution is to carve out some additional space, or combine three classrooms into two by removing the internal walls. Consequently, the cost of remediation is most often less than 100% of the replacement cost and our experience has shown that the 35% factor is an effective planning parameter.

Second, the fact that these deficiencies are typically remediated along with building condition deficiencies and often overlap in scope of work and cost. Budgets for both assessments at 100% of the replacement cost would likely result in excessive budgets.



The report below provides information about the Educational Suitability of this school, based on the Criteria in Appendix 1. Each area was scored 1 through 5, or "NA" with 1 being the high score. Items are scored "NA" if they are not appropriate to that school program (e.g., football fields at an elementary school or preschool at a high school) or are not needed at a school (e.g., no computer lab at a school where every student has a laptop). All scores are shown. However, the suitability deficiency budget reflects only the deficiencies identified with scores of 2 or lower.

**Suitability Narrative:**

D.H.Stanton Elementary is a neighborhood school serving pre-kindergarten through fifth grade. It houses a special education self-contained program for pre-kindergarten students. It also has a new dual-emersion language program (Spanish and English) starting this year at the pre-kindergarten level. There is a gymnasium, an interior courtyard, several interior common/multi-purpose spaces amongst classroom clusters. Outside is a hard-surface play area, basketball courts, and a playground with age-appropriate equipment.

**Suitability Category Scoring Summary**

Task No	Task Description	Score
4845	Support Spaces	79.94
4846	Learning Environment	77.35
4851	General Classrooms	90.75
4856	Kindergarten	91.75
4861	Pre-K	87.75
4866	Self-Contained Special Ed	87.75
4867	Instructional Resource Rooms	96.00
4868	Science	0.00
4869	Music	57.50
4870	Art	84.75
4892	Computer Labs	58.25
4893	P.E.	63.50
4894	Performing Arts	77.75
4895	Media Center	80.75
4924	Outside	69.37
4925	Safety and Security	57.14

**Stanton, D. H. Elementary School Suitability Budget Total: \$1,345,899**

## Enrollment Projection

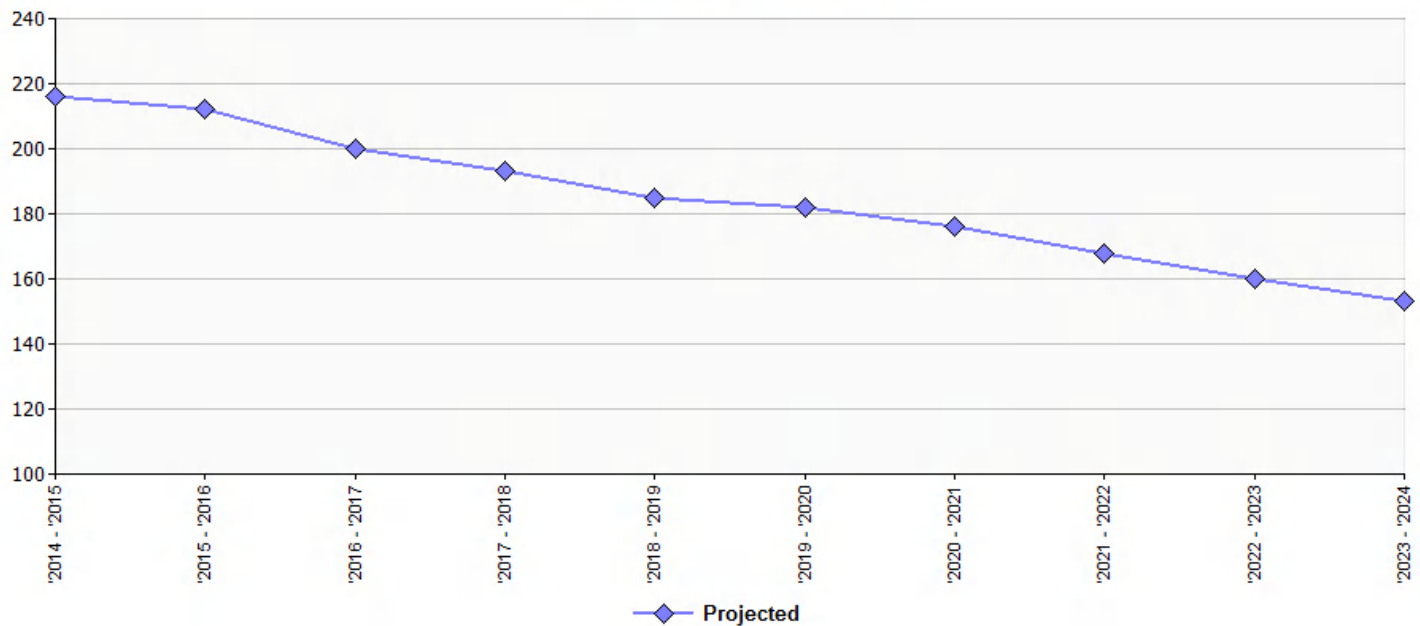
Enrollment projections are merely an *estimate* of future activity based on the historical data and information provided. These numbers can be highly accurate, but it must be remembered that the numbers are still a projection or estimate. During the implementation of any of the recommendations provided, it is critical that the school reassess these numbers on a regular basis and adjust plans accordingly.

### Stanton, D. H. Elementary School

#### Projected Enrollment

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Kindergarten	36	37	36	35	33	32	30	29	28	28
1	33	34	35	34	33	31	30	28	27	26
2	43	35	36	37	36	35	33	32	30	29
3	37	37	30	31	32	31	30	28	27	25
4	43	35	35	28	29	30	29	28	26	25
5	24	34	28	28	22	23	24	23	22	20
<b>Subtotal</b>	<b>216</b>	<b>212</b>	<b>200</b>	<b>193</b>	<b>185</b>	<b>182</b>	<b>176</b>	<b>168</b>	<b>160</b>	<b>153</b>

**School Projected Enrollment**



\*\* EC Students are not used in the development of the projections.



## Buildings

### Building Name: 1958\_1968 Bldg 2010\_2011\_2012\_2020

Year Built:	1958
Gross Area (SF):	75,646
Replacement Value:	\$14,619,939
Repair Cost:	\$3,381,534
Total FCI:	23.13%
Total RSLI:	32%

A portion of the superstructure is steel frame with load bearing CMU. Another portion is concrete framed. Floor construction is slab on-grade. Roof construction is both steel and concrete pan joist with lightweight concrete fill. The exterior enclosure is comprised of walls with brick veneer over CMU and pre-cast panels over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are both aluminum framed with glazing and hollow metal. Roofing is comprised of low sloped structure with built-up roof coverings. The roof is in poor condition with reported leaks.



## Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	21%	0.00%	\$0
B30 Roofing	1%	106.39%	\$1,142,250
C10 Interior Construction	43%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	47%	21.78%	\$357,424
D10 Conveying	24%	0.00%	\$0
D20 Plumbing	16%	37.30%	\$255,149
D30 HVAC	81%	0.00%	\$0
D40 Fire Protection	4%	96.17%	\$336,969
D50 Electrical	3%	96.05%	\$1,289,741
E10 Equipment	24%	0.00%	\$0
E20 Furnishings	25%	0.00%	\$0
		<b>Total:</b>	<b>\$3,381,534</b>

## Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.07	100	1958	2058	\$496,205	-	0.00%	\$0
A1020	Special Foundations	\$0.24	100	1958	2058	\$23,489	-	0.00%	\$0
A1030	Slab on Grade	\$4.38	100	1958	2058	\$428,674	-	0.00%	\$0
A2010	Basement Excavation	\$0.16	100	1958	2058	\$15,659	-	0.00%	\$0
A2020	Basement Walls	\$1.61	100	1958	2058	\$157,572	-	0.00%	\$0
B1010	Floor Construction	\$12.05	100	1958	2058	\$1,179,343	-	0.00%	\$0
B1020	Roof Construction	\$8.53	100	1958	2058	\$834,838	-	0.00%	\$0
B2010	Exterior Walls	\$9.51	100	1958	2058	\$930,751	-	0.00%	\$0
B2020	Exterior Windows	\$6.25	30	2000	2030	\$611,692	50%	0.00%	\$0
B2030	Exterior Doors	\$0.53	30	2000	2030	\$51,872	50%	0.00%	\$0
B3010	Roof Coverings	\$10.61	20	1999	2019	\$1,038,409	20%	110%	\$1,142,250
B3020	Roof Openings	\$0.36	30	2000	2030	\$35,233	50%	0.00%	\$0
C1010	Partitions	\$3.91	100	1958	2058	\$382,675	43%	0.00%	\$0
C1020	Interior Doors	\$2.52	40	2000	2040	\$246,634	63%	0.00%	\$0
C1030	Fittings	\$1.91	20	2000	2020	\$186,933	25%	0.00%	\$0
C2010	Stair Construction	\$1.93	100	1958	2058	\$188,891	-	0.00%	\$0
C3010	Wall Finishes	\$3.32	10	2004	2014	\$324,931	0%	110%	\$357,424
C3020	Floor Finishes	\$7.25	20	2000	2020	\$709,563	25%	0.00%	\$0
C3030	Ceiling Finishes	\$6.20	20	2015	2035	\$606,799	100%	0.00%	\$0
D1010	Elevators and Lifts	\$0.91	20	2000	2020	\$89,062	25%	0.00%	\$0
D2010	Plumbing Fixtures	\$4.62	20	2000	2020	\$452,163	25%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.47	30	1968	1998	\$45,999	0%	110%	\$50,599
D2030	Sanitary Waste	\$1.22	30	1968	1998	\$119,402	0%	110%	\$131,343
D2040	Rain Water Drainage	\$0.28	20	1968	1988	\$27,404	0%	110%	\$30,144
D2090	Other Plumbing Systems	\$0.40	20	1968	1988	\$39,148	0%	110%	\$43,063
D3020	Heat Generating Systems	\$2.68	20	2000	2020	\$262,294	25%	0.00%	\$0
D3030	Cooling Generating Systems	\$4.53	20			\$443,355	0%	0.00%	\$0
D3040	Distribution Systems	\$6.94	20	2015	2035	\$679,223	100%	0.00%	\$0
D3050	Terminal & Package Units	\$19.74	15	2015	2030	\$1,931,969	100%	0.00%	\$0
D3060	Controls & Instrumentation	\$1.58	15	2015	2030	\$154,636	100%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.44	15	2015	2030	\$43,063	100%	0.00%	\$0
D4010	Sprinklers	\$2.92	30			\$285,783	0%	110%	\$314,361
D4020	Standpipes	\$0.21	30			\$20,553	0%	110%	\$22,608
D4030	Fire Protection Specialties	\$0.07	15	2010	2025	\$6,851	67%	0.00%	\$0

School Assessment Report - Jackson Cluster, Stanton, D. H. Elementary School, 1958\_1968 Bldg  
 2010\_2011\_2012\_2020

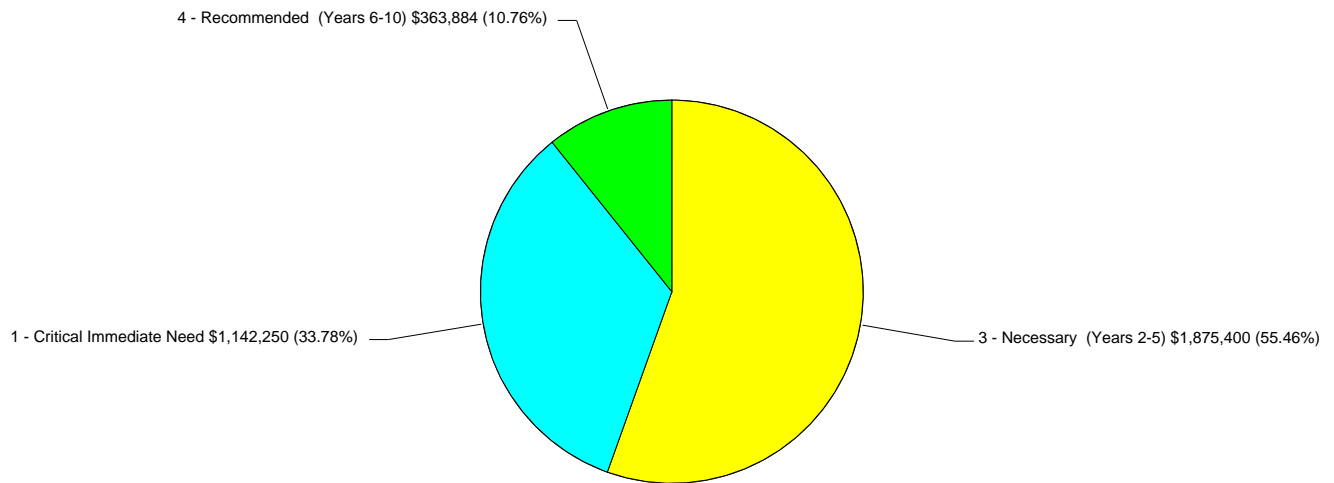
Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D4090	Other Fire Protection Systems	\$0.38	15	2005	2020	\$37,191	33%	0.00%	\$0
D5010	Electrical Service/Distribution	\$1.74	20	2000	2020	\$170,295	25%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$8.71	20	1968	1988	\$852,455	0%	110%	\$937,700
D5030	Communications and Security	\$3.02	15	2000	2015	\$295,570	0%	110%	\$325,127
D5090	Other Electrical Systems	\$0.25	15			\$24,468	0%	110%	\$26,914
E1020	Institutional Equipment	\$0.07	20	2000	2020	\$6,851	25%	0.00%	\$0
E1090	Other Equipment	\$0.56	20	2000	2020	\$54,808	25%	0.00%	\$0
E2010	Fixed Furnishings	\$1.30	20	2000	2020	\$127,232	25%	0.00%	\$0
Total		\$149.38				\$14,619,939	46%	23.13%	\$3,381,534

## Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total</b>	<b>\$3,381,533</b>					<b>\$2,673,323</b>					<b>\$490,476</b>	<b>\$6,545,332</b>
<b>Substructure</b>												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
<b>Shell</b>	<b>\$1,142,250</b>											<b>\$1,142,250</b>
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure												
Exterior Walls												
Exterior Windows												
Exterior Doors												
Roofing	<b>\$1,142,250</b>											<b>\$1,142,250</b>
Roof Coverings	<b>\$1,142,250</b>											<b>\$1,142,250</b>
Roof Openings												
Interiors	<b>\$357,424</b>					<b>\$1,143,214</b>					<b>\$480,348</b>	<b>\$1,980,986</b>
Interior Construction						<b>\$238,378</b>						<b>\$238,378</b>
Partitions												
Interior Doors												
Fittings						<b>\$238,378</b>						<b>\$238,378</b>
Stairs												
Stair Construction												
Interior Finishes	<b>\$357,424</b>					<b>\$904,836</b>					<b>\$480,348</b>	<b>\$1,742,608</b>
Wall Finishes	<b>\$357,424</b>										<b>\$480,348</b>	<b>\$837,772</b>
Floor Finishes						<b>\$904,836</b>						<b>\$904,836</b>
Ceiling Finishes												
Services	<b>\$1,881,859</b>					<b>\$1,289,236</b>					<b>\$10,128</b>	<b>\$3,181,223</b>
Conveying						<b>\$113,573</b>						<b>\$113,573</b>
Elevators and Lifts						<b>\$113,573</b>						<b>\$113,573</b>
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	<b>\$255,149</b>					<b>\$576,599</b>						<b>\$831,748</b>
Plumbing Fixtures						<b>\$576,599</b>						<b>\$576,599</b>
Domestic Water Distribution	<b>\$50,599</b>											<b>\$50,599</b>
Sanitary Waste	<b>\$131,343</b>											<b>\$131,343</b>
Rain Water Drainage	<b>\$30,144</b>											<b>\$30,144</b>
Other Plumbing Systems	<b>\$43,063</b>											<b>\$43,063</b>
HVAC						<b>\$334,477</b>						<b>\$334,477</b>
Energy Supply												
Heat Generating Systems						<b>\$334,477</b>						<b>\$334,477</b>
Cooling Generating Systems												
Distribution Systems												
Terminal & Package Units												
Controls & Instrumentation												
Systems Testing & Balance												
Other HVAC Systems/Equip												
Fire Protection	<b>\$336,969</b>					<b>\$47,426</b>					<b>\$10,128</b>	<b>\$394,523</b>
Sprinklers	<b>\$314,361</b>											<b>\$314,361</b>
Standpipes	<b>\$22,608</b>											<b>\$22,608</b>
Fire Protection Specialties											<b>\$10,128</b>	<b>\$10,128</b>
Other Fire Protection Systems						<b>\$47,426</b>						<b>\$47,426</b>
Electrical	<b>\$1,289,741</b>					<b>\$217,161</b>						<b>\$1,506,902</b>
Electrical Service/Distribution						<b>\$217,161</b>						<b>\$217,161</b>
Lighting and Branch Wiring	<b>\$937,700</b>											<b>\$937,700</b>
Communications and Security	<b>\$325,127</b>											<b>\$325,127</b>
Other Electrical Systems	<b>\$26,914</b>											<b>\$26,914</b>
Equipment & Furnishings						<b>\$240,873</b>						<b>\$240,873</b>
Equipment						<b>\$78,627</b>						<b>\$78,627</b>
Institutional Equipment						<b>\$8,736</b>						<b>\$8,736</b>
Vehicular Equipment												
Other Equipment						<b>\$69,891</b>						<b>\$69,891</b>
Furnishings						<b>\$162,246</b>						<b>\$162,246</b>
Fixed Furnishings						<b>\$162,246</b>						<b>\$162,246</b>
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

## Building Deficiency Priority

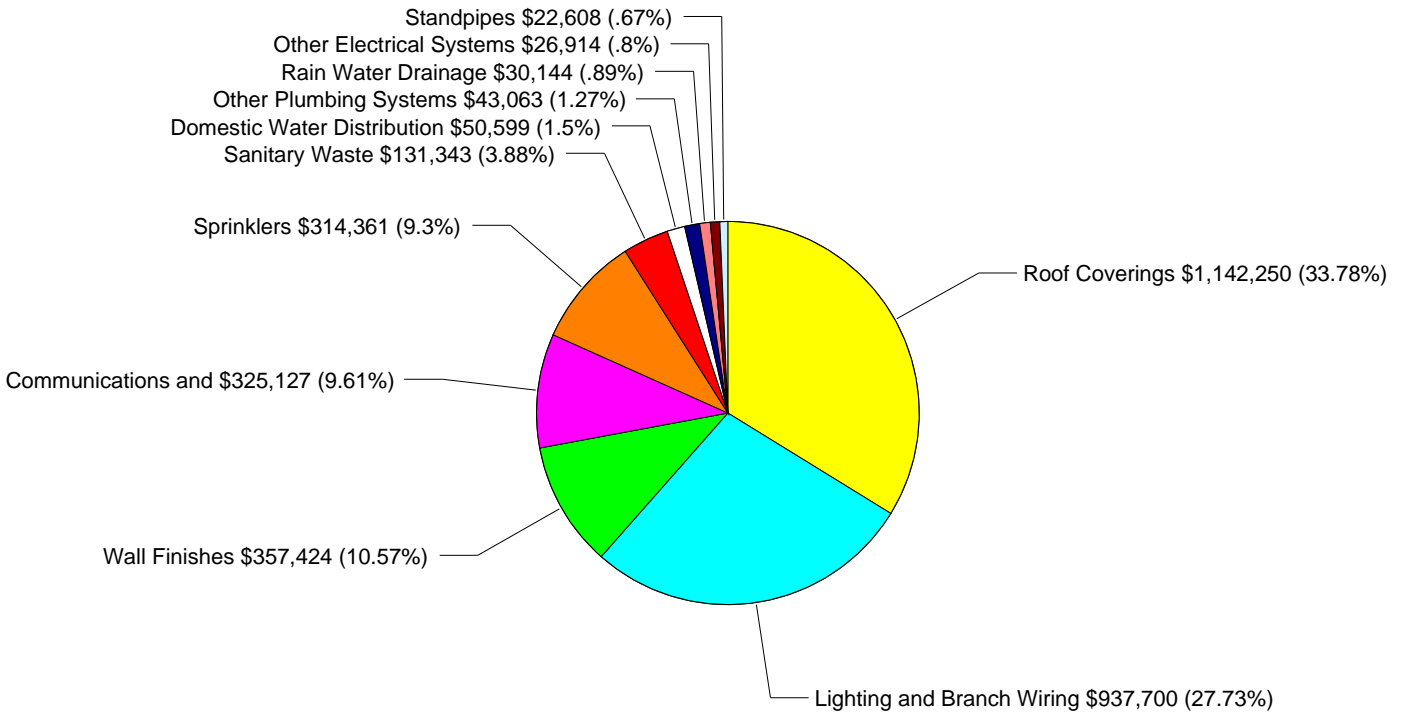
### Deficiencies by Priority:



**1958\_1968 Bldg 2010\_2011\_2012\_2020 Condition Budget: \$3,381,534**

## Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



**1958\_1968 Bldg 2010\_2011\_2012\_2020 Condition Budget: \$3,381,533**

## Building Condition Deficiencies Narrative

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**System:** B3010 - Roof Coverings

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1999. It has a 20-year service life which expired in 2013.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1958\_1968 Bldg 2010\_2011\_2012\_2020  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 1 - Critical Immediate Need  
Notes: Facility regularly experiences roof leaks.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$1,142,250

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**System:** C3010 - Wall Finishes

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2004. It has a 10-year service life which expired in 2014.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1958\_1968 Bldg 2010\_2011\_2012\_2020  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$357,424



**System:** D2020 - Domestic Water Distribution

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 30-year service life which expired in 1998.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1958\_1968 Bldg 2010\_2011\_2012\_2020  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$50,599

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**System:** D2030 - Sanitary Waste

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 30-year service life which expired in 1998.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1958\_1968 Bldg 2010\_2011\_2012\_2020  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$131,343

**System:** D2040 - Rain Water Drainage

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 20-year service life which expired in 1988.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1958\_1968 Bldg 2010\_2011\_2012\_2020  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$30,144

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**System:** D2090 - Other Plumbing Systems

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 20-year service life which expired in 1988.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1958\_1968 Bldg 2010\_2011\_2012\_2020  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$43,063

**System:** D4010 - Sprinklers

**Analysis:** The system is missing.

**Recomm.:** The system should be installed.

Photo is not available.

**Deficiency**

**Location:** 1958\_1968 Bldg 2010\_2011\_2012\_2020

**Distress:** Missing

**Category:** Code Compliance

**Priority:** 4 - Recommended (Years 6-10)

**Notes:** Facility has no fire protection system. Install per Owner's standards.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$314,361

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**System:** D4020 - Standpipes

**Analysis:** The system is missing.

**Recomm.:** The system should be installed.

Photo is not available.

**Deficiency**

**Location:** 1958\_1968 Bldg 2010\_2011\_2012\_2020

**Distress:** Missing

**Category:** Code Compliance

**Priority:** 4 - Recommended (Years 6-10)

**Notes:** Facility has no fire protection system. Install per Owner's standards.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$22,608

**System:** D5020 - Lighting and Branch Wiring

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 20-year service life which expired in 1988.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1958\_1968 Bldg 2010\_2011\_2012\_2020  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$937,700

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**System:** D5030 - Communications and Security

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1958\_1968 Bldg 2010\_2011\_2012\_2020  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$325,127

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

**Deficiency**

Location: 1958\_1968 Bldg 2010\_2011\_2012\_2020

Distress: Missing

Category: Reliability

Priority: 4 - Recommended (Years 6-10)

Notes: Facility lacks an emergency generator. Provide per  
Owner's standards.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$26,914

Sites

Site Summary



Site Acreage		Condition Budget:	\$607,582
Replacement Value:	\$2,126,732	Total FCI:	28.57%
		Total RSLI:	18%
		Condition Score:	76.18

**Site:**  
SITE NARRATIVE

D.H. Stanton Elementary School was constructed in 1958 and an additions to the main school building were constructed in 1968. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, seating areas, flag pole, playground, basketball courts, landscaping, stormwater detention basin, retaining walls and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2013 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

### Deficiency Condition Budget Summary: Site

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	22%	21.80%	\$292,144
G30 Site Mechanical Utilities	6%	0.00%	\$0
G40 Site Electrical Utilities	19%	66.73%	\$315,438
		<b>Total:</b>	<b>\$607,582</b>



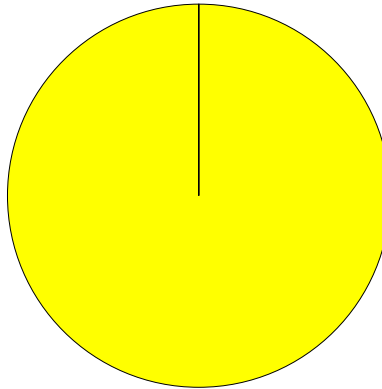
### Site Deficiencies Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.79	35	1990	2025	\$175,189	29%	0.00%	\$0
G2020	Parking Lots	\$5.97	35	1990	2025	\$584,289	29%	0.00%	\$0
G2030	Pedestrian Paving	\$1.63	35	1990	2025	\$159,529	29%	0.00%	\$0
G2040	Site Development	\$3.49	25	1968	1993	\$341,569	0%	60.00%	\$204,941
G2050	Landscaping	\$0.81	25	1980	2005	\$79,275	0%	110%	\$87,203
G3010	Water Supply	\$0.76	50	1968	2018	\$74,382	6%	0.00%	\$0
G3020	Sanitary Sewer	\$1.55	50	1968	2018	\$151,700	6%	0.00%	\$0
G3030	Storm Sewer	\$0.90	50	1968	2018	\$88,084	6%	0.00%	\$0
G4010	Electrical Distribution	\$1.90	30	2000	2030	\$185,955	50%	0.00%	\$0
G4020	Site Lighting	\$2.01	30	1980	2010	\$196,720	0%	110%	\$216,392
G4030	Site Communication and Security	\$0.92	30	1980	2010	\$90,041	0%	110%	\$99,045
Total		\$21.73				\$2,126,732	19%	28.57%	\$607,582

## Site Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$607,581			\$377,627							\$1,358,576	\$2,343,784
Building Sitework	\$607,581			\$377,627							\$1,358,576	\$2,343,784
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements	\$292,144										\$1,358,576	\$1,650,720
Roadways											\$258,983	\$258,983
Parking Lots											\$863,759	\$863,759
Pedestrian Paving											\$235,834	\$235,834
Site Development	\$204,941											\$204,941
Landscaping	\$87,203											\$87,203
Site Mechanical Utilities				\$377,627								\$377,627
Water Supply				\$89,407								\$89,407
Sanitary Sewer				\$182,343								\$182,343
Storm Sewer				\$105,877								\$105,877
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities	\$315,437											\$315,437
Electrical Distribution												
Site Lighting	\$216,392											\$216,392
Site Communication and Security	\$99,045											\$99,045
Other Site Electrical Utilities												

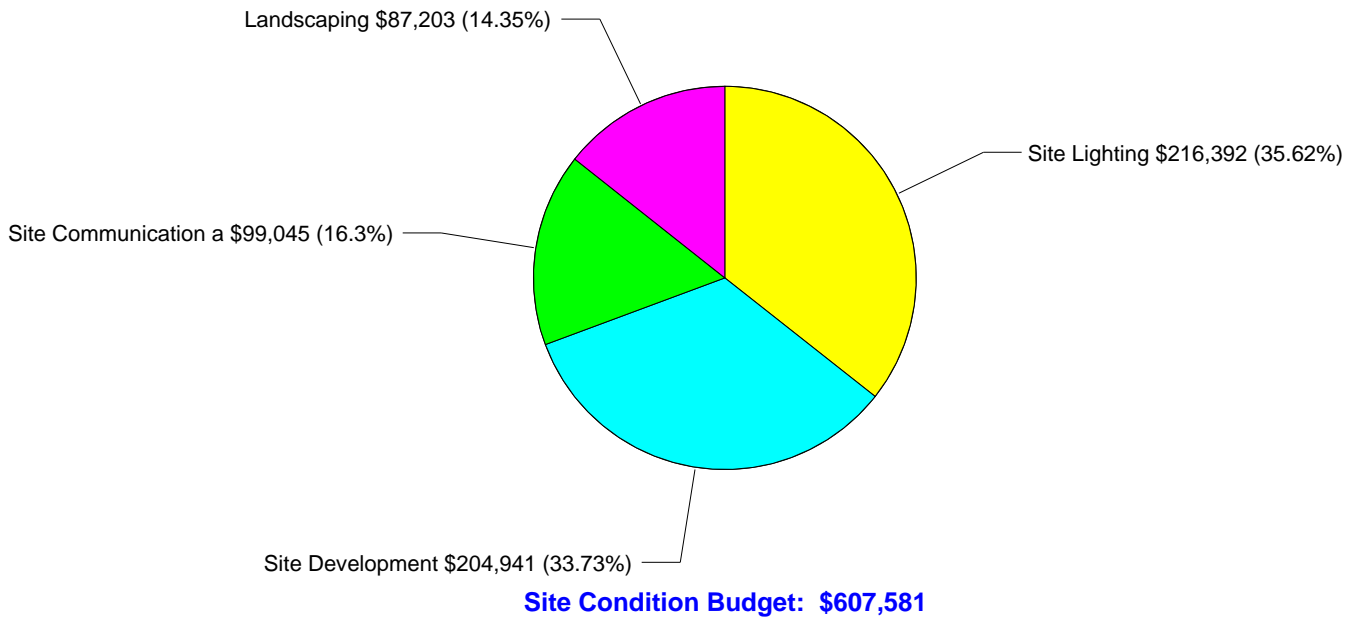
## Site Deficiency Priority



3 - Necessary (Years 2-5) \$607,582 (100.%)

**Site Condition Budget: \$607,582**

## Site Condition Deficiencies



## Site Deficiencies Budget Narrative

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**System:** G2040 - Site Development

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 25-year service life which expired in 1993.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$204,941

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**System:** G2050 - Landscaping

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 25-year service life which expired in 2005.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$87,203

System: G4020 - Site Lighting

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: Site  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$216,392

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System: G4030 - Site Communication and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: Site  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$99,045

## Appendix 1 - Educational Suitability Reports

### Suitability Report

## Educational Suitability Report

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
4845	Support Spaces						
4845.4896	Restrooms (Student)	Fair	0.58	0.89	65.00	\$18,197	There are ventilation problems in some hallway restrooms.
4845.4897	Administration	Good	2.05	2.56	80.00	\$29,987	
4845.5374	Counseling	Fair	0.19	0.29	65.00	\$5,998	The counseling and psychologist offices are of good size, but have no waiting area.
4845.5375	Clinic	Fair	0.38	0.58	65.00	\$11,997	The clinic has only one cot, and is not visible for observation by main office personnel.
4845.5376	Staff Lounge-WkRm	Excel	1.27	1.27	100.00	\$0	
4845.5377	Cafeteria	Good	4.00	5.00	80.00	\$58,613	
4845.5378	Food Service and Prep	Good	4.96	6.20	80.00	\$72,727	
4845.5379	Custodial and Maintenance	Good	0.40	0.50	80.00	\$5,861	
4846	Learning Environment						
4846.4847	Learning Style Variety	Good	4.00	5.00	80.00	\$58,613	
4846.4849	Interior Environment	Good	1.60	2.00	80.00	\$23,445	
4846.485	Exterior Environment	Fair	0.98	1.50	65.00	\$30,772	There are only a few places for instructional or learning activities outside.
4851	General Classrooms						
4851.4852	Environment	Good	3.92	4.90	80.00	\$57,441	
4851.4853	Size	Excel	12.25	12.25	100.00	\$0	Although only half of the general classrooms meet or exceed the size guideline, all meet or exceed 90% of that standard.
4851.4854	Location	Excel	3.67	3.68	100.00	\$0	
4851.4855	Storage/Fixed Equip	Fair	2.39	3.68	65.00	\$75,391	A number of classrooms have inadequate electrical outlets to accommodate the computers and other instructional technology in use.
4856	Kindergarten						
4856.4857	Environment	Excel	0.42	0.42	100.00	\$0	
4856.4858	Size	Excel	1.04	1.04	100.00	\$0	All four kindergarten classrooms do not meet the specified size guideline, but they all are within 90% of that measure.
4856.4859	Location	Good	0.25	0.31	80.00	\$3,667	
4856.486	Storage/Fixed Equip	Fair	0.20	0.31	65.00	\$6,417	Kindergarten rooms have access to sinks, water and bathrooms across the hallway from the rooms.
4861	Pre-K						
4861.4862	Environment	Good	0.40	0.50	80.00	\$5,860	
4861.4863	Size	Excel	1.25	1.25	100.00	\$0	
4861.4864	Location	Good	0.30	0.37	80.00	\$4,395	
4861.4865	Storage/Fixed Equip	Fair	0.24	0.37	65.00	\$7,691	This is a regular pre-kindergarten class. It shares a restroom with sink and changing table with the adjacent special needs self-contained pre-kindergarten class.
4866	Self-Contained Special Ed						
4866.4871	Environment	Good	0.38	0.48	80.00	\$5,627	
4866.4876	Size	Excel	1.20	1.20	100.00	\$0	
4866.4881	Location	Good	0.29	0.36	80.00	\$4,220	
4866.4886	Storage/Fixed Equip	Fair	0.23	0.36	65.00	\$7,385	This is a pre-kindergarten special education class. It shares a restroom with sink and changing table with the adjacent pre-kindergarten class. There is no shower in this area.
4867	Instructional Resource Rooms						
4867.4872	Environment	Good	0.58	0.72	80.00	\$8,440	
4867.4877	Size	Excel	1.80	1.80	100.00	\$0	
4867.4882	Location	Excel	0.54	0.54	100.00	\$0	
4867.4887	Storage/Fixed Equip	Excel	0.54	0.54	100.00	\$0	
4868	Science						
4868.4873	Environment	Unsat	0.00	0.50	0.00	\$29,307	The currently designated science lab is a regular classroom that stores grade specific science related instructional materials for use by teachers in their home classrooms. There is no dedicated science lab at this time.
4868.4878	Size	Unsat	0.00	1.25	0.00	\$73,267	There is no dedicated science lab at this time.
4868.4883	Location	Unsat	0.00	0.38	0.00	\$21,980	There is no dedicated science lab at this time.
4868.4888	Storage/Fixed Equip	Unsat	0.00	0.38	0.00	\$21,980	There is no dedicated science lab at this time.
4869	Music						
4869.4874	Environment	Poor	0.37	0.74	50.00	\$21,710	The two music rooms have little or no acoustical treatments, hard surface flooring, low ceilings, and no natural light.
4869.4879	Size	Fair	1.20	1.85	65.00	\$37,991	The choral room meets size standards, but the band room is located in a small office or storage area, and is very undersized.
4869.4884	Location	Poor	0.28	0.56	50.00	\$16,283	The two music rooms are adjacent to other instructional and meeting/office spaces.
4869.4889	Storage/Fixed Equip	Poor	0.28	0.56	50.00	\$16,283	There is limited storage for musical instruments and other instructional materials in the assigned music rooms. No sinks or water are available in the rooms.
4870	Art						
4870.4875	Environment	Fair	0.30	0.47	65.00	\$9,597	The art room is housed in a general classroom space.
4870.488	Size	Excel	1.17	1.17	100.00	\$0	
4870.4885	Location	Good	0.28	0.35	80.00	\$4,113	

School Assessment Report - Jackson Cluster, Stanton, D. H. Elementary School

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
4870.489	Storage/Fixed Equip	Fair	0.23	0.35	65.00	\$7,199	There is inadequate storage and display space. The kiln room contains stored art materials. The Social Worker office is using a space associated with the art room suite.
4892	Computer Labs						
4892.4899	Environment	Good	0.27	0.34	80.00	\$3,999	
4892.4904	Size	Fair	0.55	0.85	65.00	\$17,495	Both computer labs are undersized based on guidelines.
4892.4909	Location	Unsat	0.00	0.26	0.00	\$14,999	One computer lab is in an exterior ground floor room with a large bank of windows. One window is shattered but the glass is still in place.
4892.4914	Storage/Fixed Equip	Fair	0.17	0.26	65.00	\$5,250	There are no security cameras or motion sensors in or near computer labs.
4893	P.E.						
4893.49	Environment	Good	1.54	1.92	80.00	\$22,509	This is a multi-purpose gymnasium, with no acoustical treatments and a hard-surface floor.
4893.4905	Size	Poor	2.40	4.80	50.00	\$140,681	The gym space is well below size standards for an elementary school.
4893.491	Location	Excel	1.44	1.44	100.00	\$0	
4893.4915	Storage/Fixed Equip	Poor	0.72	1.44	50.00	\$42,205	Storage areas for folding chairs are along the back of the stage.
4894	Performing Arts						
4894.4901	Environment	Fair	0.39	0.60	65.00	\$12,397	This is a multi-purpose gymnasium with a stage, but no acoustical treatments and a hard-surface floor adding to the noise level.
4894.4906	Size	Good	1.21	1.51	80.00	\$17,711	
4894.4911	Location	Excel	0.45	0.45	100.00	\$0	
4894.4916	Storage/Fixed Equip	Fair	0.29	0.45	65.00	\$9,297	Storage areas for folding chairs and physical education equipment is along the back of the stage.
4895	Media Center						
4895.4902	Environment	Good	0.78	0.97	80.00	\$11,426	There is no natural light in the media center, and it has low ceilings.
4895.4907	Size	Good	1.95	2.44	80.00	\$28,565	
4895.4912	Location	Excel	0.73	0.73	100.00	\$0	
4895.4917	Storage/Fixed Equip	Fair	0.48	0.73	65.00	\$14,996	One storage/workroom is used for producing the morning student news show, thus limiting its use for other intended purposes, and requiring the need for additional space.
4924	Outside						
4924.4926	Vehicular Traffic	Fair	1.30	2.00	65.00	\$41,029	Bus and parent drop-off is on a side street.
4924.4927	Pedestrian Traffic	Good	0.78	0.97	80.00	\$11,406	
4924.4928	Parking	Good	0.65	0.81	80.00	\$9,520	
4924.4929	Play Areas	Fair	1.52	2.34	65.00	\$48,021	The kindergarten play area is not ADA accessible from the school building. There is no covered play area outside.
4925	Safety and Security						
4925.493	Fencing	Poor	0.38	0.75	50.00	\$22,042	Though fencing is in place around the green space behind the school, one gate is missing, and the front and side parking areas do not have fencing along the streets.
4925.4931	Signage & Way Finding	Good	0.80	1.00	80.00	\$11,723	Three warning signs are present: drug-free, weapons-free, and subject to search.
4925.4932	Ease of Supervision	Poor	1.50	3.00	50.00	\$87,920	There are good interior lines-of-sight in hallways, but changes in floors levels (half-stairs) create visibility problems. There are only a few exterior security cameras in place.
4925.4933	Controlled Entrances	Fair	0.33	0.50	65.00	\$10,257	There is no security vestibule. The main school entrance opens into a hallway visible from the office, but it provides access to other school areas immediately upon entry.
	<b>Total For Site:</b>		<b>77.04</b>	<b>100.00</b>	<b>77.04</b>	<b>\$1,345,900</b>	