

Fremont Board of Education  
Board of Education WORK SESSION  
Board Room  
Main St Education and Administration Center  
130 E 9th St  
Fremont, NE 68025  
Tuesday, December 1, 2020 6:00 PM

## **AGENDA SUMMARY**

### **1. CALL TO ORDER AND ROLL CALL**

INDIVIDUALS WISHING TO ADDRESS THE BOARD WILL BE RECOGNIZED TO SPEAK AT THE BOARD TABLE. WHEN RECOGNIZED BY THE CHAIR, PLEASE STATE YOUR NAME BEFORE PROCEEDING WITH YOUR COMMENTS. A MAXIMUM TIME LIMIT OF 5 MINUTES WILL BE ALLOWED FOR EACH AUDIENCE UNLESS AN EXCEPTION IS GRANTED BY THE CHAIR.

#### 1. Open Meetings Act

A copy of the Open Meetings Act is posted in the Board Room. The Board may meet in Closed Session to consider issues including, but not limited to 1) strategy sessions with respect to collective bargaining, real estate purchases, or litigation; 2) discussion regarding deployment of security personnel or devices; 3) investigative proceedings regarding allegations or misconduct; or 4) evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person or persons. The vote to hold a Closed Session shall be taken in open session and the subject matter and reason for the session shall be included in the motion. The motion and the vote of each member of the Board and the time when the session commenced and concluded shall be recorded in the minutes. If the motion passes, the President will restate on the record the limitation of the subject matter of the Closed Session.

### **2. CONSENT SECTION**

All matters listed under the Consent Section are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be considered at the end of the Consent Section.

Motion to approve the consent section as presented passed with a motion by Board Member #1 and a second by Board Member #2.

#### 1. Legality of Meeting

Approve that all legal requirements have been met as to advance notice of this meeting to both individual Board Members and to the public.

2. Approval of Agenda

Approval of the agenda as published/revised. Note that items can be removed or amended from the published agenda at this time but additions can be made only through an emergency resolution.

3. Minutes from Previous Meeting(s)

3. WORK SESSION

Review of Building Conditions Assessment

4. CLOSED SESSION

Motion to go into Closed Session to prevent the needless injury to the reputation of an individual or individuals in discussion of personnel matters, and consider issues in the public interest passed with a motion by Board Member #1 and a second by Board Member #2.

5. ADJOURNMENT

Motion to adjourn passed with a motion by Board Member #1 and a second by Board Member #2.

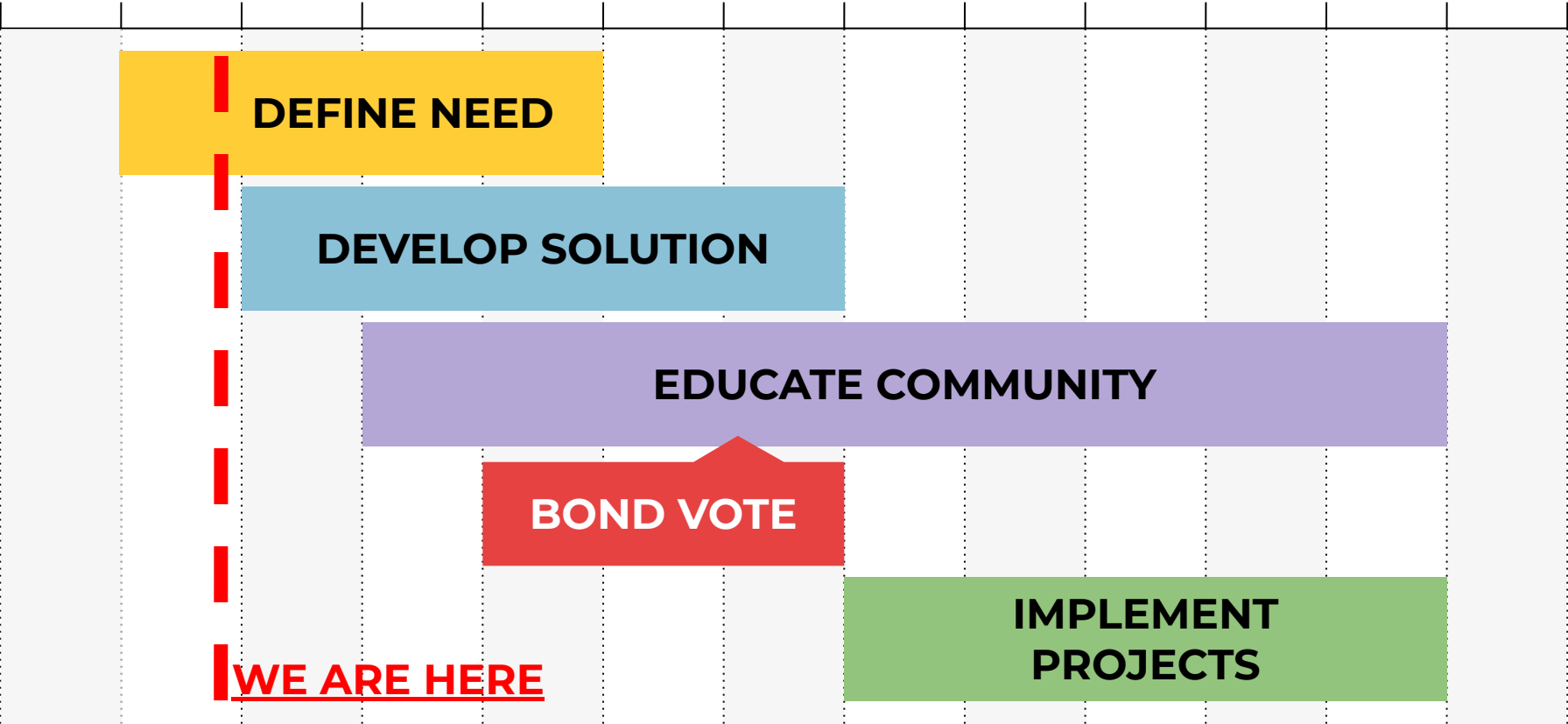


Fremont Public Schools

# Board of Education Work Session

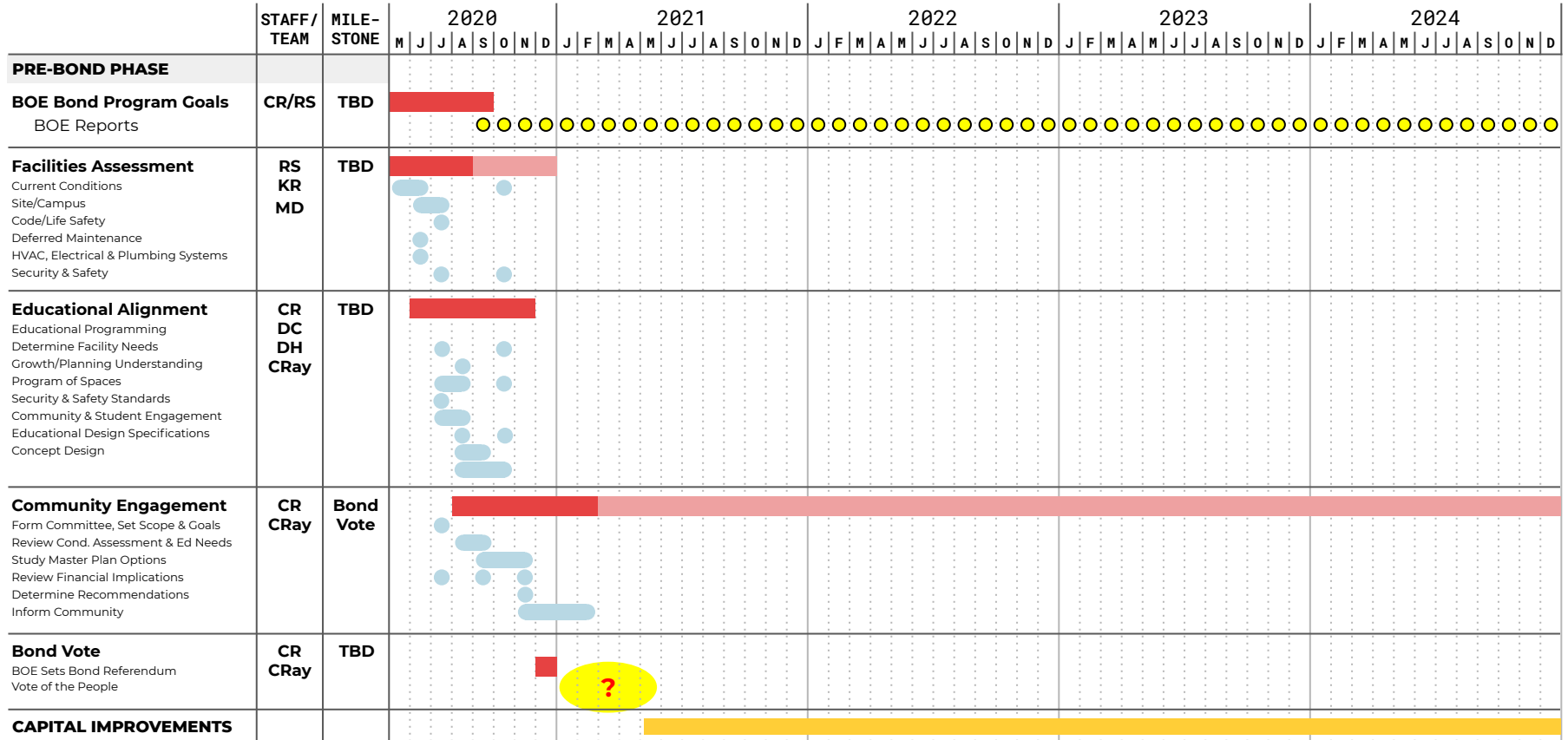
Dec 1, 2020

**BVH**  
ARCHITECTURE



# FREMONT PUBLIC SCHOOLS

# Pre-Bond Process



# Overall Schedule

**June -  
Oct 2020**

**Educational Alignment Committee  
Facility Assessments**

**Early 2021?**

**Citizens Committee Work**

**TBD**

**Potential Bond Vote**

**TBD**

**Capital Improvements**

# Educational Alignment

**Determine Facility Needs**

**Growth/Planning Understanding**

**Security & Safety Standards**

**Recommendations on Needs to Resolve**

***Deliverable: Recommendation based on findings.***

## **DRAFT RECOMMENDATIONS:**

### **Elementary:**

- Maintain Early Childhood with home K-4 schools
- Maintain integration of Specialized Education into home K-4 schools
- Reduce from 7 elementary sites to 6 (or fewer). 4 sites would be ideal from an educational delivery perspective.
- Replace out of date elementary buildings with new, state of the art facilities.

## **DRAFT RECOMMENDATIONS:**

### **Middle Level (JCAC & MS):**

- Addition to JCAC & MS for growing populations.
- Additions/remodel for programs that have changed or been adopted since these facilities were built.

## **DRAFT RECOMMENDATIONS:**

### **High School/CTE:**

- Create a HS Campus for CTE program to grow (2021 bond)
- Look at HS programs for a future move to new HS/CTE campus (potentially 2021 or future bond)
- Integrate community colleges, local partnerships into HS pathway campus

## **DRAFT RECOMMENDATIONS:**

### **Special Education:**

- Maintain Integration into home schools across elementary, middle and high school levels, except for Level 4 programs.

# EDUCATIONAL ALIGNMENT

**Criteria:**

**Weight Factor:**

- 1. Educational Delivery: fit to current/future programs & adaptability for educational delivery fit. 20%
- 2. Security and Safety Measures Implementation: current fit/adaptability 20%
- 3. Building Zoning: fit to current/future needs 20%
- 4. Patron Access Support: site amenities, traffic, public access ability of facilities 20%
- 5. Ability to Support Current/Projected Student Population 20%

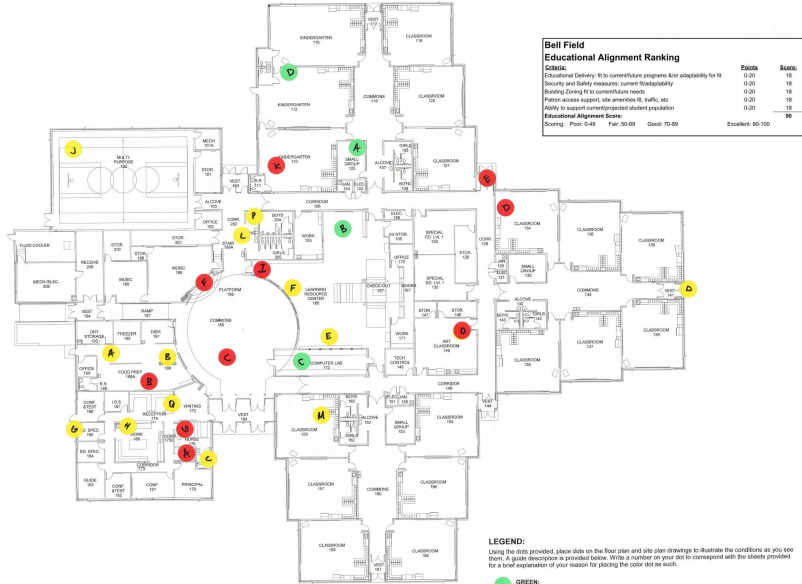
Excellent: **90-100**  
Good: **70-89**  
Fair: **50-69**  
Poor: **0-49**

# EDUCATIONAL ALIGNMENT SCORE

<u>Facility:</u>	<u>Criteria:</u>					<u>Score:</u>
	1.	2.	3.	4.	5.	
Bell Field	18	18	18	18	18	90
Clarmar	15	15	10	10	10	60
Davenport	10	18	5	5	5	43
Grant	10	10	10	10	10	50
Howard	15	15	10	10	10	50
Linden	16	16	15	12	15	74
Milliken Park	12	10	10	10	14	56
Washington	10	10	10	10	10	50
Fremont Middle School	18	18	20	20	18	94
Johnson Crossing Academic Center	18	18	20	20	16	92
Fremont High School	15	10	10	10	18	63
Learning Center	15	10	15	10	18	68
Lenihan Center	5	10	10	10	5	40

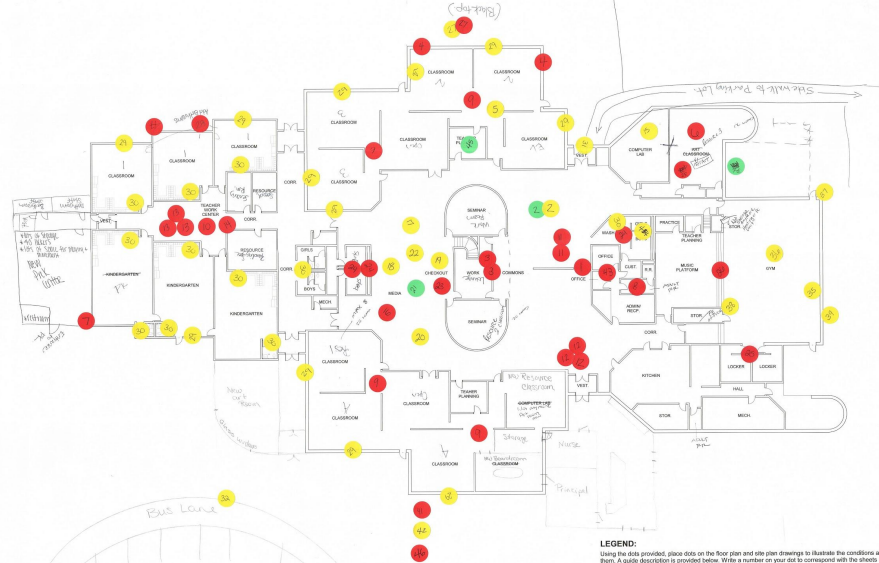
**Scale:**  
Excellent: 90-100  
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Fair: 50-69  
Poor: 0-49

# FACILITY HEAT MAPPING EXERCISE



- LEGEND:**  
Using the dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided below. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such.
- **GREEN:**  
Amenable to indicate areas and features that are good and should be retained.
  - **YELLOW:**  
Mark to show those opportunity areas and features that are sub-par but could easily be improved.
  - **RED:**  
Label those areas which are performing poorly and need major attention.

**BVH** BELL FIELD ELEMENTARY  
FIRST FLOOR PLAN  
3/22" x 11-1/2" 9/22/20



- LEGEND:**  
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**BVH** MILIKEN PARK ELEMENTARY  
FIRST FLOOR PLAN  
3/22" x 11-1/2" 9/22/20

# Facilities Assessment

**Current Conditions**

**Site/Campus**

**Code/Life Safety**

**Deferred Maintenance**

**HVAC, Electrical & Plumbing Systems**

**Security & Safety**

***Deliverable: Report of Existing Facility Conditions***

# FACILITIES ASSESSMENT FINDINGS

# FACILITIES ASSESSMENT FINDINGS

<b>General Condition:</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Excellent</b>
<b>Req'd Actions</b>	<b>Remove/Extensive Renovation</b>	<b>Major Renovation</b>	<b>Minor Renovation</b>	<b>Satisfactory</b>
Ranking	0-49	50-69	70-89	90 - 100

An element is evaluated as **Excellent** when:

- the element / system is essentially new or recently installed/renovated, intact, structurally sound and performing its intended purpose
- there are very few cosmetic imperfections
- the element needs no repair and only routine maintenance

An element is evaluated as **Good** when:

- the element/system is intact, structurally sound and performing its intended purpose
- there are few cosmetic imperfections
- the element/system needs minor repair or routine maintenance

An element is evaluated as **Fair** when:

- there are early signs of wear, failure, or deterioration, though the element/system is generally structurally sound and performing its intended purpose
- there is failure of a sub-component of the element
- replacement of up to 35-40% of the element or replacement of a defective subcomponent is required

An element is evaluated as **Poor** when:

- the element / system is no longer performing its intended purpose
- an element / system is missing or has failed
- deterioration or damage affect more than 40% of the element and cannot be adjusted or repaired

# FACILITIES ASSESSMENT FINDINGS

	<i>Report Card Score</i>
<b>Johnson Crossing</b>	<b>91.17</b>
Middle School	83.68
Bell Field	81.36
Linden	69.56
Milliken Park	66.05
Clarmar	64.80
Main Street - Admin	64.03
High School	63.77
Davenport	61.91
Howard	61.69
Washington	61.19
Grant	60.87
Lenihan - Learning Center	56.33

<b>Excellent</b>
<b>Good</b>
<b>Fair</b>
<b>Poor</b>

# COMPARING SCORES

<u>Facility</u>	<u>Facility Assessment</u>	<u>Educational Alignment</u>
Bell Field	81	90
Clarmar	65	60
Davenport	62	43
Grant	61	50
Howard	62	50
Linden	70	74
Milliken Park	66	56
Washington	61	50
Fremont Middle School	84	94
Johnson Crossing Academic Center	91	92
Fremont High School	64	63
Learning Center	56	68
Lenihan Center	56	40

**Scale:**  
Excellent: 90-100  
Good: 70-89  
Fair: 50-69  
Poor: 0-49

# FREMONT PUBLIC SCHOOLS



## Existing Building Options:

Bell Field

Clarmar

Davenport

Grant

Howard

Linden

Milliken Park

Washington

Upgrade IAQ - Geothermal

Replace or Upgrade

Maintain in case of rapid growth

Repurpose as Early Childhood

Replace or Upgrade

Replace 50's Addition

Security/walls, IAQ, Geothermal

Replace or Upgrade

Fremont Middle School

Johnson Crossing Academic Center

Additions/Upgrades/Track

Additions/Upgrades

Fremont High School - Opt 1

Fremont High School - Opt 2

Major Renovation: CTE, IAQ

Repurpose/Replace HS

Lenihan Center

Demo 'Gerbil Run' & Upgrade

## **‘Crystal Ball’ Budget Forecasting:**

**New Elementary** **\$275 to \$300 / sf**  
**60,000 SF**  
**2021 Construction Start**

**New High School** **\$300 to \$350 / sf**  
**230,000 - 260,000 SF**  
**2022 Construction Start**

Includes: Site & FFE cost allowances

Excludes: Fees and other overhead costs

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# Future Facility Planning Update

The background image shows a bright, modern interior space, likely a school or community center, with large glass windows and doors. The scene is blurred, suggesting movement or a wide-angle shot. The floor is light-colored and reflective. In the distance, several people are visible, some standing and some in motion. A person is walking in the foreground on the right side, also blurred. The overall atmosphere is clean and contemporary.

# FPS FUTURE FACILITY PLANNING

## Developing a Vision for FPS - 2020 and Beyond

- The greater Omaha/Council Bluffs 8-county metro area has a population of approximately 865,500
- The metro area is projected to increase to 1.2M by 2050 which would mean 112,000 per decade or 11,200 per year.
- Neighboring school district community changes 1980-2020:  
Gretna 900-5900  
Elkhorn 1800-10,300  
Bennington 550-3300
- The past two years the city of Fremont has had plat filings to potentially develop over 2,000 residential units.
  - The developments could create a need to accommodate an additional 500 students by 2025.

# FPS Planning Concepts for Consideration

## **Phase I: 2020-2025 5000-5500 Enrollment**

- EC/PK-4 – Utilize the most adequate buildings and sites to accommodate enrollments of 400-800. Phase out inefficient elementary sites and facilities.
- 5-6/7-8 Intermediate school sites and facilities – Upgrade necessary systems and plan additions to accommodate Phase I demographics.
- 9-12 Secondary school site and facilities – Upgrade necessary systems and plan remodeling and additions to accommodate basic programs.
- Consider a new site for developing a secondary center, as well as a workforce development lab facility. The site should be of adequate size to accommodate future facilities.

## **Phase II: 2025-2035 5500-6500 Enrollment**

- Monitor city comprehensive plan development and plan new facilities to accommodate growth.
- Review internal organization options.

## **Phase III: 2035-2050 6500-8000+ Enrollment**

- Monitor community demographics and plan additional facilities

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# Financing Models and Options



**Fremont Public Schools**  
 Hypothetical Bond Issue Scenarios  
 Mark Shepard, Superintendent  
 Brad Dahl, Associate Superintendent

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	<u>Scenario 1</u>	<u>Scenario 2</u>	<u>Scenario 3</u>	<u>Scenario 4</u>
Estimated project funds	\$96,000,000	\$122,000,000	\$94,000,000	\$146,000,000
Total GO and LTOB bond levy (per \$100 valuation)	\$0.1930	\$0.1930	\$0.1930	\$0.1930
Term of the bonds	20 years	25 years	25 years	30 years
Assessed valuation increases	2.50%	2.50%	0.00% 2.00% 2.50%	thru 2030 thru 2040 thereafter 2.50%

**DODGE COUNTY SCHOOL DISTRICT 0001**  
**FREMONT PUBLIC SCHOOLS -- G.O. & L.T.G.O BONDS ANNUAL DEBT SERVICE BY FISCAL YEAR END AUG 31**

**Existing & Proposed Debt Service**

FY end 08/31	EXISTING DEBT SERVICE							PROPOSED	Total Net Debt Service & Necessary Reserves	Assessed Value Inflated @ 2.50%	Levy	Assessed Value Alternative Inflation*	Levy	
	Unrefunded G.O. Series 2010 BABs*	\$15.220M Par L.T.G.O. Series 2010 BABs*	\$16.530M Par Series 2013	\$1.980M Par Ser. 2014A Refg Debt Service	\$225M Par Ser. 2014B Refg Debt Service	\$10.000M Par Ser. 2017 Refg Debt Service**	\$10.945M Par Ser. 2019 Refg Debt Service	\$121.943M Project Ser. 2021 Debt Service						
2019	484,828.09	878,097.70	2,838,153.50	39,800.00	4,500.00	-	-	-	4,245,179.29	2,360,217,114	\$0.1930	2,360,217,114	\$0.1930	
2020	502,318.39	Refunded by S. '19	2,911,619.30	39,800.00	4,500.00	-	810,265.94	-	4,268,303.63	2,493,350,512	\$0.1930	2,493,350,512	\$0.1930	
2021	130,198.06		2,968,840.55	39,800.00	4,500.00	372,513.75	749,940.00	-	4,265,592.36	2,891,347,400	\$0.1930	2,891,347,400	\$0.1930	
2022	141,812.19			1,999,800.00	227,250.00	371,051.25	746,340.00	1,810,950.00	5,297,203.44	2,963,631,085	\$0.1930	2,891,347,400	\$0.1978	
2023	183,980.13					369,588.75	751,125.00	4,557,800.00	5,862,493.88	3,037,721,862	\$0.1930	2,891,347,400	\$0.2028	
2024	208,221.26					372,977.50	749,000.00	4,676,400.00	6,006,598.76	3,113,664,909	\$0.1929	2,891,347,400	\$0.2077	
2025	236,347.76					371,217.50	746,125.00	4,803,300.00	6,156,990.28	3,191,506,531	\$0.1929	2,891,347,400	\$0.2129	
2026	228,173.88					399,127.50	752,250.00	4,933,000.00	6,312,551.38	3,271,294,195	\$0.1930	2,891,347,400	\$0.2183	
2027						628,950.00	747,375.00	5,094,500.00	6,470,825.00	3,353,076,550	\$0.1930	2,891,347,400	\$0.2238	
2028						650,388.75	746,625.00	5,232,300.00	6,629,313.75	3,436,903,463	\$0.1929	2,891,347,400	\$0.2293	
2029						675,567.50	749,750.00	5,371,500.00	6,796,817.50	3,522,826,050	\$0.1929	2,891,347,400	\$0.2351	
2030						704,377.50	746,750.00	5,516,600.00	6,967,727.50	3,610,896,701	\$0.1930	2,891,347,400	\$0.2410	
2031						726,140.00	745,200.00	5,671,900.00	7,143,240.00	3,701,169,119	\$0.1930	2,949,174,348	\$0.2422	
2032						750,990.00	750,100.00	5,817,000.00	7,318,090.00	3,793,698,347	\$0.1929	3,008,157,835	\$0.2433	
2033						779,565.00	744,200.00	5,976,400.00	7,500,165.00	3,888,540,805	\$0.1929	3,068,320,992	\$0.2444	
2034						811,715.00	742,600.00	6,134,400.00	7,688,715.00	3,985,754,325	\$0.1929	3,129,687,411	\$0.2457	
2035						832,515.00	745,100.00	6,304,400.00	7,882,015.00	4,085,398,184	\$0.1929	3,192,281,160	\$0.2469	
2036						856,863.75	746,600.00	6,477,850.00	8,081,313.75	4,187,533,138	\$0.1930	3,256,126,783	\$0.2482	
2037						889,332.50	742,200.00	6,652,450.00	8,283,982.50	4,292,221,467	\$0.1930	3,321,249,319	\$0.2494	
2038						919,512.50	741,900.00	6,827,900.00	8,489,312.50	4,399,527,003	\$0.1930	3,387,674,305	\$0.2506	
2039						942,416.25	745,500.00	7,013,750.00	8,701,666.25	4,509,515,178	\$0.1930	3,455,427,791	\$0.2518	
2040						973,097.50	743,000.00	7,204,475.00	8,920,572.50	4,622,253,058	\$0.1930	3,524,536,347	\$0.2531	
2041							1,011,417.50	739,500.00	7,389,775.00	9,140,692.50	4,737,809,384	\$0.1929	3,612,649,756	\$0.2530
2042								-	9,372,050.00	4,856,254,619	\$0.1930	3,702,965,999	\$0.2531	
2043								-	9,604,425.00	4,977,660,984	\$0.1930	3,795,540,149	\$0.2530	
2044								-	9,842,250.00	5,102,102,509	\$0.1929	3,890,428,653	\$0.2530	
2045									10,089,850.00	5,229,655,072	\$0.1929	3,987,689,369	\$0.2530	
2046									10,341,550.00	5,360,396,448	\$0.1929	4,087,381,604	\$0.2530	
2047									10,601,675.00	5,494,406,360	\$0.1930	4,189,586,144	\$0.2530	
<b>Totals</b>	<b>2,582,788.35</b>	<b>1,756,611.62</b>	<b>11,487,809.85</b>	<b>2,118,600.00</b>	<b>240,750.00</b>	<b>14,409,325.00</b>	<b>16,481,445.94</b>	<b>173,318,450.00</b>	<b>218,281,161.75</b>					

\* net of sequester

\*\* net of escrow

\* 0% yrs 2022-2030, 2% yrs 2031-2040,  
2.5% thereafter

# Board Discussion

# Citizens Committee

**Review Cond. Assessment & Ed Alignment Needs**

**Study Master Plan Options**

**Review Financial Implications**

**Determine Recommendations**

**Inform Community**

***Deliverable: Recommendation to Board of Education***

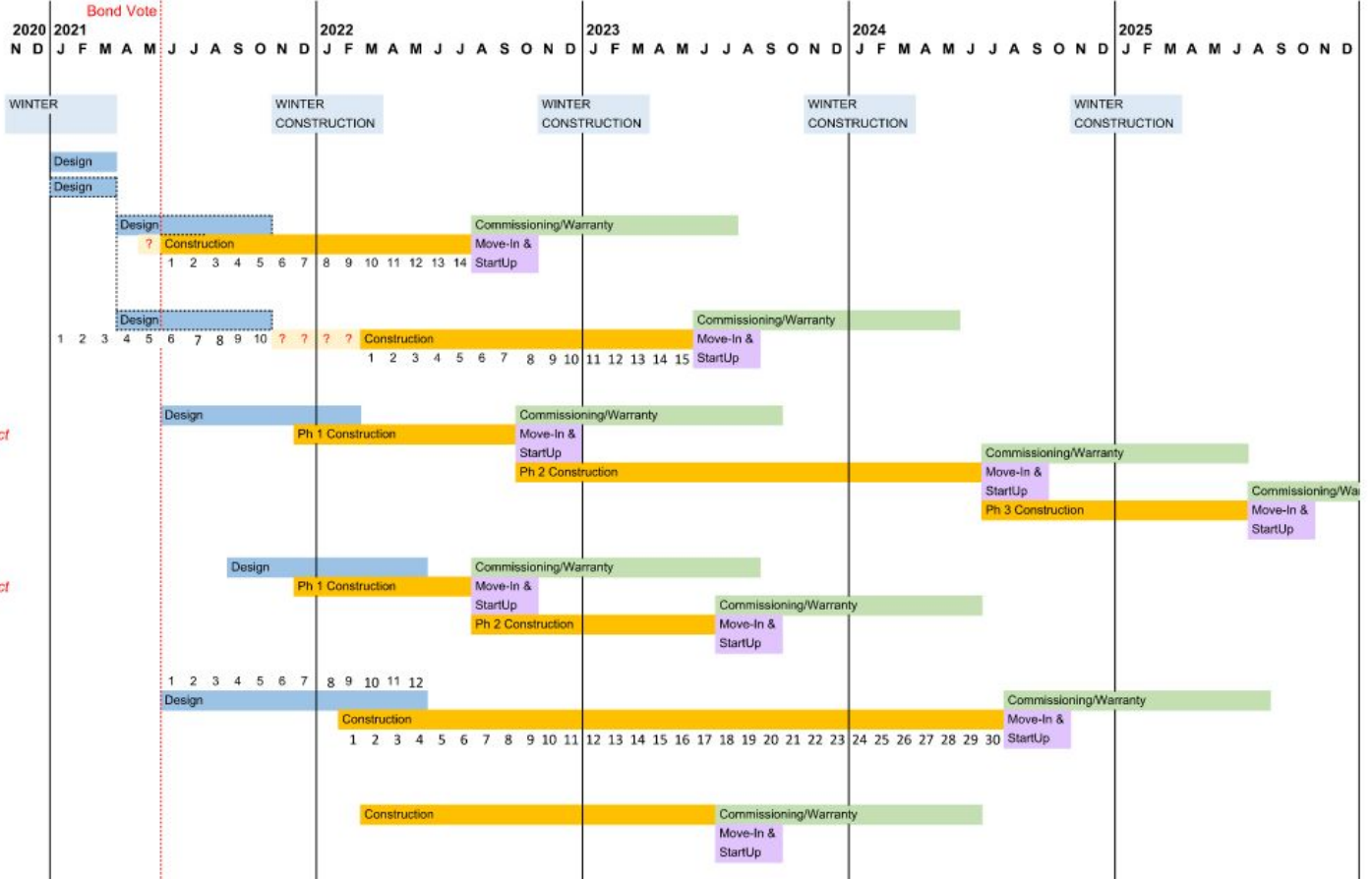
# Questions?

# FREMONT PUBLIC SCHOOLS

# PRELIMINARY DESIGN AND CONSTRUCTION SCHEDULE

FREMONT PUBLIC SCHOOLS  
PRELIMINARY BOND PROGRAM SCHEDULE  
DRAFT as of 12/1/2020

Activity



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## Appendix A: Heat Mapping Exercise Results

<b><u>Facility:</u></b>	<b><u>Appendix Section:</u></b>
<b>Elementary Schools</b>	
Bell Field	1
Clarmar	2
Davenport	3
Grant	4
Howard	5
Linden	6
Milliken Park	7
Washington	8
<b>Middle Schools</b>	
Fremont Middle School	9
Johnson Crossing Academic Center	10
<b>High School and Administration</b>	
Fremont High School	11
Lenihan Center	12
Main Street Building	13

## **1. Bell Field Elementary Heat Maps**

Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached herein are the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

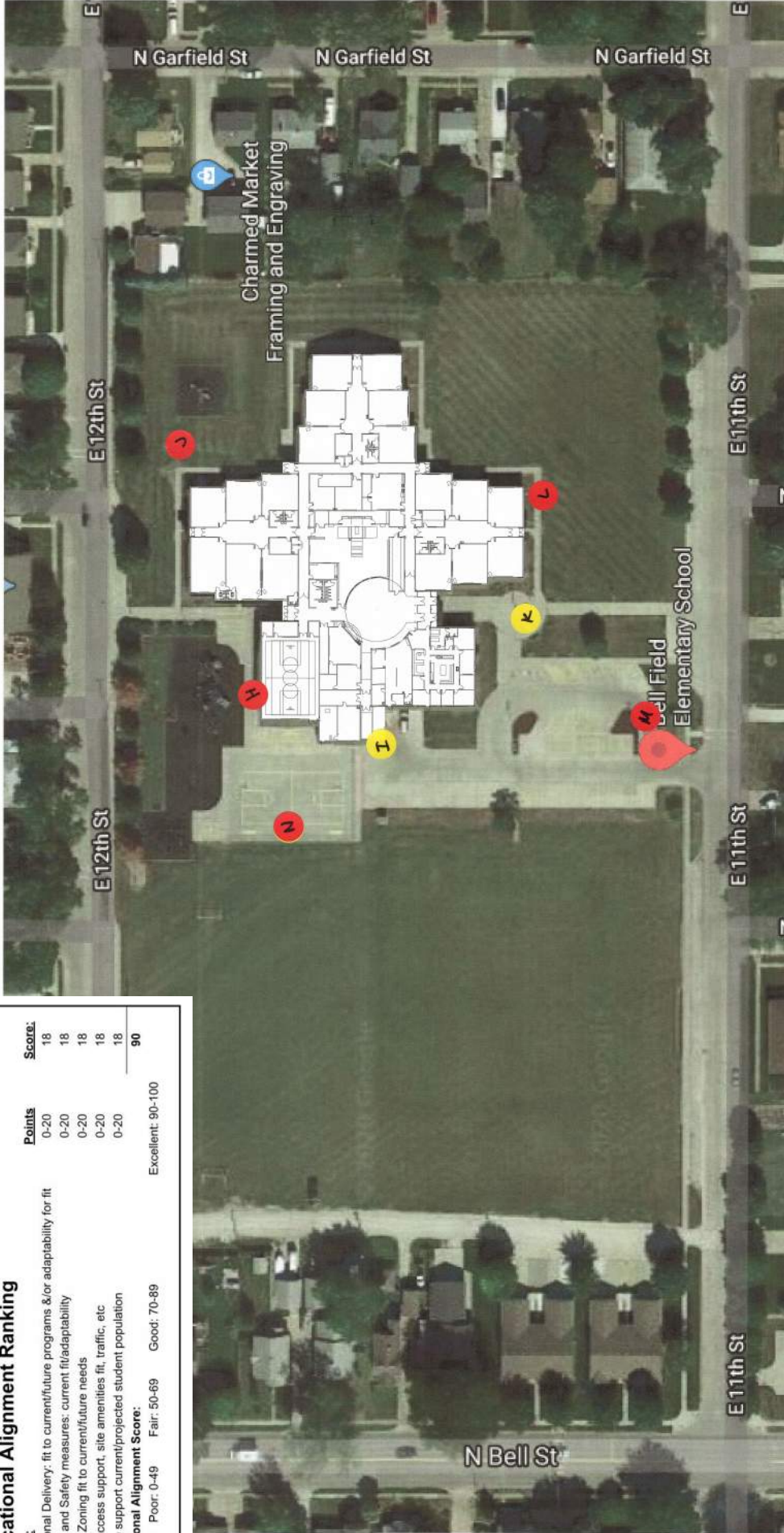
For comparison between sites, the Educational Alignment Scores and a brief description has been added to the floor plan heat map drawings for each facility site to help provide context for the heat map comments.

# Bell Field

## Educational Alignment Ranking

Criteria:	Points	Score:
Educational Delivery: fit to current/future programs &/or adaptability for fit	0-20	18
Security and Safety measures: current fit/adaptability	0-20	18
Building Zoning fit to current/future needs	0-20	18
Patron access support, site amenities fit, traffic, etc	0-20	18
Ability to support current/projected student population	0-20	18
<b>Educational Alignment Score:</b>		<b>90</b>

Scoring: Poor: 0-49 Fair: 50-69 Good: 70-89 Excellent: 90-100



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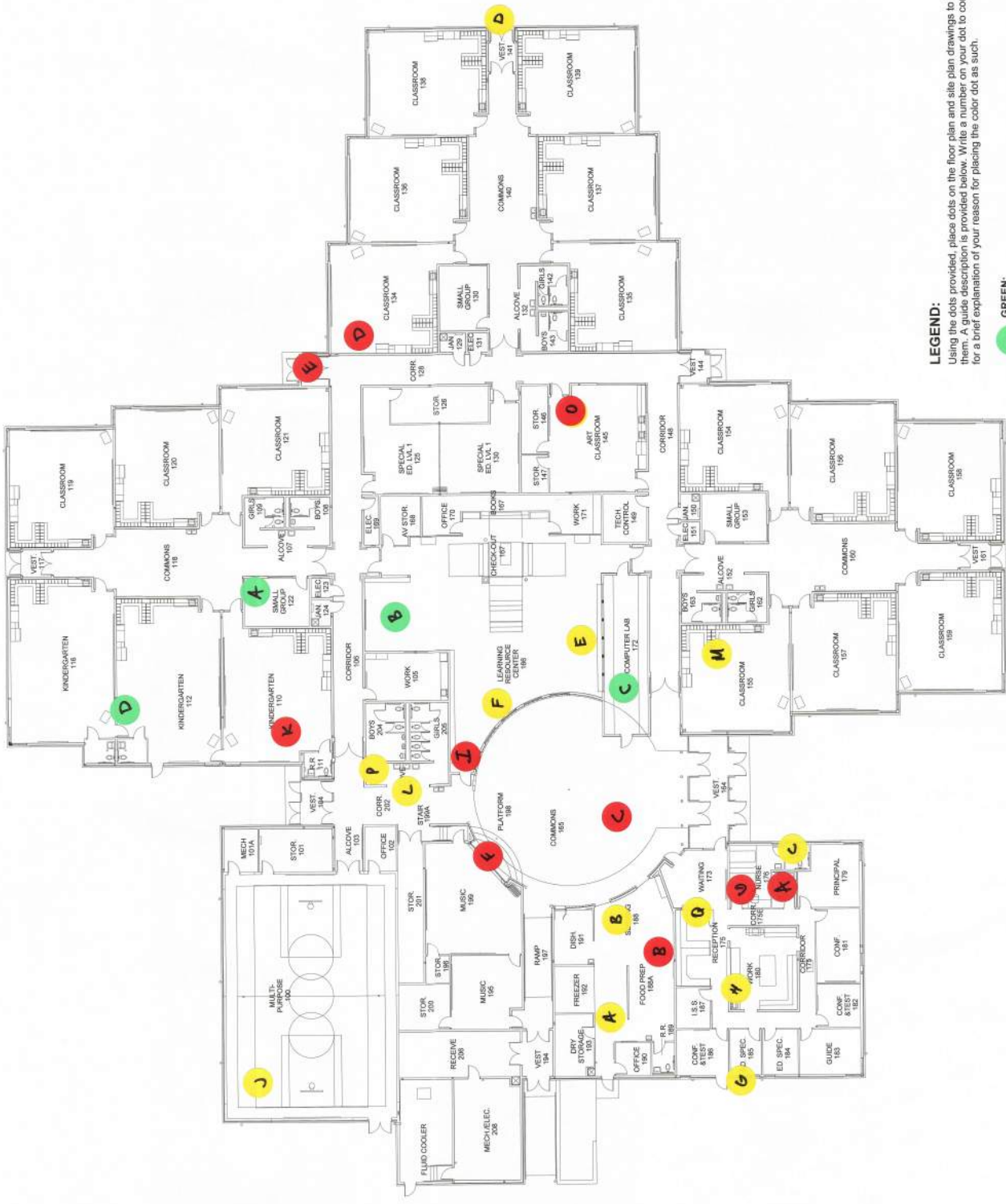
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**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Bell Field**

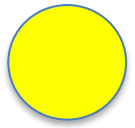
BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

**Instructions:**

Using the red, yellow and green dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided on the drawing. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such. If you have any questions, please see your building principal or contact Cleve Reeves at BVH Architecture at [creeves@bvh.com](mailto:creeves@bvh.com).

**Dot #: Comment:**

- A Room to store seasonal activities and prep materials
- B Teaching area in library
- C Retain this space to use as a flexible technology classroom
- D Door connecting kindergarten rooms – would love to have that in all grades



**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Bell Field**

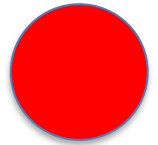
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Using the red, yellow and green dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided on the drawing. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such. If you have any questions, please see your building principal or contact Cleve Reeves at BVH Architecture at [creeves@bvh.com](mailto:creeves@bvh.com).

**Dot #: Comment:**

- A Bigger dry storage
- B Taller serving table
- C Need washer/dryer hookup somewhere in office or janitors room
- D Keypad to get in
- E \*Shelving – new build – adjustable shelving on all shelves  
\*Shelving – remodel taller shelves by computer lab wall at least 15 inches between shelves
- F Not floor to ceiling glass – have glass on top and walls on buildings
- G Remove window from student management room
- H All sinks need hot water
- I Access to dumpsters can be improved, difficult location for pick up
- J Natural lighting in gym is not adequate – use of skylights or windows would help
- K Decorative brickwork gets torn up by snow plows
- L Main restrooms – pod restrooms have boys/girls on different sides
- M Cubbies in classroom took up too much space – move to hall/pod or fit against wall
- P Wash basins in restrooms instead of individual sinks (all locations)
- Q Ability to lock fire doors from office



**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Bell Field**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

**Instructions:**

Using the red, yellow and green dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided on the drawing. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such. If you have any questions, please see your building principal or contact Cleve Reeves at BVH Architecture at [creeves@bvh.com](mailto:creeves@bvh.com).

**Dot #: Comment:**

- A. Staff bathroom not up to code – does not have exhaust fan. Add additional staff-only bathrooms.
- B. Need walk-in cooler
- C. Designated lunchroom, not Commons – larger space for all-school gatherings.
- D. All classrooms should be the same size (bigger)
- E. Pipes freeze (concern in all vestibule areas)
- F. Stage is useless; too small
- G. Some sinks do not get hot water
- H. Gutters drain onto recess walkway on north side of building; it is always icy.
- I. Need ability to lock all three libraries doors from a central location (circ desk)
- J. Walk to preschool playground is always muddy, snowy, icy (no sidewalk)
- K. Toilet too large for potty training; no window access to see buses and parents who come late, door not visible from all areas of room (safety)
- L. All downspouts flow across sidewalks or onto playground leading to icy conditions
- M. Parking lot has tight turns and backs up traffic flow
- N. Additional cement space for recess when snowy/muddy/etc.
- O. Sound control panels in Art room – very “echo-y”

## **2. Clarmar Elementary Heat Maps**

Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached herein are the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

For comparison between sites, the Educational Alignment Scores and a brief description has been added to the floor plan heat map drawings for each facility site to help provide context for the heat map comments.

# Clarmar

## Educational Alignment Ranking

### Criteria:

- Educational Delivery: fit to current/future programs &/or adaptability for fit
- Security and Safety measures: current fit/adaptability
- Building Zoning fit to current/future needs
- Patron access support, site amenities fit, traffic, etc
- Ability to support current/projected student population

### Educational Alignment Score:

Scoring: Poor: 0-49 Fair: 50-69 Good: 70-89 Excellent: 90-100

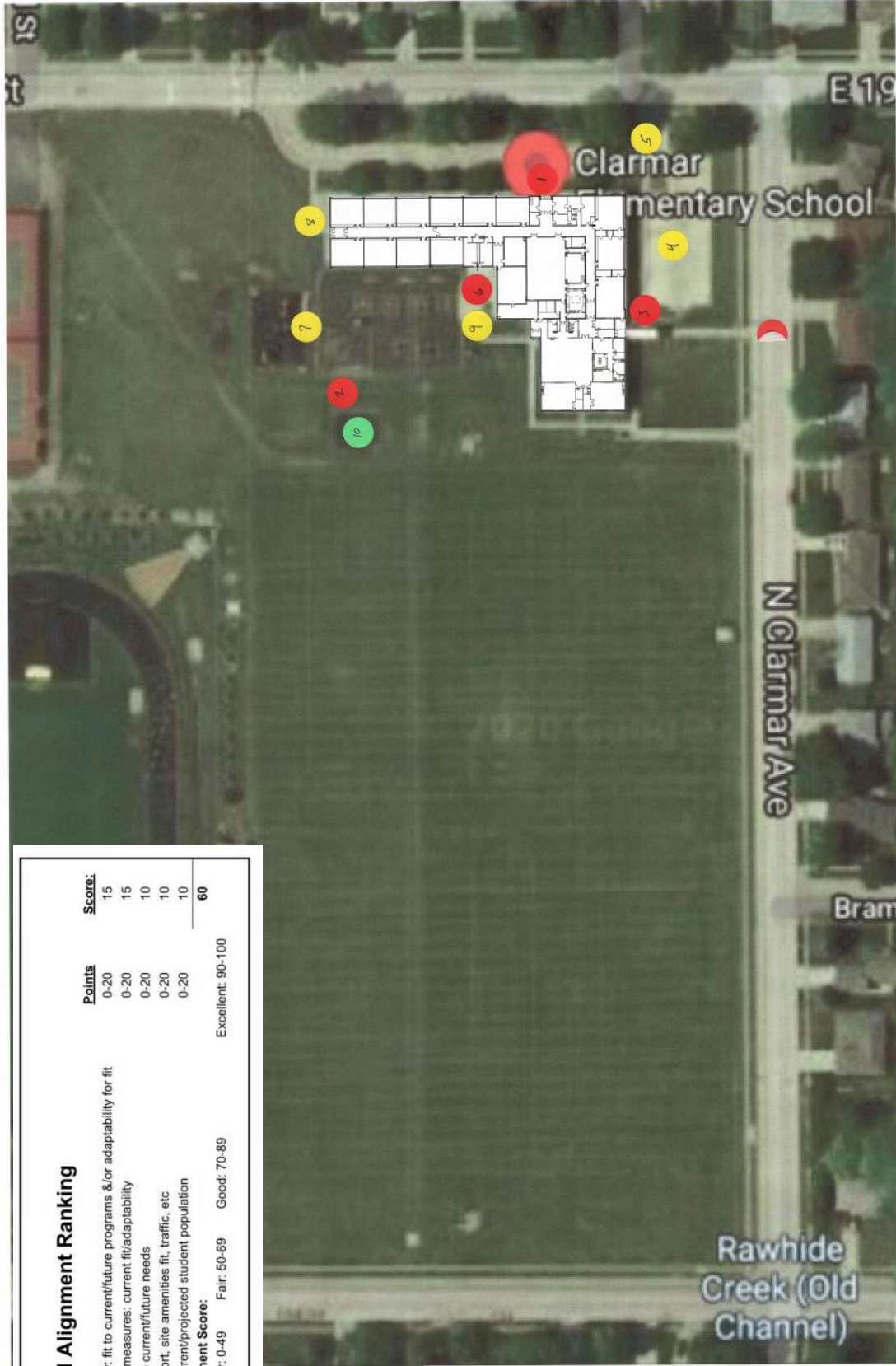
### Points

- 0-20
- 0-20
- 0-20
- 0-20
- 0-20

### Score:

- 15
- 15
- 10
- 10
- 10

### 60



### LEGEND:

Using the dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided below. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such.

### GREEN:

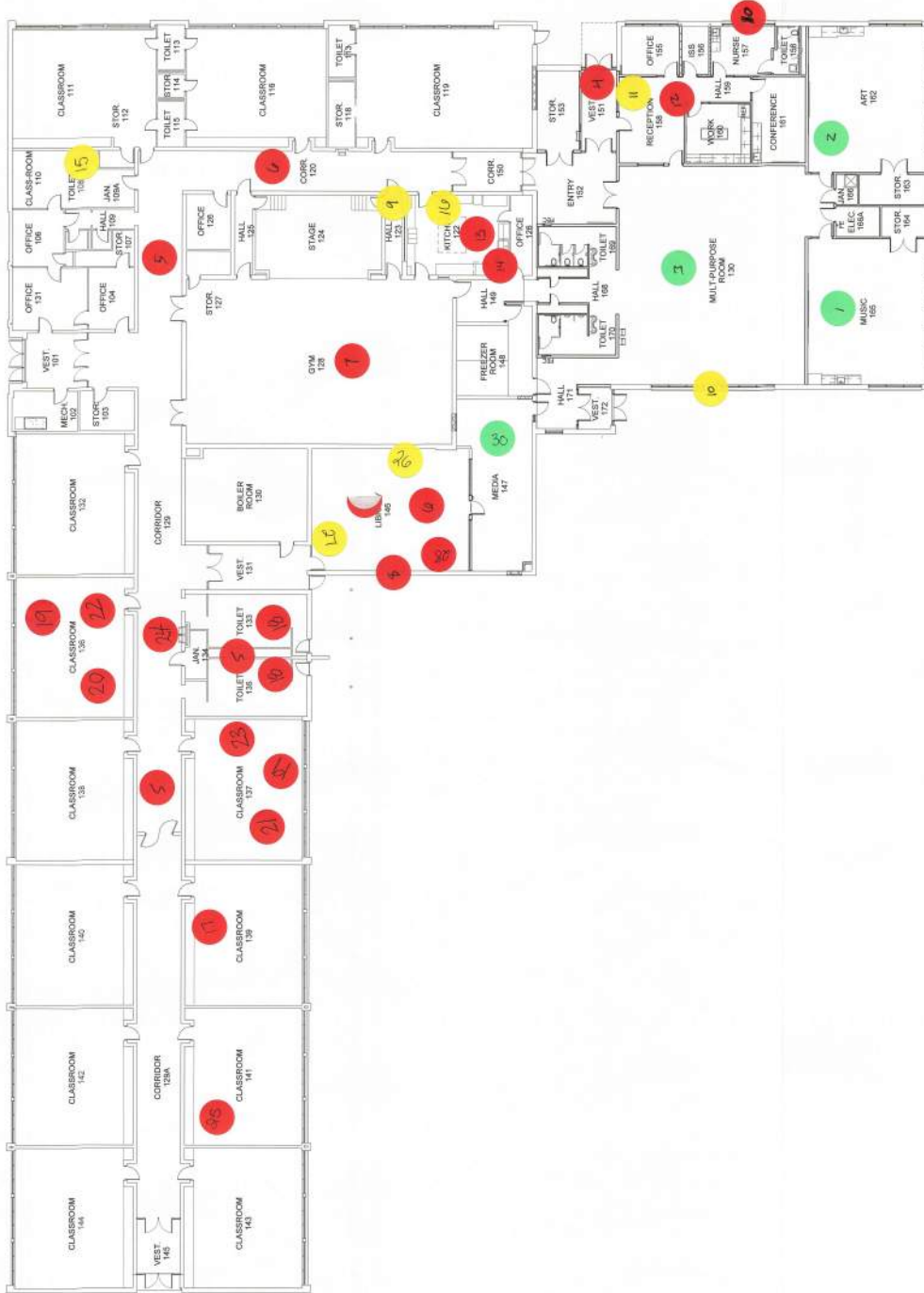
Annotate to indicate areas and features that are good and should be retained.

### YELLOW:

Mark to show those opportunity areas and features that are sub-par but could easily be improved.

### RED:

Label those areas which are performing poorly and need major attention.



**LEGEND:**

Using the data provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A wide description is provided below. Write a number next to each dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such.

- **GREEN:**  
Annotate to indicate areas and features that are good and should be retained.
- **YELLOW:**  
Mark to show those opportunity areas and features that are sub-par but could easily be improved.
- **RED:**  
Label those areas which are performing poorly and need major attention.

**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Clarmar Site**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

**Instructions:**

Using the red, yellow and green dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided on the drawing. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such. If you have any questions, please see your building principal or contact Cleve Reeves at BVH Architecture at [creeves@bvh.com](mailto:creeves@bvh.com).

**Dot #: Comment:**

- 1 Concrete sidewalk needs to be replaced in front of circle drive door.
- 2 Drainage “ditch” has standing water in it most of the year.
- 3 Rock, mud, dirt area (drainage from building) needs to be addressed.
- 4 Parking lot is too small for larger vehicles.
- 5 Student drop-off and pick-up routes run into the staff parking lot.
- 6 Concrete sidewalk leading back into building from recess is full of cracks and tripping hazards.
- 7 Ramp leading up to playground structure is cracking at the base.
- 8 Bike rack should be in the front of the school, not the back.
- 9 Drainage from building created a large mud pit next to sidewalk from lunchroom to recess.
- 10 Brand new playground donated by Clarmar PTA.
- 11 Needs crosswalk for safety as this is the FRONT now.

**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Clarmar Floor Plan**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

**Instructions:**

Using the red, yellow and green dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided on the drawing. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such. If you have any questions, please see your building principal or contact Cleve Reeves at BVH Architecture at [creeves@bvh.com](mailto:creeves@bvh.com).

**Dot #: Comment:**

- 1, 2, 3 New section, all three areas are functioning properly.
4. Vestibule lights need to be brighter, window from office to outside view.
5. No intercom system in any of the hallways or bathrooms.
6. Ceiling leaks throughout the hallway and in library.
7. Outdated gym, too small for size of school, intercom system, windows need replaced.
8. Library windows and entire wall allow moisture into library.
9. Lunchroom flow is not ideal. Students have to “back track” to get to the lunchroom.
10. Window treatments need replaced – through entire building.
11. There is no control over the lights in main office.
12. One thermostat controls the entire office area.
13. No thermostat in the kitchen (too hot, 80° always). No ovens on.
14. Need floor/sink drain by the three sinks and dishwasher.
15. Needs soundproof/privacy. Bathrooms disrupt counseling room 110 and testing.
16. The flow of lunch food to cafeteria could be more efficient.
17. Vent blowers are ridiculously loud.
18. Bathroom stalls need to be replaced or at least repainted.
19. Replace moldy windows and repaint room.
20. Student personal belonging storage.
21. Sliding doors broken for storage.
22. Replace sink and water fountains.
23. Get slivers from doors when entering classrooms.
24. Need hydration stations instead of water fountains.
25. Need sink faucet to function as a sink instead of drinking fountain.
26. Adjustable, unified, shelving, more storage.
27. Add a circulation desk with a book drop.
28. Remove outdated heating system.
29. Library space is too small for this school population.
30. Keep computer lab, function is great.

### **3. Davenport Elementary Heat Maps**

Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached herein are the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

For comparison between sites, the Educational Alignment Scores and a brief description has been added to the floor plan heat map drawings for each facility site to help provide context for the heat map comments.

# Davenport

## Educational Alignment Ranking

**Criteria:**

- Educational Delivery: fit to current/future programs &/or adaptability for fit
- Security and Safety measures: current fit/adaptability
- Building Zoning fit to current/future needs
- Patron access support, site amenities fit, traffic, etc
- Ability to support current/projected student population

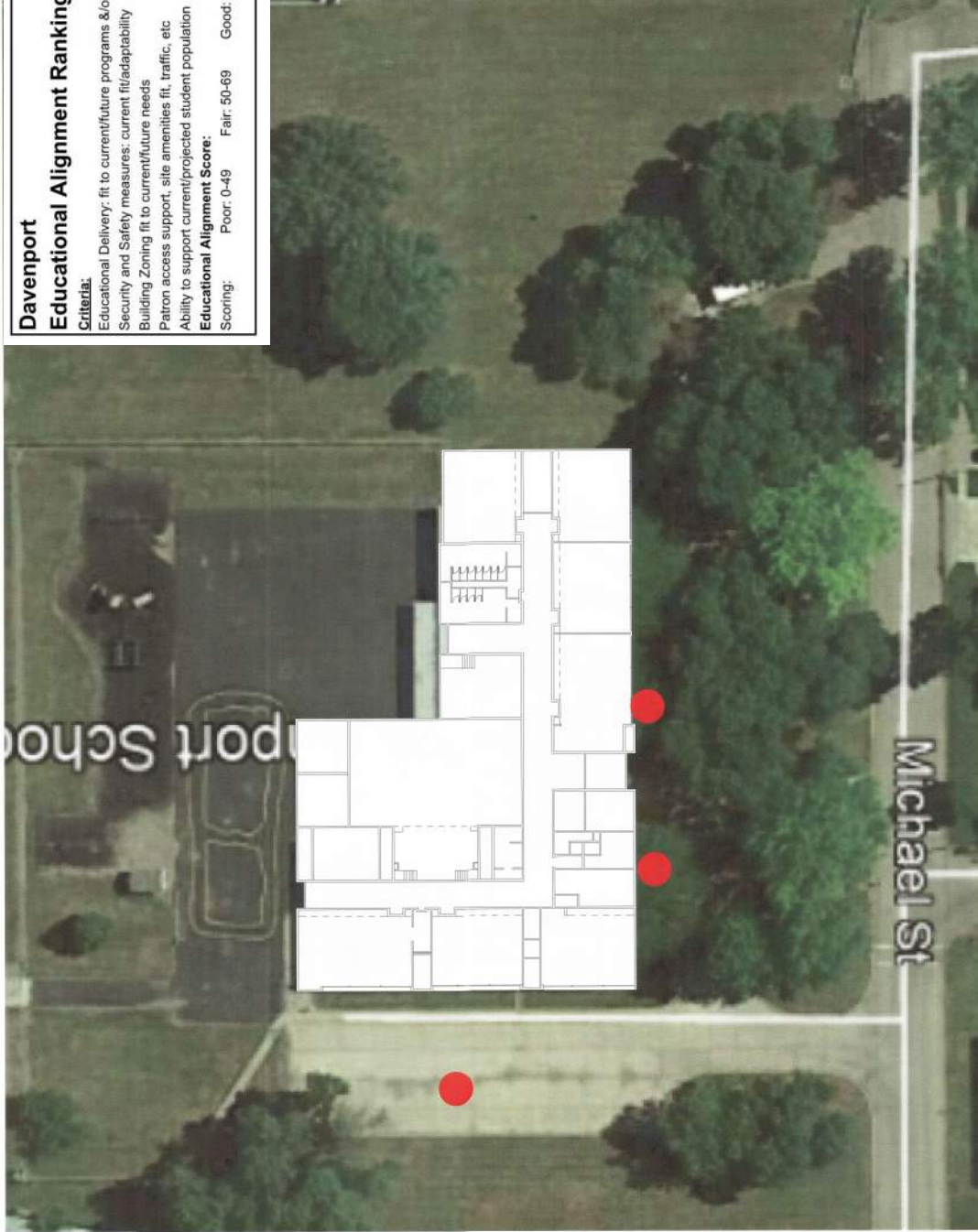
**Educational Alignment Score:**

Scoring: Poor: 0-49 Fair: 50-69 Good: 70-89 Excellent: 90-100

**Points:**

- 0-20 10
- 0-20 18
- 0-20 5
- 0-20 5
- 0-20 5

**43**



**LEGEND:**

Using the dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide descriptor is provided below. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such.



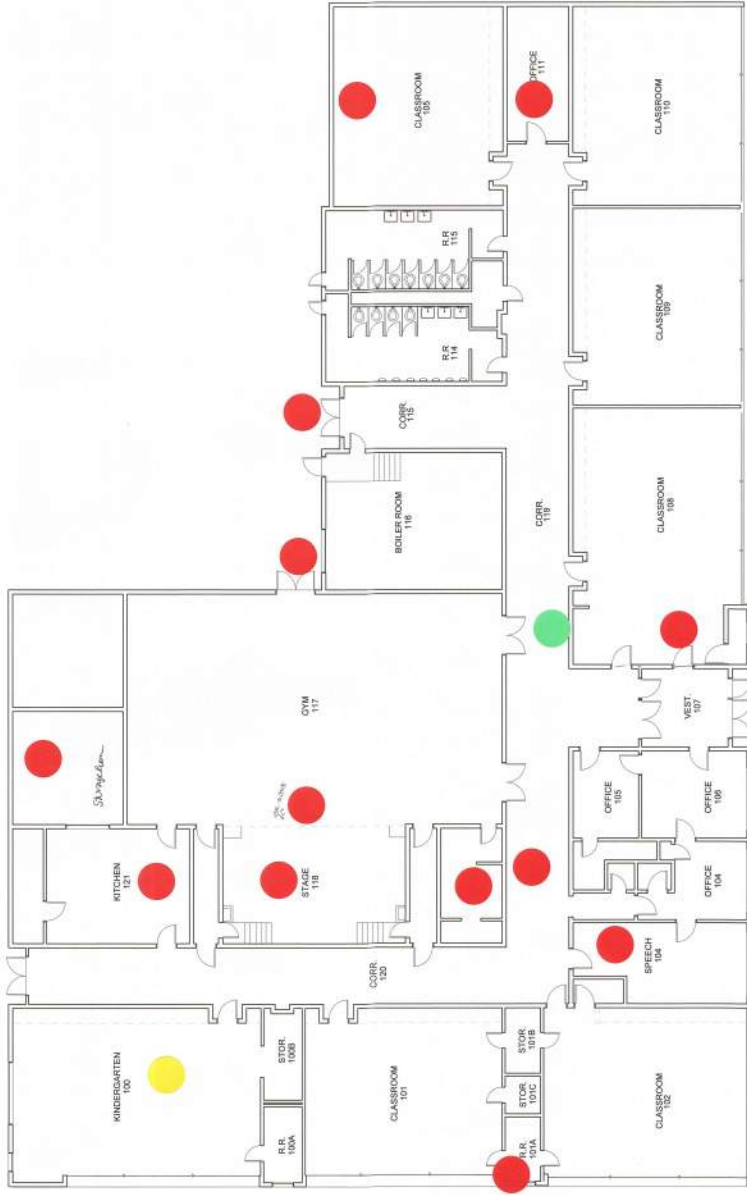
**GREEN:**  
Annotate to indicate areas and features that are good and should be retained.



**YELLOW:**  
Mark to show those opportunity areas and features that are sub-par but could easily be improved.



**RED:**  
Label those areas which are performing poorly and need major attention.



**LEGEND:**

Using the dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided below. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such.

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 Mark to show those opportunity areas and features that are sub-par but could easily be improved.

**RED:**  
 Label those areas which are performing poorly and need major attention.

**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Davenport**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

**Instructions:**

Using the red, yellow and green dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided on the drawing. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such. If you have any questions, please see your building principal or contact Cleve Reeves at BVH Architecture at [creeves@bvh.com](mailto:creeves@bvh.com).

**Dot #: Comment:**

Carpet in every room needs replaced – hasn't been cleaned in forever.  
Restrooms need updated – can't clean well anymore.  
Parking lot – water collects and freezes, making falling hazard.  
Room 105 – too hot in summer months.  
Office 111/Office off stage – no ventilation.  
Sprinkler outside of Room 108 – broken.  
Storage rooms – floods.  
Corridor 115 – Outside doors do not close completely.  
Paint rooms in building.  
Speech 104 – carpet torn, tripping hazard.  
Boys restroom 101A – no ventilation, smells of urine.  
Copy room off Room 108 – smells musty due to leak.  
Improve handicapped parking and access to building.  
Good to be on one level.  
Kitchen – no freezer.  
Kitchen – needs updated to be functional.  
North end of Corridor 119 – unattached plate in floor (tripping hazard)  
Room 100 – no vent covers.  
Stage – temp fluctuations.  
Fuses blow when too many things plugged in on electrical strip below stage.

## **4. Grant Elementary Heat Maps**

Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached herein are the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

For comparison between sites, the Educational Alignment Scores and a brief description has been added to the floor plan heat map drawings for each facility site to help provide context for the heat map comments.

# Grant

## Educational Alignment Ranking

### Criteria:

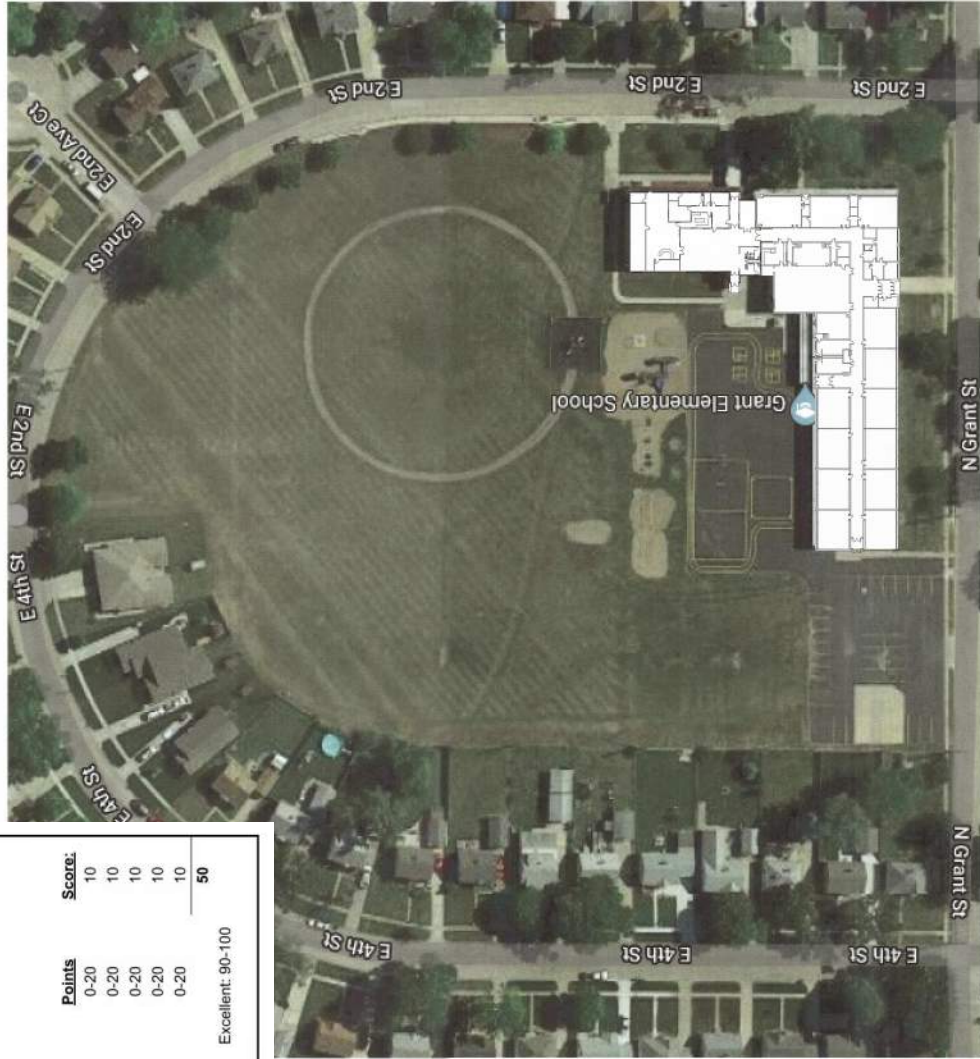
- Educational Delivery: fit to current/future programs &/or adaptability for fit
- Security and Safety measures: current fit/adaptability
- Building Zoning fit to current/future needs
- Patron access support, site amenities fit, traffic, etc
- Ability to support current/projected student population

### Educational Alignment Score:

Scoring: Poor: 0-49 Fair: 50-69 Good: 70-89 Excellent: 90-100

Points	Score:
0-20	10
0-20	10
0-20	10
0-20	10
0-20	10

50



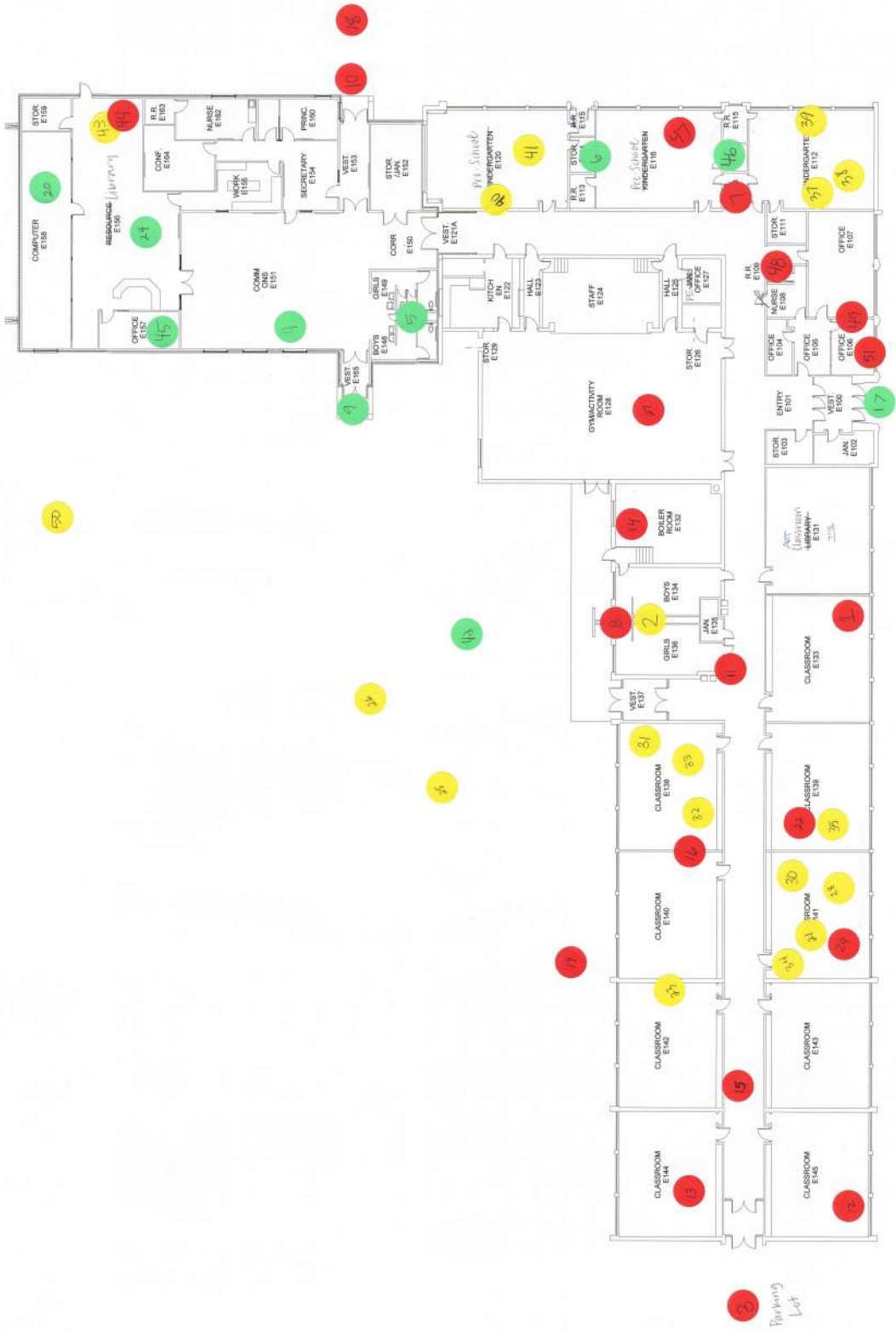
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**RED:**  
Label those areas which are performing poorly and need major attention.



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## FREMONT PUBLIC SCHOOLS

### Facility Heat Mapping

Building: **Grant Elementary**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

#### Instructions:

Using the red, yellow and green dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided on the drawing. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such. If you have any questions, please see your building principal or contact Cleve Reeves at BVH Architecture at [creeves@bvh.com](mailto:creeves@bvh.com).

#### Dot #: Comment:

1. No Storage / No sinks in classrooms / small rooms.
2. Layout makes supervision difficult.
3. No front parking, no handicap parking.
4. Open area, lots of light.
5. Easy to supervise.
- 6, 7 Restrooms in classrooms are great / don't like shared with PK.
8. Difficult to supervise, access to boiler room.
9. Easy access to playground from office.
10. No handicap parking near front doors – no long term parking.
11. More/working drinking fountains.
12. Windows leak cold air in winter and rattle.
13. All classrooms need light fixture covered.
14. Boiler rattles and clanks when running in classrooms.
15. Color in hallways needs to be more inviting and cheery.
16. Plaster in classroom walls chipped.
17. Newly added access for staff with fobs.
18. Buildings need to be updated on outside for curb appeal.
19. Broken windows – repaired/protected with gage.
20. Own area for computers / STEM activities.
21. Updated furniture: tables, shelves, teacher desks, cabinets.
22. Mice and ants on floors / lockers.
23. Tiles in classrooms need to be fixed/updated.
24. Updated library; looks nice.
25. Blacktop chipped and broken.
26. Updated play equipment for recess.
27. Tile floor.
28. Lights with no covers are not conducive to learning / teaching.
29. Need way more storage in classrooms (all rooms).
30. Working blinds / curtains would be awesome! (all rooms).

31. White board in front and back of room.
32. More outlets in classrooms (all rooms).
33. Open area for bags and coats in rooms instead of lockers (all rooms).
34. Phone in rooms to call office instead of over PA for all of the class to hear (all rooms).
35. Phone in classroom.
36. Sinks and phone in classroom.
37. Cubby area instead of lockers.
38. Closet is great but more wall storage would be nice for easy access of materials / supervision.
39. Working shades – broken strings, etc.
40. Cubbies instead of lockers.
41. More outlets.
42. No direct access to roads / street.
43. Flexible furniture and shelving for library.
44. Shelving.
45. Great storage for media items.
46. Great storage.
47. More outlets.
48. No ventilation in adult bathroom.
49. Heating / Cooling doesn't work and windows painted shut.
50. Canopy over playground for pre-school.
51. Too small to hold group interventions; high traffic area creates distractions during high-stakes testing.

## **5. Howard Elementary Heat Maps**

Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached herein are the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

For comparison between sites, the Educational Alignment Scores and a brief description has been added to the floor plan heat map drawings for each facility site to help provide context for the heat map comments.

# Howard Educational Alignment Ranking

## Criteria:

- Educational Delivery: fit to current/future programs &/or adaptability for fit
- Security and Safety measures: current fit/adaptability
- Building Zoning fit to current/future needs
- Patron access support, site amenities fit, traffic, etc
- Ability to support current/projected student population

## Educational Alignment Score:

Scoring: Poor: 0-49 Fair: 50-69 Good: 70-89 Excellent: 90-100

Points	Score:
0-20	15
0-20	15
0-20	10
0-20	10
0-20	10
0-20	60



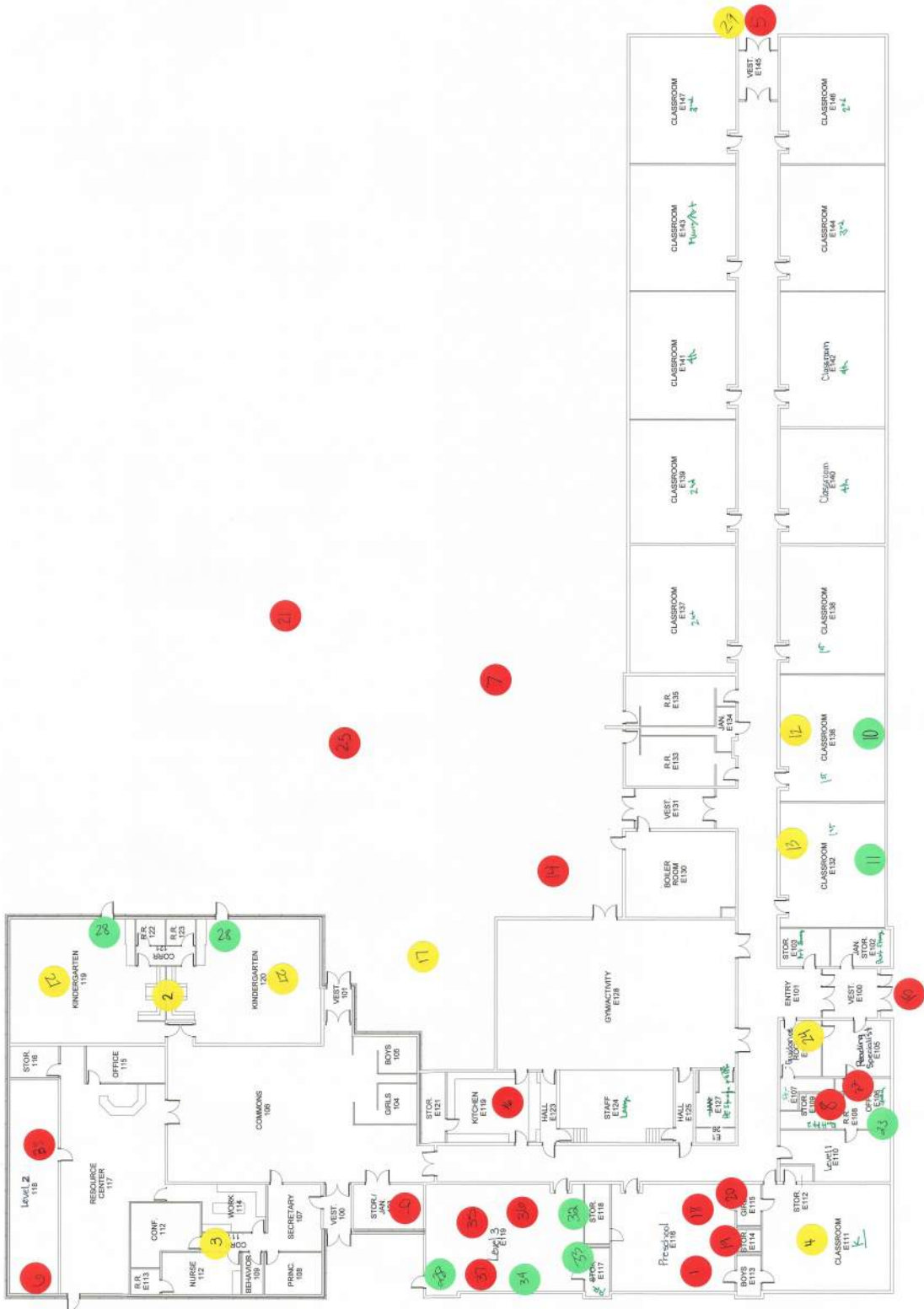
## LEGEND:

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**GREEN:**  
Annotate to indicate areas and features that are good and should be retained.

**YELLOW:**  
Mark to show those opportunity areas and features that are sub-par but could easily be improved.

**RED:**  
Label those areas which are performing poorly and need major attention.



- LEGEND:**
- GREEN:** Annotate to indicate areas and features that are good and should be retained.
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  - RED:** Label those areas which are performing poorly and need major attention.

**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Howard**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

**Instructions:**

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**Dot #: Comment:**

1. Preschool not workable space; too small.
2. Storage for kindergarten – currently use bathrooms and hall.
3. Better ventilation in office/nurse area with sick kids.
4. When used as Third kindergarten room would be nice to have closer to others and similar set up.
5. No lights outside – very dark at night when working late.
6. ResourceLZ Room needs bathroom, larger working space and storage space.
7. Blacktop cracked and dangerous.
8. Teachers often waiting to use adult restroom.
9. Need better heat/cooling for this room. More storage space. No ventilation.
10. Classroom windows open!
11. Classroom windows open (desirable).
12. More storage is needed. All areas.
13. More storage is needed. All areas.
14. Green electrical shed at the building exterior is a hazard at recess.
15. An overhang would be nice over door to circle drive for shade and rain. Old main entry.
16. Better air cooling. Its too hot (needs a return duct).
17. Outdoor seating – for outdoor learning.
18. Need more space for preschool. Need cubbies to separate kids' belongings. Need more space for gross motor when inside recess.
19. Need better storage space for preschool.
20. Need closed toilet lids for preschool for potty training.
21. Would like bigger preschool playground for class of 18. A swingset would be nice.
22. No door to the hallway, always walking through other classrooms.
23. Room is a good size for speech.
24. Would be nice to have outdoor window and better air flow (Guidance Room).
25. Updated playground for children with a variety of needs – currently safety hazard and not handicap acceptable.
26. Bigger staff parking lot.
27. We like our mailbox/cubbies.
28. We love our outside doors – would be nice to have a fob on it.
29. Door paint is peeling.
30. Sidewalk broken, uneven, piece of metal sticking up.

31. Classrooms all need better storage.
32. Love the big storage area.
33. I like having attached bathroom.
34. Outside windows that open desired.
35. Need separate but attached room with a door for changing bed.
36. Need separate, but attached cool down (behavior) room with door.
37. Washer/dryer/shower would be great!
38. Needs separate, but attached cool down room, Level 2.

## **6. Linden Elementary Heat Maps**

Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached herein are the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

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# Linden

## Educational Alignment Ranking

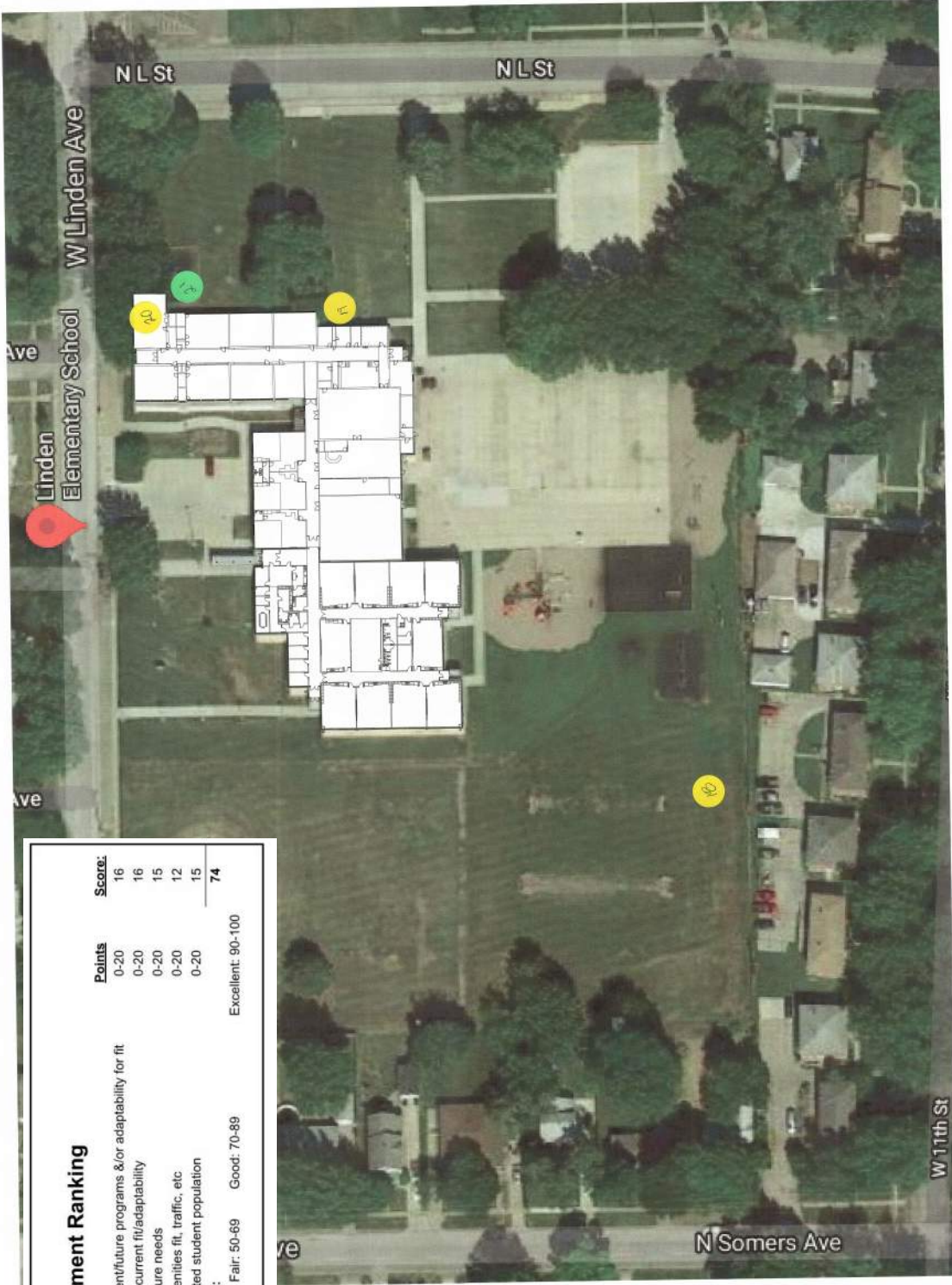
### Criteria:

- Educational Delivery: fit to current/future programs &/or adaptability for fit
- Security and Safety measures: current fit/adaptability
- Building Zoning fit to current/future needs
- Patron access support, site amenities fit, traffic, etc
- Ability to support current/projected student population

### Educational Alignment Score:


Scoring: Poor: 0-49 Fair: 50-69 Good: 70-89 Excellent: 90-100

Points	Score:
0-20	16
0-20	16
0-20	15
0-20	12
0-20	15
	<b>74</b>



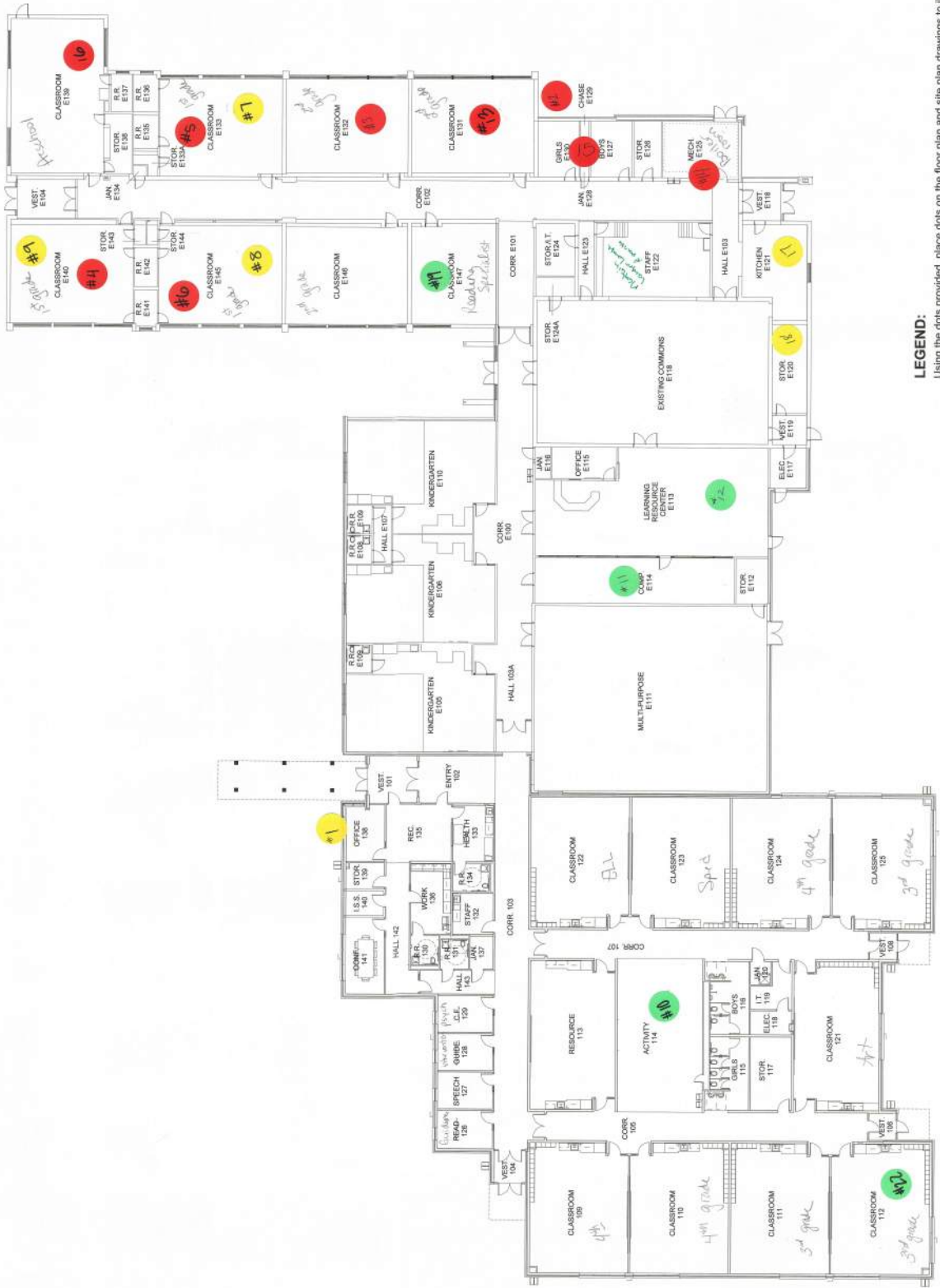
### LEGEND:

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**GREEN:**  Annotate to indicate areas and features that are good and should be retained.

**YELLOW:**  Mark to show those opportunity areas and features that are sub-par but could easily be improved.

**RED:**  Label those areas which are performing poorly and need major attention.



**LEGEND:**

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Annotate to indicate areas and features that are good and should be retained.
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- **RED:**  
Label those areas which are performing poorly and need major attention.

**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Linden Elementary**

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**Instructions:**

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**Dot #: Comment:**

1. Large windows are nice, but may be a safety and privacy concern.
2. Sinks are dirty and stained, floors are uneven. (Boys and Girls) terrible smell comes from them often.
3. Carpet has bubbles and is a tripping hazard, windows aren't sealed and leak air, paint/walls chipping. Steam comes from under classroom and has made carpet wet and ruined bookshelves and learning tools.
4. Windows are old and don't seal properly. They cannot be used as a fire escape. The heaters make noise and cause condensation. The bathroom sink and toilets leak by fittings and the sink faucet sometimes does not turn off and makes a squealing noise.
5. Windows break easily and do not seal. The heaters leak and have caused stains and bubbles in the carpet. The carpet is super old as well. I worry about mold as a result of the water damage as well. Restrooms are wonderful to have in our classrooms, but they are smelly and leak.
6. Windows are old and leak air. They also would be impossible to use as an escape route during a fire. Heaters click or bang loudly, not reliable to kick on when it gets cold. My heater has leaked steam out and ruined things in my room. My floor seems to have a crack the full length of the room; the floor is very uneven. There may be mold under this area as it is near the heater where it has leaked. Bathroom is dirty and smelly, but is very important to have in the room. Not sure where from, but we often get giant waterbugs (cockroaches), crickets and ants in our rooms and hallways. Sometimes mice.
- 7-9. We like having windows in our rooms, but if we could reduce the number of them, we could have more wall space for instructional purposes. From the safety standpoint, less windows would be safer in a lockdown situation.  
We like having closets for storage, but they aren't big and we are needing more space. They also would need to be big enough so we could use as a tornado shelter if needed. Bathrooms are important to have in first grade, due to lack of independence and safety concerns as well. Bathrooms need to be improved from their current state.  
We currently have open, shared cubbies (4-6 kids per cubby). We would like individual cubbies like our Kindergarten rooms. This would help stop the spread of germs and lice.  
Currently rooms E140 and 145 have an extra sink outside the bathroom. We really like this feature because students can use it to wash hands when the bathroom is occupied. We would like that in all first grade classrooms. We would also love to have push button locks and doors that close easily. This is a safety concern in a lockdown situation because currently we have to go out in the hallway to lock our doors.
10. We really like having the activity center, but with it being so far away from the first and second grade rooms, we don't utilize it. If it were possible to have an additional activity center, that would be great!

11. Retain this space for a flexible technology classroom.
12. Larger library space to accommodate growing school population.
13. Carpet has seams that are tearing. Windows are not sealed right and leak air. If there was a fire, they are not safe to use as a fire escape for kids. The windows are paper thin and chip and crack easily. The heat registers clank and creak very loudly. They are distracting to learners and to my teaching. Kids think there are ghosts in the vents. The vents have leaked liquids on the carpet, water bottles have spilled. I'm sure there's mold under the old carpet.
14. The pipes are so old in the water in the filling station (newer water fountain: however, the water is yellowish...gross!)
15. The restrooms need to be gutted: sinks are old, rusty, drippy. The drains have horrible odors. Ants are always a problem.
16. Class is old and eliminating the four classes north of 146 makes sense logistically and gets Pre-K closer to K and office. Need tile for easy clean up and bathroom in class. Pre-K.
17. Kitchen facilities are small and old and need upgrade. Most problems in kitchen are cosmetic or equipment related.
18. Fencing would improve school grounds and add to safety feature. Kitchen Storage area needs insulating.
19. All restrooms need upgraded in older part of the building. Also, the building needs more storage areas. Spot for specialist (2 people/students) good space for supplies and working with kids. (intervention)
20. Sink is missing tile. Under state regulations, need two sinks, if possible (Pre-K)
21. Keep playground. Need this playground per State regulations. Pre-K needs to be close to our playground – request own exit/entrance door.
22. Classroom is in good condition; minor issues (blind broken, stain on carpet). The issues don't hinder learning or the functionality of the space.

## **7. Milliken Park Elementary Heat Maps**

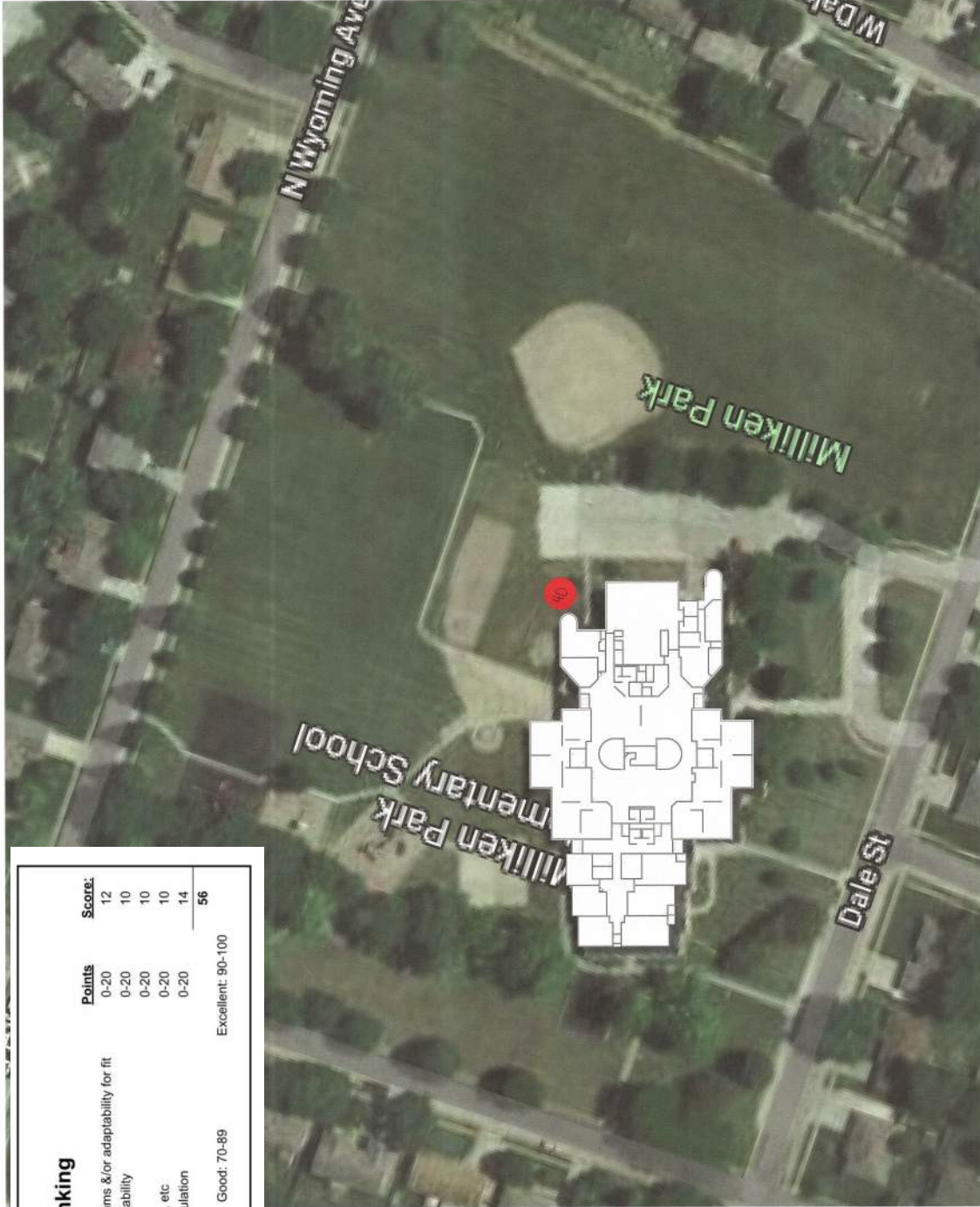
Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached herein are the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

For comparison between sites, the Educational Alignment Scores and a brief description has been added to the floor plan heat map drawings for each facility site to help provide context for the heat map comments.

# Miliken Park

## Educational Alignment Ranking

Criteria:	Points	Scores:
Educational Delivery: fit to current/future programs &/or adaptability for fit	0-20	12
Security and Safety measures: current fit/adaptability	0-20	10
Building Zoning fit to current/future needs	0-20	10
Patron access support, site amenities fit, traffic, etc	0-20	10
Ability to support current/projected student population	0-20	14
<b>Educational Alignment Score:</b>		<b>56</b>
Scoring:	Poor: 0-49    Fair: 50-69    Good: 70-89    Excellent: 90-100	



**LEGEND:**

Using the dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided below. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such.



**GREEN:**  
Annotate to indicate areas and features that are good and should be retained.

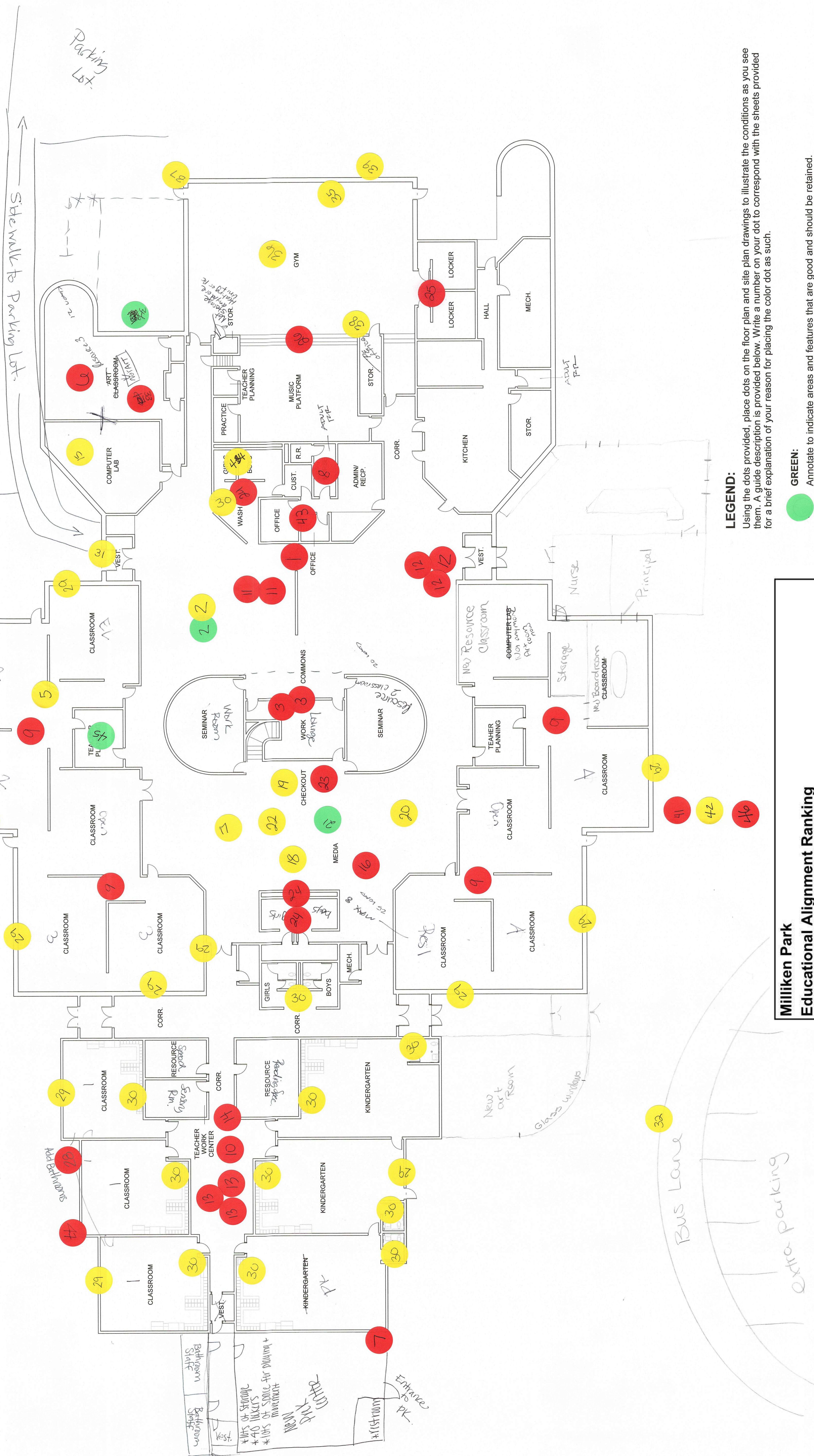


**YELLOW:**  
Mark to show those opportunity areas and features that are sub-par but could easily be improved.



**RED:**  
Label those areas which are performing poorly and need major attention.

(Black top.)



**LEGEND:**

Using the dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided below. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such.

- GREEN:** Annotate to indicate areas and features that are good and should be retained.
- YELLOW:** Mark to show those opportunity areas and features that are sub-par but could easily be improved.
- RED:** Label those areas which are performing poorly and need major attention.

Miliken Park	
Educational Alignment Ranking	
Criteria:	Points
Educational Delivery: fit to current/future programs &/or adaptability for fit	Score: 12
Security and Safety measures: current fit/adaptability	0-20 10
Building Zoning fit to current/future needs	0-20 10
Patron access support, site amenities fit, traffic, etc	0-20 10
Ability to support current/projected student population	0-20 14
<b>Educational Alignment Score:</b>	<b>56</b>
Scoring: Poor: 0-49 Fair: 50-69 Good: 70-89 Excellent: 90-100	

**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Milliken Park**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

**Instructions:**

Using the red, yellow and green dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided on the drawing. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such. If you have any questions, please see your building principal or contact Cleve Reeves at BVH Architecture at [creeves@bvh.com](mailto:creeves@bvh.com).

**Dot #: Comment**

1. No intercoms in main areas of school (and open concept pods).
- 2, 2 Love the natural light in center of building (need new windows).
3. Teacher workspace too small / green center area not user-friendly.
- 4, 4 Windows need replaced – blinds don't work like blinds inside windows.
5. Walls / doors to classroom.
6. Need a major space for multiple supports.
7. Regain as kindergarten classroom and build a pre-school center.
8. More space—storage, desk, shelving, cupboards...more space!
9. Classrooms need full walls / doors.
10. There is no teacher work area at this end of the building or an area to gather and work together / place to put fridge for lunches, etc.
11. There is no meeting room/conference room in the building (currently using part of a classroom that may need to be a classroom).
12. Not a secure entrance to building – once in, person could go anywhere since not directly to office.
13. No staff bathroom at this end of building.
14. Larger area/classroom for Title 1 support – room with larger space for more students and to collaborate with teachers (an outside window would be awesome) – even if it was moved to different location in building. Needs projector with screen / better storage.
15. Love the design and layout of this room. I wish it could be attached to the library.
16. Love the natural light. We need blinds that can be opened and closed to improve the functionality of the library learning space.
17. Unified, adjustable, updated shelves that are moveable. Need more shelving to support our library collection to meet student needs.
18. Outlets near story area.
19. Update circulation desk with book drop, privacy for para work, and a lot of storage.
20. Update furniture that is appropriate for this age group. Needs to be easy to move (on wheels) to make the best space for learning.
21. I like the openness and flexibility of this space.
22. Carpet needs to be updated and all the same through the whole library.
23. No way to contact the office; no intercom call button and in all open concept classrooms.
24. Update bathroom.
25. Update bathroom / locker room / laundry facilities.
26. Partition between gym and music room.

27. Remove hill, level ground and pour blacktop for winter play area.
28. Add onto classrooms to add bathrooms – mimic kindergarten rooms.
29. Magnetic paint on brick walls in.
30. Automatic soap and paper towel dispensers.
31. Fix loud door squeak and door will not unlock even when it is unlocked. Install new doors.
32. Added bus lane on north side with staff parking.
33. More room.
34. Love our patio area that is fenced in.
35. Paint walls and doors.
36. Clean and paint ceiling.
37. Add Fob entry
38. Add call button and phone line.
39. Clean or replace skylights.
- 40.(on site plan): Sidewalk from parking lot to southeast patio doors.
41. More storage in 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> pods.
42. New lockers for students coats/book bags (on wheels) Grades 2-4.
43. Seclusion room.
44. Update bathrooms – new dividers – paint – lights.
45. We like the pods – teacher planning areas.
46. Paint entire school – new windows – ceiling tiles replaced so they match.
47. Add exit doors and flow through doors to classes.

## **8. Washington Elementary Heat Maps**

Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached herein are the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

For comparison between sites, the Educational Alignment Scores and a brief description has been added to the floor plan heat map drawings for each facility site to help provide context for the heat map comments.

# Washington

## Educational Alignment Ranking

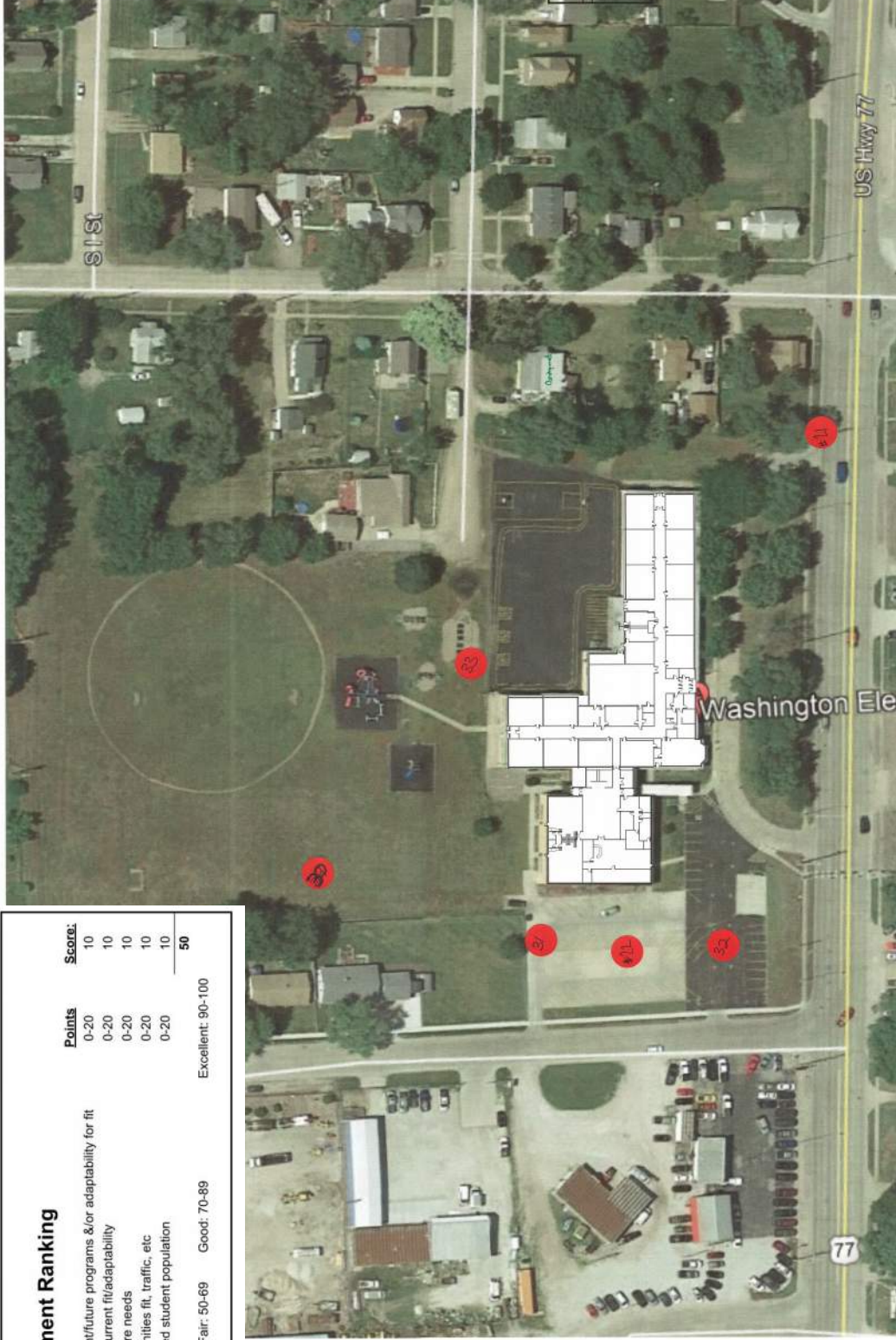
### Criteria:

- Educational Delivery: fit to current/future programs &/or adaptability for fit
- Security and Safety measures: current fit/adaptability
- Building Zoning fit to current/future needs
- Patron access support, site amenities fit, traffic, etc
- Ability to support current/projected student population

### Educational Alignment Score:

Scoring: Poor: 0-49 Fair: 50-69 Good: 70-89 Excellent: 90-100

Points	Score:
0-20	10
0-20	10
0-20	10
0-20	10
0-20	10
50	50



### LEGEND:

Using the dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided below. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such.



**GREEN:**  
Annotate to indicate areas and features that are good and should be retained.



**YELLOW:**  
Mark to show those opportunity areas and features that are sub-par but could easily be improved.



**RED:**  
Label those areas which are performing poorly and need major attention.



**LEGEND:**  
 Using the dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided below. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such.

**GREEN:**  
 Annotate to indicate areas and features that are good and should be retained.

**YELLOW:**  
 Mark to show those opportunity areas and features that are sub-par but could easily be improved.

**RED:**  
 Label those areas which are performing poorly and need major attention.

#13 IDEA:  
 A 2 story building w/  
 classrooms upstairs &  
 lunch/physical edging  
 downstair  
 2 Elevators  
 Enough space for common  
 room for each grade level

#12 New ventilation  
 system that does not  
 blow dirt/leaf into  
 classrooms (either one  
 side) AND does not  
 sound like an airplane  
 engine.

#11 Open space for  
 long class activities  
 or intervention groups  
 with additional  
 storage for extra  
 curriculum or grade  
 level materials.

#18 Used to eat  
 lunch - it is a very  
 long walk from  
 lunch/kitchen

#14 Sidewalks &  
 railroad ties are  
 a trip hazard!

#19 larger and  
 quieter commons  
 area for family  
 events!  
 Air system is so  
 loud!

**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Washington**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

**Instructions:**

Using the red, yellow and green dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided on the drawing. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such. If you have any questions, please see your building principal or contact Cleve Reeves at BVH Architecture at [creeves@bvh.com](mailto:creeves@bvh.com).

**Dot #: Comment**

1. Only one dedicated adult restroom.
2. Currently psych office – we need designated meeting space.
3. Visitors think this is our entrance.
4. See sticky note – we need storage.
5. We need sinks in each classroom with counter for science.
6. Student bathrooms with 5 stalls, at least.
7. Teacher bathroom in this wing.
8. Student coat/locker storage in classroom that does not take up teacher storage space.
9. Grade level pod with 4 classrooms and open space.
10. New bathroom doors! Material that is sanitary!
11. Larger vestibule – this is crowded with terrible ventilation.
12. Classroom ventilation.
13. Idea!!
14. Improved sidewalks around the building.
15. Improved grassy areas / landscaped areas.
16. Soccer goals with nets.
17. Playground equipment – remove swear words / burn holes!
18. It says Commons but this is where we...
19. (no entry)
20. Kids have to walk through a room that has been used to hold class and is now a work room to access speech therapy office.  
Heating and cooling is an issue year round.  
Would like to have a space near school psych and special ed teacher for easier collaboration and moving of students between rooms.  
Would like to have direct access to hallway.  
Not able to hear intercom system at all. Not working in many area.  
No closed storage in room – would like a storage closet.
21. Traffic backs up onto Broad Street at dismissal – its dangerous and people call us to complain.
22. The staff lot is difficult to enter/exit during arrival/dismissal because ti is also used as a drop off/pick up lane.
23. Badge readers on all the doors! We used to have to have our keys.
24. New HVAC system needed – currently has a stand-alone A/C unit – no heat (only heated by boilers). It is either very hot or very cold – air handler is very noisy; sounds like a lawn mower – very distracting.

21. Need a school zone flashing light and reduced speed sign during drop off and dismissal.
24. There is a loud clocking noise when heaters turn on in classroom; very distracting and lasts a long time.
25. Intercom system doesn't work. Some classrooms try to call down and never goes through.  
ELL/Music/Art room doesn't have that option at all.
26. PE needs a gym!! Also his office area is not safe.
27. Art and Music need a classroom, whether they share or not, they still need their space.
22. Better lighting in parking lot and all around the school. It is super dark at night and early morning.
27. ELL needs a room to pull students, test. Could be a room with a divider.
4. Need Storage!
5. Sinks in every room!
28. Wet ceiling tiles in my old room all year long! All over the school I see wet tiles!
29. Kitchen needs to be close to where the kids eat!

## **9. Fremont Middle School Heat Maps**

Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached herein are the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

For comparison between sites, the Educational Alignment Scores and a brief description has been added to the floor plan heat map drawings for each facility site to help provide context for the heat map comments.

# Middle School

## Educational Alignment Ranking

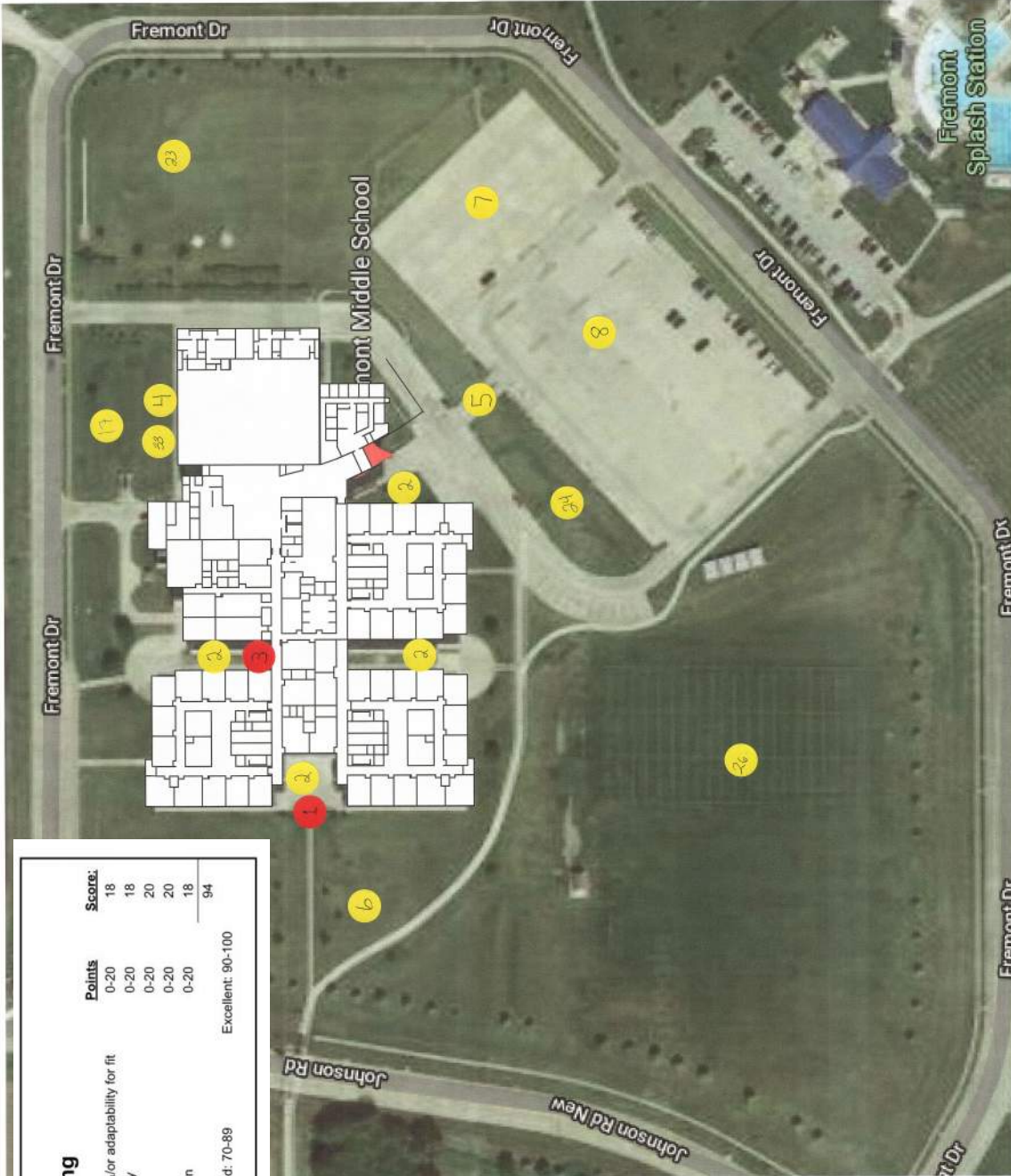
### Criteria:

- Educational Delivery: fit to current/future programs &/or adaptability for fit
- Security and Safety measures: current fit/adaptability
- Building Zoning fit to current/future needs
- Patron access support, site amenities fit, traffic, etc
- Ability to support current/projected student population

### Educational Alignment Score:

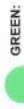
Scoring: Poor: 0-49 Fair: 50-69 Good: 70-89 Excellent: 90-100

Points	Score:
0-20	18
0-20	18
0-20	20
0-20	20
0-20	18
0-20	94



### LEGEND:

Using the dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided below. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such:



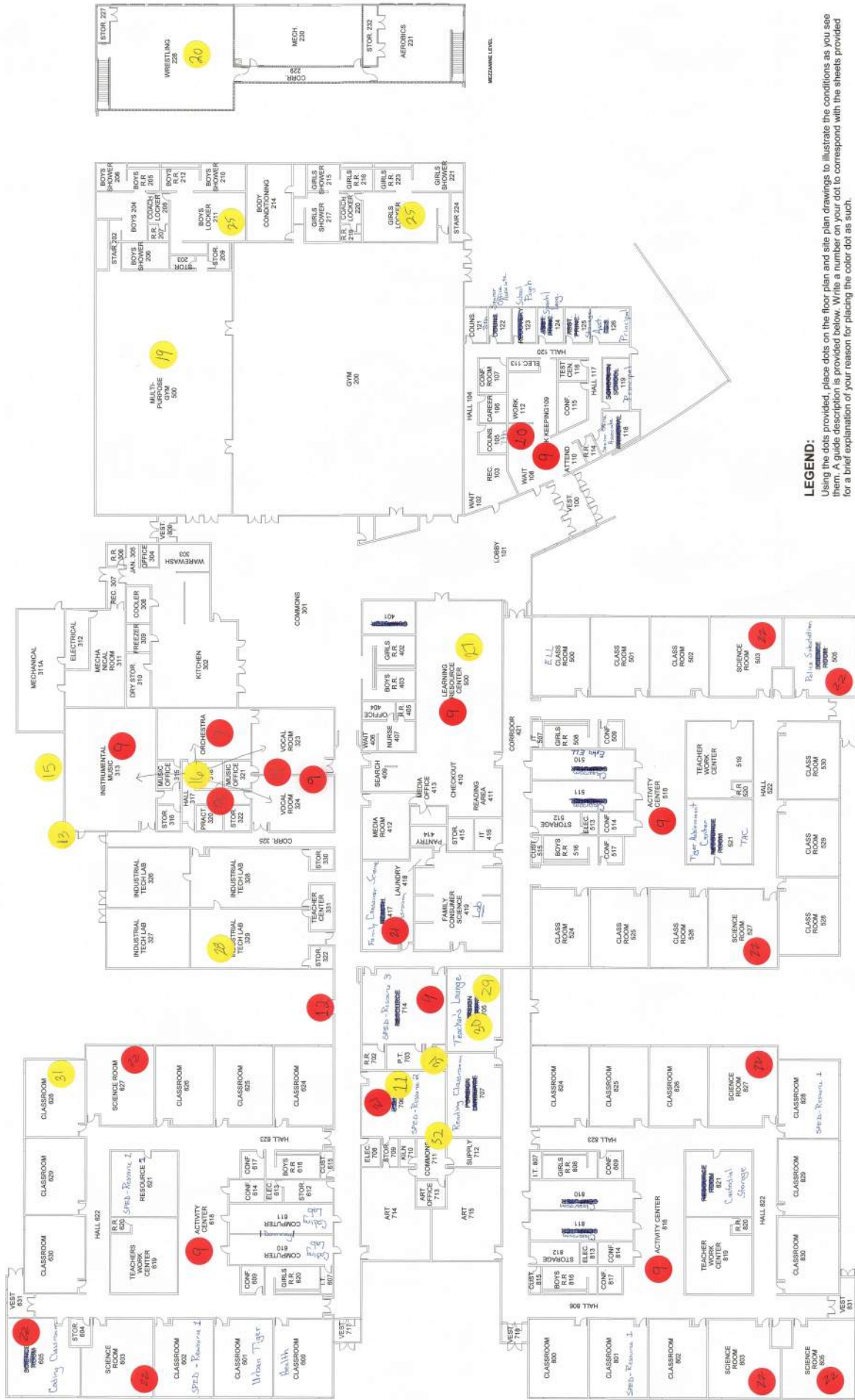
**GREEN:**  
Annotate to indicate areas and features that are good and should be retained.



**YELLOW:**  
Mark to show those opportunity areas and features that are sub-par but could easily be improved.



**RED:**  
Label those areas which are performing poorly and need major attention.



**LEGEND:**

Using the dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided below. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such.

- **GREEN:** Annotate to indicate areas and features that are good and should be retained.
- **YELLOW:** Mark to show those opportunity areas and features that are sub-par but could easily be improved.
- **RED:** Label those areas which are performing poorly and need major attention.

**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Middle School**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

**Instructions:**

Using the red, yellow and green dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided on the drawing. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such. If you have any questions, please see your building principal or contact Cleve Reeves at BVH Architecture at [creeves@bvh.com](mailto:creeves@bvh.com).

**Dot #: Comment:**

1. Drainage issues – water collects – insects – ice in winter.
2. Areas of opportunity to create inviting spaces – tables, benches, ornamental trees, water feature, new shrubbery.
3. Door gets stuck on cement when opened wide; floods into building during heavy rain.
4. Shrubby needs replaced.
5. Fill with cement / remove landscaping.
6. Take out dead trees / plant new (b-ball hoop).
7. Is there an opportunity for community sue? 4-square lines??
8. FMS Tiger signage on light poles.
9. Carpet needs replaced.
10. Bell system antiquated; cannot get parts to repair.
11. Access (doorway) to bathroom and kitchen from this classroom.
12. Fob needs installed as this is a Bus pick up/drop off area.
13. Key or fob sccess to music department for equipment/personnel.
14. Removal of wall to enlarge room to accommodate the number of students in vocal music.
15. Straoge space for instrumental music.
16. Raise the ceilings in music classrooms in accordance with OSHA guidelines for appropriate decibel levels.
17. Auditorium for use for concerts, speakers, meetings, etc for FMS and JCAC.
18. FMS signage.
19. Very poor floor; slick and not very usable.
20. \_\_\_ (?) Floor in wrestling room.
21. ADA compliance – sinks, tables, FCS
22. ADA compliance – sinks, countertops, Science
23. Tennis courts, pickleball courts.
24. Sidewalk to door 2 – 200 pod door
25. Ventilation fans in all locker rooms.
26. Expansion of football field, scoreboard, lights, seating, track, restrooms, concenssions, fencing.

27. New paint to cover past leaks on north wall and under the windows. New central shelves (mobile), new signage, ceiling-mounted overhead.
28. Windows on west wall for natural light.
29. SPED common storage.
30. Extra medical workroom (for changing catheters, diapers, etc).
31. Ceiling leaks.
32. Get rid of door connecting SPED and Commons rooms.
33. Promote brand with lighted sign.

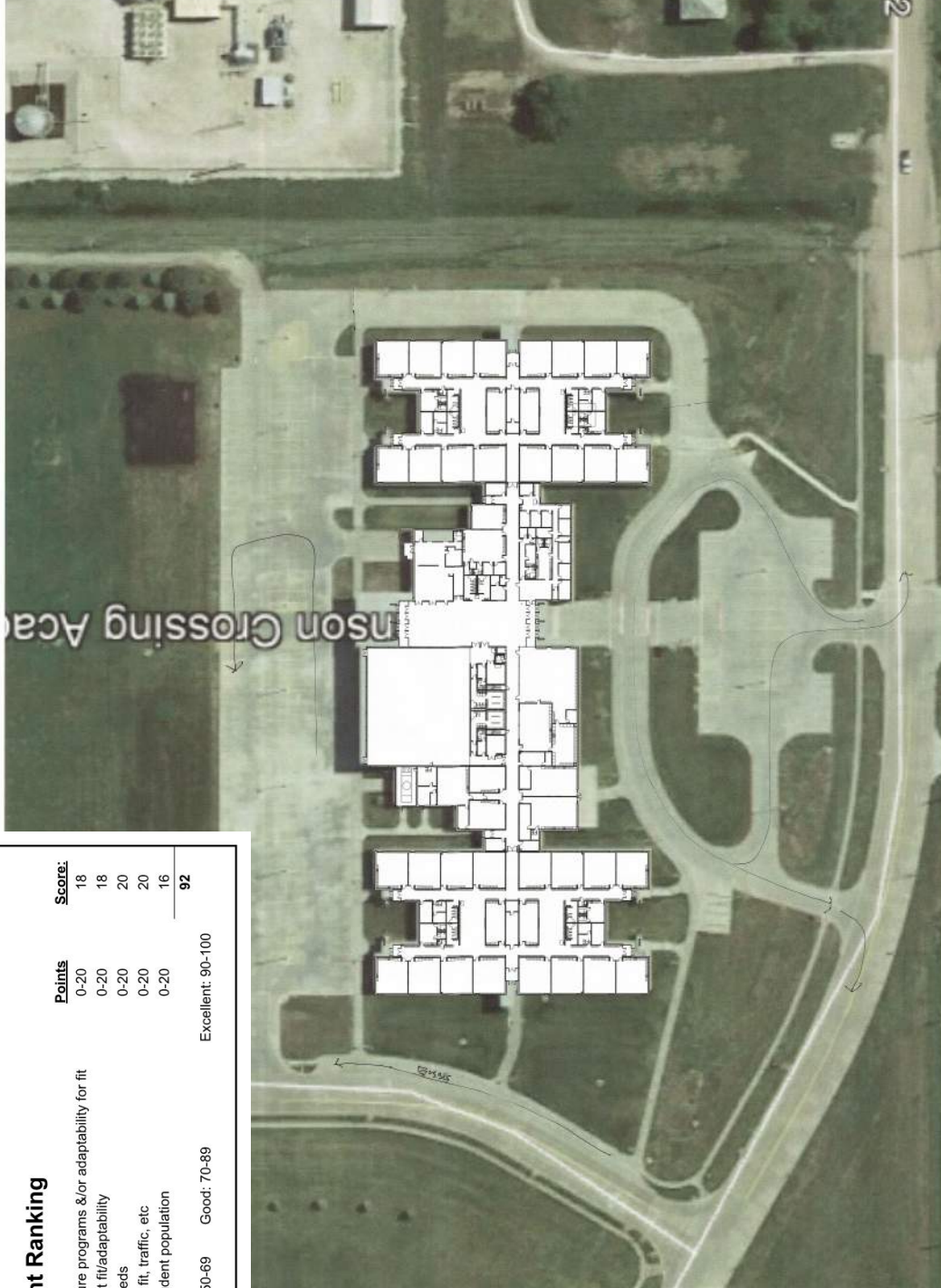
## **10. Johnson Crossing Academic Center Heat Maps**

Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached herein are the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

For comparison between sites, the Educational Alignment Scores and a brief description has been added to the floor plan heat map drawings for each facility site to help provide context for the heat map comments.

**Educational Alignment Ranking**

Criteria:	Points	Score:
Educational Delivery: fit to current/future programs &/or adaptability for fit	0-20	18
Security and Safety measures: current fit/adaptability	0-20	18
Building Zoning fit to current/future needs	0-20	20
Patron access support, site amenities fit, traffic, etc	0-20	20
Ability to support current/projected student population	0-20	16
<b>Educational Alignment Score:</b>		<b>92</b>
Scoring: Poor: 0-49 Fair: 50-69 Good: 70-89 Excellent: 90-100		



**LEGEND:**

Using the dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided below. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such.

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Annotate to indicate areas and features that are good and should be retained.

**YELLOW:**  
Mark to show those opportunity areas and features that are sub-par but could easily be improved.

**RED:**  
Label those areas which are performing poorly and need major attention.



**LEGEND:**

Using the dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided below. Write a number on your dot to correspond with the Sheets provided for a brief explanation of your reason for placing the color dot as such.

**GREEN:** Annotate to indicate areas and features that are good and should be retained.

**YELLOW:** Mark to show those opportunity areas and features that are sub-par but could easily be improved.

**RED:** Label those areas which are performing poorly and need major attention.

790 st.  
 + 4 cells now.

**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **JCAC**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

**Instructions:**

Using the red, yellow and green dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided on the drawing. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such. If you have any questions, please see your building principal or contact Cleve Reeves at BVH Architecture at [creeves@bvh.com](mailto:creeves@bvh.com).

**Dot #: Comment:**

- #1 Yellow Resource Rooms (2 in 5<sup>th</sup>, 2 in 6<sup>th</sup>) – 2 people sharing one classroom and small room, but sometimes large ## of students (133, 136, 281, 284)
- #1 Red Music classrooms are far too small (both) 228 and 227.
- #2 Red Music rooms too small for # of students.
- #3 Red Band room too small for # of students.
- #4 Red Music rooms too small for # of students.
- #5 Red Music rooms too small for # of students.
- #6 Red Music rooms too small for # of students.
- #7 Red Orchestra room small for # of students, need permanent classroom.
- #8 Red Music storage too small, need additional practice rooms.
- #9 Red Bigger gym or new space is needed to host school-wide assemblies and performances.
- #10 Red More classrooms per pod.
- #11 Red More Classrooms (resource Rooms)
- #12 Red More Classrooms (resource Rooms)
- #13 Red More Classrooms (resource Rooms)
- #14 Red More Classrooms (resource Rooms)
- #15 Red We have no conference room to hold large meetings. The two conference rooms in the office were converted to offices for school psych and admin.
- #17 Red Orchestra is housed in a resource room. We need our resource room back and we need an additional room for orchestra.
- #18 Red Gym is too small for all-school assemblies or loca/instrumental concerts.
- #19 Red We need a classroom for dual language program.
- #2 Yellow Consistently 10° colder than the rest of the building, no temp control for individual room.
- #20 Red For amount of students, need more space for spacing tables and students (avg class 34 students).  
Lack of storage space.

## **11. Fremont High School Heat Maps**

Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached herein are the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

For comparison between sites, the Educational Alignment Scores and a brief description has been added to the floor plan heat map drawings for each facility site to help provide context for the heat map comments.

# High School

## Educational Alignment Ranking

### Criteria:

- Educational Delivery: fit to current/future programs &/or adaptability for fit
- Security and Safety measures: current fit/adaptability
- Building Zoning fit to current/future needs
- Patron access support, site amenities fit, traffic, etc
- Ability to support current/projected student population

### Educational Alignment Score:

Scoring: Poor: 0-49 Fair: 50-69 Good: 70-89 Excellent: 90-100

Points	Score:
0-20	15
0-20	10
0-20	10
0-20	10
0-20	18
63	



### LEGEND:

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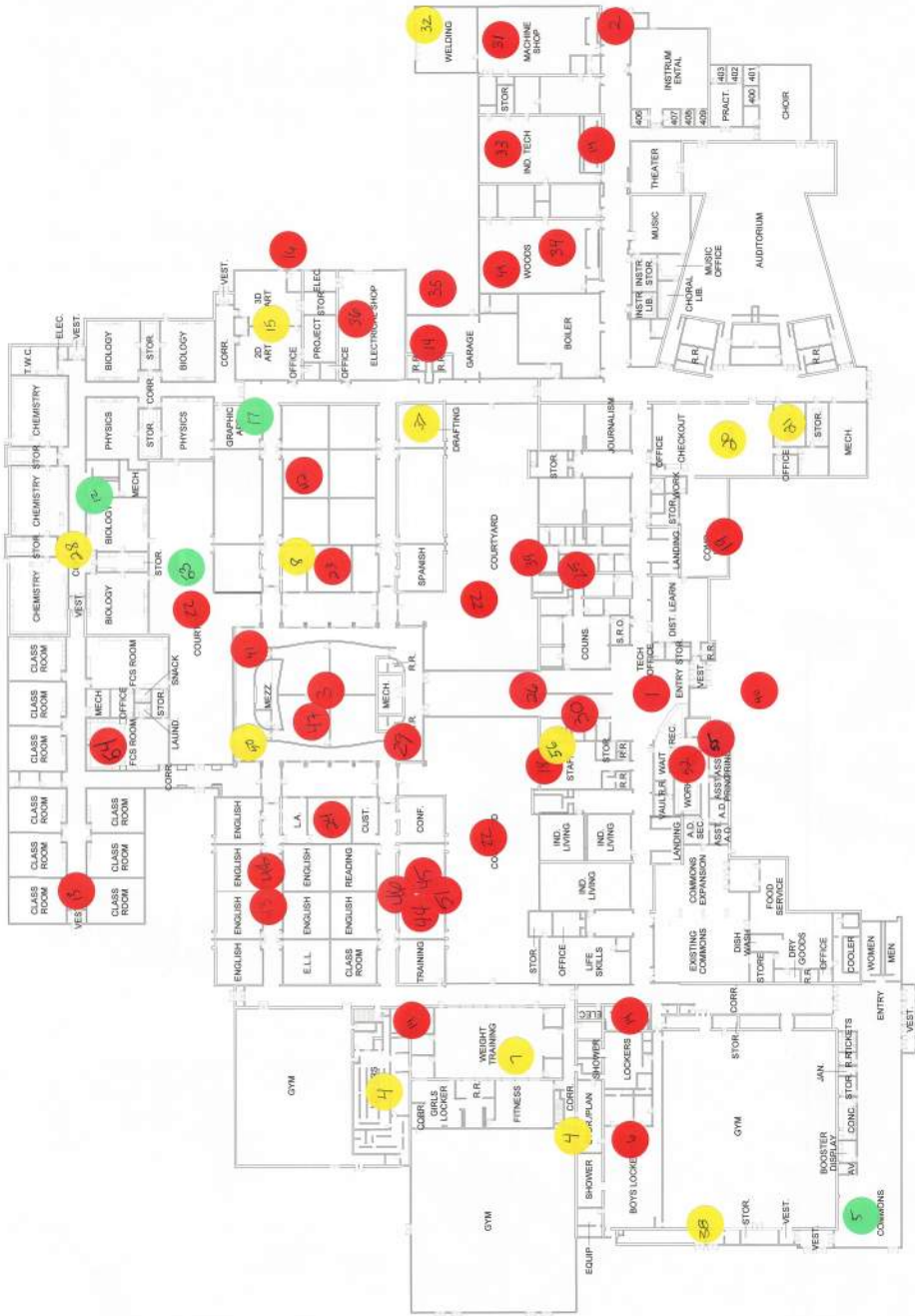
**GREEN:** Annotate to indicate areas and features that are good and should be retained.



**YELLOW:** Mark to show those opportunity areas and features that are sub-par but could easily be improved.



**RED:** Label those areas which are performing poorly and need major attention.



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**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **High School**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

**Instructions:**

Using the red, yellow and green dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided on the drawing. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such. If you have any questions, please see your building principal or contact Cleve Reeves at BVH Architecture at [creeves@bvh.com](mailto:creeves@bvh.com).

**Dot #: Comment:**

1. Entrance safety/security, traffic flow admin support staff center.
2. Safety of single door.
3. Thousands of square feet only used for 30 minutes each day, full lecture hall was useful.
4. Safety and utility updates needed.
5. It's the most beautiful and inviting place in our school!
6. Old, dark, inadequate space, need more space for visitors, refs, multiple sports. Ventilation? Sweaty football gear...
7. Need more space 100+ kids at a time in winter and summer – need space for modern training – agility, med ball, speed drills.
8. Space? HVAC?
9. Turf, lights, bleachers.
10. Turf for football in fall and soccer in spring – and storage.
11. HVAC? 1960 section needs major facelift.
12. Nice, modern area.
13. Restroom.
14. Restrooms – chipped floor, leaking plumbing, and cracked and peeling ceiling need to be completely replaced. All restrooms need updated in one way or another.
15. Art Rooms D110 and D111 – need soundproofing; loud fans; leaking ceilings, cracked counter and replace catches for clay under sinks.
16. D111 Art Door – lock replaced; window, security hazard; kiln vent replaced.
17. Very new and some update already done.
18. Staff Lounge: needs to be gutted, everything top to bottom replaced including restrooms, storage, etc.
19. The media center needs a complete expansion, facelift, and upgrade/update.
20. Needs to be rearranged and remodeled and add future ready spaces.
21. This is now a Makerspace. Need to expand.
22. Wasted space/could be used for classrooms/weight rooms/etc. especially on the side of the building where PE is. Could use more productive spaces.
23. Air movers cannot remove humidity HVAC.
24. Air movers cannot remove humidity.
25. Area could be remodeled and updated to accommodate for better offices and meeting spaces.
26. Major leak in roof – spills out from behind lockers.

27. Inadequate storage. Coaches are having to use their classrooms to store equipment. Significantly larger building is needed. Bathroom facilities are inadequate.
28. Faucets leak, ceilings leak, window sills are rotting through.
29. Poor ventilation, smell, needs feminine hygiene trash in 2 stalls!
30. Fan/ventilation in bathroom. Better ventilation in office. Fix walls/paint bathroom – handicap access. Paint office. Get rid of asbestos ceilings/floors. More lighting. Built in cabinets for storage. More outlets.
31. Lighting is bad and have to go to three locations to turn them on or off. No storage. Welding has to walk through like a hallway. Floor slopes so 1/3 of room is not usable. Electrical needs are greater than the supply. Equipment is outdated and unreliable; they were great in 1963. No classroom. Roof leaks.
32. Great facility but too small and have to walk through another room.
33. Bad lighting, no classroom.
34. Bad lighting. No storage. Needs larger outdoor dust collection. Roof leaks. Finish room.
35. Need a loading dock for equipment and materials.
36. No storage. Why is floor tiled? Everything is outdated.
37. Need more space (lecture hall style). No storage. Larger screen/projector.
38. Needs better carpet in north Bahe foyer entrance to promote wiping feet instead of dragging mud/snow through gym.
39. Ventilation system in SPED office. There is nothing currently (air & heat).
40. Main entry has no parking, other entry used more where there is parking. Main entry lacks proper security measures.
41. Lecture hall carpet looks disgusting with stains from leaks, vinyl sheets around lecture hall look cheap, lights around lecture hall don't match, whole area is out of date and not functional, create a second Commons for students?
42. Air mover cannot remove humidity.
43. Air mover cannot remove humidity.
44. Part of the floor tile is missing; holes, mismatched.
45. Air mover cannot remove humidity.
46. Some of the baseboard is missing.
47. Space in lecture hall often used as additional custodial storage instead of functional/flexible space for teacher/student use.
48. Regular checks and cleaning of ductwork and floor vents for air quality and mold growth. B112, but really entire hall.
49. Needs equipment upgrades (larger planes, newer drum sander, new jointer. New band saw, new drill press, shaper, disc sanders, spindle sanders). Needs a finish room, material storage, and project storage. Needs a new, larger CNC for program to be current.
50. Carpet needs replaced around lecture hall.
51. Replace back white board.
52. Bell system and intercom system is outdated throughout the building and in need of updates.
53. ECE/FCS/FCCLA utilize this space for classes, Early Childhood (Career pathway) utility spaces for outdoor use. Space has been recently updated by FCS (10/20).
54. Need commercial kitchen/prep kitchen to advance culinary to compete with other Prostart schools.
55. Whole office layout is poor for traffic flow and security and function and productivity would improve with a better layout.
56. Staff mailboxes could be improved for functionality.

57. The wrestling room is a liability in terms of space. The space can hold 15 high school kids comfortably. The problem is that we start the season with 80 kids. The room has poor ventilation, the ceiling leaks, and the walls sweat when the room gets humid. All of these things cause skin infections to spread. I would like to have a wrestling room that can hold 3 full-size mats. The room that we use now is inadequate and DANGEROUS!

## **12. Lenihan Center Heat Maps**

Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached herein are the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

For comparison between sites, the Educational Alignment Scores and a brief description has been added to the floor plan heat map drawings for each facility site to help provide context for the heat map comments.

# Lenihan Learning Center Educational Alignment Ranking

Criteria:	Points	Scores:
Educational Delivery: fit to current/future programs &/or adaptability for fit	0-20	5
Security and Safety measures: current fit/adaptability	0-20	10
Building Zoning fit to current/future needs	0-20	10
Patron access support, site amenities fit, traffic, etc	0-20	10
Ability to support current/projected student population	0-20	5
<b>Educational Alignment Score:</b>		<b>40</b>

Scoring: Poor: 0-49 Fair: 50-69 Good: 70-89 Excellent: 90-100

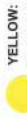


### LEGEND:

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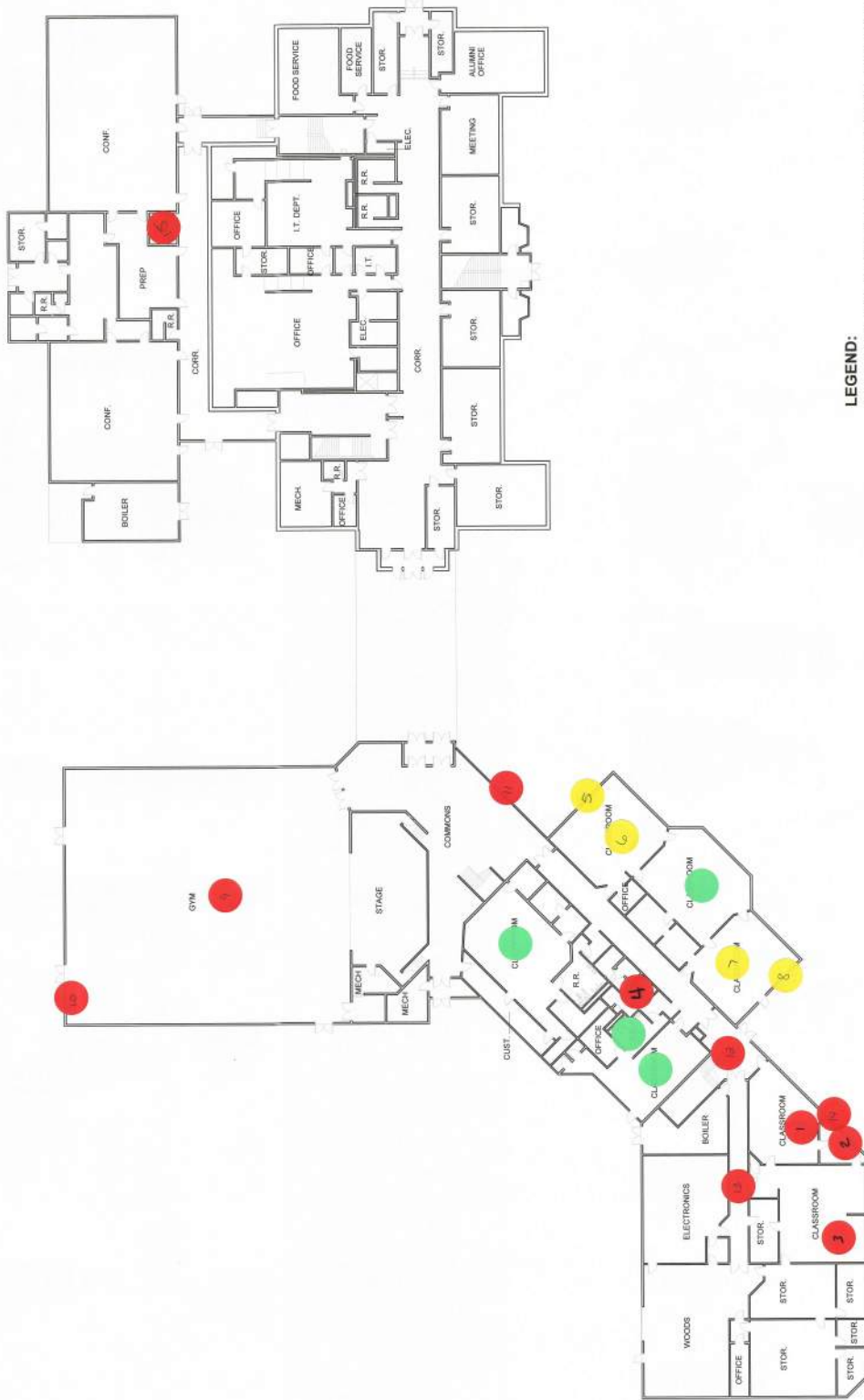
**GREEN:**  
Annotate to indicate areas and features that are good and should be retained.



**YELLOW:**  
Mark to show those opportunity areas and features that are sub-par but could easily be improved.



**RED:**  
Label those areas which are performing poorly and need major attention.



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**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Lenihan Elementary**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

**Instructions:**

Using the red, yellow and green dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions as you see them. A guide description is provided on the drawing. Write a number on your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such. If you have any questions, please see your building principal or contact Cleve Reeves at BVH Architecture at [creeves@bvh.com](mailto:creeves@bvh.com).

**Dot #: Comment:**

- |       |   |
|-------|---|
| 1-2-3 | Roof leaks in ceiling   |
| 4     | Mag locks don't all work  |
| 5.    | Windows leak  |
| 6.    | A/C leaks   |
| 7.    | Random ceiling leaks  |
| 8.    | Windows leak  |
| 9.    | A/C does not work.  |
| 10.   | Ceiling/roof leaks  |
| 11.   | Windows leak and windows permanently discolor due to settling/weather/seal. |
| 12.   | Ceiling/roof leaks  |
| 13.   | A/C does not work.  |
| 14.   | Windows leak.   |
| 15.   | Awful smell since we moved to this building.                                |

**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Lenihan: Learning Center (2<sup>nd</sup> Fl)**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

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**Dot #: Comment:**

1. Dropped ceiling tiles in all classrooms to be replaced due to water damage or other damage.
2. Need a door that locks for security barrier.
3. Large windows for visibility are ideal for monitoring classrooms (and between classrooms).
4. Accessibility concern: should we enroll a student reliant on wheelchair, to sit on platform? Possibility of adding ramp?
5. Outlets do not work in storage room.
6. Exterior wall window shows significant water damage, rust, warping.
7. Windows need to be re-sealed.
8. Additional electrical outlets around the perimeter of room needed for student technology.
9. Updated bell system (to include Commons/Lounge and bathrooms).
10. Additional electrical outlets on east side of "Hub".
11. Additional lighting.
12. This is one of our emergency exits. Roof leaks are significant (which are currently being addressed with buckets, which block our safe passage). Stairwell structure safety unknown.
13. Bat infestation. Whole building needs bat exclusion.
14. Should the "gerbil run" be removed at some point –this would be a potential storage room possibility. We will need additional storage should we lose the gerbil run area. This would limit emergency exits; we would need another option to exit.
15. 5 out of 25 faucets/nozzle systems are functional. Need hot water from sinks as well.
16. Exterior windows and walls show significant water damage, rust, warping, low window visibility.
17. Vent hood in the chemical closet does not function.
18. Exterior windows and walls show significant water damage, rust, warping, low window visibility. The windows have large gaps that allow outdoor pests (such as wasps/bees/bats, etc) to enter.
19. No suggested updates to lounge area. We enjoy this space!
20. Workstation electrical needs to be reconfigured. Need outlets available for work station without running under rugs/flooring.
21. Electrical outlets needed on west wall.
22. Addition of a window for office associate to see people requesting access.

- 23. Addition of bottle filling station (office side of wall).
- 24. Windows have no visibility (these have been replaced in the past due to same fogging issue, but the structure of the wall does not insulate).
- 25. Wall leaks and allows outdoor pests (such as wasps/bees/bats) to enter.
- 26. Ceiling insulation shows damage. Possible leaking (specifically west side).
- 27. Additional wall/entrance to program.
- 28. Flooring and kick plate along perimeter breaking away; to be replaced.
- 29. Dividers between urinals.
- 30. Sliding doors to patio area have significant gapping, allow for lots of leaks and lower visibility. We would love to use the patio area with students. Windows also low visibility.
- 31. Elevator for Lenihan addition 2<sup>nd</sup> floor.

### **13. Main Street Building Heat Maps**

Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached herein are the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

For comparison between sites, the Educational Alignment Scores and a brief description has been added to the floor plan heat map drawings for each facility site to help provide context for the heat map comments.

# Main Street - Admin

## Educational Alignment Ranking

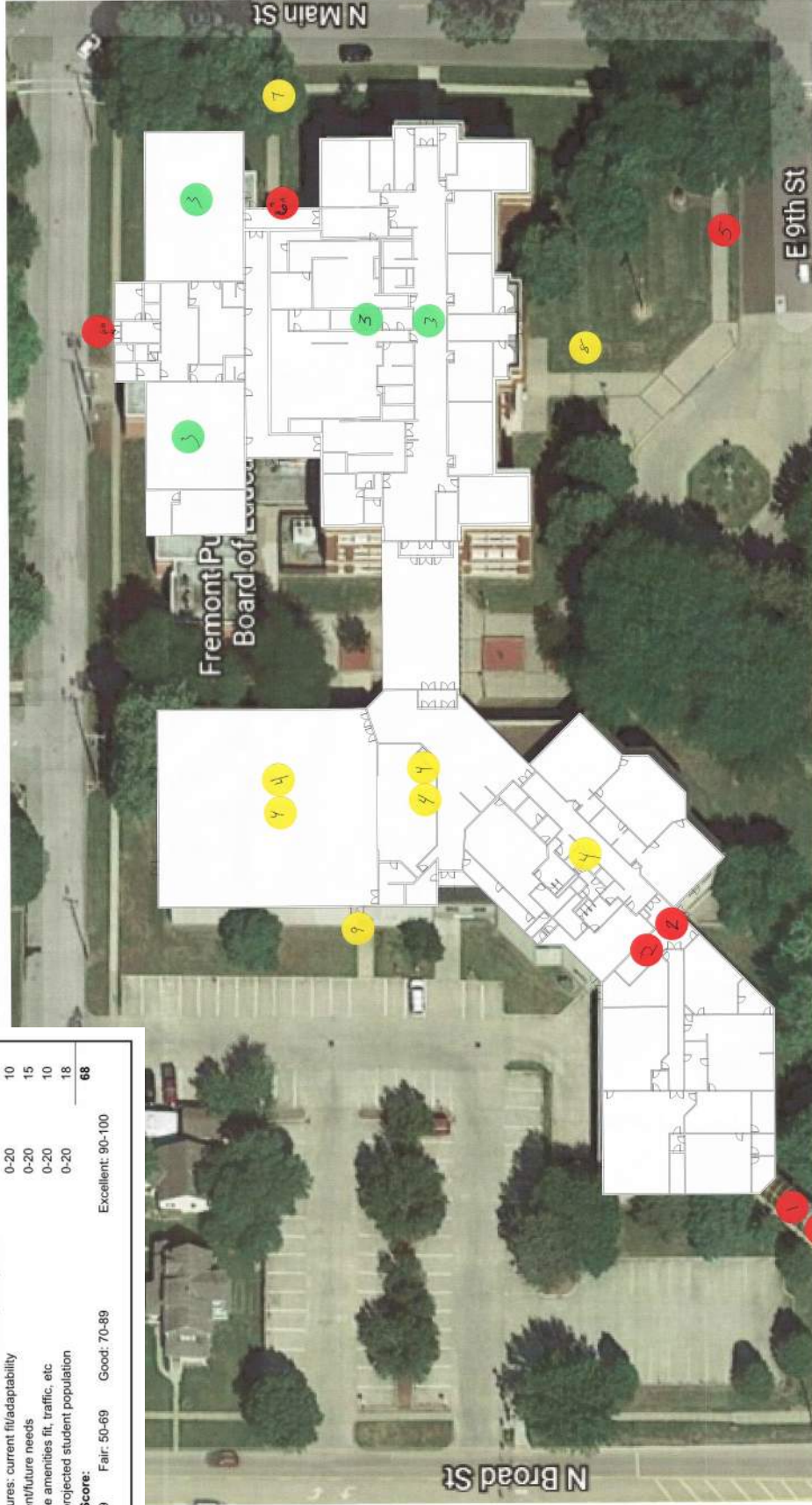
### Criteria:

- Educational Delivery: fit to current/future programs &/or adaptability for fit
- Security and Safety measures: current fit/adaptability
- Building Zoning fit to current/future needs
- Patron access support, site amenities fit, traffic, etc
- Ability to support current/projected student population

### Educational Alignment Score:

Scoring: Poor: 0-49 Fair: 50-69 Good: 70-89 Excellent: 90-100

Points	Score:
0-20	15
0-20	10
0-20	15
0-20	10
0-20	18
<b>68</b>	



### LEGEND:

Using the dots provided, place dots on the floor plan and site plan drawings to illustrate the conditions, as you see them. A guide description is provided below. Write your dot to correspond with the sheets provided for a brief explanation of your reason for placing the color dot as such.

**GREEN:**

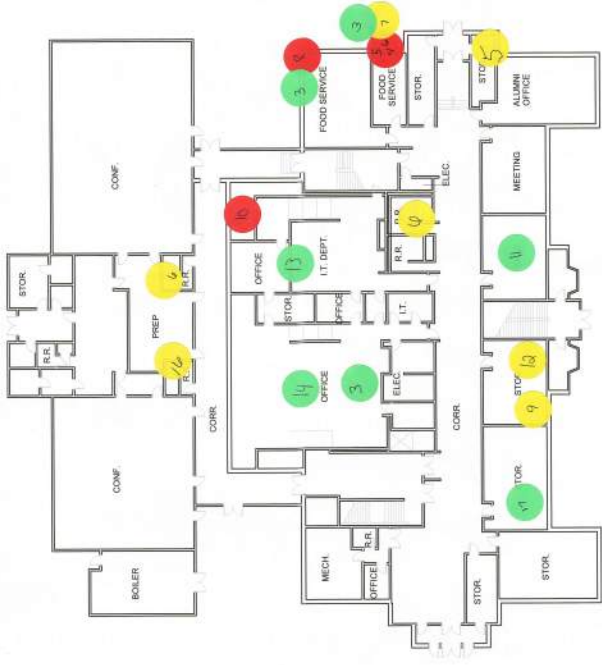
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**RED:**

Label those areas which are performing poorly and need major attention.



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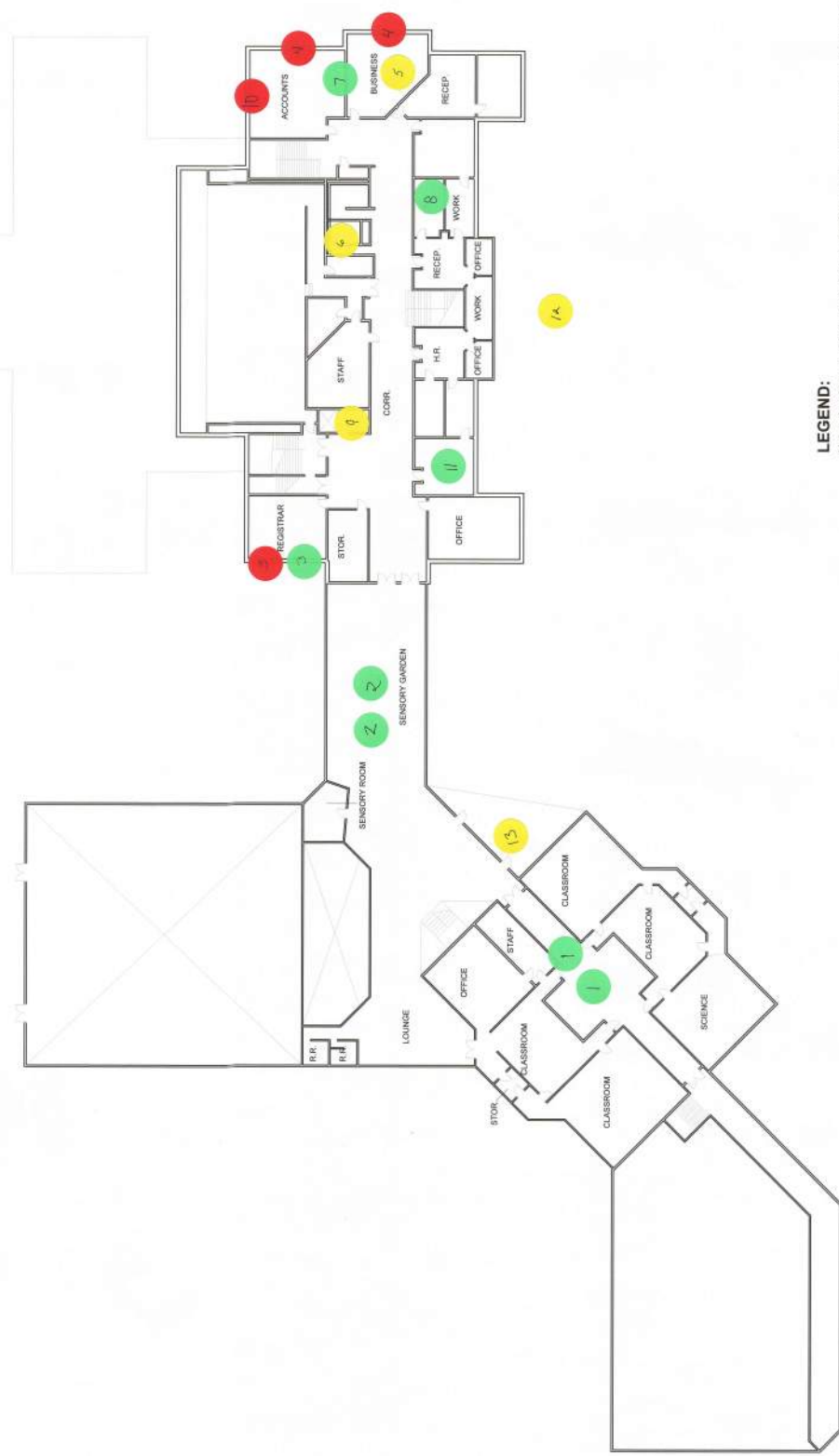
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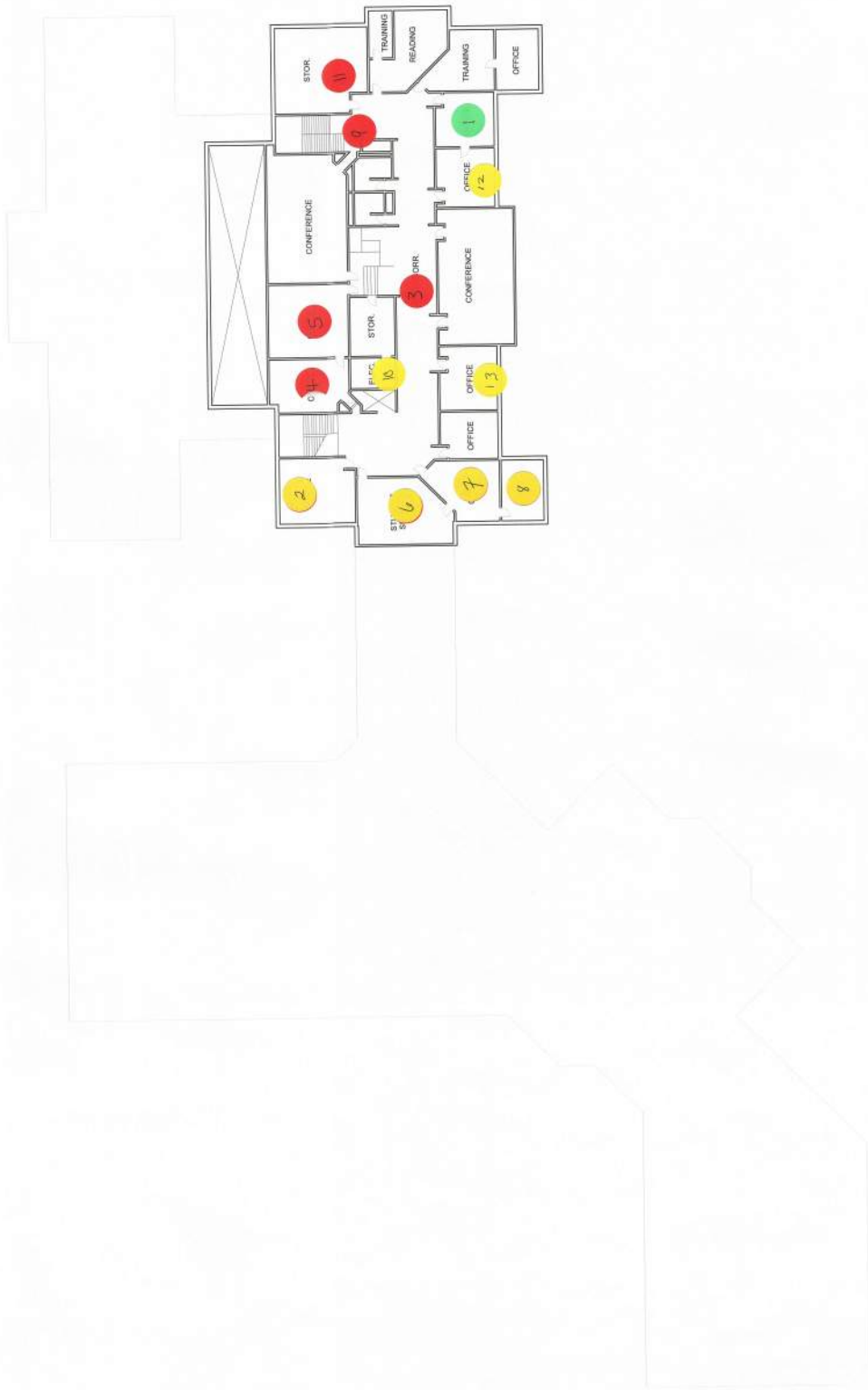
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**FREMONT PUBLIC SCHOOLS  
Facility Heat Mapping**

Building: **Main Street Administration Site Plan**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

**Instructions:**

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**Dot #: Comment:**

1. Deteriorating walkway
2. Roof/leak issues
3. Good for office space.
4. Needs windows, roof, paint, floor coverings, lighting, HVAC
5. Limited parking.
6. A&B Bugs (crickets, etc) crawl in under door. Paint peels, every year or so on doors, chain at dock (b)
7. Dirt/mud around sidewalks from snow removal.
8. Dirt/mud around sidewalks from snow removal.
9. Almost all outside doors around entire structure look bad; need to be replaced.

**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Main Street 1<sup>st</sup> Floor Plan**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

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**Dot #: Comment:**

1. Unused space.
2. Roof issue.
3. Good classroom space (office space).
4. Needs window, HVAC, floors, lights, paint.
5. Window air conditioner, and winter heater.
6. Sewage smelling restroom.
7. Bats in hall and offices, restrooms.
8. Flooding issues (mold?)
9. Business office storage overfull. Pare down and discard when we can; not enough space. Tech items between our shelves; hard to lift boxes off top and other shelves.
10. District NOC needs to be moved. The NOC is located in the FPStech offices on the second level, and has experienced water damage. The ceiling is a plexiglass roof that is now covered with roofing. Servers were originally placed in that room when FPStech moved into the area and the room organically developed into the District NOC. I propose remodeling the rooms that are in the FPStech offices between the two entrances to the hallway. My proposal is to create one big room within this area, improve electrical, install proper cooling for a server room, and add a backup generator. Current FPS fiber runs along a path that makes it possible to be relocated to the new room.
11. Tech storage for new and used hardware.
12. Tech discard storage / business office storage – doesn't mix well when lots of hardware is being removed from buildings. Business needs their own storage area.
13. IT office space works well.
14. IT work area works well.
15. North wall and door significant leaks and water pooling (on gym floor).
16. Not sure either restroom by BOE room meets ADA standards.
17. Cubbie storage just redone due to previous "flooding" 2020 – not climate controlled.
18. The NOC is located in the FPStech offices on the second level, and has experienced water damage. The ceiling is a plexiglass roof that is now covered with roofing. Servers were originally placed in that room when FPStech moved into the area and the room organically developed into the

District NOC. I propose remodeling the rooms that are in the FPStech offices between the two entrances to the hallway. There are storage area. My proposal is to create one big room within this area, improve electrical, install proper cooling for a server room, and add a backup generator. Current FPS fiber runs along a path that makes it possible to be relocated to the new room.

**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Main Street: 2<sup>nd</sup> Floor Plan**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

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**Dot #: Comment:**

1. Learning Center – Good classroom space.
2. Sensory garden. Awesome community space.
3. Great office space – sink is great with many patrons coming; windows don't fit, north side.
4. Windows gap open, cold air leaks and bugs get in.
5. Temp different at all three desks. Russ Koch tested 10° difference from door to windows.
6. Sinks and toilets – leak periodically and wall coverings/flooring damaged from leaks. Don't clean up well.
7. Good space per person in 2 business offices.
8. IT closet recently updated.
9. Would like to see chase installed for cabling using elevator space.
10. Windows on north leak when it rains, cold draft, frosts over.
11. Good space.
12. Nearly all doors have too much space at floor.
13. Patio – outdoor learning area needs attention.

**FREMONT PUBLIC SCHOOLS**  
**Facility Heat Mapping**

Building: **Main Street: 3rd Floor Plan**

BVH Architecture has been retained to study the facility conditions of Fremont Public Schools. In addition to our technical analysis, we are seeking insight from the staff at each facility through this heat mapping exercise.

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**Dot #: Comment:**

1. Office space good.
2. Windows leak when it rains. Walls peeling from moisture.
3. Bats (?) in hallway.
- 4, 5 Original carpet needs to be replaced!
- 6, 7, 8 Windows leak when it rains.
9. Fire doors don't close all the time – bind up.
10. Need to look at electrical capacity and room layout.
11. Permanent access to roof is needed.
12. Windows leak when it rains, frost in winter, walls peeling, blinds blow with wind.
13. Windows leak when it rains. No thermostat for A/C and heat.

Fremont Public Schools

# **Educational Alignment Report Final Draft**

Fremont, NE

**November 2020**

## **BVH #: 19079**

# **Table of Contents**

<u>Topic:</u>	<u>Page:</u>
1. Executive Summary & Recommendations	3
2. Educational Alignment Process	5
3. FPS Community Growth Understanding	7
4. Safety and Security Standards	9
5. Educational Alignment Understanding	11
6. Staff Heat Mapping Exercise	15
7. Educational Alignment Committee Participants	16

# 1. Executive Summary

The goal of this committee process was to establish the framework for the Citizens Committee to 1) understand the current state of Fremont Public Schools facilities and educational programming, 2) project future population growth as well as future facility/programming needs and 3) establish the school district's desired goals for a potential Bond Process.

The key question answered by this committee was: What should the Citizens Committee and the Board of Education consider in thinking about a potential bond election? Over the course of 4 meetings in the summer of 2020, fifteen leaders from Fremont Public Schools discussed the current state of FPS facilities to support education of today, and 10-20 years into the future.

Supporting research material was provided by BVH Architecture and Educational Consulting Services. Key information provided included 1) Technical Facilities Assessment, 2) demographic and statistical data projections for the FPS service area and 3) potential Future Facility Planning models. Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a Heat Mapping Exercise to obtain insight from staff at each facility on the conditions from their perspective.

A separate, parallel process by BVH Architecture investigated the existing Fremont Public School facilities. The findings of this study is documented in the Building Conditions Assessment report. The information found in this process was reviewed by the Educational Alignment Committee.

## Bond Program Recommendations:

Following are the recommendations from the Educational Alignment Committee upon the conclusion of their work:

### Elementary Level:

1. Combine Early Childhood with home K-4 schools
2. Integrate Specialized Education into home K-4 schools
3. Reduce from 7 elementary sites to 6 (or fewer). 4 sites would be ideal from an educational delivery perspective.
4. Replace out of date elementary buildings new, state of the art facilities

### Middle Level (JCAC & MS):

1. Add on to JCAC & MS for growing populations
2. Add/remodel for programs that have changed or been adopted since these were built

High School/CTE (Career and Technical Education):

1. Create HS campus for CTE program to grow (2020 bond)
2. Look at HS programs for a future move to new HS/CTE campus (potentially 2030 bond)
3. Integrate community colleges into HS pathway campus concept

Specialized Education:

1. Integrate into home schools across elementary, middle and high school levels, except for Level 4 programs.

## 2. Educational Alignment Process

Over the course of the summer of 2020, Fremont Public Schools staff met with representatives from BVH Architecture and Jerry McCall from Educational Consulting Services to discuss the following information. The results documented in each meeting minutes are included as an appendix to this report.

Meeting #1, June 23, 2020

Theme: Current State of Education Understanding

This meeting included an overview of the process and an investigation of the current state of Educational Alignment within the facilities of Fremont Public Schools. Key issues explored included; 1) Where is FPS at for facilities being conducive to teaching and learning as the district currently operates and 2) What issues are present today related to education at FPS elementary, middle and high sites, special education and CTE (Career and Technical Education). Key issues explored by the staff revolved around answering the following key questions:

- 1) What is working well, but has room for improvement?
- 2) What facilities issues keep FPS from delivering education as desired today?
- 3) What building & grounds related frustrations could a bond improvement program solve?
- 4) What is your biggest challenge(s) today that a bond program could solve?

Meeting #2, July 14, 2020

Theme: Future of Education at FPS

In this meeting, the staff reviewed the current state of the art school facilities from across the country and a ["Future of Work"](#) short video that asks good questions on how education across the globe is quickly adapting to a changing world (produced pre-pandemic). Key issues explored by the staff revolved around answering the following key questions:

- 1) What does the future of FPS education look like is your area of expertise?
- 2) What new programs, spaces, amenities, etc could a bond support to help transform education at FPS?
- 3) What renovation work could be done to support FPS education in the future?
- 4) What else do we need to know that may not be covered in these questions?

Meeting #3

Theme: Demographics/Statistics Study, Security & Safety Standards and FPS Priorities Discussion

In this session, the staff reviewed 1) community demographics information and projections and 2) facility security and safety standards from FPS and national standards with an example application on the Fremont Middle School. A discussion on priorities for the

potential bond and facility issues to resolve in the potential bond began in this session with the understanding that committee members would continue the conversation between this meeting and the final upcoming meeting.

Meeting #4

Theme: Review of technical facility audit, educational alignment scores and final recommendations.

For the final meeting, the committee 1) reviewed the draft reports for each building site and provided feedback, 2) reviewed the educational alignment scores and provided feedback and drafted the recommendations from the committee summarizing the committee's recommendations for the potential future bond program.

### **3. FPS Community Growth Understanding**

Jerry McCall of Educational Consulting Services provided key demographic and statistical analysis for planning considerations of the committee. Following are the key points from his analysis.

- A) The greater Omaha/Council Bluffs eight-county metro area has a 2020 population of approximately 865,500 which is projected to increase to a 1,228,700 by 2050.

Since 1990 the sprawl of the metro core greatly influenced the development of the adjacent Nebraska communities of Papillion, Gretna, Elkhorn and Bennington. Because of the population growth their school district enrollments have increased significantly. The continuous metro sprawl since 2015 has started to impact the fringe communities of Plattsmouth, Louisville, Wahoo, Fremont and Blair. Because of this pattern the Fremont School District community should plan for continuous growth in the future.

- B) The Fremont School District area includes the city of Fremont and adjacent rural area in Dodge County; as well as parcels of land in Northeast Saunders County and Northwest Douglas County.

The diverse geographic area of the Fremont School District provides an opportunity for the secondary program to consider a variety of workforce development programs provided adequate facilities are available. Existing commerce and industry can also be strengthened by partnerships with the local university, community college and private sector by providing well equipped workforce development labs for training and worker replacement. Programs to complement agribusiness, transportation, health services, construction trades, technology, and other professional services essential to support a rural and metro area.

- C) The past two years the city of Fremont has had plat filings to potentially develop over 2,000 residential units.

Provided economic conditions remain relatively stable and support infrastructure is available the projects could be completed within a 5-8 year period. The completed housing projects the past two years, along with existing home sales, has resulted in an increase of 137 public school students during the 2019-20 school year. The neighboring "communities of competition" Norfolk and Columbus, also had an increase in public school enrollment of 127 and 114 respectively during the 2019-20 school year. The Bennington School District near the Northwest quadrant of Douglas County, close to the Fremont School District Douglas County area had an

enrollment increase in the 2019-20 school year of 357 students. These community growth patterns indicate the necessity of the Fremont School District to aggressively plan for providing additional sites and facilities for future enrollments.

E) The continued development of housing in the District based upon previous patterns of development could conservatively create a need to accommodate an additional 500 students by 2025.

The District should consider the following phase planning concepts:

**Phase I – 2020-2025 - 5000/5500 enrollment**

- Develop a prudent financial and facility plan to improve the existing sites and facilities for optimal program utilization.
- EC/PK-4 – Consider utilizing the most adequate buildings and sites to accommodate enrollments of 400-800. Phase out inefficient elementary sites and facilities.
- 5-6/7-8 Intermediate schools sites and facilities – Upgrade necessary systems and plan additions to accommodate phase I demographics.
- 9-12 Secondary school site and facilities – Upgrade necessary systems and plan remodeling and additions to accommodate basic academic programs.

**Phase II – 2025-2035 – 5500/6500 enrollment**

- Monitor city comprehensive plan development and plan new facilities to accommodate growth.
- Review internal organization options.

**Phase III – 2035-2050 – 6500/8000+ enrollment**

- Monitor community demographics and plan additional facilities for elementary, intermediate/middle school and high school programs.

## 4. Safety and Security Standards

BVH Architecture reviewed Fremont Public Schools example “All Hazards Safety and Security Plan” document to understand the practices and procedures currently in place. These were compared to the national standards BVH utilizes from sources including the book “School Security, How to Build and Strengthen a School Safety Program” by Paul Timm, PSP and conference workshop sessions attended by the author as well as experience with other safety consultants and regional school districts.

BVH’s findings are that the newer FPS facilities, built in the past 10-15 years contained up to date provisions for safety and security. While, the older facilities contain good efforts through modernization addition and renovation projects, they are physically unable to employ all of the current best practices without further renovation. Two primary examples from each of the older facilities provide good illustrations:

- 1) Central office location: In most older FPS facilities, the administrative presence is not at the front door to the facility for supervision and control. Video monitoring and speaker systems have been installed to provide remote access, however, visitors to the building may need to be given remote entry access without immediate staff presence.
- 2) In most older facilities, zoning of academic and public access building features are not well separated from each other due to a number of additions and renovations which contain elements of both academic and and public access facilities. FPS has implemented separation as best as possible through the modernization projects, however the overall building zoning is not currently on par with new facilities in this regard.

See the diagram on the next page of the Fremont Middle School for an illustration of the current principles and best practices as applied to this facility.

## Layers of Defense:

### 1. Visibility

- + Supervision
- + See Issues Coming
- + Passive & Active Systems

### 2. Control/Zoning

- + Perimeter
- + Front Door
- + Zone Supervision
- + Academic|Public Access
- + Command Center(s)

### 3. Areas of Refuge

- + Zoning Levels:  
Site|Building|Pod|Room
- + Designated Shelters
- + Refuge Zones not Jail Cells

### 4. Egress/Access

- + Emergency Exiting
- + Responder Access Points



In review of the current updates for new measures implemented during the summer of 2020 for the pandemic, BVH finds good accommodations for the public health protocols as understood at this point in time of the pandemic.

## 5. Educational Alignment Understanding

Through the course of work undertaken by the Educational Alignment Committee, several understandings were revealed about the current state of FPS facilities alignment to educational delivery today, and the teaching and learning FPS foresees in the coming 5-10 years as new educational programs are considered.

The current state of educational alignment is summarized in the following educational alignment scores. These scores are derived from the following criteria, and weighted by the factors shown.

<u>Criteria:</u>	<u>Weight Factor:</u>
1. Educational Delivery: fit to current/future programs & adaptability for educational delivery fit.	20%
2. Security and Safety Measures Implementation: current fit/adaptability	20%
3. Building Zoning: fit to current/future needs	20%
4. Patron Access Support: site amenities, traffic, public access ability of facilities	20%
5. Ability to Support Current/Projected Student Population	20%

The details for each site are included in the appendix with the heat maps for each site.

Scores are totaled on the following page. Scores can be summarized into the following categories of educational alignment for educational delivery as the committee understands the current and future needs of Fremont Public Schools:

Excellent: **90-100**

Good: **70-89**

Fair: **50-69**

Poor: **0-49**

**Facility Educational Alignment Scores:**

<u>Facility:</u>	<u>Criteria:</u>					<u>Score:</u>
	<b>1.</b>	<b>2.</b>	<b>3.</b>	<b>4.</b>	<b>5.</b>	
Bell Field	18	18	18	18	18	<b>90</b>
Clarmar	15	15	10	10	10	<b>60</b>
Davenport	10	18	5	5	5	<b>43</b>
Grant	10	10	10	10	10	<b>50</b>
Howard	15	15	10	10	10	<b>50</b>
Linden	16	16	15	12	15	<b>74</b>
Milliken Park	12	10	10	10	14	<b>56</b>
Washington	10	10	10	10	10	<b>50</b>
Fremont Middle School	18	18	20	20	18	<b>94</b>
Johnson Crossing Academic Center	18	18	20	20	16	<b>92</b>
Fremont High School	15	10	10	10	18	<b>63</b>
Learning Center	15	10	15	10	18	<b>68</b>
Lenihan Center	5	10	10	10	5	<b>40</b>

Specific issues noted at each facility by the Educational Alignment Committee follow:

**High School Campus**

Existing Issues:

- Needs improvement: FCS, vocal music, journalism, graphics & science classrooms
- Lecture Hall for mid sized groups needed
- Technology & infrastructure needs improvements across campus
  - Needs to be “industry level”
- HVAC needs improvements
- Security/safety: # of exits, public access/zoning
- Athletics/PE facilities/locker rooms/weight rooms/ gym entry needs improvements
- 2nd floor accessibility
- Ceremonial front door vs public access & parking problematic

Future of Learning:

- Flexible space needed
- Security/access for specific programs & public access needed
- Whole school event space (non-gym) needed
- Clean labs/tech needed
- Presentation spaces needed for large groups, multi-size & flexible

### **5-8 Campus (JCAC & MS)**

- JCAC is out of classroom space, the population has outgrown the building
- JCAC needs a fine arts center: band, vocal & orchestra
- JCAC needs a 2nd gymnasium
  
- MS needs more space, tight hallways
- MS Cafeteria needs acoustic treatment
- MS Traffic flow on campus needs improvement
- MS Site drainage needs improvement

#### Future:

- JCAC as a PK-5?
- MS as a 6-8?
- Add STEM lab(s): robotics, coding, etc
- Dedicated spaces needed:
  - Fine arts
  - World language
  - High ability learner courses

### **Elementary Sites:**

- Classrooms were not designed for technology, improvements needed
- Need centralized SPED & student services
- Accessibility not good at all sites (building & playground)
- Need varied classroom spaces for: whole group, small group & individualized spaces
- Restrooms need upgrades
- Fewer locations preferred for better educational opportunities
- Media Centers need redesign/repurpose
- STEM Labs:
  - Coding, robotics, STEM/STEAM
  - Water, dirty space needed
- Outdoor learning environments
- Green buildings
- Safety & security improvements
- Traffic & parking improvements
- Media centers that allow teaching, not focused on books/resources
- Gyms that allow public usage (full size courts & bleachers)
- Daycare for staff & neighborhoods?
- Laundry on site?

### **Early Childhood**

- Program is growing, spaces need to grow

- Best practice is to combine with home schools
- Gross motor skills spaces (inside & outside) needed
- Classrooms and outdoor spaces need major upgrades to meet ECERS guidelines

### **Special Education**

- Too often seen as a location, not a service. Services should be available at each site, at home schools:
  - SPED classrooms
  - Flexible work areas for small groups
  - Sensory areas (de-escalation room: lighting, color, etc)
  - OT & PT space
  - SPED Restrooms
  - Co-teaching classroom & planning space
  - Playgrounds (fully accessible)
  - Space for outside counselors, vocational rehab
- Social-emotional learning needs are just as important as technological advances
- Let the program define the space, not the other way around
- Renovate pathfinder & 18-21 young adult spaces, hard to educate in now

### **CTE/Workforce Development**

- Programs:
  - Welding/Manufacturing/certified industrial techs
  - Robotics
  - Diesel Tech/Auto tech
  - Health Sciences: CNA/Med Tech – Field specific coursework
  - Building Trades: certified/Registered apprenticeship program
  - JAG
  - S to C
  - Cosmetology
- 1960's "shop" spaces out of date, too small, difficult to modify
- Need industry relevant facilities
- Need to develop partnership opportunities with private industry, private schools & non-profits

## **6. Staff Heat Mapping Exercise**

Following the Educational Alignment Committee work, all staff at all FPS sites engaged in a “Heat Mapping” exercise to obtain insight from staff at each facility on the conditions from their perspective. Attached in Appendix A are 1) the floor plan and site plan “heat maps” on which staff at each site were given to put green, yellow, and red dots on the plans, and 2) the numbered notes which correspond to the dots on each plan.

For comparison between sites, the Educational Alignment Scores and a brief description has been added to the heat map drawings for each facility site to help provide context for the heat map comments.

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## 7. Educational Alignment Committee Participants

Following is a list of the Fremont Public Schools staff who participated in the committee process:

Mindy Chandler	K-4 Principal - Howard Elementary
Chris Raasch	K-4 Principal - Bell Field Elementary
Diane Beninato	K-4 Principal - Linden Elementary
Brent Harrill	5-6 Principal - JCAC Middle School
LaVonna Emanuel	7-8 Principal - Fremont Middle School
Myron Sikora	9-12 Principal - Fremont High School
Heather Beekman	Assistant Director of SPED & Early Childhood
Joel Kerkman	Director of Special Education
Doug Sheppard	President - Fremont Education Association
Jeff Glosser	Director of Facilities
Scott Jensen	Executive Director - Secondary Education
Kevin Eairleywine	Executive Director - HR & Elem. Education
Kate Heineman	Executive Director - Teaching & Learning
Brad Dahl	Associate Superintendent
Mark Shepard	Superintendent of Schools

# BVH ARCHITECTURE

Fremont Public Schools

## Building Condition Assessment Final Draft

Fremont, NE



**November 2020**  
**BVH #19079**

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# Table of contents

<i>Topic</i>	<i>Page No.</i>
Executive Summary Letter	4
<b>Evaluation Summary Documents</b>	
Building Condition Ranking Criteria	7
Building Condition Score Summary	8
Building Location Map	9
<b>Elementary Schools</b>	
Bell Field	10
• Building Condition Score Card	11
• Score Summary Report	12-17
• Bell Field Floor Plan	18
Clarmar	19
• Building Condition Score Card	20
• Score Summary Report	21-28
• Clarmar Floor Plan	29
Davenport	30
• Building Condition Score Card	31
• Score Summary Report	32-38
• Davenport Floor Plan	39
Grant	40
• Building Condition Score Card	41
• Score Summary Report	42-50
• Grant Floor Plan	51
Howard	52
• Building Condition Score Card	53
• Score Summary Report	54-61
• Howard Floor Plan	62
Linden	63
• Building Condition Score Card	64
• Score Summary Report	65-73
• Linden Floor Plan	74

---

Milliken Park	75
• Building Condition Score Card	76
• Score Summary Report	77-83
• Milliken Park Floor Plan	84
Washington	85
• Building Condition Score Card	86
• Score Summary Report	87-95
• Washington Floor Plan	96

### **Middle Schools**

Johnson Crossing Academic Center	97
• Building Condition Score Card	98
• Score Summary Report	99-105
• Johnson Crossing Academic Center Floor Plan	106
Fremont Middle School	107
• Building Condition Score Card	108
• Score Summary Report	109-115
• Fremont Middle School Floor Plan	116

### **High School**

Fremont High School	117
• Building Condition Score Card	118
• Score Summary Report	119-127
• Fremont High School Floor Plan	128-129

### **Administration**

Learning Center - Main Street Building	130
• Building Condition Score Card	131
• Score Summary Report	132-138
• Learning Center Floor Plan	139-141
Learning Center - Lenihan Addition	142
• Building Condition Score Card	143
• Score Summary Report	144-151
• Learning Center Floor Plan	152-154



## **November 2020**

Fremont Public Schools  
Fremont, Nebraska

Building Condition Assessment  
BVH #19079

## **Executive Summary**

### ***Introduction:***

In May 2020, BVH Architecture (BVH) was retained to perform a Building Condition Assessment for twelve facilities within the Fremont Public School District. The intent of this Building Condition Assessment is to provide the Fremont Public School District with a snapshot of the current condition of each existing facility and information needed to best chart a course for future facility improvements.

The elements of this assessment include: 1) Site Assessment, 2) Structural Assessment, 3) Building Exterior Enclosure Assessment, 4) Interior Construction Systems and Finishes Assessment, 5) Conveying Systems Assessment, 6) Mechanical Systems Assessment, 7) Electrical Systems Assessment, 8) Life Safety/Building Code Compliance Assessment, 9) Accessibility Assessment, and 10) Kitchen Equipment Assessment.

Hazardous materials evaluation such as asbestos, lead paint and mold was not included as part of this Assessment.

### ***Process:***

BVH, together with Morrissey Engineering and Foodlines, performed on-site observation in July-August 2020. Deficiencies were identified in areas of the site and building which were able to be accessed on these dates. These observations were then organized into the assessment categories noted above.

***Findings:***

The findings and supporting documentation related to the on-site observations are included in this report.

***Attached Summary Documentation:***

**Building Condition Ranking Criteria**

Each building Subsystem identified on the Building Scorecards was evaluated on a scale of 0-100 based on the Building Ranking Criteria scale and descriptions included in this document.

**Building Condition Score Summary**

Summary page, showing the Building Grade for each location, assigning an overall ranking of the buildings, sorted from best-to-worst. The Building Grade was established by the Building Condition Scorecards and Building Summary Reports included in each individual building section included in this document.

**Building Location Map**

A building location map, with each school location identified by the color associated with the outcome of the Building Condition Assessment and Ranking Criteria is included in this document as a point of reference to the location and corresponding condition of each building within the greater Fremont community.

***Attached Detailed Documentation:***

**Building Condition Scorecards**

Each building was evaluated independently based on typical construction value percentages as identified in [RS Means Building Construction Cost Data](#) publications. RS Means assigns building Systems a value based on a percentage of typical construction costs for similar buildings. The building Systems are further broken down into Subsystems based on a percentage of value for each Subsystem as a component of the greater System.

On-site observations by BVH Architecture, Morrissey Engineering, and Foodlines, along with discussions with the District Facilities staff and key District maintenance personnel resulted in an assignment of a Grade to each building Subsystem being evaluated. The Grade is reflected in the Building Report Cards included in this document.

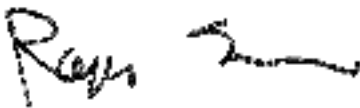
Building Summary Report

This document is a written narrative including the basic history, construction type, size, location, and recent student population of each building, as well as the on-site evaluation notes for each building Subsystem.

It has been our pleasure to be involved with this study, and we appreciate the opportunity to continue to work with the Fremont Public School District.

Sincerely,

BVH Architecture

A handwritten signature in black ink, appearing to read "Roger Slosson". The signature is written in a cursive style with a long, sweeping underline.

Roger Slosson  
Project Manager

**Fremont Public Schools**  
**Building Condition Assessment**

BVH Architecture  
 8/20/2020

**Building Ranking Criteria**

<b>General Condition:</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Excellent</b>
<b>Req'd Actions</b>	<b>Remove/Extensive Renovation</b>	<b>Major Renovation</b>	<b>Minor Renovation</b>	<b>Satisfactory</b>
Ranking	0-49	50-69	70-89	90 - 100

An element is evaluated as **Excellent** when:

- the element / system is essentially new or recently installed/renovated, intact, structurally sound and performing its intended purpose
- there are very few cosmetic imperfections
- the element needs no repair and only routine maintenance

An element is evaluated as **Good** when:

- the element/system is intact, structurally sound and performing its intended purpose
- there are few cosmetic imperfections
- the element/system needs minor repair or routine maintenance

An element is evaluated as **Fair** when:

- there are early signs of wear, failure, or deterioration, though the element/system is generally structurally sound and performing its intended purpose
- there is failure of a sub-component of the element
- replacement of up to 35-40% of the element or replacement of a defective subcomponent is required

An element is evaluated as **Poor** when:

- the element / system is no longer performing its intended purpose
- an element / system is missing or has failed
- deterioration or damage affect more than 40% of the element and cannot be adjusted or repaired

## Fremont Public Schools

*Building Condition Assessment*

BVH Architecture

November 2020

<b>Building Condition Score Summary</b>		
		<i>Report Card Score</i>
<b>Johnson Crossing</b>	<b>Excellent</b>	<b>91.17</b>
Middle School	Good	83.68
Bell Field	Good	81.36
Linden	Fair	69.56
Milliken Park	Fair	66.05
Clarmar	Fair	64.80
Main Street - Admin	Fair	64.03
High School	Fair	63.77
Davenport	Fair	61.91
Howard	Fair	61.69
Washington	Fair	61.19
Grant	Fair	60.87
Lenihan - Learning Center	Fair	56.33

<b>Excellent</b>
<b>Good</b>
<b>Fair</b>
<b>Poor</b>



# Bell Field Elementary

1240 E 11th St, Fremont, NE 68025



**Bell Field Elementary**

Fremont Public Schools

Date: November 2020  
 Prepared by: RS

Building Name: Bell Field  
 Area: GSF - 47,430  
 Site Area: 8.3 Acres  
 Floors: One  
 Date Constructed: 2002  
 Building Category: Elementary

<b>System</b>	<b>Subsystem</b>			<b>System</b>	
Subsystem	Value	Grade	Score	Value	Score
<b>Site</b>			<b>80.80</b>	<b>9.0%</b>	<b>7.27</b>
Improvements	5.0%		85	4.25	
Earthwork	44.0%		80	35.20	
Utilities	11.0%		85	9.35	
Paving	40.0%		80	32.00	
<b>Structure</b>			<b>90.25</b>	<b>17.0%</b>	<b>15.34</b>
Foundations	19.0%		100	19.00	
Secial Foundations	0.0%			0.00	
Below-grade Walls	0.0%			0.00	
Slab-on-grade	17.0%		75	12.75	
Structural Frame / Walls	46.0%		90	41.40	
Elevated Floor Structure	0.0%			0.00	
Roof Structure	18.0%		95	17.10	
<b>Exterior Enclosure</b>			<b>72.50</b>	<b>16.0%</b>	<b>11.60</b>
Walls	45.0%		95	42.75	
Windows	13.0%		95	12.35	
Doors/ Storefront	12.0%		95	11.40	
Roofing	30.0%		20	6.00	
<b>Interior Construction</b>			<b>90.30</b>	<b>19.0%</b>	<b>17.16</b>
Partitions	35.0%		95	33.25	
Doors	10.0%		95	9.50	
Fittings / Millwork	16.0%		90	14.40	
Stairs	1.0%		85	0.85	
Wall Finishes	12.0%		85	10.20	
Floor Finishes	16.0%		85	13.60	
Ceiling Finishes	10.0%		85	8.50	
<b>Conveying Systems</b>			<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
Elevator	0.0%			0.00	
<b>Mechanical</b>			<b>73.00</b>	<b>24.0%</b>	<b>17.52</b>
HVAC	55.0%		70	38.50	
Temperature Controls	10.0%		90	9.00	
Plumbing	30.0%		85	25.50	
Fire Protection	5.0%		90		
<b>Electrical</b>			<b>79.50</b>	<b>12.0%</b>	<b>9.54</b>
Lighting & Controls	40.0%		80	32.00	
Service & Distribution	40.0%		95	38.00	
Fire Alarm	10.0%		95	9.50	
IT Systems	10.0%		85	0.00	
<b>Accessibility</b>			<b>100.00</b>	<b>1.5%</b>	<b>1.50</b>
Parking & Exterior Route	20.0%		100	20.00	
Interior Route	20.0%		100	20.00	
Doors & Hardware	20.0%		100	20.00	
Restrooms, Lockers & Showers	20.0%		100	20.00	
Special Systems	20.0%		100	20.00	
<b>Code Compliance</b>			<b>95.00</b>	<b>1.5%</b>	<b>1.43</b>
Exiting & Exit Pathway	25.0%		95	23.75	
Vertical Separations	25.0%		95	23.75	
Area Separations	25.0%		95	23.75	
Special Systems	25.0%		95	23.75	
<b>Building Grade</b>					<b>81.36</b>

---

## **Bell Field Elementary Score Summary Report**

Bell Field Elementary was constructed in 2002 as a single-story building. The building was constructed with a steel frame / metal stud structure, with brick veneer, supporting a pitched steel framed roof with metal deck. The current building size totals 47,800 GSF.

The building is located on 8.3 acres at Eleventh Street and N. Bell Avenue. In 2019 the building housed 293 students from Kindergarten through Fourth grade.

Interior walls are predominantly metal stud framing with a gypsum board finish, with CMU walls making up the remainder of the walls. A thin-brick veneer is used as a wainscot wall finish in high traffic areas. Additional interior finishes include; Rubber, Carpet, and Tile floor finishes, and ACT, Gypsum Board, or exposed structure ceilings.

### **1. Site Assessment**

- Topography
  - Generally flat.
  - Drainage on the north side next to the playground ices up.
  - Drainage pathways from downspout terminations (concrete flumes and pathways across or under sidewalks) need to be replaced.
- Traffic Flow
  - One way in and one way out with parent drop-off south along 11th street and bus drop-off is north along 12th street.
- Paving
  - Dock area has broken paving by the dumpster.
  - Walks show heaving and large open joints in places.
  - Brick pavers within sidewalks are a maintenance issue.
- Signage / Markers
  - No concerns noted
- Landscaping is turf and mature trees.
  - No concerns noted
- Outbuildings
  - none
- Fences / Gates / Walls
  - Chain Link fence surrounding the playground and backstop along 11th street is bent and deformed.
- Site Furnishings / Equipment
  - Benches and bike racks at bus drop-off are in excellent condition.
  - There is a flagpole at the entrance.
- Visible Site Utilities
  - No concerns noted for light poles and lighting for flagpole.

### **2. Structural Assessment**

- Foundations
  - No concerns noted
- Below-grade walls
  - Not applicable

**Building Condition Assessment**

---

- Slab-on-grade
  - Regular cracking and/or slab movement at expansion and control joints was observed on interior flooring, transmitting thru floor finishes.. Slight differential movement of floor slabs at joint locations is not unusual. This condition should be monitored. If floor finishes are replaced installation of expansion joint covers should be considered.
- Elevated Floor structure
  - Not applicable
- Roof structure
  - No concerns noted for steel frame supporting steel joists and metal deck.

**3. Building Exterior Enclosure/Envelope Assessment**

- Exterior Wall Structure
  - Metal studs with brick veneer in excellent condition
- Exterior Wall Finish
  - Brick veneer on lower portion of wall with vinyl siding above, and corrugated metal wall panel at entry areas.. Vinyl shows some damage on the Northwest side, possibly hail.
  - Control joints and flashing needs to be re-caulked.
  - Corrugated metal soffits around the perimeter are in excellent condition.
- Windows / Storefronts / Curtainwalls
  - Windows are fixed aluminum frames with insulated low-e glass.
  - Insulated glass seal failure noted at several glass panes.
- Doors
  - Doors are a combination of aluminum at vestibule entries and hollow metal frames at secondary points in entry/egress. Aluminum doors are in good to excellent condition. Hollow metal doors and frames are generally in good condition, but need to be re-painted.
  - Concrete ramp near the dumpster is in excellent condition.
- Roof
  - Roof is laminated fiberglass shingles at pitched areas with EPDM utilized at flat areas - all installed in 2002. Roof has leaks at valleys and stepped flashings requiring immediate attention.
  - Prefinished sheet metal flashing and gutters are in excellent condition.
- Trim
  - Gutter brackets are loose in many places and sheet metal fascia is installed backwards in a few locations.

**4. Interior Construction Systems and Finishes Assessment**

- General condition of interior finishes are excellent with minor repairs.
- Interior Partitions
  - Gypsum wall board and concrete masonry constitute the majority of interior partitions and are in excellent condition.
- Flooring

## Building Condition Assessment

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- Carpet tiles are used predominately in all classrooms and offices. Carpet is in good to excellent condition.
- Public restrooms have 2x2 ceramic tile floors which are in good/fair condition.
- Commons, corridors and other spaces have smaller floor areas covered in sheet vinyl especially at wet areas adjacent to sinks, etc. The flooring is generally in good condition, with the exception of cracking throughout the east corridor section.
- Wall Finish
  - Partitions and interior walls are generally of metal stud and gypsum board construction with a painted finish. Walls and finish are well maintained and in good condition. Due to persistent roof leaks GWB at some locations does exhibit signs of water damage.
- Ceiling Finish
  - Ceilings are predominately 2x2 ACT in public corridors, classrooms and offices. Ceilings are in good condition except where roof leaking occurs.
  - Gypsum ceilings exist in vestibules and restrooms, vestibule ceilings all have visible damage resulting from past roof leaks and/or broken fire sprinkler piping and need touch-up and repairs.
  - Exposed structure in commons and library is in excellent condition.
- Interior Doors and Frames
  - Interior doors are typically solid core wood with stained veneer. Many doors have vision panels. HM frames and wood doors are in good condition with occasional dent/scratch due to age and use.
  - Door frames and fire doors are typically hollow metal with a painted finish. HM doors and frames are in good condition.
- Interior Windows
  - Single pane glass in hollow metal frames are located throughout building and are in excellent condition.
- Millwork / Cabinetry
  - Cabinetry and classroom/office casework is typically constructed of plastic laminate covered particle board. Cabinetry is in good condition.
- Trim / Characteristics
  - No concerns noted.
- Interior Stairs
  - Stage is accessed with carpeted steps and ramps with handrails that need repainting.

### 5. Conveying Systems Assessment

- Not Applicable

### 6. Mechanical Systems Assessment

- Fire Protection Systems
  - The entire building is protected by a fire sprinkler system.
- Plumbing Systems

**Building Condition Assessment**

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- Water is softened by a Culligan simplex water softener system that is in the boiler equipment room.
- Domestic hot water is provided by a single gas-fired copper fin water heater (with hot water recirculation).
- Water closets and urinals are vitreous china with manual flush valves that appear to be original to buildings construction.
- Lavatories are vitreous china, wall-mount and have manual faucets.
- Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
- Building has a sloped roof. No internal roof drains are present
- HVAC Systems
  - Building is served by a water source heat pump system with the following components.
    - Fluid Cooler located outside
    - Condenser water vertical split coupled pumps (two) with variable frequency drives to distribute condenser water to heat pumps.
    - One copper fin boilers (80% efficiency) supplement heat to the condenser water system.
  - Classrooms are served by horizontal water source heat pumps located above the ceiling in each room.
  - Outside air for occupant ventilation is delivered from multiple energy recover roof mounted above restroom ceilings. Outside air units have electric preheat coils and enthalpy energy recovery wheel. Air is distributed through sheet metal ductwork to suction side of water source heat pumps.
  - Gymnasiums are heated and cooled with a large water source heat pump and a dedicated energy recovery unit.
  - Gymnasium ductwork is fabric type. Some ductwork is not connected to the galvanized mains.
- Temperature Controls
  - Buildings HVAC equipment is controlled via an Automated Logic DDC system.
- Observed deterioration and statement of condition
  - Plumbing
    - Plumbing systems drainage and water pipes are original to the building's construction and appear to be in good condition and to be well maintained.
    - Domestic hot water heater should be replaced with higher efficiency unit.
  - HVAC
    - The Building's condenser water piping appears to be in good condition and well maintained.
    - Fluid cooler is showing signs of age and should be repaired or replaced
    - Boilers should be replaced with new high efficiency units.
  - Temperature Controls

- Building temperature control system appears to be in good condition and operational.

## **7. Electrical Systems Assessment**

- Lighting Systems
  - The existing interior lighting system consists of light fixtures utilizing metal halide, halogen, T8 lamps and compact fluorescent lamps (CFL).
  - Emergency light fixtures consist of fluorescent and halogen lamps.
  - Interior lighting control consists of local switches.
  - The existing exterior lighting system consists of light fixtures utilizing high pressure sodium (HPS) lamps.
  - There are parking lot light fixtures, pedestrian light fixtures, exterior signage light fixtures, and flagpole light fixtures that contain metal halide/mercury vapor lamp types.
- Electrical Distribution Systems
  - The building service is a 2000A, 208Y/120V, 3Ø, 4W, main circuit breaker with circuit breaker distribution and external surge protective device (SPD).
  - Distribution throughout the building occurs via 208Y/120V panelboards.
  - Existing generator serves a 70A rated automatic transfer switch.
  - Some panels throughout have externally mounted SPDs.
- Fire Alarm
  - The fire alarm consists of addressable devices with manual pull stations, combination audio/visual units, and smoke detectors.
- IT
  - Building has a dedicated IT room with cooling.
  - Existing data rack has room for expansion of additional equipment.
  - Building security consists of security cameras and card readers. No door contactors or motion detection.
- Observed deterioration and statement of condition
  - Metal halide, incandescent, T8 lamps and CFL lamps vary significantly in lamp life and maintenance. Some lamps were out, which could indicate an old lamp, old ballast, or defective light fixture housing.
  - Existing light fixture layout in some spaces do not meet the IESNA recommended light levels.
  - Current lighting controls do not allow for occupancy detection, the reduction of lighting load, or manual control of daylight zones (areas within 15' of exterior windows) which are all required by current energy code.
  - The building main distribution panel is newer with circuit breaker distribution. There is opportunity to add additional circuit breakers to the main distribution panel for new equipment.
  - Panelboards throughout the building are newer and have capacity to add additional circuits.
  - Existing building access control and security has various security cameras types, with minimal coverage. Some card readers have a metal plate covering the reader, not allowing for entrance at certain doors. The minimal amount of

**Building Condition Assessment**

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security cameras, no motion detection, and no door contacts may make it difficult for the detection of intruders entering the school.

**8. Life Safety/Building Code Compliance**

- Alarm and Protection
  - Sprinklers/Standpipes are present.
  - Smoke Detection
  - Horns/Strobes/Voice
- Exiting, Exit Pathway and Vertical Circulation
  - Exits from rooms meet code requirements.
  - Corridors provide adequate exiting width.
- Vertical Separations
  - Not applicable.
- Area Separations
  - No compliance issues observed.
- Construction Type
  - Low-Rise
  - Non-combustible
  - Structure not protected

**9. Accessibility**

- Public Spaces
  - No compliance issues observed.
- Interior Vertical Accessibility
  - Not applicable.
- Doors and Hardware.
  - No compliance issues observed.
- Restrooms, Lockers and Showers
  - No compliance issues observed.
- Special Programs and Services
  - No compliance issues observed.
- Classrooms/Offices
  - No compliance issues observed.

**10. Kitchen**

- Kitchen is in very good condition overall and spaces are sized appropriately for their functions. School has receiving area, mop sink and employee restroom right in kitchen, unlike other elementary schools.
- Ovens and kettle may need to be replaced due to age.
- The Serving area is very small- recommend enlarging slightly if possible.

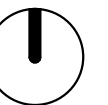


**BELL FIELD ELEMENTARY  
FIRST FLOOR PLAN**

1" = 30'-0"



**FREMONT PUBLIC SCHOOLS  
WE EDUCATE**



# Clarmar Elementary

1865 E 19th St, Fremont, NE 68025



Fremont Public Schools  
**Building Condition Assessment**

November 2020

**Clarmar Elementary**

Fremont Public Schools

Date: November 2020  
 Prepared by: RS

Building Name: Clarmar  
 Area: GSF - 32,052  
 Site Area: 6.1 Acres  
 Floors: One  
 Date Constructed: 1962 - 2011  
 Building Category: Elementary

<b>System</b>	<b>Subsystem</b>			<b>System</b>	
Subsystem	Value	Grade	Score	Value	Score
<b>Site</b>			<b>74.35</b>	<b>9.0%</b>	<b>6.69</b>
Improvements	5.0%		80	4.00	
Earthwork	44.0%		75	33.00	
Utilities	11.0%		85	9.35	
Paving	40.0%		70	28.00	
<b>Structure</b>			<b>91.00</b>	<b>17.0%</b>	<b>15.47</b>
Foundations	20.0%		95	19.00	
Secial Foundations	0.0%			0.00	
Below-grade Walls	0.0%			0.00	
Slab-on-grade	17.0%		90	15.30	
Structural Frame / Walls	48.0%		90	43.20	
Elevated Floor Structure	0.0%			0.00	
Roof Structure	15.0%		90	13.50	
<b>Exterior Enclosure</b>			<b>55.60</b>	<b>16.0%</b>	<b>8.90</b>
Walls	45.0%		80	36.00	
Windows	13.0%		40	5.20	
Doors/ Storefront	12.0%		70	8.40	
Roofing	30.0%		20	6.00	
<b>Interior Construction</b>			<b>77.30</b>	<b>19.0%</b>	<b>14.69</b>
Partitions	35.0%		90	31.50	
Doors	10.0%		70	7.00	
Fittings / Millwork	16.0%		60	9.60	
Stairs	1.0%		70	0.70	
Wall Finishes	12.0%		85	10.20	
Floor Finishes	16.0%		80	12.80	
Ceiling Finishes	10.0%		55	5.50	
<b>Conveying Systems</b>			<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
Elevator	0.0%			0.00	
<b>Mechanical</b>			<b>51.75</b>	<b>24.0%</b>	<b>12.42</b>
HVAC	55.0%		55	30.25	
Temperature Controls	10.0%		65	6.50	
Plumbing	30.0%		50	15.00	
Fire Protection	5.0%		85		
<b>Electrical</b>			<b>38.00</b>	<b>12.0%</b>	<b>4.56</b>
Lighting & Controls	40.0%		30	12.00	
Service & Distribution	40.0%		55	22.00	
Fire Alarm	10.0%		40	4.00	
IT Systems	10.0%		65	0.00	
<b>Accessibility</b>			<b>62.00</b>	<b>1.5%</b>	<b>0.93</b>
Parking & Exterior Route	20.0%		60	12.00	
Interior Route	20.0%		65	13.00	
Doors & Hardware	20.0%		60	12.00	
Restrooms, Lockers & Showers	20.0%		60	12.00	
Special Systems	20.0%		65	13.00	
<b>Code Compliance</b>			<b>76.25</b>	<b>1.5%</b>	<b>1.14</b>
Exiting & Exit Pathway	25.0%		80	20.00	
Vertical Separations	25.0%		80	20.00	
Area Separations	25.0%		75	18.75	
Special Systems	25.0%		70	17.50	
<b>Building Grade</b>					<b>64.80</b>

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## Clarmar Elementary Score Summary Report

Clarmar Elementary's original building was constructed in 1962, with additions constructed in 1966 and 1977. The 1960's and 1977 buildings are single-story load-bearing masonry walls with a brick exterior and a structural steel roof supporting a gypsum deck. An addition, housing 2 Classrooms, Commons, and Administrative suite was constructed in 2011. The addition was constructed with a steel frame / metal stud structure with brick veneer, and a steel roof structure supporting a metal deck. The current building size totals approximately 32,052 GSF.

The building is located southwest of E 19th Street and N. Clarmar Ave, northeast of the Fremont High School building, on 6.1 acres with an outdoor blacktop playground with student drop off from 19th Street on the north, and a parking lot to the east. Clarmar is clad in brick with aluminum and glass block windows and modified bitumen roofing. In 2019 the building housed 268 students from Kindergarten through Fourth grade.

The 1960's building has interior CMU partitions, terrazzo, carpet, and vct tile floors, and 12x12 concealed spine or plaster ceilings, with the exception of 2x2 ACT tile throughout the corridors. The addition has metal stud framed interior walls with painted GWB finish with Tile wainscot at high traffic areas, VCT, Carpet or tiled floors, and ACT ceilings.

### 1. Site Assessment

- Topography
  - Site is general flat.
  - Drainage issues noted by owner and observed onsite,
    - large rock swales do not adequately slope away from the building.
    - Not all lambs tongues have an on grade drainage system, creating drainage issues adjacent to the building walls.
    - Concrete flume on north does not slope away from building.
    - Grade immediately surrounding the building has settled and slopes toward the building.
- Traffic Flow
  - Bus/Parent drop-off on North drive has entry and exit for student drop-off at north entrance.
  - East parking lot shares a single entry / exit with the bus lane as the only means access.
- Paving
  - Walks and drives have some heaving, cracks, spalling, and settlement with minor tripping hazards present.
- Signage / Markers
  - Standoff lettering on west and north with no concerns noted.
  - Marquee signage on the north is in poor condition.
- Landscaping
  - Mature trees and turf lawn predominant. All appear to be in good-to-excellent condition.
  - Some small landscaping at north entry. Good condition.
  - Rock beds at roof drain outlets (see drainage above)..

## Building Condition Assessment

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- Outbuildings
  - none.
- Fences / Gates / Walls
  - Some playground equipment is enclosed with chain link fencing. Generally in good condition,
- Site Furnishings / Equipment
  - Benches, Trash containers, and Bike Racks. Generally in fair condition.
  - Playground equipment range in age and condition - ramp to playground does not meet current accessibility code requirements.
- Visible Site Utilities
  - Lighting is in excellent condition.

### 2. Structural Assessment

- Foundations
  - No concerns noted
- Below-grade walls
  - No concerns noted
- Slab-on-grade
  - No concerns noted
- Floor structure
  - No concerns noted
- Roof structure
  - No concerns noted

### 3. Building Exterior Enclosure/Envelope Assessment

- Exterior Wall Structure
  - Solid CMU and brick on original building. Some minor brick damage and spalling, but generally in good condition.
  - Metal framed exterior walls with brick veneer on addition. Good to excellent condition - masonry control joints need to be re-sealed with exterior caulking.
- Exterior Wall Finish
  - The exterior walls are brick with stone/cast stone lintel accents. Some staining is evident on the brick surface, likely the result of mineral stains from landscape irrigation.
  - Other exterior materials include glazed block, metal panel and painted steel columns.
  - Limestone window sills and wall cladding on the original building has some spalling, and needs minor re-pointing, cleaning, and replacement of sealants.
- Windows / Storefronts / Curtainwalls
  - Windows in the original building are fixed and operable aluminum frames with single pane glass, with glass block infill above. Generally in poor-to-fair condition. A portion of the existing glass has been replaced and the glazing putty is cracking and in poor condition.
  - Horizontal aluminum shading devices are located at the window head with glass block above. Shading devices are damaged in places.

**Building Condition Assessment**

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- Some of the original buildings operable windows have been replaced with fixed glazing. The exterior original screens have also been replaced with expanded metal mesh and have rusted in places.
- 2010 addition has aluminum storefront windows with insulated glass. No issues with the newer insulated glass aluminum framed windows.
- Doors
  - Doors are a combination of aluminum at vestibule entries and steel with hollow metal frames at the original building and secondary points in entry/egress.
  - Original building's HM frames and door are in need of replacement due to chipping finishes visible rust and have inadequate hardware.
  - No issues with the newer aluminum doors.
- Porches / Ramps / Stairs
  - None
- Roof
  - Roof is modified bitumen installed on the original in 2007. The membrane is showing signs of shrinkage/tenting, blistering, and weather checking in some areas. Generally, the roof system on the original building indicates need for repair or replacement.
  - Acrylic domed skylights on the original building roof need replacing.
  - Modified bitumen roof on the addition is in excellent condition.
- Trim
  - Aluminum fascia and soffit at original building are generally in poor-to-fair condition with rusted screws at seams and require replacement.

**4. Interior Construction Systems and Finishes Assessment**

- General condition of interior finishes are excellent with minor repairs needed. Finishes in the original building are dated.
- Interior Partitions
  - Original building is CMU and glazed block walls.
  - Addition is gypsum wall board with tile wainscot in high traffic areas. Some metal siding present at the entry.
- Flooring
  - Carpet tiles and vinyl composite tiles (VCT) are used predominantly in all classrooms and offices. Much of the carpet has been recently replaced. Carpet is in good to excellent condition.
  - VCT in the original building is in good condition.
  - Public restrooms have 2x2 ceramic tile floors which are in good/fair condition.
  - Original building has terrazzo in corridors and restrooms, which is in good-to-excellent condition.
- Wall Finish
  - Partitions and interior walls are generally of metal stud and gypsum board construction with a painted finish. Walls and finish are well maintained and in good condition with minor cracking visible.

## Building Condition Assessment

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- o Original building has painted and glazed block with some plaster walls that are all in excellent condition.
- Ceiling Finish
  - o Building addition has ceilings that are predominately 2x2 ACT in public corridors, restrooms, classrooms/labs and offices. Ceilings are in good condition.
  - o Original building has 12x12 concealed spine tile ceiling and acoustic ceiling tile. Most of the 12x12 tile ceilings need replaced and the ACT is in good condition.
- Interior Doors and Frames
  - o Interior doors are typically solid core wood with hollow metal frames. Many doors have vision panels. The original building doors are in fair condition with dents/scratches due to age and use.
  - o Door frames are typically hollow metal with a paint finish. Frames are in good condition.
  - o HM fire-rated doors separate the addition from the original building.
- Interior Windows
  - o HM sidelights on entry doors are in excellent condition.
- Millwork / Cabinetry
  - o Original building cabinetry and casework is typically constructed of plastic laminate covered particle board. Cabinetry is in poor condition due to old age.
  - o Millwork in building addition is in excellent condition.
- Interior Stairs
  - o Wood stairs to stage need new handrail and guards at stage.
  - o Concrete stairs down to the boiler room need new railings.

### 5. Conveying Systems Assessment

- Not applicable

### 6. Mechanical Systems Assessment

- Original Building – 1962-1977
  - o Fire Protection Systems
    - The entire building is protected by a wet pipe fire sprinkler system.
  - o Plumbing Systems
    - Water is softened by a Culligan simplex water softener system that is located in the boiler equipment room.
    - Domestic hot water is provided by a single gas-fired tank-type water heater (with hot water recirculation).
    - Water closets and urinals are vitreous china with manual flush valves that appear to be original to buildings construction.
    - Lavatories are vitreous china, wall-mount and have manual faucets.
    - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
    - Building has a roof drainage system.
  - o HVAC Systems

**Building Condition Assessment**

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- Classrooms and support areas are served by rooftop units with supply fan, DX cooling coil, electric heaters, and filters. Outside air for occupant ventilation is delivered from the rooftop units. Air is distributed through insulated sheet metal ductwork, ceiling diffusers, and sidewall registers into classrooms.
- Low pressure steam is provided by a single Steam Boiler (Scotch Box Design), natural gas-fired boiler. Combustion air is provided by a louvered duct from roof hood.
- Boiler steam condensate piping collection system is below floor in a tunnel system located at the buildings perimeter. Steam condensate is returned to a duplex condensate boiler feed pump system.
- Emergency boiler room shutdown is located at mechanical room doors as required by code.
- Classrooms supplemental heat is provided by wall mounted steam fin tube along the windows. Pneumatic control valves are controlled by the DDC system.
- Restrooms are exhausted by roof mounted exhaust fans controlled by the buildings DDC system.
- Buildings HVAC equipment is controlled via an Automated Logic DDC system.
- Building Addition – 2011
  - Fire Protection Systems
    - The entire addition is protected by a wet pipe fire sprinkler system.
  - Plumbing Systems
    - Domestic hot water is provided from the original building's water heater.
    - Water closets and urinals are vitreous china with manual flush valves.
    - Lavatories are vitreous china, wall-mount and have automatic sensor faucets.
    - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
    - Building has primary roof drains and overflow drains.
  - HVAC Systems
    - Classrooms and support areas are served by rooftop units with supply fan, energy recovery wheel, DX cooling coil, electric heaters, and filters. Outside air for occupant ventilation is delivered from the rooftop units. Air is distributed through insulated sheet metal ductwork and ceiling diffusers.
    - Data room is cooled by a ceiling mounted "movincool" cooling unit.
    - Vestibules are heated by wall mounted electric unit heaters.
    - Restrooms are exhausted by roof mounted exhaust fans controlled by the building DDC system.

## Building Condition Assessment

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- Buildings HVAC equipment is controlled via an Automated Logic DDC system.
- Observed deterioration and statement of condition
  - Original Building – 1962-1977
    - Plumbing systems drainage and water pipes are original to the building's construction (50 years +/-). Some piping has been repaired over the years with a mixture of piping materials that include cast iron, copper and some plastic.
    - Steam and condensate piping is located in the tunnel and is original to the buildings construction. Steam condensate piping has been repaired as piping is failing.
    - The steam boiler appears to be well maintained and in good condition.
    - Original building HVAC equipment is approaching 20 years and nearing the end of its useful life.
    - Most supplemental heating for classrooms and vestibules use steam while current industry standard is heating hot water or electric units that provide better controllability and energy savings.
  - Building Addition - 2011
    - Building addition HVAC and plumbing equipment appears to be well maintained and in good condition for its age.
    - Plumbing piping supply and waste piping condition is unknown.

## 7. Electrical Systems Assessment

- Lighting Systems
  - The existing interior lighting system consists of light fixtures utilizing T8 lamps and compact fluorescent lamps (CFL).
  - Emergency light fixtures consist of incandescent/halogen lamps.
  - Interior lighting control consists of local switches and a relay panel. The commons space at the entrance has occupancy sensors.
  - The existing exterior lighting system consists of light fixtures utilizing high pressure sodium (HPS) lamps and LED boards.
  - Exterior lighting control consists of time clocks and a relay panel.
  - There are no exterior parking lot light fixtures. Pedestrian light fixtures consist of LED boards.
- Electrical Distribution Systems
  - The building service is a 1200A, 208Y/120V, 3Ø, 4W, main circuit breaker with circuit breaker distribution and external surge protective device (SPD).
  - Distribution throughout the building occurs via 208Y/120V panelboards.
- Fire Alarm
  - The fire alarm consists of a conventional zoned system with manual pull stations, combination audio/visual units, and smoke detectors.
- IT
  - Building has a dedicated IT room with cooling.
  - Existing data rack has room for expansion of additional equipment.

**Building Condition Assessment**

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- Building security consists of security cameras and card readers. No door contactors or motion detection.
- Observed deterioration and statement of condition
  - T8, CFL, and HPS lamps vary significantly in lamp life and maintenance. Some lamps were out, which could indicate an old lamp, old ballast, or defective light fixture housing. Part of the exterior building has started to transition to new LED light fixtures with integral drivers and LED boards.
  - Existing light fixture layout and lamp types do not allow for all spaces to meet the IESNA recommended light levels.
  - Current lighting controls do not allow for occupancy detection, the reduction of lighting load, or manual control of daylight zones (areas within 15' of exterior windows) which are all required by current energy code.
  - The building main distribution panel is newer with circuit breaker distribution. There is opportunity to add additional circuit breakers to the main distribution panel for new equipment.
  - Panelboards throughout the building are older and many panelboards do not have the capacity to add additional circuits. The age of the panels can make it difficult to obtain new parts. Some existing panelboards do not meet current code requirement clearances, making it potentially difficult when maintenance is required.
  - Smoke detector locations vary with some rooms having smoke detection and other rooms not having detection. Detection of smoke or fire in areas may be difficult to detect in a timely manner due to minimal or no detection.
  - Existing building access control and security has various security cameras types, with minimal coverage. Some card readers have a metal plate covering the reader, not allowing for entrance at certain doors. The minimal amount of security cameras, no motion detection, and no door contacts may make it difficult for the detection of intruders entering the school.

**8. Life Safety/Building Code Compliance**

- Alarm and Protection
  - Sprinklers/Standpipes present in the building. The original building was fully sprinklered in 2011.
  - Smoke Detection exists in some areas only.
  - Horns/Strobes/Voice exists.
  - Fire extinguishers in the original building are located in open wall alcoves. These fire extinguishers should be relocated to fire extinguisher cabinets, and the wall alcoves filled in.
- Exiting, Exit Pathway and Vertical Circulation
  - Exits from Rooms are provided however many exit doors require hardware upgrades to meet current code requirements.
  - Corridors have adequate width to meet exiting needs.
- Vertical Separations
  - None exist
- Area Separations

## Building Condition Assessment

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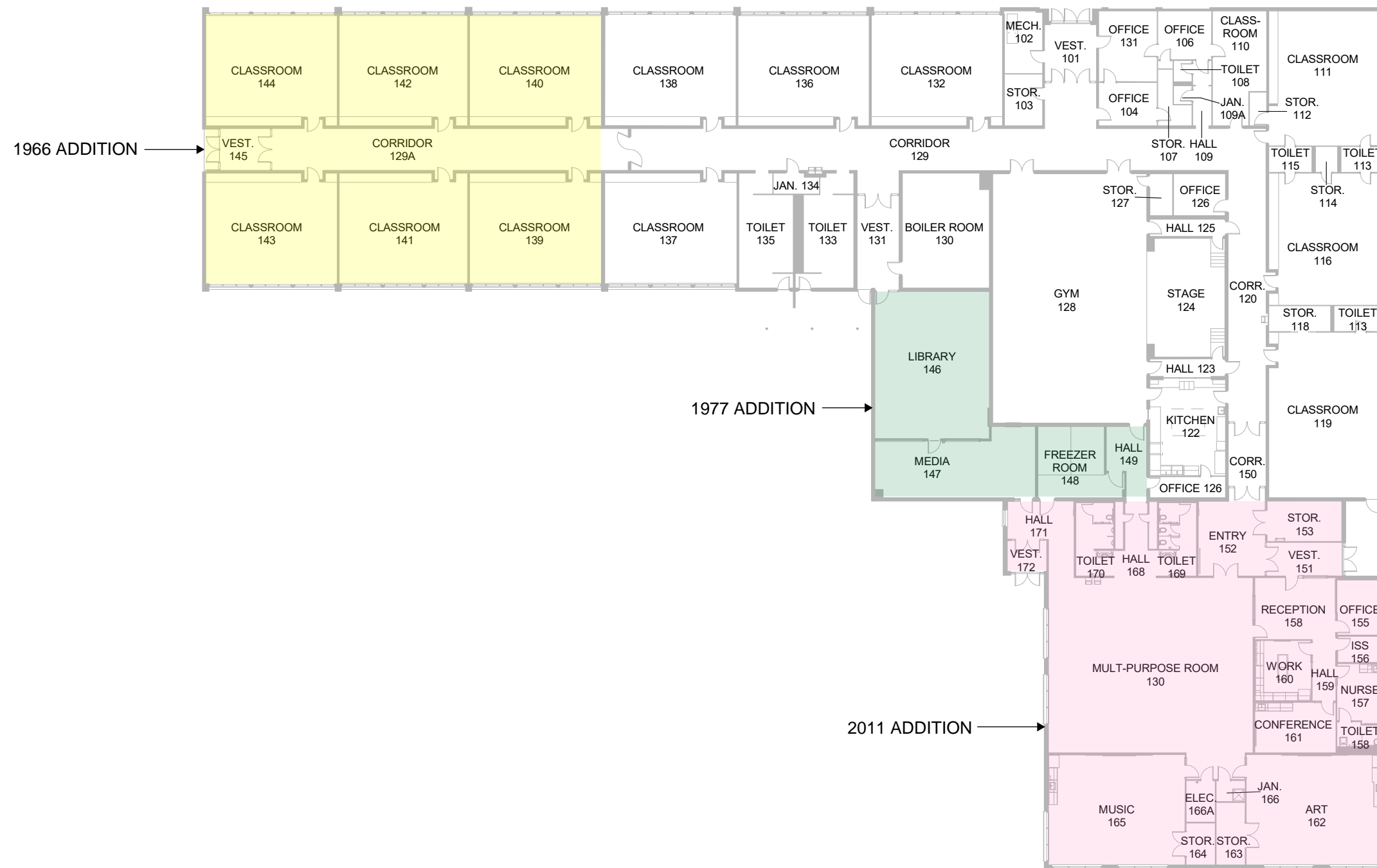
- o Fire separation between the original building and addition is present and requires minimal improvement to fire caulking above ceiling.
- Smoke barriers between classrooms and corridors need minor infills and repairs.
- Construction Type
  - o Low-Rise
  - o Non-combustible
  - o Structure not protected

### 9. Accessibility

- Public Spaces
  - o Entrances/Exterior doors in the original building corridor are outdated and do not meet current code requirements.
  - o Interior Accessible Route
    - Kitchen serving hallways lack adequate width for proper door clearances.
  - o Accessible Restrooms
    - Fully accessible in the newer addition.
    - Original building lacks adequate accommodations and requires updating. No grab bars present.
  - o Seating Areas - Not applicable.
- Interior Vertical Accessibility
  - o N/A
- Doors and Hardware.
  - o Hardware on many doors are not up to existing and ADA requirements.
- Special Programs and Services
  - o Kitchen serving area countertop heights.
  - o Stage area not accessible and is missing handrails.
- Classrooms/Offices
  - o Usable Doors to most classrooms are lever retrofitted knobs. Need replacement.
  - o Accessible Route - no observable issues.
  - o Bathrooms in classrooms are compliant in building addition but need updating in the original building.

### 10. Kitchen

- Dry storage is in a narrow hallway / room with the water heater and janitorial equipment and should be relocated.
- Wood casework at serving line and wood prep table are not institutional grade or NSF certified, and should be replaced with stainless steel equipment. Painted steel hood does not meet current mechanical code.
- There is no prep sink in kitchen – one will need to be added to meet current health code.
- There is no direct access from this kitchen to receiving or trash areas. Kitchen staff should also have direct access to a mop sink and employee restroom per health code.
- Ovens and two-burner range may need to be replaced due to age.



# Davenport Elementary

940 Michael St, Fremont, NE 68025



**Davenport Elementary**

Fremont Public Schools

Date: November 2020  
 Prepared by: RS

Building Name: Davenport  
 Area: GSF - 18,600  
 Site Area: 5.7 Acres  
 Floors: One  
 Date Constructed: 1965 - 1997  
 Building Category: Pre-K

<b>System</b>	<b>Subsystem</b>			<b>System</b>	
Subsystem	Value	Grade	Score	Value	Score
<b>Site</b>			<b>57.60</b>	<b>9.0%</b>	<b>5.18</b>
Improvements	5.0%		65	3.25	
Earthwork	44.0%		75	33.00	
Utilities	11.0%		85	9.35	
Paving	40.0%		30	12.00	
<b>Structure</b>			<b>91.00</b>	<b>17.0%</b>	<b>15.47</b>
Foundations	20.0%		95	19.00	
Seal Foundations	0.0%			0.00	
Below-grade Walls	0.0%			0.00	
Slab-on-grade	17.0%		90	15.30	
Structural Frame / Walls	48.0%		90	43.20	
Elevated Floor Structure	0.0%			0.00	
Roof Structure	15.0%		90	13.50	
<b>Exterior Enclosure</b>			<b>66.65</b>	<b>16.0%</b>	<b>10.66</b>
Walls	45.0%		80	36.00	
Windows	13.0%		35	4.55	
Doors/ Storefront	12.0%		55	6.60	
Roofing	30.0%		65	19.50	
<b>Interior Construction</b>			<b>72.45</b>	<b>19.0%</b>	<b>13.77</b>
Partitions	35.0%		85	29.75	
Doors	10.0%		45	4.50	
Fittings / Millwork	16.0%		45	7.20	
Stairs	1.0%		70	0.70	
Wall Finishes	12.0%		85	10.20	
Floor Finishes	16.0%		85	13.60	
Ceiling Finishes	10.0%		65	6.50	
<b>Conveying Systems</b>			<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
Elevator	0.0%			0.00	
<b>Mechanical</b>			<b>51.75</b>	<b>24.0%</b>	<b>12.42</b>
HVAC	55.0%		55	30.25	
Temperature Controls	10.0%		65	6.50	
Plumbing	30.0%		50	15.00	
Fire Protection	5.0%		0	0.00	
<b>Electrical</b>			<b>23.00</b>	<b>12.0%</b>	<b>2.76</b>
Lighting & Controls	40.0%		20	8.00	
Service & Distribution	40.0%		35	14.00	
Fire Alarm	10.0%		10	1.00	
IT Systems	10.0%		10	0.00	
<b>Accessibility</b>			<b>42.00</b>	<b>1.5%</b>	<b>0.63</b>
Parking & Exterior Route	20.0%		50	10.00	
Interior Route	20.0%		40	8.00	
Doors & Hardware	20.0%		40	8.00	
Restrooms, Lockers & Showers	20.0%		40	8.00	
Special Systems	20.0%		40	8.00	
<b>Code Compliance</b>			<b>67.50</b>	<b>1.5%</b>	<b>1.01</b>
Exiting & Exit Pathway	25.0%		70	17.50	
Vertical Separations	25.0%		40	10.00	
Area Separations	25.0%		80	20.00	
Special Systems	25.0%		80	20.00	
<b>Building Grade</b>					<b>61.91</b>

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## Davenport Elementary Score Summary Report

Davenport Elementary was constructed in 1965 as a single-story load-bearing masonry walls with a brick exterior and a structural steel roof supporting a gypsum deck. A small, attached, metal storage building was added in 1997. The current building size totals approximately 18,600 GSF

The building is located west of Michael Street, at W. 10th Street, on 5.7 acres. A concrete bus drop-off lane is located on the west side of the building, with a concrete parking area located to the north of the building. An asphalt play area is located on the east side of the building.

The building has interior CMU partitions, terrazzo, carpet, and vct tile flooring, and 12x12 concealed spline or plaster ceilings, with the exception of 2x2 ACT tile ceilings which were added in some areas as part of the 2006 HVAC upgrades.

### 1. Site Assessment

- Topography
  - General topography is flat. In some areas the grade immediately adjacent to the building slopes towards the building. Grading improvements are recommended to promote positive drainage..
- Traffic Flow
  - General parking on North with bus drop-off on West.
- Paving
  - Concrete paving generally structurally sound but exhibits a lot of cracking and is in need of replacement.
  - Concrete sidewalks exhibit some heaving sections, some cracking, and some spalling. The sidewalks are in need of replacement..
  - Asphalt play area is in fair to good condition.
  - Paving and walks are in serviceable condition in the short term. If continued use of building is needed all should be replaced.
- Signage / Markers
  - Individual letters at building excellent condition.
  - Marquee is old and dated. Replacement is recommended.
- Landscaping
  - Mature trees. Some trimming / maintenance is recommended..
  - Minimal shrubs and plantings near the building - maintenance required.
- Outbuildings
  - Wood shed near playground. Needs replaced due to extensive rot.
- Fences / Gates / Walls
  - Chain link at perimeter of playground in generally good condition. Maintenance and straightening is recommended.
- Site Furnishings / Equipment
  - Two wrought iron benches, in good condition, are located at the main entry.
  - Two bike racks at the playground, and one near the main, are in poor condition and need to be replaced.

## Building Condition Assessment

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- Playground equipment is of various age and condition. A few smaller pieces are new, and in good condition. Remaining larger pieces are older and dated - replacement is recommended.
- Visible Site Utilities
  - none

### 2. Structural Assessment

- Foundations
  - Concrete and CMU with no concerns noted.
- Below-grade walls
  - Not applicable.
- Slab-on-grade
  - No concerns noted.
- Elevated Floor structure
  - No concerns noted.
- Roof structure
  - No concerns noted.

### 3. Building Exterior Enclosure/Envelope Assessment

- Exterior Wall Structure
  - CMU and brick bearing walls.
  - Corrugated metal building panel walls and roof at small east addition.
- Exterior Wall Finish
  - Brick veneer with limestone window sills and limestone cladding at main entry on the west. Generally in good condition - some minor repairs needed.
  - Brick wing wall at NE corner needs brick repair.
  - Entire masonry building should be cleaned, old sealants removed and replaced at all areas.
  - Corrugated metal building panels are present on a small addition on the east side. Minimal repair needed at metal building addition.
  - Steel columns supporting low flat roof at east side. Low canopy is generally in good condition - some minor repairs are needed.
- Windows / Storefronts / Curtainwalls
  - Windows are fixed aluminum frames with single pane glass - some units are operable and include screens or grates. Glass block infill above aluminum windows. All should be replaced if use of building is continued.
  - Aluminum sunshade eyebrows in some areas
  - Alum fascia/soffit above.
- Doors
  - Doors and frames are painted hollow metal - some with glazing. All are in poor condition and should be replaced.
- Porches / Ramps / Stairs
  - None
- Roof

**Building Condition Assessment**

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- Roof is modified bitumen installed in 2006. The membrane is showing signs of cracking/tenting and weather checking in some areas.
- Aluminum and metal flashing appear to be in good shape.
- All skylights are capped but are still present.
- Chimney
  - Main Chimney; Masonry cracking needs tuck pointing, sealant, new cap and flashing. Poor condition.

**4. Interior Construction Systems and Finishes Assessment**

- General condition of interior finishes are fair to good with minor repairs and updates needed. Southwest corner of the gymnasium has significant water damage.
- Interior Partitions
  - Concrete Masonry (CMU), brick and glazed block are the primary partitions. Some areas exhibit cracking. Generally in good condition.
  - A few interior walls are gypsum wall board on wood framing and require evaluation to confirm compliance with fire code.
- Flooring
  - Terrazzo exists within the corridors and restrooms. Good condition.
  - Carpet is used predominantly in most classrooms and offices. Carpet is in poor to fair condition - worn and stained throughout. Needs replacement.
  - Some original floor tile exists throughout the building and needs to be evaluated for asbestos.
  - VCT and sheet rubber in gym and kitchen are in good condition.
- Wall Finish
  - Partitions and interior walls are primarily painted CMU in need of being refreshed. Generally in good condition.
  - Several areas have gypsum and FRP finishes partitions in good condition.
- Ceiling Finish
  - Ceilings are predominately 2x2 ACT in classrooms recently updated with HVAC improvements. Generally in good condition.
  - Concealed spline ceiling in corridors and other locations. Many tiles are missing. Generally in fair condition.
  - Plaster ceilings in storage, closets, smaller toilet rooms show signs of deterioration. Need replacement.
- Interior Doors and Frames
  - Interior doors are typically solid core wood with stained veneer, in hollow metal frames.. Doors are in poor condition with occasional dent/scratch due to age and use. All frames require minor repairs and painting..
  - Door hardware is poor, needing updates for exiting and ADA graspability.
- Interior Windows
  - Not applicable.
- Millwork / Cabinetry
  - Cabinetry and casework has solid wood sliding doors and open shelving in poor-to-fair condition.

**Building Condition Assessment**

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- Plastic laminate countertops in fair condition.
- All millwork is dated - needs replacement.
- Trim / Characteristics
  - Tile window sills in classrooms are dirty and need cleaning.
  - Rubber base throughout is in good condition.
  - Wood trim above the windows is in fair condition.
- Interior Stairs
  - Wood stairs to stage need new handrail and guards at stage.
  - Concrete stairs down to the boiler room need new railings.

**5. Conveying Systems Assessment**

- Not applicable.

**6. Mechanical Systems Assessment**

- Original Building – 1965
  - Fire Protection Systems
    - The entire building is not protected by a fire sprinkler system.
  - Plumbing Systems
    - Water is softened by a Culligan simplex water softener system that is located in the boiler equipment room.
    - Domestic hot water is provided by a single gas-fired tank-type water heater (with hot water recirculation).
    - Water closets and urinals are vitreous china with manual flush valves that appear to be original to buildings construction.
    - Lavatories are vitreous china, wall-mount and have manual faucets.
    - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
    - Building has a roof drainage system.
  - HVAC Systems
    - Front office and gym areas are served by rooftop units with supply fan, DX cooling coil, electric heaters, and filters. Outside air for occupant ventilation is delivered from the rooftop units. Air is distributed through insulated sheet metal ductwork and sidewall registers.
    - Classrooms are served by vertical terminal air conditioning units with supply fan, DX cooling coil, electric heaters, and filters. Outside air for occupant ventilation is delivered from the rooftop units. Air is distributed through insulated sheet metal ductwork, ceiling diffusers into classrooms.
    - Low pressure steam is provided by a single Steam Boiler (Scotch Box Design), natural gas-fired boiler. Combustion air is provided by a louvered duct from roof hood.
    - Boiler steam condensate piping collection system is below floor in a tunnel system located at the buildings perimeter. Steam condensate is returned to a duplex condensate boiler feed pump system.

## Building Condition Assessment

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- Emergency boiler room shutdown is located at mechanical room doors as required by code.
  - Classrooms supplemental heat is provided by wall mounted steam fin tube along the windows. Pneumatic control valves are controlled by the DDC system.
  - Restrooms are exhausted by roof mounted exhaust fans controlled by the buildings DDC system.
  - Buildings HVAC equipment is controlled via an Automated Logic DDC system.
- Observed deterioration and statement of condition
  - Original Building – 1965
    - Plumbing systems drainage and water pipes are original to the building's construction (60 years +/-). Some piping has been repaired over the years with a mixture of piping materials that include cast iron, copper and some plastic.
    - Steam and condensate piping is located in the tunnel and is original to the buildings construction. Steam condensate piping has been repaired as piping is failing.
    - The steam boiler appears to be well maintained and in good condition.
    - Original building HVAC equipment is approaching 20 years and nearing the end of its useful life.
    - Most supplemental heating for classrooms and vestibules use steam while current industry standard is heating hot water or electric units that provide better controllability and energy savings.
    - Original building does not have a fire sprinkler system.

## 7. Electrical Systems Assessment

- Lighting Systems
  - The existing interior lighting system consists of light fixtures utilizing incandescent, T12 lamps, T8 lamps and compact fluorescent lamps (CFL).
  - Emergency light fixtures consist of incandescent/halogen lamps.
  - Interior lighting control consists of local switches.
  - The existing exterior lighting system consists of light fixtures utilizing high pressure sodium (HPS) lamps.
  - Exterior lighting control consists of time clocks.
  - There are no exterior parking lot light fixtures or pedestrian light fixtures.
- Electrical Distribution Systems
  - The building service is an 800A, 240/120V, 1Ø, 3W, main circuit breaker with circuit breaker distribution.
  - Distribution throughout the building occurs via 240/120V panelboards.
- Fire Alarm
  - The fire alarm consists of a conventional system with manual pull stations, combination audio/visual units, and smoke detectors.
- IT
  - Building does not have a dedicated IT and does not have dedicated cooling.

## Building Condition Assessment

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- o Building security consists of security cameras and card readers. No door contactors or motion detection.
- Observed deterioration and statement of condition
  - o Incandescent, T12 lamps, T8 lamps and CFL lamps vary significantly in lamp life and maintenance. Some lamps were out, which could indicate an old lamp, old ballast, or defective light fixture housing.
  - o There are no parking lot lights or pedestrian lights, this does not offer security or way finding during after hours or off hour events.
  - o Existing light fixture layout and lamp types do not allow for all spaces to meet the IESNA recommended light levels. Color temperature of lamps are inconsistent throughout each space.
  - o Current lighting controls do not allow for occupancy detection, the reduction of lighting load, or manual control of daylight zones (areas within 15' of exterior windows) which are all required by current energy code.
  - o The building main distribution panel does not allow connection of 3Ø loads. This can make it difficult to find new equipment that does not offer 240, 1Ø.
  - o Panelboards throughout the building are older and many panelboards do not have the capacity to add additional circuits. The age of the panels can make it difficult to obtain new parts. Some existing panelboards do not meet current code requirement clearances, making it potentially difficult when maintenance is required.
  - o Smoke detector locations vary with some rooms having smoke detection and other rooms not having detection. Detection of smoke or fire in areas may be difficult to detect in a timely manner due to minimal or no detection.
  - o Current IT room does not allow for expansion. Existing data rack is wall mounted with minimal clearance space. IT room is shared between data and storage.
  - o Existing building access control and security has various security cameras types, with minimal coverage. Some card readers have a metal plate covering the reader, not allowing for entrance at certain doors. The minimal amount of security cameras, no motion detection, and no door contacts may make it difficult for the detection of intruders entering the school.

### 8. Life Safety/Building Code Compliance

- Alarm and Protection
  - o Sprinklers/Standpipes do not exist.
  - o Smoke Detection provided in gym only.
  - o Horns/Strobes/Voice are visible throughout.
  - o Fire extinguishers in the original building are located in open wall alcoves. These fire extinguishers should be relocated to fire extinguisher cabinets, and the wall alcoves filled in.
- Exiting, Exit Pathway and Vertical Circulation
  - o Exits from Rooms provide adequate exiting.
  - o Corridors - no compliance issues observed.
  - o Hardware compliance issues for exiting noted.

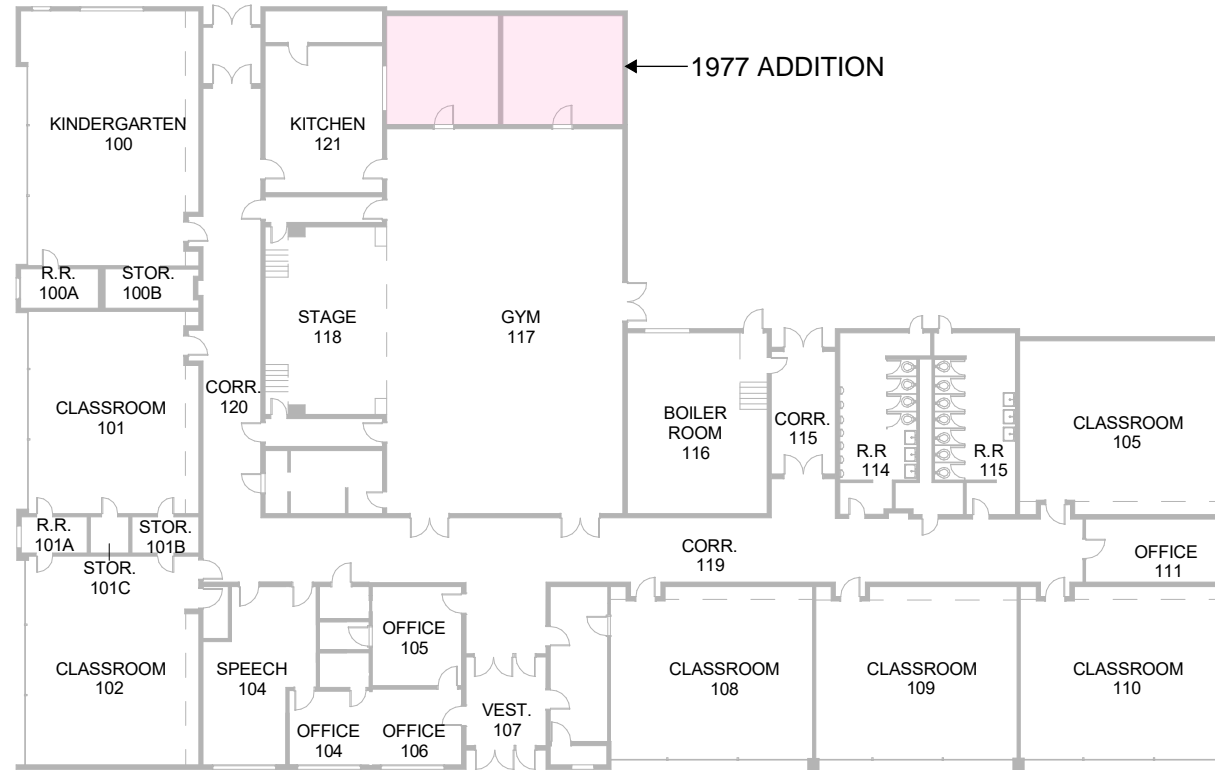
- Vertical Separations
  - Not applicable.
- Area Separations
  - Adequate between small metal building addition to gym.
  - Smoke barrier separation to classrooms lack smoke seals.
- Construction Type
  - Low-Rise
  - Non-combustible
    - Interior wood framed partitions not compliant.
  - Structure not protected

## **9. Accessibility**

- Public Spaces
  - Entrances/Exterior Doors are accessible at main entrance only.
  - Interior Accessible Route
    - Kitchen serving hallways lack adequate width for proper door clearances.
  - Accessible Restrooms
    - Original building lacks adequate accommodations and requires updating. No grab bars present.
  - Seating Areas - Not applicable.
- Interior Vertical Accessibility
  - Not applicable
- Doors and Hardware.
  - Hardware needs replacement to meet accessibility requirements.
- Restrooms, Lockers and Showers
  - Not accessible restroom facilities provided.
- Special Programs and Services
  - No issues noted.
- Classrooms / Offices
  - Door hardware needs replacement to meet accessibility requirements.
  - Accessible Route - no compliance issues noted.
  - Kitchens/Bathrooms
    - Serving hall width and clearances for doors non-compliant.

## **10. Kitchen**

- Wood cabinets at serving line and wood top tables are not institutional grade or NSF certified, and should be replaced with stainless steel equipment.
- No cookline equipment, was seen.
- Reach-in refrigerator appears to be very old.
- There is no prep sink in kitchen – one will need to be added to meet current health code.
- Kitchen staff should have direct access to a mop sink and employee restroom per health code.



# Grant Elementary

226 N Grant St, Fremont, NE 68025



Fremont Public Schools  
**Building Condition Assessment**

November 2020

**Grant Elementary**

Fremont Public Schools

Date: November 2020  
 Prepared by: RS

Building Name: Grant  
 Area: GSF - 28,000  
 Site Area: 9.4 Acres  
 Floors: One  
 Date Constructed: 1950 - 2001  
 Building Category: Elementary

<b>System</b>	<b>Subsystem</b>			<b>System</b>	
Subsystem	Value	Grade	Score	Value	Score
<b>Site</b>			<b>63.90</b>	<b>9.0%</b>	<b>5.75</b>
Improvements	5.0%		75	3.75	
Earthwork	44.0%		70	30.80	
Utilities	11.0%		85	9.35	
Paving	40.0%		50	20.00	
<b>Structure</b>			<b>84.20</b>	<b>17.0%</b>	<b>14.31</b>
Foundations	20.0%		85	17.00	
Secial Foundations	0.0%			0.00	
Below-grade Walls	0.0%			0.00	
Slab-on-grade	17.0%		90	15.30	
Structural Frame / Walls	48.0%		80	38.40	
Elevated Floor Structure	0.0%			0.00	
Roof Structure	15.0%		90	13.50	
<b>Exterior Enclosure</b>			<b>55.60</b>	<b>16.0%</b>	<b>8.90</b>
Walls	45.0%		80	36.00	
Windows	13.0%		40	5.20	
Doors/ Storefront	12.0%		70	8.40	
Roofing	30.0%		20	6.00	
<b>Interior Construction</b>			<b>70.60</b>	<b>19.0%</b>	<b>13.41</b>
Partitions	35.0%		70	24.50	
Doors	10.0%		65	6.50	
Fittings / Millwork	16.0%		65	10.40	
Stairs	1.0%		50	0.50	
Wall Finishes	12.0%		85	10.20	
Floor Finishes	16.0%		75	12.00	
Ceiling Finishes	10.0%		65	6.50	
<b>Conveying Systems</b>			<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
Elevator	0.0%			0.00	
<b>Mechanical</b>			<b>51.75</b>	<b>24.0%</b>	<b>12.42</b>
HVAC	55.0%		55	30.25	
Temperature Controls	10.0%		65	6.50	
Plumbing	30.0%		50	15.00	
Fire Protection	5.0%		0		
<b>Electrical</b>			<b>34.00</b>	<b>12.0%</b>	<b>4.08</b>
Lighting & Controls	40.0%		20	8.00	
Service & Distribution	40.0%		55	22.00	
Fire Alarm	10.0%		40	4.00	
IT Systems	10.0%		65	0.00	
<b>Accessibility</b>			<b>56.00</b>	<b>1.5%</b>	<b>0.84</b>
Parking & Exterior Route	20.0%		60	12.00	
Interior Route	20.0%		40	8.00	
Doors & Hardware	20.0%		60	12.00	
Restrooms, Lockers & Showers	20.0%		60	12.00	
Special Systems	20.0%		60	12.00	
<b>Code Compliance</b>			<b>76.70</b>	<b>1.5%</b>	<b>1.15</b>
Exiting & Exit Pathway	34.0%		80	27.20	
Vertical Separations	33.0%		75	24.75	
Area Separations	0.0%			0.00	
Special Systems	33.0%		75	24.75	
<b>Building Grade</b>					<b>60.87</b>

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## Grant Elementary Score Summary Report

Grant Elementary's original building was constructed in 1950, with classroom additions constructed in 1953 and 1956. A renovation took place in 1978. The 1950's buildings are single-story load-bearing masonry walls with a brick exterior and a structural steel roof supporting a gypsum deck. An addition housing a Media Center, Computer Lab, Commons, and Administrative / Student Services suite was constructed in 2002. The addition was constructed with a steel frame / metal stud structure with brick veneer, and a steel roof structure supporting a metal deck. An Entry Canopy identifying the main entry was added in 2010. The current building size totals approximately 28,000 GSF.

The building is located east of North Grant Street, and North of E. 2nd Street, on 9.4 acres, with an asphalt and concrete parking lot to the north, and an asphalt playground on the east side of the school. In 2019 the building housed 140 students from Kindergarten through Fourth grade.

The 1950's building has interior clay tile block partitions, terrazzo, carpet, and vct tile with 2x4 ACT ceilings. The addition has metal stud framed interior walls with painted GWB finish with Tile wainscot at high traffic areas, VCT, Carpet or tiled floors and ACT ceilings.

### 1. Site Assessment

- Topography
  - Site is generally flat.
  - Drainage issue of pooling occurs adjacent to the building and requires regrading.
  - Downspout termination points to splash blocks / concrete flumes are in poor condition and need improvements.
- Traffic Flow has functional and use issues in current configuration.
  - Vehicle traffic has one way in and out off Grant street.
  - Parent and bus drop-off occur on street south of the school on E. 2nd Street..
- Paving
  - Concrete walk and asphalt drives are consistently cracked requiring a major renovation.
  - Playground asphalt is in fair-to-good condition.
  - Paved drive to dumpster is in poor condition and needs to be replaced.
  - Rear concrete apron between playground and building is in poor condition and needs to be replaced.
- Signage / Markers
  - No concerns noted for marquee and standoff aluminum letters.
- Landscaping
  - Mature trees and shrubs. 1 mature tree, and some of the shrubs appear to be dead, and should be removed.
  - Lawns are turf and have a few bare spots but generally in good condition.
- Outbuildings
  - Not applicable
- Fences / Gates / Walls
  - Chain-link around the playground is in excellent condition.

**Building Condition Assessment**

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- Site Furnishings / Equipment
  - Play structures are in good condition, but could use updates.
  - Bike racks are bent and rusted.
- Visible Site Utilities
  - Exterior lighting in excellent condition.

**2. Structural Assessment**

- Foundations
  - Exposed concrete foundations are cracked and corners are broken off in a few places. Minor repairs needed.
- Below-grade walls
  - NA
- Slab-on-grade
  - No concerns noted.
- Floor structure
  - No concerns noted.
- Roof structure
  - Steel joist supported gypsum deck exhibits signs of previous water damage in some areas within the original building.

**3. Building Exterior Enclosure/Envelope Assessment**

- Exterior Wall Structure
  - Load bearing masonry and brick exterior walls in original building show horizontal cracking at main entrance. Crack repairs needed. Brick veneer cavity wall on building addition is in excellent condition.
  - Low Canopy at rear of building is generally in poor condition. Major renovation is required.
- Exterior Wall Finish
  - Exterior brick on the original building exhibits some staining/discoloration, and possible moisture issues. Cleaning and re-pointing needed.
  - Limestone sills and cladding are discolored and should be cleaned and re-pointed.
  - Glass Block areas need some re-pointing and replacement of sealants.
- Windows / Storefronts / Curtainwalls
  - Windows in the original building are fixed aluminum frames with single pane glass, with glass block infill above. A portion of the existing glass has been replaced and the glazing putty is cracking and in poor condition.
  - Horizontal aluminum shading devices are located at the window head with glass block above. Shading devices are damaged in places and often bent.
  - Exposed steel columns at original building window / glass block areas need to be cleaned and re-painted.
  - Some of the original buildings operable windows have been replaced with fixed glazing. The exterior original screens have also been replaced with expanded metal mesh and have rusted in places.

**Building Condition Assessment**

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- Several of the large original windows at the Gym area appear to be single glazed steel. These steel windows are in poor condition and should be replaced.
- The smaller original window openings at the Gym area are infilled with glass block. These openings are in poor-to-fair condition and should be replaced.
- No issues with the newer insulated glass aluminum framed windows.
- Doors
  - Majority of doors at the original building are wood doors in hollow metal frames. Exterior wood doors should be replaced.
  - Several exterior doors are HM and FRP in good condition.
- Porches / Ramps / Stairs
  - Not applicable
- Roof
  - Fully adhered EPDM was installed in 2001 and original building's modified bitumen in 1998.
  - The modified bitumen roofing shows signs of cracking, pooling, tenting and weather checking in some areas and is in poor condition - needs replacement
  - The EPDM roof is in excellent condition, however, the expected life of adhered EPDM roofing is generally 25 years - the age of this roof is approaching 20 years.
- Chimney
  - Brick chimney with concrete top and cap flashing. Chimney is in good condition however, the brick needs cleaning and some re-pointing.

**4. Interior Construction Systems and Finishes Assessment**

- Facility is in good condition with the building addition being in excellent condition. Finishes in the original building are dated.
- Interior Partitions
  - Masonry walls coated in plaster or glazed block wainscot in higher traffic areas are typical. Addition to the building has metal framed gypsum walls with tile wainscot.
  - No specific concerns noted in the original or building addition.
- Flooring
  - Carpet exists in the key classrooms and administrative offices throughout. The original building's administrative office carpet is worn, and due for replacement.
  - Higher traffic corridors, gym and common areas have VCT tile in excellent condition.
  - Restrooms have tile on floors and walls in excellent condition.
  - Sheet rubber in kitchen is in excellent condition.
- Wall Finish
  - Partitions and interior walls are generally of metal stud and gypsum board construction with a painted finish. Walls and finish are well maintained and in good condition with minor cracking visible.

## Building Condition Assessment

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- o Original building has painted and glazed block with some plaster walls that are all in excellent condition.
- Ceiling Finish
  - o Building addition has ceilings that are predominately 2x2 ACT in public corridors, restrooms, classrooms/labs and offices. Ceilings are in good condition.
  - o Original building has 2x4 acoustic ceiling tile that is sagging and has rusty grids and is in poor condition.
- Interior Doors and Frames
  - o Original building's interior doors are typically solid core wood with wood veneer. Doors are in poor condition with denting and scratches due to age and use.
  - o Door frames are typically hollow metal with a paint finish. Frames are in good condition.
  - o Building addition's interior doors and frames are in excellent condition.
- Interior Windows
  - o Addition has several single pane HM framed windows in excellent condition.
- Millwork / Cabinetry
  - o Original building has solid wood casework with sliding doors and shelves in classrooms in good condition. Kitchen casework is in poor condition. Restrooms have plastic laminate countertops in good condition.
  - o Cabinetry / casework in the addition is typically constructed of plastic covered particle board. Cabinetry in the building addition is in excellent condition.
- Trim / Characteristics
  - o Tile window sills in classrooms are dirty and need cleaning.
  - o Rubber base throughout is in good condition.
  - o Wood trim above windows is in fair condition.
- Interior Stairs
  - o Wood stairs to stage need new handrail and guards at stage.
  - o Concrete stairs down to boiler room need new railings.

### 5. Conveying Systems Assessment

- Not Applicable.

### 6. Mechanical Systems Assessment

- Original Building – 1950-1978
  - o Fire Protection Systems
    - The entire building is not protected by a fire sprinkler system.
  - o Plumbing Systems
    - Water is softened by a Culligan simplex water softener system that is located in the boiler equipment room.
    - Domestic hot water is provided by a single gas-fired tank-type water heater (without hot water recirculation).
    - Water closets and urinals are vitreous china with manual flush valves that appear to be original to buildings construction.

**Building Condition Assessment**

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- Lavatories are vitreous china, wall-mount and have manual faucets.
- Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
- Building has a roof drainage system.
- HVAC Systems
  - Classrooms and support areas are served by rooftop units with supply fan, DX cooling coil, electric heaters, and filters. Outside air for occupant ventilation is delivered from the rooftop units. Air is distributed through insulated sheet metal ductwork, ceiling diffusers, and sidewall registers into classrooms.
  - Low pressure steam is provided by a single Steam Boiler (Scotch Box Design), natural gas-fired boiler. Combustion air is provided by a louvered duct from roof hood.
  - Boiler steam condensate piping collection system is below floor in a tunnel system located at the buildings perimeter. Steam condensate is returned to a duplex condensate boiler feed pump system.
  - Emergency boiler room shutdown is located at mechanical room doors as required by code.
  - Classrooms supplemental heat is provided by wall mounted steam fin tube along the windows. Pneumatic control valves are controlled by the DDC system.
  - Restrooms are exhausted by roof mounted exhaust fans controlled by the buildings DDC system.
  - Buildings HVAC equipment is controlled via an Automated Logic DDC system.
- Building Addition – 2001
  - Fire Protection Systems
    - The entire addition is not protected by a fire sprinkler system.
  - Plumbing Systems
    - Domestic hot water is provided by a single gas-fired tank-type water heater (without hot water recirculation).
    - Water closets and urinals are vitreous china with manual flush valves.
    - Lavatories are vitreous china, wall-mount and have automatic sensor faucets.
    - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
    - Building addition has scupper roof drains.
  - HVAC Systems
    - Classrooms and support areas are served by rooftop units with supply fan, energy recovery wheel, DX cooling coil, electric heaters, and filters. Outside air for occupant ventilation is delivered from the rooftop units. Air is distributed through insulated sheet metal ductwork and ceiling diffusers.
    - Data room is cooled by a ceiling mounted “movincool” cooling unit.

## Building Condition Assessment

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- Vestibules are heated by wall mounted electric unit heaters.
  - Restrooms are exhausted by roof mounted exhaust fans controlled by the building DDC system.
  - Buildings HVAC equipment is controlled via an Automated Logic DDC system.
- Observed deterioration and statement of condition
  - Original Building – 1950-1978
    - Plumbing systems drainage and water pipes are original to the building's construction (60 years +/-). Some piping has been repaired over the years with a mixture of piping materials that include cast iron, copper and some plastic.
    - Steam and condensate piping is located in the tunnel and is original to the buildings construction. Steam condensate piping has been repaired as piping is failing.
    - The steam boiler appears to be well maintained and in good condition.
    - Original building HVAC equipment is approaching 20 years and nearing the end of its useful life.
    - Most supplemental heating for classrooms and vestibules use steam while current industry standard is heating hot water or electric units that provide better controllability and energy savings.
    - Original building does not have a fire sprinkler system.
  - Building Addition - 2001
    - Building addition HVAC and plumbing equipment appears to be well maintained and in good condition for its age.
    - Plumbing piping supply and waste piping condition is unknown.
    - Building addition does not have a fire sprinkler system.

## 7. Electrical Systems Assessment

- Lighting Systems
  - The existing interior lighting system consists of light fixtures utilizing metal halide, incandescent, T8 lamps and compact fluorescent lamps (CFL).
  - Emergency light fixtures consist of incandescent/halogen lamps.
  - Interior lighting control consists of local switches and a relay panel.
  - The existing exterior lighting system consists of light fixtures utilizing high pressure sodium (HPS) lamps.
  - Exterior lighting control consists of time clocks.
  - There are no exterior parking lot light fixtures or pedestrian light fixtures.
- Electrical Distribution Systems
  - The building service is a 1000A, 208Y/120V, 3Ø, 4W, main circuit breaker with circuit breaker distribution and external surge protective device (SPD).
  - Distribution throughout the building occurs via 208Y/120V panelboards.
- Fire Alarm
  - The fire alarm consists of a conventional zoned system with manual pull stations, combination audio/visual units, and smoke detectors.

## Building Condition Assessment

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- o No smoke detectors in classrooms.
- IT
  - o Building has a dedicated IT room with cooling.
  - o Existing data rack has room for expansion of additional equipment.
  - o Building security consists of security cameras and card readers. No door contactors or motion detection.
- Observed deterioration and statement of condition
  - o Metal halide, incandescent, T8 lamps and CFL lamps vary significantly in lamp life and maintenance. Some lamps were out, which could indicate an old lamp, old ballast, or defective light fixture housing.
  - o Existing light fixture layout and lamp types do not allow for all spaces to meet the IESNA recommended light levels. Color temperature of lamps are inconsistent throughout each space.
  - o Current lighting controls do not allow for occupancy detection, the reduction of lighting load, or manual control of daylight zones (areas within 15' of exterior windows) which are all required by current energy code.
  - o The building main distribution panel is newer with circuit breaker distribution. There is opportunity to add additional circuit breakers to the main distribution panel for new equipment.
  - o Panelboards throughout the building are older and many panelboards do not have the capacity to add additional circuits. The age of the panels can make it difficult to obtain new parts. Some existing panelboards do not meet current code requirement clearances, making it potentially difficult when maintenance is required.
  - o Smoke detector locations vary with some rooms having smoke detection and other rooms not having detection. Detection of smoke or fire in areas may be difficult to detect in a timely manner due to minimal or no detection.
  - o Existing building access control and security has various security cameras types, with minimal coverage. Some card readers have a metal plate covering the reader, not allowing for entrance at certain doors. The minimal amount of security cameras, no motion detection, and no door contacts may make it difficult for the detection of intruders entering the school.

### 8. Life Safety/Building Code Compliance

- Alarm and Protection
  - o Sprinklers/Standpipes are not present.
  - o Smoke Detection is present.
  - o Horns/Strobes/Voice are present.
  - o Fire extinguishers in the original building are located in open wall alcoves. These fire extinguishers should be relocated to fire extinguisher cabinets, and the wall alcoves filled in.
- Exiting, Exit Pathway and Vertical Circulation
  - o No compliance issues observed beyond hand/guardrail notes under stairs above.
- Vertical Separations

## Building Condition Assessment

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- Not applicable
- Area Separations
  - A few doors need closers to maintain smoke barrier separation between classrooms and corridors. No other compliance issues observed.
- Construction Type
  - Low-Rise
  - Non-combustible
  - Structure not protected.

### 9. Accessibility

- Public Spaces
  - Entrances/Exterior doors in the original building corridor are outdated and do not meet current code requirements.
  - Interior Accessible Route
    - Kitchen serving hallways lack adequate width for proper door clearances.
  - Accessible Restrooms
    - Fully accessible in the newer addition.
    - Original building lacks adequate accommodations and requires updating.
  - Seating Areas - Not applicable.
- Interior Vertical Accessibility
  - N/A
- Doors and Hardware.
  - 30" doors to restrooms are not compliant with width requirements.
  - Exit hardware and interior door handles do not meet graspability requirements within the original building.
- Restrooms, Lockers and Showers
  - Grab bars missing from Men's restroom
- Special Programs and Services
  - Kitchen serving area countertop heights
  - Stage area not accessible and is missing handrails.
- Classrooms/Offices
  - Usable doors to most classrooms in the original building are updated with levers.
  - Accessible Route - no observable issues.
  - Bathrooms in classrooms are compliant in building addition but have 30" doors in the original building.

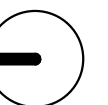
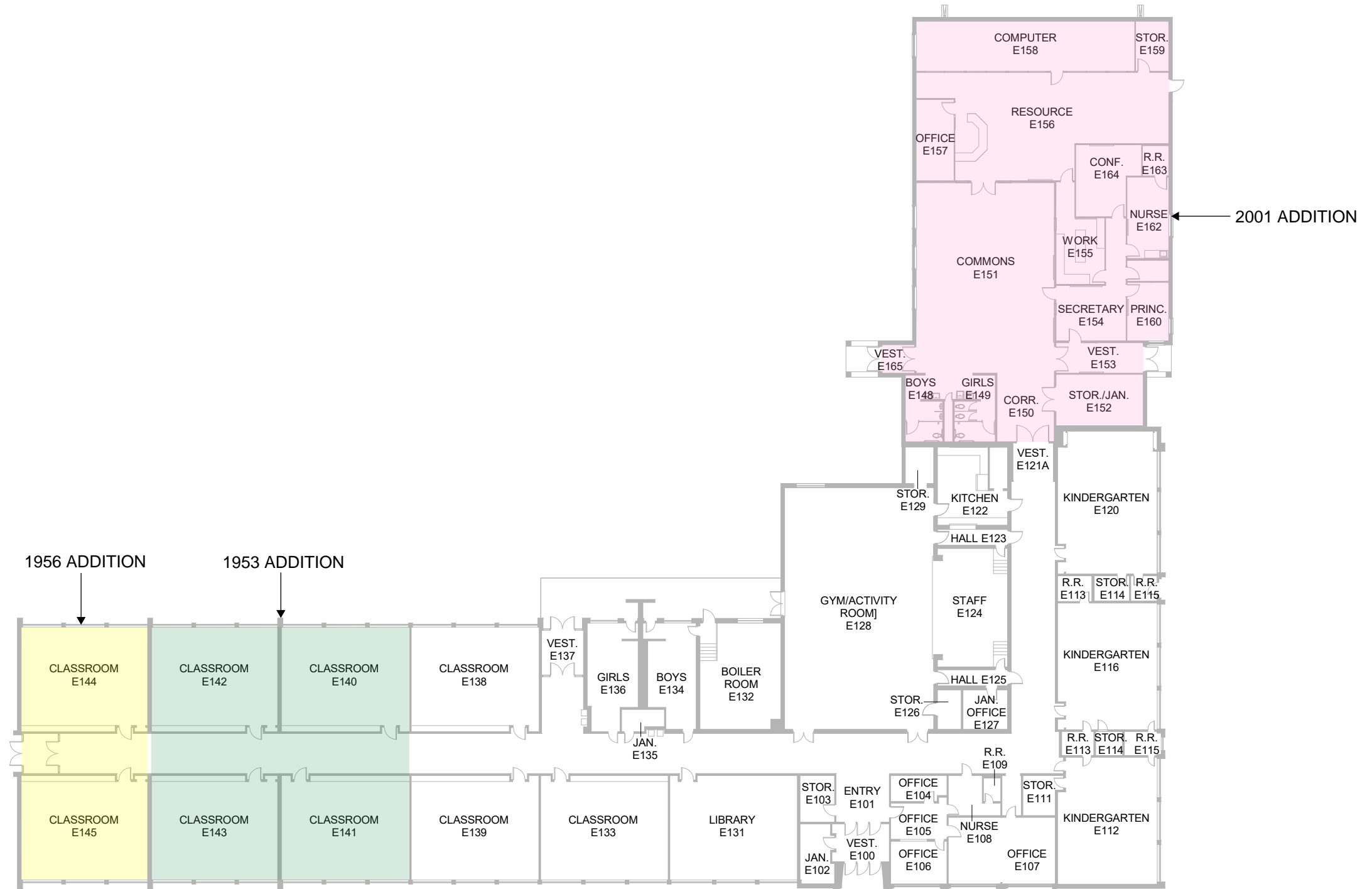
### 10. Kitchen

- There are no institutional prep tables in the kitchen, just wood casework and a few carts.
- There is no prep sink in kitchen – one will need to be added to meet current health code.
- Serving line and tray return areas also need to be replaced with stainless steel, NSF certified equipment.

**Building Condition Assessment**

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- There is no direct access from this kitchen to receiving or trash areas. Kitchen staff should also have direct access to a mop sink and employee restroom per health code.



# Howard Elementary

240 N Howard St, Fremont, NE 68025



**Howard Elementary**

Fremont Public Schools

Date: November 2020  
 Prepared by: RS

Building Name: Howard  
 Area: GSF - 34,300  
 Site Area: 6.2 Acres  
 Floors: One  
 Date Constructed: 1962 - 2001  
 Building Category: Elementary

<b>System</b>	<b>Subsystem</b>			<b>System</b>	
Subsystem	Value	Grade	Score	Value	Score
<b>Site</b>			<b>61.60</b>	<b>9.0%</b>	<b>5.54</b>
Improvements	5.0%		65	3.25	
Earthwork	44.0%		75	33.00	
Utilities	11.0%		85	9.35	
Paving	40.0%		40	16.00	
<b>Structure</b>			<b>91.00</b>	<b>17.0%</b>	<b>15.47</b>
Foundations	20.0%		95	19.00	
Secial Foundations	0.0%			0.00	
Below-grade Walls	0.0%			0.00	
Slab-on-grade	17.0%		90	15.30	
Structural Frame / Walls	48.0%		90	43.20	
Elevated Floor Structure	0.0%			0.00	
Roof Structure	15.0%		90	13.50	
<b>Exterior Enclosure</b>			<b>50.90</b>	<b>16.0%</b>	<b>8.14</b>
Walls	45.0%		75	33.75	
Windows	13.0%		35	4.55	
Doors/ Storefront	12.0%		55	6.60	
Roofing	30.0%		20	6.00	
<b>Interior Construction</b>			<b>73.10</b>	<b>19.0%</b>	<b>13.89</b>
Partitions	35.0%		80	28.00	
Doors	10.0%		60	6.00	
Fittings / Millwork	16.0%		65	10.40	
Stairs	1.0%		70	0.70	
Wall Finishes	12.0%		85	10.20	
Floor Finishes	16.0%		80	12.80	
Ceiling Finishes	10.0%		50	5.00	
<b>Conveying Systems</b>			<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
Elevator	0.0%			0.00	
<b>Mechanical</b>			<b>51.75</b>	<b>24.0%</b>	<b>12.42</b>
HVAC	55.0%		55	30.25	
Temperature Controls	10.0%		65	6.50	
Plumbing	30.0%		50	15.00	
Fire Protection	5.0%		0		
<b>Electrical</b>			<b>36.00</b>	<b>12.0%</b>	<b>4.32</b>
Lighting & Controls	40.0%		25	10.00	
Service & Distribution	40.0%		55	22.00	
Fire Alarm	10.0%		40	4.00	
IT Systems	10.0%		65	0.00	
<b>Accessibility</b>			<b>57.00</b>	<b>1.5%</b>	<b>0.86</b>
Parking & Exterior Route	20.0%		55	11.00	
Interior Route	20.0%		50	10.00	
Doors & Hardware	20.0%		60	12.00	
Restrooms, Lockers & Showers	20.0%		60	12.00	
Special Systems	20.0%		60	12.00	
<b>Code Compliance</b>			<b>70.00</b>	<b>1.5%</b>	<b>1.05</b>
Exiting & Exit Pathway	25.0%		80	20.00	
Vertical Separations	25.0%		60	15.00	
Area Separations	25.0%		70	17.50	
Special Systems	25.0%		70	17.50	
<b>Building Grade</b>					<b>61.69</b>

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## Howard Elementary Score Summary Report

Howard Elementary's original building was constructed in 1962, with an addition constructed in 1969. The 1960's buildings are single-story load-bearing masonry walls with a brick exterior and a structural steel roof supporting a gypsum deck. An addition housing a Media Center, Computer Lab, Commons, an Administrative / Student Services suite, and 2 Kindergarten Classrooms was constructed in 2001. The addition was constructed with a steel frame / metal stud structure with brick veneer, and a steel roof structure supporting a metal deck. The current building size totals approximately 34,300 GSF.

The building is located east of North Howard Street, and south of E. 3rd Street. A concrete drop-off lane is located west of the building, and a concrete parking lot is located to the north of the building. An asphalt / concrete playground area sits to the east of the building. In 2019 the building housed 286 students from Kindergarten through Fourth grade.

The original building has interior CMU partitions, terrazzo, carpet, and vct tile floors, and 2x4 ACT ceilings. The addition has metal stud framed interior walls with painted GWB finish with Tile wainscot at high traffic areas, VCT, Carpet or tiled floors, and ACT ceilings.

### 1. Site Assessment

- Topography
  - Very flat site with many areas that slope toward the building.
  - Building drainage; lambs tongue drains that flow to grates in walks, or direct to grade. Needs improvement..
- Traffic Flow
  - Concrete parking along the north side.
  - Bus drop-off on west side is concrete.
- Paving
  - Drives, walks are concrete in fair to good condition, some cracking and spalling.
  - East play area is mostly asphalt, with concrete areas adjacent to building.
  - Parking area concrete is well worn but structurally stable, some cracking.
  - Concrete drainage flumes are mostly intact - 1 on west heaved and broken.
  - Paving and walks are in serviceable condition in the short term. If continued use of building is needed all should be replaced.
- Signage / Markers
  - Entry canopy in very good condition.
  - Individual letters on building very good condition.
  - Marquee sign on west at old entry - poor condition.
- Landscaping
  - Mostly mature trees some shrubs cover around the building. Good to excellent condition.
  - Lawns are grass and generally well maintained. Good to excellent condition.
- Outbuildings
  - Not applicable
- Fences / Gates / Walls
  - New chainlink perimeter fence at small playground.

**Building Condition Assessment**

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- Site Furnishings / Equipment
  - Some playground equipment is new, some is dated.
  - Benches are standard steel type. Fair condition.
- Visible Site Utilities
  - All lighting is building mounted. No light poles other than street lights.

**2. Structural Assessment**

- Foundations are concrete and CMU.
  - No concerns noted.
- Below-grade walls
  - Not applicable.
- Slab-on-grade
  - No concerns noted.
- Elevated Floor structure
  - Not applicable.
- Roof structure
  - No concerns noted.

**3. Building Exterior Enclosure/Envelope Assessment**

- Exterior Wall Structure
  - Bearing CMU with brick facing at original building.
  - Steel structure with Metal Stud infill and brick veneer at addition.
- Exterior Wall Finish
  - Brick veneer and cast stone window sills at the building addition. Good to excellent condition.
  - Brick facing with Limestone sills and cladding at original building.
    - Original brick is in good condition but has a lot of staining and needs cleaning.
    - Original limestone sills and cladding are badly stained and exhibit some limited areas of cracking and spalling. Limestone needs re-pointing, new sealants, and cleaning.
  - Some brick and limestone areas have mower damage.
  - Entire building needs new sealants, including concrete walks to the building.
  - Original building aluminum built up cap flashing is in fair condition.
  - Exposed steel at original windows needs cleaning and painting.
- Windows / Storefronts / Curtainwalls
  - Aluminum windows below glass block on original building. Screens exist where there are operable windows. Fair condition.
  - North side and west side aluminum fascia above glass block. Fair condition.
  - Some original windows have been infilled with wood or metal panels.
  - New addition aluminum storefront windows with operable sections. Excellent condition.
- Doors
  - Doors and frames are hollow metal. Original building in poor condition with old hardware. New Addition in good condition.

**Building Condition Assessment**

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- Porches / Ramps / Stairs
  - Not applicable
- Roof
  - Roof is modified bitumen on the original building installed in 1998. Generally, this roof system indicates need for replacement.
  - Aluminum flashing and new prefinished galvanized steel at the original building is poor and needs replacement.
  - Skylights on the original building are in poor condition. Need replacement or removal and in-fill.
  - Fully adhered EPDM on the 2001 addition. Good Condition.
  - Prefinished steel through wall scuppers and downspouts at building addition are in poor condition.
- Chimney
  - Main Chimney; Masonry cracking needs tuck pointing, sealant, new cap and flashing. Poor condition.

**4. Interior Construction Systems and Finishes Assessment**

- General condition of interior finishes are fair to good with minor repairs and updates needed.
- Interior Partitions
  - Original building is Concrete Masonry (CMU), brick, and glazed block. All exhibit some cracking.
  - Building addition is gypsum wall board on metal studs with tile wainscot in high traffic areas. Good to excellent condition.
- Flooring
  - Terrazzo exists within the corridors and restrooms.
  - Carpet used predominantly in most classrooms and offices throughout. Carpet is in fair condition being worn and stained throughout.
  - Original building carpet in offices and stage needs replaced.
  - Some original floor tile exists throughout the building and needs to be evaluated for asbestos.
  - VCT and sheet rubber in gym and kitchen are in good condition.
- Wall Finish
  - Original building partitions and interior walls are primarily painted CMU in need of being refreshed.
  - Bathrooms finished with ceramic tile. Good condition.
  - Building addition is GWB and tile. Excellent condition..
- Ceiling Finish
  - Original building ceilings are predominately 12x12 concealed spline ceiling in classrooms, which is in good condition with a few missing tiles and some displacement. Corridors have new 2x2 ACT which is in good condition.
  - Building addition has 2x2 ACT, exposed structure and GWB ceilings. All are in excellent condition.
- Interior Doors and Frames

## Building Condition Assessment

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- Original building's interior doors are typically solid core wood with stained veneer. Doors are in fair condition with occasional dent/scratch due to age and use. Hardware needs updating for exiting and ADA.
- Building addition's wood and hollow metal doors and hardware is in excellent condition.
- Interior Windows
  - Building addition has a few HM framed single pane glass windows in excellent condition.
- Millwork / Cabinetry
  - Cabinetry and casework has solid wood sliding doors and open shelving in good condition.
  - Plastic laminate countertops in good condition.
  - In building addition; wood cabinets, plastic laminate countertops, reception millwork in resource center, and admin casework are in excellent condition.
  - Desk and office millwork in building addition is in good condition.
- Trim / Characteristics
  - Tile window sills in classrooms are dirty and need cleaning.
  - Rubber base throughout is in good condition.
  - Wood trim above the windows is in fair condition.
- Interior Stairs
  - Wood stairs to stage need new handrail and guards at stage.
  - Concrete stairs down to boiler room need new railings.

### 5. Conveying Systems Assessment

- Not applicable

### 6. Mechanical Systems Assessment

- Original Building – 1962-1969
  - Fire Protection Systems
    - The entire building is not protected by a fire sprinkler system.
  - Plumbing Systems
    - Water is softened by a Culligan simplex water softener system that is located in the boiler equipment room.
    - Domestic hot water is provided by a single gas-fired tank-type water heater (without hot water recirculation).
    - Water closets and urinals are vitreous china with manual flush valves that appear to be original to buildings construction.
    - Lavatories are vitreous china, wall-mount and have manual faucets.
    - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
    - Building has a roof drainage system.
  - HVAC Systems
    - Classrooms and support areas are served by rooftop units with supply fan, DX cooling coil, electric heaters, and filters. Outside air for occupant ventilation is delivered from the rooftop units. Air is distributed through

## Building Condition Assessment

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- insulated sheet metal ductwork, ceiling diffusers, and sidewall registers into classrooms.
  - Low pressure steam is provided by a single Steam Boiler (Scotch Box Design), natural gas-fired boiler. Combustion air is provided by a louvered duct from roof hood.
  - Boiler steam condensate piping collection system is below floor in a tunnel system located at the buildings perimeter. Steam condensate is returned to a duplex condensate boiler feed pump system.
  - Emergency boiler room shutdown is located at mechanical room doors as required by code.
  - Classrooms supplemental heat is provided by wall mounted steam fin tube along the windows. Pneumatic control valves are controlled by the DDC system.
  - Restrooms are exhausted by roof mounted exhaust fans controlled by the buildings DDC system.
  - Buildings HVAC equipment is controlled via an Automated Logic DDC system.
- Building Addition – 2001
  - Fire Protection Systems
    - The entire addition is not protected by a fire sprinkler system.
  - Plumbing Systems
    - Domestic hot water is provided from the original building's water heater.
    - Water closets and urinals are vitreous china with manual flush valves.
    - Lavatories are vitreous china, wall-mount and have automatic sensor faucets.
    - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
    - Building addition has scupper roof drains.
  - HVAC Systems
    - Classrooms and support areas are served by rooftop units with supply fan, energy recovery wheel, DX cooling coil, electric heaters, and filters. Outside air for occupant ventilation is delivered from the rooftop units. Air is distributed through insulated sheet metal ductwork and ceiling diffusers.
    - Data room is cooled by a ceiling mounted “movincool” cooling unit.
    - Vestibules are heated by wall mounted electric unit heaters.
    - Restrooms are exhausted by roof mounted exhaust fans controlled by the building DDC system.
    - Buildings HVAC equipment is controlled via an Automated Logic DDC system.
- Observed deterioration and statement of condition
  - Original Building – 1962-1969

## Building Condition Assessment

---

- Plumbing systems drainage and water pipes are original to the building's construction (60 years +/-). Some piping has been repaired over the years with a mixture of piping materials that include cast iron, copper and some plastic.
- Steam and condensate piping is located in the tunnel and is original to the buildings construction. Steam condensate piping has been repaired as piping is failing.
- The steam boiler appears to be well maintained and in good condition.
- Original building HVAC equipment is approaching 20 years and nearing the end of its useful life.
- Most supplemental heating for classrooms and vestibules use steam while current industry standard is heating hot water or electric units that provide better controllability and energy savings.
- Original building does not have a fire sprinkler system.
- Building Addition - 2001
  - Building addition HVAC and plumbing equipment appears to be well maintained and in good condition for its age.
  - Plumbing piping supply and waste piping condition is unknown.
  - Building addition does not have a fire sprinkler system.

## 7. Electrical Systems Assessment

- Lighting Systems
  - The existing interior lighting system consists of light fixtures utilizing metal halide, incandescent, T8 lamps and compact fluorescent lamps (CFL).
  - Emergency light fixtures consist of incandescent/halogen lamps.
  - Interior lighting control consists of local switches.
  - The existing exterior lighting system consists of light fixtures utilizing high pressure sodium (HPS) lamps.
  - Exterior lighting control consists of time clocks.
  - There are no exterior parking lot light fixtures or pedestrian light fixtures.
- Electrical Distribution Systems
  - The building service is a 1200A, 208Y/120V, 3Ø, 4W, main circuit breaker with circuit breaker distribution and external surge protective device (SPD).
  - Distribution throughout the building occurs via 208Y/120V panelboards.
- Fire Alarm
  - The fire alarm consists of a conventional zoned system with manual pull stations, combination audio/visual units, and smoke detectors.
  - No smoke detectors in classrooms.
- IT
  - Building has a dedicated IT room with cooling.
  - Existing data rack has room for expansion of additional equipment.
  - Building security consists of security cameras and card readers. No door contactors or motion detection.
- Observed deterioration and statement of condition

**Building Condition Assessment**

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- Metal halide, incandescent, T8, CFL, and HPS lamps vary significantly in lamp life and maintenance. Some lamps were out, which could indicate an old lamp, old ballast, or defective light fixture housing.
- Existing light fixture layout and lamp types do not allow for all spaces to meet the IESNA recommended light levels. Color temperature of lamps are inconsistent throughout each space.
- Current lighting controls do not allow for occupancy detection, the reduction of lighting load, or manual control of daylight zones (areas within 15' of exterior windows) which are all required by current energy code.
- The building main distribution panel is newer with circuit breaker distribution. There is opportunity to add additional circuit breakers to the main distribution panel for new equipment.
- Panelboards throughout the building are older and many panelboards do not have the capacity to add additional circuits. The age of the panels can make it difficult to obtain new parts. Some existing panelboards do not meet current code requirement clearances, making it potentially difficult when maintenance is required.
- Smoke detector locations vary with some rooms having smoke detection and other rooms not having detection. Detection of smoke or fire in areas may be difficult to detect in a timely manner due to minimal or no detection.
- Existing building access control and security has various security cameras types, with minimal coverage. Some card readers have a metal plate covering the reader, not allowing for entrance at certain doors. The minimal amount of security cameras, no motion detection, and no door contacts may make it difficult for the detection of intruders entering the school.
- Existing IT room cooling was off/defective. Consider repair or replacing.

**8. Life Safety/Building Code Compliance**

- Alarm and Protection
  - Sprinklers/Standpipes do not exist.
  - Smoke Detection is present.
  - Horns/Strobes/Voice are present.
  - Fire extinguishers in the original building are located in open wall alcoves. These fire extinguishers should be relocated to fire extinguisher cabinets, and the wall alcoves filled in.
- Exiting, Exit Pathway and Vertical Circulation
  - Exits from Rooms appears adequate.
  - Corridors appear adequate.
- Vertical Separations
  - Not applicable
- Area Separations
  - Need fire sealant for area separation between original building and addition. Additionally in building addition, fire sealant is needed to separate commons from adjacent spaces.

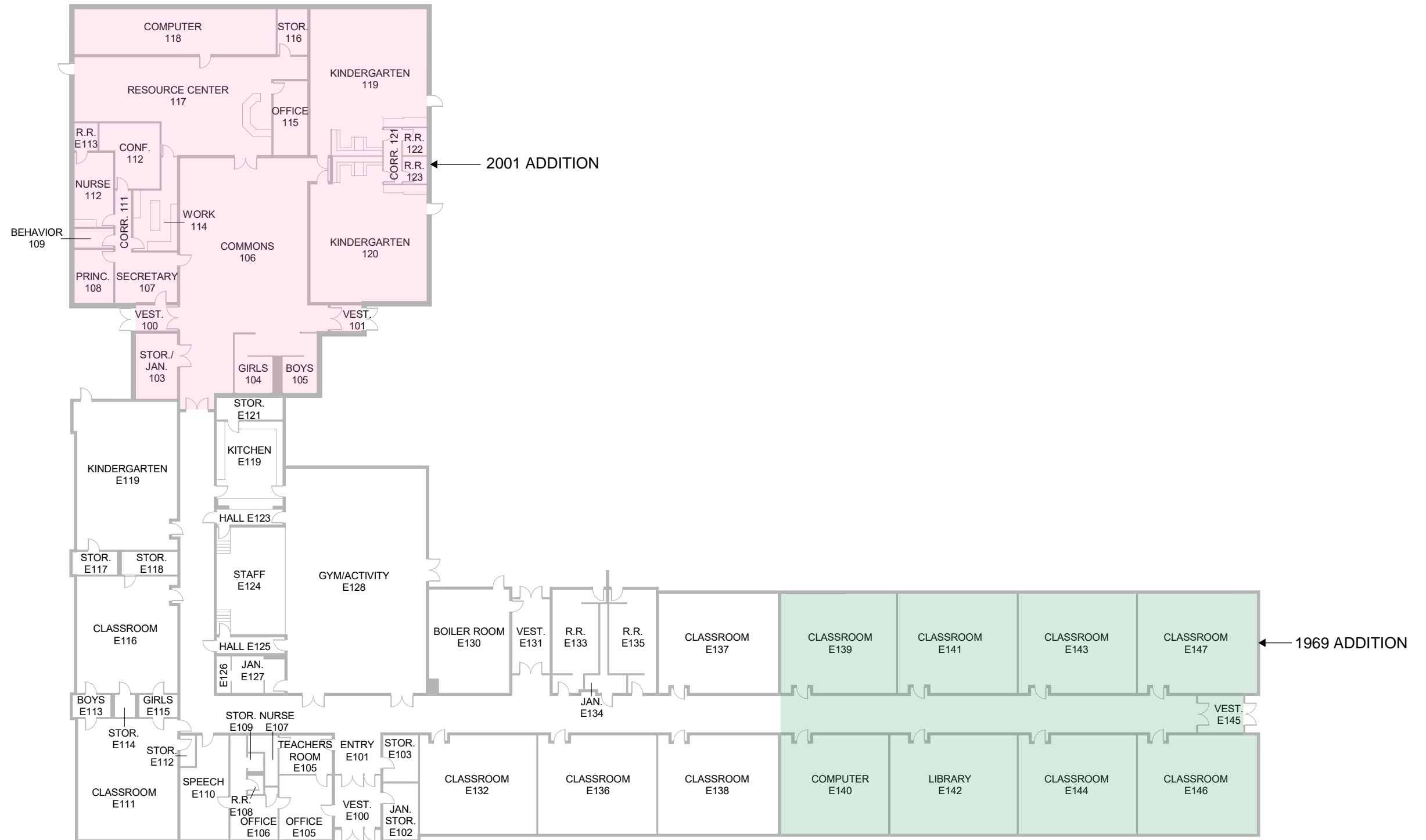
- o Smoke separations in the original building between corridor and classrooms needs sealant.
- Construction Type
  - o Low-Rise
  - o Non-combustible
  - o Structure not protected

## **9. Accessibility**

- Public Spaces
  - o Entrances/Exterior doors in the original building corridor are outdated and do not meet current code requirements.
  - o Interior Accessible Route
    - Kitchen serving hallways lack adequate width for proper door clearances.
  - o Accessible Restrooms
    - Fully accessible in the newer addition.
    - Original building has been updated with grab bars and stall size for turning width requirements, however, not all fixtures meet accessibility requirements.
  - o Seating Areas - Not applicable.
- Interior Vertical Accessibility
  - o Not applicable
- Doors and Hardware.
  - o Hardware on many doors within the original building are not up to exiting and ADA requirements.
- Special Programs and Services
  - o Kitchen serving area countertop heights.
  - o Stage area not accessible and is missing handrails.
- Classrooms/Offices
  - o Usable Doors to most classrooms are lever retrofitted knobs. Need replacement.
  - o Accessible Route - no observable issues.
  - o Bathrooms in classrooms are compliant in building addition but need updating in the original building.

## **10. Kitchen**

- Prep tables and all wood casework should be replaced with institutional grade, NSF certified stainless steel equipment.
- There is no prep sink in kitchen – one will need to be added to meet current health code.
- Tray return and serving line wood casework should also be replaced with stainless steel equipment.
- There is no direct access from this kitchen to receiving or trash areas. Kitchen staff should also have direct access to a mop sink and employee restroom per health code



# Linden Elementary

735 W Linden Ave, Fremont, NE 68025



**Linden Elementary**

Fremont Public Schools

Date: November 2020  
 Prepared by: RS

Building Name: Linden  
 Area: GSF - 40,500  
 Site Area: 6.4 Acres  
 Floors: One  
 Date Constructed: 1953 - 2012  
 Building Category: Elementary

System	Subsystem			System	
Subsystem	Value	Grade	Score	Value	Score
<b>Site</b>			<b>64.55</b>	<b>9.0%</b>	<b>5.81</b>
Improvements	5.0%		80	4.00	
Earthwork	44.0%		80	35.20	
Utilities	11.0%		85	9.35	
Paving	40.0%		40	16.00	
<b>Structure</b>			<b>91.85</b>	<b>17.0%</b>	<b>15.61</b>
Foundations	20.0%		95	19.00	
Secial Foundations	0.0%			0.00	
Below-grade Walls	0.0%			0.00	
Slab-on-grade	17.0%		95	16.15	
Structural Frame / Walls	48.0%		90	43.20	
Elevated Floor Structure	0.0%			0.00	
Roof Structure	15.0%		90	13.50	
<b>Exterior Enclosure</b>			<b>58.90</b>	<b>16.0%</b>	<b>9.42</b>
Walls	45.0%		80	36.00	
Windows	13.0%		40	5.20	
Doors/ Storefront	12.0%		60	7.20	
Roofing	30.0%		35	10.50	
<b>Interior Construction</b>			<b>74.85</b>	<b>19.0%</b>	<b>14.22</b>
Partitions	35.0%		85	29.75	
Doors	10.0%		65	6.50	
Fittings / Millwork	16.0%		65	10.40	
Stairs	1.0%		50	0.50	
Wall Finishes	12.0%		85	10.20	
Floor Finishes	16.0%		75	12.00	
Ceiling Finishes	10.0%		55	5.50	
<b>Conveying Systems</b>			<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
Elevator	0.0%			0.00	
<b>Mechanical</b>			<b>63.00</b>	<b>24.0%</b>	<b>15.12</b>
HVAC	55.0%		70	38.50	
Temperature Controls	10.0%		65	6.50	
Plumbing	30.0%		60	18.00	
Fire Protection	5.0%		85		
<b>Electrical</b>			<b>62.50</b>	<b>12.0%</b>	<b>7.50</b>
Lighting & Controls	40.0%		65	26.00	
Service & Distribution	40.0%		70	28.00	
Fire Alarm	10.0%		85	8.50	
IT Systems	10.0%		65	0.00	
<b>Accessibility</b>			<b>60.00</b>	<b>1.5%</b>	<b>0.90</b>
Parking & Exterior Route	20.0%		65	13.00	
Interior Route	20.0%		50	10.00	
Doors & Hardware	20.0%		60	12.00	
Restrooms, Lockers & Showers	20.0%		65	13.00	
Special Systems	20.0%		60	12.00	
<b>Code Compliance</b>			<b>65.00</b>	<b>1.5%</b>	<b>0.98</b>
Exiting & Exit Pathway	25.0%		75	18.75	
Vertical Separations	25.0%		50	12.50	
Area Separations	25.0%		75	18.75	
Special Systems	25.0%		60	15.00	
<b>Building Grade</b>					<b>69.56</b>

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## **Linden Elementary Score Summary Report**

Linden Elementary's original building constructed in 1939 was demolished in 2012. Additions to the original building, constructed in 1953 and 1957 remain. The 1953 and 1957 buildings were single story and were constructed with load bearing masonry walls with a brick exterior and a structural steel roof supporting a gypsum deck. An addition housing a Gym, Medida Center, Computer Lab, and 3 Kindergarten rooms was constructed in 2001. An addition, housing 10 Classrooms, Restrooms, Commons, Specialist Offices, and Administration was constructed in 2012. Both the 2001 and 2012 additions were constructed with a steel frame / metal stud structure with brick veneer, and a steel framed roof structure supporting a metal deck. The current building size totals approximately 40,500 GSF.

The building is located south of West Linden Ave and west of N. L Street on 6.4 acres. A drop-off lane and parking area are located to the north, along West Linden Ave. A large paved play area and parking area are located south of the building. An additional drop-off lane is located to the east, along N. L Street. In 2019 the building housed 350 students from Kindergarten through Fourth grade.

The 1953 / 1957 building has interior CMU partitions, terrazzo, carpet, and vct tile floors, and 12X12 concealed spine or plaster ceilings, with the exception of 2x2 ACT tile throughout the corridors. The 2001 / 2012 additions have metal stud framed interior walls with painted GWB finish with Tile wainscot at high traffic areas, VCT, Carpet or tiled floors, and ACT ceilings.

### **1. Site Assessment**

- Topography
  - Site is flat with some pooling water on the ground adjacent to the building. In some areas the grade pitches towards the building..
- Traffic Flow
  - Parking areas are one way in and out. On-street drop-off lanes are designated for parent and bus drop-off. Trash pickup passes through the playground area causing pavement damage.
- Paving
  - Concrete paving for drives, walks and patios is in poor condition due to extensive cracking and sinking.
- Signage / Markers
  - Marque and building lettering is in good condition.
- Landscaping
  - Mature trees and grass lawns are in good condition with a few bare spots noted.
- Outbuildings
  - Brick clad storage and utility building is in good condition. Ceiling insulation, signage, and wood windows and doors need replacement.
- Fences / Gates / Walls
  - Chain-link is in excellent condition.
- Site Furnishings / Equipment
  - Benches are bent requiring repair.

**Building Condition Assessment**

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- Bike racks and play structures are in excellent condition.
- Visible Site Utilities
  - Exterior lighting is in excellent condition.

**2. Structural Assessment**

- Foundations
  - No concerns notes
- Below-grade walls
  - Not applicable
- Slab-on-grade
  - Some cracking at locations within the interior where new and existing meet.
- Elevated Floor structure
  - Not Applicable.
- Roof structure
  - No concerns noted

**3. Building Exterior Enclosure/Envelope Assessment**

- Foundations
  - Concrete and CMU in excellent condition
- Exterior Wall Structure
  - Solid CMU and brick on 1953 / 1957 building. Some minor brick damage and spalling, but generally in good condition.
  - Metal framed exterior walls with brick veneer on 2001 / 2012 additions. Good to excellent condition - masonry control joints need to be re-sealed with exterior caulking.
- Exterior Wall Finish
  - Brick veneer and cast stone window sills at the building additions. Excellent condition.
  - Brick facing and limestone sills and cladding at 1953 / 1957 building areas exhibit some areas of cracking, spalling, and staining. Some limestone and brick have mower damage. Cleaning, minor re-pointing, and replacement of all sealants is recommended.
  - 1953 / 1957 building aluminum built up cap flashing is in fair condition.
  - 1953 / 1957 building's glass block exhibits signs of moisture intrusion issues at flashing joints.
- Windows / Storefronts / Curtainwalls
  - Aluminum windows exist below the glass block on the 1953 / 1957 building. Screens exist where there are operable windows.
  - Aluminum awnings above windows are bent and the glazing material and caulk is broken or missing. Fair condition.
  - 2001 / 2012 additions aluminum storefront and windows in excellent condition.
- Doors
  - Hollow metal doors and frames in the 1953 / 1957 building are in good condition. Re-painting is recommended.

## Building Condition Assessment

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- o Doors are a combination of aluminum at vestibule entries and steel with hollow metal frames at the building addition and secondary points in entry/egress. Generally in good condition.
- Porches / Ramps / Stairs
  - o School has two concrete ramps off the 1953 / 1957 building's classroom wing. The smaller ramp's rails are too narrow and concrete paving has gaps. Both sets of railings need paint.
- Roof
  - o Built-Up roofing exists on the 1953 and 1957 building - it exhibits tenting, pooling water, and cracking. . This roof area is in poor condition.
  - o EPDM roofing exists on the 2001 addition. This roof area is in good condition, however it is nearing the end of it's life expectancy..
  - o Modified Bitumen roofing exists at the 2012 addition. This roof is in good to excellent condition.
- Trim/Chimney
  - o Not applicable

### 4. Interior Construction Systems and Finishes Assessment

- General condition of interior finishes are fair to good with minor repairs and updates needed.
- Interior Partitions
  - o 1953 / 1957 building is Concrete Masonry (CMU), with some exposed brick and glazed block. Interior brick and glazed block exhibits some minor cracking. Generally in good condition.
  - o 2001 and 2012 additions are gypsum wall board on metal studs with tile wainscot in high traffic areas. Excellent condition.
- Flooring
  - o VCT within the corridors and ceramic tile within the restrooms are both in good condition.
  - o Carpet is used predominantly in most classrooms and offices. Carpet is in fair condition being worn and stained in the 1953 / 1957 building's classrooms.
  - o Carpet in offices and stage needs replaced.
  - o Some original floor tile exists throughout the building and needs to be evaluated for asbestos.
  - o VCT and sheet rubber in gym and kitchen are in good condition.
- Wall Finish
  - o Partitions and interior walls in the 2001 and 2012 additions are generally of metal stud and gypsum board construction with a painted finish. Walls and finish are well maintained and in excellent condition.
  - o 1953 / 1957 building's CMU, brick and glazed block interior wall finishes are in good condition.
- Ceiling Finish
  - o 1953 / 1957 building's ceilings are predominately 2x2 ACT in public corridors and offices., and 2x4 ACT ceilings in classrooms. These ceilings are in poor condition.

## Building Condition Assessment

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- o ACT Ceilings in the 2001 / 2012 additions are in good to excellent condition.
- Interior Doors and Frames
  - o 1953 / 1957 building's Interior doors are typically solid core wood with stained wood veneer, in hollow metal frames. Doors are in good condition with occasional dent/scratch due to age and use.
  - o 2001 / 2012 addition interior doors are typically solid core wood with stained wood veneer, in hollow metal frames. Doors are in good-to-excellent condition.
  - o Other doors and frames are typically hollow metal with a painted finish in excellent condition.
- Interior Windows
  - o Not applicable
- Millwork / Cabinetry
  - o Cabinetry and casework within 1953 / 1957 building classrooms and stage area has solid wood sliding doors and open shelving in good condition.
  - o Plastic laminate countertops in good condition.
  - o 2001 addition's classrooms and resource center casework are in good condition.
  - o 2012 addition casework is in excellent condition.
- Trim / Characteristics
  - o Tile window sills in classrooms are dirty and need cleaning.
  - o Rubber base throughout is in good condition.
  - o Wood trim above the windows is in fair condition.
- Interior Stairs
  - o Wood stairs to stage need new handrail and guards at stage.
  - o Concrete stairs down to the boiler room need new railings.

### 5. Conveying Systems Assessment

- Not applicable.

### 6. Mechanical Systems Assessment

- Original Building – 1957
  - o Fire Protection Systems
    - The entire building is protected by a wet pipe fire sprinkler system.
  - o Plumbing Systems
    - Water is softened by a Culligan simplex water softener system that is located in the boiler equipment room.
    - Domestic hot water is provided by a single gas-fired tank-type water heater (with hot water recirculation).
    - Water closets and urinals are vitreous china with manual flush valves that appear to be original to buildings construction.
    - Lavatories are vitreous china, wall-mount and have manual faucets.
    - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
    - Building has a roof drainage system.

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- o HVAC Systems
    - Classrooms and support areas are served by rooftop units with supply fan, DX cooling coil, electric heaters, and filters. Outside air for occupant ventilation is delivered from the rooftop units. Air is distributed through insulated sheet metal ductwork, ceiling diffusers, and sidewall registers into classrooms.
    - Low pressure steam is provided by a single Steam Boiler (Scotch Box Design), natural gas-fired boiler. Combustion air is provided by a louvered duct from roof hood.
    - Boiler steam condensate piping collection system is below floor in a tunnel system located at the buildings perimeter. Steam condensate is returned to a duplex condensate boiler feed pump system.
    - Emergency boiler room shutdown is located at mechanical room doors as required by code.
    - Classrooms supplemental heat is provided by wall mounted steam fin tube along the windows. Pneumatic control valves are controlled by the DDC system.
    - Restrooms are exhausted by roof mounted exhaust fans controlled by the buildings DDC system.
    - Buildings HVAC equipment is controlled via an Automated Logic DDC system.
  - Building Addition – 2001
    - o Fire Protection Systems
      - The entire addition is protected by a wet pipe fire sprinkler system.
    - o Plumbing Systems
      - Domestic hot water is provided by a single gas-fired tank-type water heater (with hot water recirculation).
      - Water closets and urinals are vitreous china with manual flush valves.
      - Lavatories are vitreous china, wall-mount and have automatic sensor faucets.
      - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
      - Building addition has scupper roof drains.
    - o HVAC Systems
      - Classrooms and support areas are served by rooftop units with supply fan, energy recovery wheel, DX cooling coil, electric heaters, and filters. Outside air for occupant ventilation is delivered from the rooftop units. Air is distributed through insulated sheet metal ductwork and ceiling diffusers.
      - Data room is cooled by a ceiling mounted “movincool” cooling unit.
      - Vestibules are heated by wall mounted electric unit heaters.
      - Restrooms are exhausted by roof mounted exhaust fans controlled by the building DDC system.

## Building Condition Assessment

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- Buildings HVAC equipment is controlled via an Automated Logic DDC system.
- Observed deterioration and statement of condition
  - Original Building – 1953
    - Plumbing systems drainage and water pipes are original to the building's construction (60 years +/-). Some piping has been repaired over the years with a mixture of piping materials that include cast iron, copper and some plastic.
    - Steam and condensate piping is located in the tunnel and is original to the buildings construction. Steam condensate piping has been repaired as piping is failing.
    - The steam boiler appears to be well maintained and in good condition.
    - Original building HVAC equipment is approaching 20 years and nearing the end of its useful life.
    - Most supplemental heating for classrooms and vestibules use steam while current industry standard is heating hot water or electric units that provide better controllability and energy savings.
  - Building Addition - 2001
    - Building addition HVAC and plumbing equipment appears to be well maintained and in good condition for its age.
    - Plumbing piping supply and waste piping condition is unknown.

## 7. Electrical Systems Assessment

- Lighting Systems
  - The existing interior lighting system consists of light fixtures utilizing halogen bulbs, incandescent bulbs, T5 lamps, T8 lamps and compact fluorescent lamps (CFL).
  - Emergency light fixtures consist of incandescent/halogen lamps.
  - Newer addition of school interior lighting control consists of local switches with multiple switching zones and occupancy sensors. The older section of the school consists of local switches. New addition has a relay panel to control interior lighting zones and exterior lighting zones.
  - The existing exterior building mounted lighting system consists of light fixtures utilizing high pressure sodium (HPS) lamps.
  - Exterior lighting control consists of time clocks.
  - There are exterior parking lot light fixtures and pedestrian light fixtures consisting of LED boards.
- Electrical Distribution Systems
  - The building service is a 2000A, 208Y/120V, 3Ø, 4W, main circuit breaker with circuit breaker distribution and a meter and surge protective device (SPD).
  - Distribution throughout the building occurs via 208Y/120V panelboards.
- Fire Alarm
  - The fire alarm consists of an addressable system with manual pull stations, combination audio/visual units, and smoke detectors.

**Building Condition Assessment**

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- IT
  - Building has a dedicated IT room with cooling, and an IT room shared with storage.
  - Existing data rack in the dedicated IT room has room for expansion of additional equipment.
  - Building security consists of security cameras and card readers. No door contactors or motion detection.
- Observed deterioration and statement of condition
  - Halogen, incandescent, T5, T8, CFL, and HPS lamps vary significantly in lamp life and maintenance. Some lamps were out, which could indicate an old lamp, old ballast, or defective light fixture housing.
  - Existing light fixture layout in the older section of the school and lamp types do not allow for spaces to meet the IESNA recommended light levels.
  - In the older section of the school, the current lighting controls do not allow for occupancy detection, the reduction of lighting load, or manual control of daylight zones (areas within 15' of exterior windows) which are all required by current energy code. The newer addition allows for occupancy detection and various lighting zones to be switched.
  - The building main distribution panel is newer with circuit breaker distribution. There is opportunity to add additional circuit breakers to the main distribution panel for new equipment.
  - Panelboards throughout the building vary from newer and older panelboards. Older panelboards do not have the capacity to add additional circuits. The age of the panels can make it difficult to obtain new parts. Some existing panelboards do not meet current code requirement clearances, making it potentially difficult when maintenance is required.
  - Existing building access control and security has various security cameras types, with minimal coverage. Some card readers have a metal plate covering the reader, not allowing for entrance at certain doors. The minimal amount of security cameras, no motion detection, and no door contacts may make it difficult for the detection of intruders entering the school.

**8. Life Safety/Building Code Compliance**

- Alarm and Protection
  - Sprinklers/Standpipes are present
  - Smoke Detection is present.
  - Horns/Strobes/Voice are present.
  - Fire extinguishers in the original building are located in open wall alcoves. These fire extinguishers should be relocated to fire extinguisher cabinets, and the wall alcoves filled in.
- Exiting, Exit Pathway and Vertical Circulation
  - Exits from Rooms
    - Library/commons designated exit signage into gymnasium needs removal.
    - Pre-K egress door to exterior did not function properly.

## Building Condition Assessment

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- o Corridors are generally compliant.
- Vertical Separations
  - o Not applicable
- Area Separations
  - o Need fire sealant for area separation between 1953 / 1957 building and subsequent additions.
  - o Smoke separations in the 1953 / 1957 building between corridor and classrooms needs sealant.
- Construction Type
  - o Low-Rise
  - o Non-combustible
  - o Structure not protected

### 9. Accessibility

- Public Spaces
  - o Entrances/Exterior doors throughout the building appeared compliant.
  - o Interior Accessible Route
    - Kitchen serving hallways lack adequate width for proper door clearances.
  - o Accessible Restrooms
    - Fully accessible in the newer addition.
    - 1953 / 1957 building's restrooms are not accessible due to inadequate door width and absence of accessible toilet compartments and fixtures.
  - o Seating Areas - Not applicable.
- Interior Vertical Accessibility
  - o N/A
- Doors and Hardware.
  - o Hardware on doors within the 1953 / 1957 building are not up to existing and ADA requirements.
  - o No compliance issues observed for the hardware in the building additions.
- Special Programs and Services
  - o Kitchen serving area countertop heights.
  - o Stage area not accessible and is missing handrails.
- Classrooms/Offices
  - o Bathrooms in classrooms are compliant in the 2001 addition but need updating in 1953 / 1957 classrooms due to inadequate toilets and grab bars.

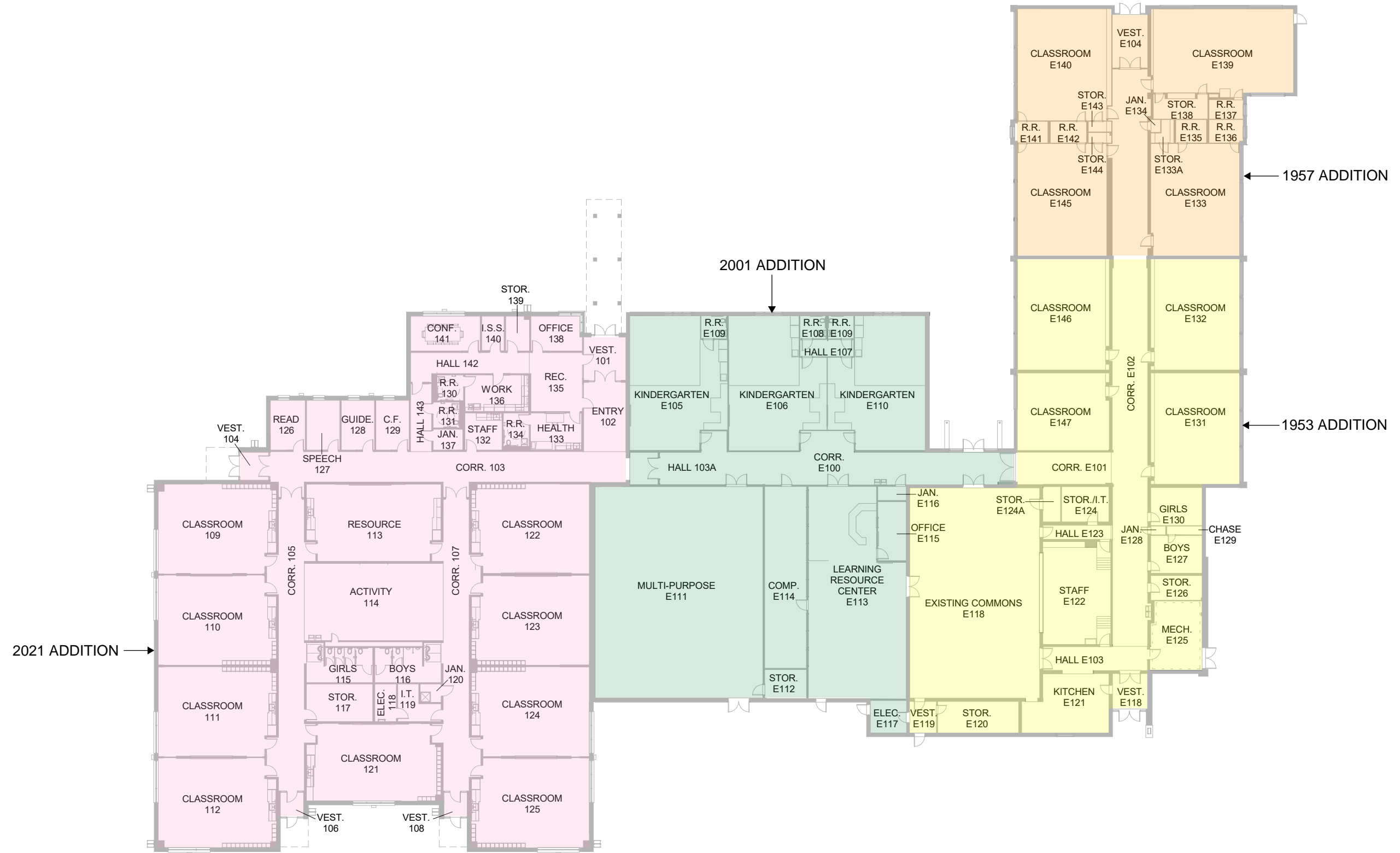
### 10. Kitchen

- Wood cabinets above sink and prep table and at serving line are not institutional grade or NSF certified, and should be replaced with stainless steel equipment.
- Galvanized undershelf of soiled dishtable should be replaced with stainless steel.
- Quarry tile floor at the warewash area has water damage, and needs repair.
- Exhaust Hood and condensate hood are painted steel and should be replaced, to meet current mechanical codes.

**Building Condition Assessment**

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- Ovens and range may need to be replaced due to age. Refrigerator and kettle block electrical panel and disconnect switch – equipment must be moved to allow clearance and access to panel and disconnect.
- Exposed conduit and ductwork on walls and ceiling ideally should be concealed to prevent dust and dirt from collecting on these surfaces.
- There is no prep sink in the kitchen – one will need to be added to meet current health code.



# Milliken Park Elementary

2950 Dale St, Fremont, NE 68025



Fremont Public Schools  
**Building Condition Assessment**

November 2020

**Milliken Park Elementary**

Fremont Public Schools

Date: November 2020  
 Prepared by: RS

Building Name: Milliken Park  
 Area: GSF - 45,100  
 Site Area: 4.5 Acres  
 Floors: One  
 Date Constructed: 1978 - 2002  
 Building Category: Elementary

System	Subsystem			System	
Subsystem	Value	Grade	Score	Value	Score
<b>Site</b>			<b>80.05</b>	<b>9.0%</b>	<b>7.20</b>
Improvements	5.0%		70	3.50	
Earthwork	44.0%		80	35.20	
Utilities	11.0%		85	9.35	
Paving	40.0%		80	32.00	
<b>Structure</b>			<b>88.85</b>	<b>17.0%</b>	<b>15.10</b>
Foundations	18.0%		95	17.10	
Secial Foundations	0.0%			0.00	
Below-grade Walls	0.0%			0.00	
Slab-on-grade	16.0%		75	12.00	
Structural Frame / Walls	45.0%		90	40.50	
Elevated Floor Structure	7.0%		95	6.65	
Roof Structure	14.0%		90	12.60	
<b>Exterior Enclosure</b>			<b>75.80</b>	<b>16.0%</b>	<b>12.13</b>
Walls	45.0%		75	33.75	
Windows	13.0%		65	8.45	
Doors/ Storefront	12.0%		80	9.60	
Roofing	30.0%		80	24.00	
<b>Interior Construction</b>			<b>70.15</b>	<b>19.0%</b>	<b>13.33</b>
Partitions	35.0%		65	22.75	
Doors	10.0%		80	8.00	
Fittings / Millwork	16.0%		65	10.40	
Stairs	1.0%		70	0.70	
Wall Finishes	12.0%		75	9.00	
Floor Finishes	16.0%		80	12.80	
Ceiling Finishes	10.0%		65	6.50	
<b>Conveying Systems</b>			<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
Elevator	0.0%			0.00	
<b>Mechanical</b>			<b>51.75</b>	<b>24.0%</b>	<b>12.42</b>
HVAC	55.0%		55	30.25	
Temperature Controls	10.0%		65	6.50	
Plumbing	30.0%		50	15.00	
Fire Protection	5.0%		0		
<b>Electrical</b>			<b>33.00</b>	<b>12.0%</b>	<b>3.96</b>
Lighting & Controls	40.0%		30	12.00	
Service & Distribution	40.0%		40	16.00	
Fire Alarm	10.0%		50	5.00	
IT Systems	10.0%		40	0.00	
<b>Accessibility</b>			<b>61.00</b>	<b>1.5%</b>	<b>0.92</b>
Parking & Exterior Route	20.0%		60	12.00	
Interior Route	20.0%		55	11.00	
Doors & Hardware	20.0%		60	12.00	
Restrooms, Lockers & Showers	20.0%		70	14.00	
Special Systems	20.0%		60	12.00	
<b>Code Compliance</b>			<b>66.25</b>	<b>1.5%</b>	<b>0.99</b>
Exiting & Exit Pathway	25.0%		65	16.25	
Vertical Separations	25.0%		60	15.00	
Area Separations	25.0%		75	18.75	
Special Systems	25.0%		65	16.25	
<b>Building Grade</b>					<b>66.05</b>

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## Milliken Park Elementary Score Summary Report

Milliken Park Elementary was originally constructed in 1978 as a single-story building with a structural steel frame, brick, EIFS, and pre-cast concrete exterior, and a structural steel roof supporting a metal deck. An addition in 2002 included six classrooms and education space on the north as well as remodeling of the existing kitchen and other key areas within the interior. The current building size totals approximately 45,100 GSF.

The building is located on the east of Dale Street, and south of Jones Drive, on 4.5 acres. The School property is situated adjacent on a site owned by the City of Fremont, Parks and Recreation Department. The City of Fremont co-owns the playground equipment. In 2019 the building housed 217 students from Kindergarten through Fourth grade.

The original building has interior CMU, GWB and temporary partitions along with carpet and vct tile floors, and exposed structure and 2x4 ACT ceilings. The addition has metal framed exterior and interior walls with painted GWB finish, VCT, Carpet or tiled floors, and ACT ceilings.

### 1. Site Assessment

- Generally the site is mostly flat. The grade is bermed up against the building in several locations, with low to gradual slopes next to building
  - Drainage on the south side drains into the dumpster area, but generally drains away from the building to storm drains.
  - Concrete vehicle stops used as curbing at walkways on the east side of the building.
- Traffic Flow
  - Parking one way in/out
  - A circular parent drop-off area is provided at the main entry location on the west side of the building.
  - A separate bus drop-off lane is located further to the north, on-street, along Dale Street.
- Signage consists of lettering on building, banners and a marquee. All signage is in good condition
- Landscaping benefits from adjacency to city park. Mature trees, shrubs at entry, rock ground cover exists, and turf grass.
- A wood framed storage shed exists on-site. The storage shed sits on a cracked concrete slab, and is in poor condition.
- Chain-link fence separates adjacent property.
- Site furnishings
  - Benches, bike racks and play structures adjacent to city park.
  - Play media not deep enough
  - Some equipment is broken, but mostly in good condition.
- Site lighting provided by lamp posts which are generally in good condition.

### 2. Structural Assessment

- Foundations are concrete masonry and concrete.

**Building Condition Assessment**

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- No concerns noted.
- Slab-on-grade has settling issues in southwest corner
- Elevated Floor structure
  - Steel-frame/concrete topping on mezzanine below space frame roof, see life safety notes. Good condition.
- Steel frame, steel joints and deck roof structure
  - Central raised section is a steel space frame.
  - All appear to be in good condition.

**3. Building Exterior Enclosure/Envelope Assessment**

- Exterior Wall Structure
  - Original building is load-bearing CMU with brick face.
  - 2002 addition is steel frame with metal stud in-fill and brick veneer.
- Exterior Wall Finishes generally consist of brick walls with EIFS accents and soffits, and pre-finished metal wall caps. Pre-Cast panel accents exist in limited areas.
  - Brick areas exhibit cracking in some areas, which will need to be repaired and re-pointed.
  - Precast wall panels exhibit minimal cracking which will need to be evaluated.
  - EIFS areas are worn and damaged in some areas. Repairs and re-coating or painting is recommended.
- Windows / Storefronts / Curtainwalls
  - Windows are a mix of hollow metal, aluminum storefront, and clad wood - all with insulated glass. Some units are operable.
  - Hollow Metal windows are in poor to fair condition. Frames exhibit rusting and peeling paint in some locations. Insulated glass has failed in some locations.
  - Clerestory windows are in poor condition. Frames exhibit rusting and peeling paint. Insulated glass has failed in numerous locations. Sill flashing is rusting. All clerestory windows need replacement.
- Doors
  - Doors are a mix of hollow metal and aluminum storefront.
  - Hollow metal doors and frames range in condition from poor to good. Some exhibit rust, and peeling paint. Some can be repaired and re-finished, others will require replacement.
  - Aluminum doors and frames are generally in good condition. Minor repairs will be necessary..
  - Many of the doors in the original building were constructed with sloped brick sills. These brick sill areas are in poor condition, and do not meet ADA requirements.
- Porches / Ramps / Stairs
  - Concrete loading dock and stairs show significant damage and will require replacement. No handrail is present.
- Roof
  - Roof is a fully-adhered EPDM installed in 2002. The existing roof is in fair to good condition, however, it is nearing the end of its life expectancy.

**Building Condition Assessment**

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- The roof system includes several types of skylights, predominantly Kalwall in single slope or pyramidal shapes. The Kalwall appears to mostly be in good condition, but several units appear to be older and are in poor condition. A single domed skylight also exists - this skylight should be replaced.

**4. Interior Construction Systems and Finishes Assessment**

- General interior finishes are worn and dated, with the exception of the 2002 addition.
- The original building was constructed as an 'open plan' concept with limited perimeter walls at individual Classrooms. The open plan concept presents challenges and concerns in regard to safety and security within the interior spaces. This should be evaluated and addressed as part of any upgrades or remodel projects.
- Interior Partitions
  - Original building has cmu and brick interior walls. Temporary partitions exist in original classroom wings and are in decent shape but do not provide adequate acoustical privacy for classroom instruction.
  - Addition's interior partitions are gypsum wall board on metal framing with brick wainscot in excellent condition.
- Flooring
  - Vinyl Composite Tile (VCT) is predominant material in all corridors. Carpet is used in classrooms and offices. Carpet and VCT are in good condition.
  - Public restrooms have ceramic tile floors which are in good to fair condition. Some of the original restroom tile shows cracking, some water damage, and is not flush with floor drains.
  - Classroom addition uses similar materials and all are in excellent condition.
- Wall Finish
  - Original building's CMU and gypsum finishes show age and need minor improvement. Temporary partitions and tackable wall surfaces are in good condition.
  - Partitions and interior walls are generally of metal stud and gypsum board construction with a painted finish. Walls and finish are well maintained and in good condition.
- Ceiling Finish
  - Ceilings in the original building are 2x4 ACT in the kitchen, classrooms, and offices. All are in need of replacement due to discolored grid, visible water damage and sagging tiles.
  - Exposed structure and GWB ceilings are in good in condition throughout the original building and addition.
- Interior Doors and Frames
  - Interior doors and frames in the original building and 2002 addition are typically solid core wood doors in hollow metal frames. Many doors have vision panels. Doors and frames are in good condition with occasional dent/scratch due to age and use.
- Interior Windows
  - Administrative area has large expanses of vision through glass and acrylic panels in HM frames. All are in good condition.

## Building Condition Assessment

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- o Addition has a few HM framed vision windows which are in excellent condition.
- Millwork / Cabinetry
  - o Millwork and cabinetry in the original building is in fair condition, dated, and does not meet ADA requirements. Replacement is recommended.
  - o Cabinetry in the 2002 addition is in good condition.
- Trim / Characteristics
  - o Rubber base in original building is in fair condition showing noticeable signs of damage, wear and tear.
  - o Thin brick wainscot in addition and rubber base in corridors and classrooms is in excellent condition.
- Interior Stairs/Ramps
  - o Ramps connect gym and stage/music areas in building.
  - o Stair to loft is a narrow wood framed winder. Loft area is not accessible.
  - o Stair to gym needs handrail.

### 5. Conveying Systems Assessment

- Not Applicable

### 6. Mechanical Systems Assessment

- Milliken Park Elementary 1978
  - o Fire Protection Systems
    - Building is not sprinkled.
  - o Plumbing Systems 1978 building
    - Water closets and urinals are vitreous china with manual flush valves that appear to be original to buildings construction.
    - Lavatories are vitreous china, wall-mount and have manual faucets.
    - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
    - Building has internal roof drainage system. Existing piping condition is unknown.
  - o Plumbing Systems 2002 Addition
    - Water closets and urinals are vitreous china with manual flush valves.
    - Roof has an internal roof drainage system.
    - Overall plumbing fixtures and piping in the addition are in good condition.
  - o HVAC Systems 1978 building
    - Building is served by a water source heat pump system with the following components.
      - Fluid Cooler located outside
      - Base mounted condenser water pumps
      - One boiler supplement heat to the condenser water system.
    - Heat pump condenser water piping is PVC and in poor condition. Multiple piping repairs have been made over the years. Overtime PVC piping becomes brittle and more subject to breaking.

## Building Condition Assessment

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- Classrooms are served by water source heat pumps located above the ceiling in each room.
    - Outside air is ducted to each heat pump
  - HVAC Systems 2002 Addition
    - Classrooms and support areas are served by rooftop equipment with energy recovery wheels.
  - Temperature Controls
    - Buildings HVAC equipment is controlled via an Automated Logic DDC system.
    - Some areas within the original building have old pneumatic controls and has not been converted at this time.
- Observed deterioration and statement of condition
  - Plumbing
    - Plumbing systems drainage and water pipes are original to the building's construction and appear to be in fair condition.
    - Condition of waste piping is in question.
    - Domestic hot water heater should be replaced with higher efficiency unit.
  - HVAC
    - Water source heat pump system PVC piping should be replaced. Piping could break at any time requiring emergency repairs.
    - Water source heat pumps should be replaced with new higher efficiency units.
    - Fluid cooler is showing signs of age and should be repaired or replaced
    - Boilers should be replaced with new high efficiency units.
  - Temperature Controls
    - Building electronic temperature control system appears to be in good condition and operational.
    - Original pneumatic controls should be replaced with new electronic controls.

## 7. Electrical Systems Assessment

- Lighting Systems
  - The existing interior lighting system consists of light fixtures utilizing metal halide, incandescent, T8 lamps and compact fluorescent lamps (CFL).
  - Emergency light fixtures consist of incandescent/halogen lamps.
  - Interior lighting control consists of local switches.
  - The existing exterior lighting system consists of light fixtures utilizing high pressure sodium (HPS) lamps.
  - Exterior lighting control consists of time clocks.
  - There are no exterior parking lot light fixtures. Pedestrian light fixtures at the main entrance and rear section of the school.
- Electrical Distribution Systems
  - The building service is an 800A, 208Y/120V, 3Ø, 4W, main fused switch with fused switch distribution.

## Building Condition Assessment

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- o Distribution throughout the building occurs via 208Y/120V panelboards.
- Fire Alarm
  - o The fire alarm consists of an addressable system with manual pull stations, combination audio/visual units, and smoke detectors.
- IT
  - o Building does not have a dedicated IT.
  - o Building security consists of security cameras and card readers. No door contactors or motion detection.
- Observed deterioration and statement of condition
  - o Metal halide, incandescent, T8 lamps and CFL lamps vary significantly in lamp life and maintenance. Some lamps were out, which could indicate an old lamp, old ballast, or defective light fixture housing.
  - o There are no parking lot lights or pedestrian lights, this does not offer security or way finding during after hours or off hour events.
  - o Existing light fixture layout and lamp types do not allow for all spaces to meet the IESNA recommended light levels. Color temperature of lamps are inconsistent throughout each space.
  - o Current lighting controls do not allow for occupancy detection, the reduction of lighting load, or manual control of daylight zones (areas within 15' of exterior windows) which are all required by current energy code.
  - o The building main distribution panel is original with fused switch distribution. Limited to no opportunity to add new circuits to the main distribution panel. New fused switch parts may be difficult to find for the existing main distribution panel.
  - o Panelboards are original but do have the capacity to add additional circuits. have the capacity to add additional circuits.
  - o Smoke detector locations vary with some classrooms having smoke detection and other classrooms not having detection. Detection of smoke or fire in areas may be difficult to detect in a timely manner due to minimal or no detection.
  - o Current IT room does not allow for expansion. Existing data rack is wall mounted with minimal clearance space. IT room is shared between data, electrical panelboards, and storage.
  - o Existing building access control and security has various security cameras types, with minimal coverage. Some card readers have a metal plate covering the reader, not allowing for entrance at certain doors. The minimal amount of security cameras, no motion detection, and no door contacts may make it difficult for the detection of intruders entering the school.

### 8. Life Safety/Building Code Compliance

- Alarm and Protection
  - o Sprinklers/Standpipes - None present.
  - o Smoke Detection is present - limited areas.
  - o Horns/Strobes/Voice are present.
- Exiting, Exit Pathway and Vertical Circulation

## Building Condition Assessment

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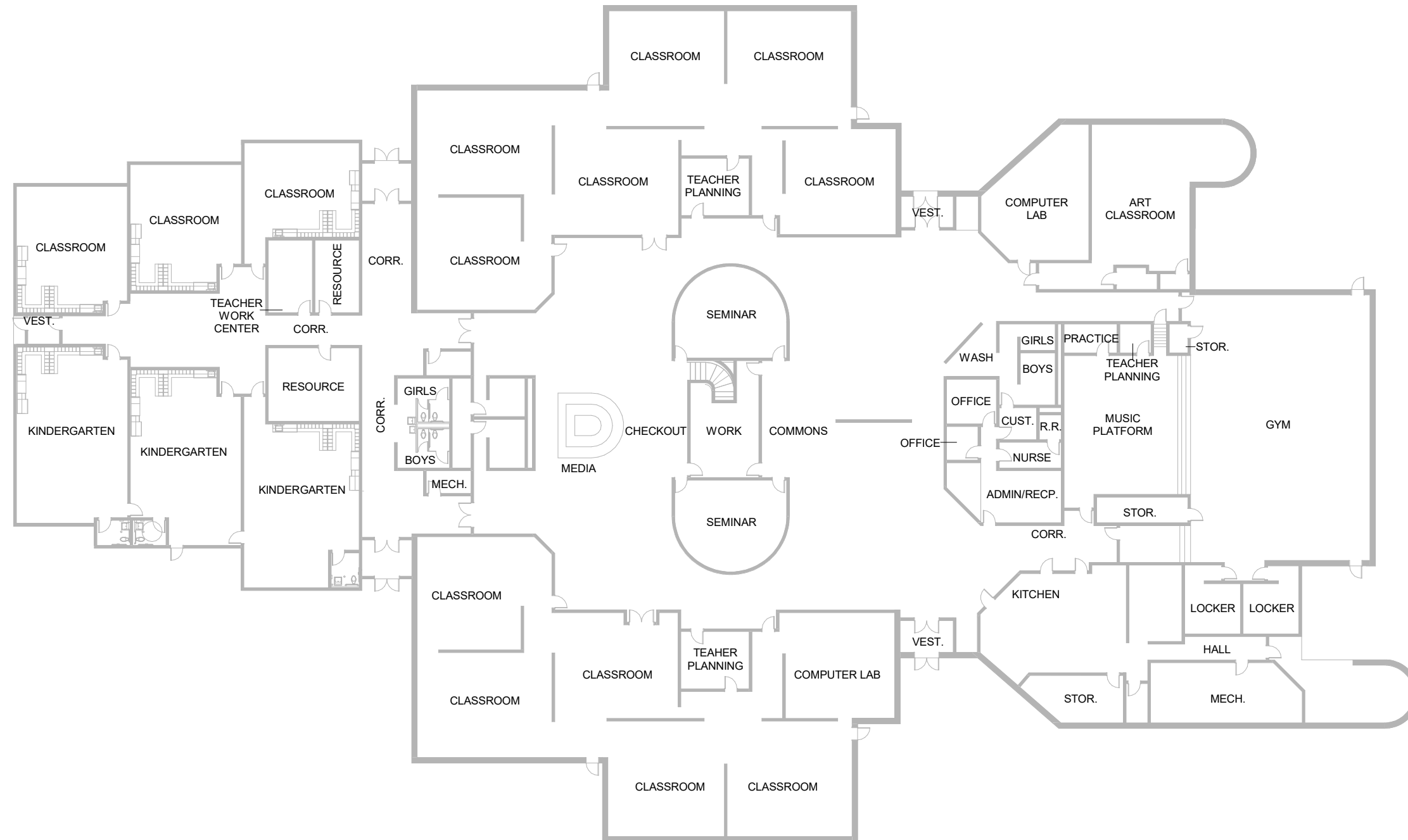
- o Exits from Rooms - Panic hardware needed in some locations.
- o Corridors appear to provide adequate exit width. Route through the original classrooms is not clearly identifiable with exit signage.
- o Loading dock stair treads damaged to point that they no longer function. Needs replacement.
- Area Separations
  - o Compliance issues observed, missing adequate fire sealant, door labels are missing or painted over, and a few door closers have been removed.
- Construction Type
  - o Low-Rise
  - o Non-combustible
  - o Structure not protected..

### 9. Accessibility

- Public Spaces
  - o Main Entrances/Exterior Doors are accessible. All other exits need ADA compliant hardware, panic devices, and re-working of the sill and exterior stoop areas.
  - o Interior Accessible Route requires lever hardware updates to interior doors.
  - o Accessible Restrooms constructed as part of the 2002 addition provide one ambulatory stall per gender. No other fully accessible restrooms are present.
- Classrooms / Offices
  - o Usable Doors in the original building are knobs and need updating to meet ADA.
  - o Accessible route through original classrooms may not meet width requirements depending on how movable furniture is arranged during occupancy.
  - o Bathrooms within the 2002 addition are accessible and in excellent condition.

### 10. Kitchen

- Prep table with wood legs and laminate top is not institutional grade or NSF certified and should be replaced with a stainless steel table.
- Serving Line appears functional, but the painted finish is chipping on the rear sliding doors.
- Receiving dock and stairs are crumbling and should be repaired or replaced.
- Some ceiling tiles are sagging and need to be replaced.
- Janitorial supplies should be separated from Dry Storage and should be in a secured area.



# Washington Elementary

515 S Broad St, Fremont, NE 68025



Fremont Public Schools  
**Building Condition Assessment**

November 2020

**Washington Elementary**

Fremont Public Schools

Date: November 2020  
 Prepared by: RS

Building Name: Washington  
 Area: GSF - 34,000  
 Site Area: 7.1 Acres  
 Floors: One  
 Date Constructed: 1950 - 2001  
 Building Category: Elementary

System	Subsystem			System	
Subsystem	Value	Grade	Score	Value	Score
<b>Site</b>			<b>51.00</b>	<b>9.0%</b>	<b>4.59</b>
Improvements	5.0%		65	3.25	
Earthwork	44.0%		60	26.40	
Utilities	11.0%		85	9.35	
Paving	40.0%		30	12.00	
<b>Structure</b>			<b>88.30</b>	<b>17.0%</b>	<b>15.01</b>
Foundations	20.0%		90	18.00	
Secial Foundations	0.0%			0.00	
Below-grade Walls	0.0%			0.00	
Slab-on-grade	17.0%		80	13.60	
Structural Frame / Walls	48.0%		90	43.20	
Elevated Floor Structure	0.0%			0.00	
Roof Structure	15.0%		90	13.50	
<b>Exterior Enclosure</b>			<b>56.05</b>	<b>16.0%</b>	<b>8.97</b>
Walls	45.0%		75	33.75	
Windows	13.0%		40	5.20	
Doors/ Storefront	12.0%		55	6.60	
Roofing	30.0%		35	10.50	
<b>Interior Construction</b>			<b>73.95</b>	<b>19.0%</b>	<b>14.05</b>
Partitions	35.0%		85	29.75	
Doors	10.0%		60	6.00	
Fittings / Millwork	16.0%		60	9.60	
Stairs	1.0%		70	0.70	
Wall Finishes	12.0%		80	9.60	
Floor Finishes	16.0%		80	12.80	
Ceiling Finishes	10.0%		55	5.50	
<b>Conveying Systems</b>			<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
Elevator	0.0%			0.00	
<b>Mechanical</b>			<b>51.75</b>	<b>24.0%</b>	<b>12.42</b>
HVAC	55.0%		55	30.25	
Temperature Controls	10.0%		65	6.50	
Plumbing	30.0%		50	15.00	
Fire Protection	5.0%		0		
<b>Electrical</b>			<b>38.00</b>	<b>12.0%</b>	<b>4.56</b>
Lighting & Controls	40.0%		30	12.00	
Service & Distribution	40.0%		55	22.00	
Fire Alarm	10.0%		40	4.00	
IT Systems	10.0%		65	0.00	
<b>Accessibility</b>			<b>47.00</b>	<b>1.5%</b>	<b>0.71</b>
Parking & Exterior Route	20.0%		50	10.00	
Interior Route	20.0%		35	7.00	
Doors & Hardware	20.0%		50	10.00	
Restrooms, Lockers & Showers	20.0%		50	10.00	
Special Systems	20.0%		50	10.00	
<b>Code Compliance</b>			<b>58.75</b>	<b>1.5%</b>	<b>0.88</b>
Exiting & Exit Pathway	25.0%		75	18.75	
Vertical Separations	25.0%		40	10.00	
Area Separations	25.0%		60	15.00	
Special Systems	25.0%		60	15.00	
<b>Building Grade</b>					<b>61.19</b>

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## Washington Elementary Score Summary Report

Washington Elementary's original building was constructed in 1950, with an addition constructed in 1956. The 1950's buildings are single-story load-bearing masonry walls with a brick exterior and a structural steel roof supporting a gypsum deck. An addition housing a Media Center, Computer Lab, Commons, an Administration / Student Services suite, and 2 Kindergarten rooms was constructed in 2002. The addition was constructed with a steel frame / metal stud structure with brick veneer, and a steel roof structure supporting a metal deck. The current building size totals approximately 34,474 GSF.

The building is located west of South Broad Street, and south of W. Washington Street, on 7.1 acres having a concrete drop-off lane located on the east side, a concrete and asphalt parking lot to the southeast and south, and an asphalt playground on the west side of the school. In 2019 the building housed 352 students from Kindergarten through Fourth grade.

The original building has interior CMU partitions, terrazzo, carpet, and vct tile with 2x2 or 2x4 ACT tile throughout the building. Several areas of the original building have plaster ceilings. The addition has metal stud framed interior walls with painted GWB finish with Tile wainscot at high traffic areas, VCT, Carpet or tiled floors and ACT ceilings.

### 1. Site Assessment

- Topography
  - Very flat site with areas sloping toward building.
  - Drainage issue of pooling occurs adjacent to the building and requires regrading.
  - Downspout termination points to splash blocks / concrete flumes are in poor condition and need improvements.
- Traffic Flow
  - Adjacent to busy street with two ways in and out for staff and administration. One-way separate bus drop-off drive.
  - Traffic flow at drop-off and pick up times is an on-going issue. Traffic backs up onto Broad Street.
- Paving
  - Parking areas appear newer and / or newly resurfaced.
  - Bus Drop-Off drive is concrete. Cracking, spalling, and worn. Needs replacement.
  - North side walks are cracked and sinking with a large gap next to the building by drains.
  - Playground asphalt is pulling away from the building, and exhibits a fair amount of cracking overall. Needs replacement.
  - Concrete drive to dumpster location is in poor condition - needs replacement..
- Signage / Markers
  - Road signs bent and rusty.
  - Awning over walkway and stand-off lettering in excellent condition.
  - Marque is yellow and faded in good condition.
- Landscaping
  - Mature trees with grass lawns.

**Building Condition Assessment**

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- General landscape is in fair condition, no lawn in some areas, mulch is faded and uncontained, numerous areas of exposed dirt adjacent to the building.
- Outbuildings
  - Not applicable
- Fences / Gates / Walls
  - Chain-link fencing at the west side is in good condition.
- Site Furnishings / Equipment
  - Metal benches are in good condition, the wood benches need painting to cover exposed wood.
  - Bike racks are bent and chipped.
  - Swing set and playground medium is shallow and equipment needs to be painted.
- Visible Site Utilities
  - Site lighting is in good condition.

**2. Structural Assessment**

- Foundations
  - CMU and concrete. Good condition - minor cracking in several areas..
- Below-grade walls
  - Partial CMU walls at boiler room. Good condition.
- Slab-on-grade
  - Stepping of slab occurs in a few spots. Generally in good condition.
- Elevated Floor structure
  - Not applicable
- Roof structure
  - No concerns noted

**3. Building Exterior Enclosure/Envelope Assessment**

- Exterior Wall Structure
  - Load bearing masonry and brick exterior walls in the original building show some areas of cracking. Crack repairs needed.
  - Brick veneer cavity wall on building addition is in excellent condition.
  - Low Canopy at the rear of the building is generally in poor condition. Major renovation is required.
- Exterior Wall Finish
  - Exterior brick on the original building exhibits some staining/discoloration, and possible moisture issues. Cleaning and re-pointing needed.
  - Limestone sills and cladding are discolored and spalling in some areas - need to be patched, cleaned, and re-pointed.
  - Exterior wood below awning is faded and tarnished. Needs repairs and refinishing, or replacement.
  - Glass Block areas need some re-pointing and replacement of sealants.
  - Exposed steel columns at original building window / glass block areas need to be cleaned and re-painted.
- Windows / Storefronts / Curtainwalls

**Building Condition Assessment**

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- Windows in the original building are fixed aluminum frames with single pane glass, with glass block infill above. A portion of the existing glass has been replaced and the glazing putty is cracking and in poor condition.
- Some original windows have been infilled with wood or metal panels.
- Bay steel window has broken sill and rusted frames are in poor condition needing replacement.
- Horizontal aluminum shading devices are located at the window head with glass block above. Shading devices are damaged in places and often bent.
- Exposed steel columns at original building window / glass block areas need to be cleaned and re-painted.
- Some of the original buildings operable windows have been replaced with fixed glazing. The exterior original screens have also been replaced with expanded metal mesh and have rusted in places.
- Several of the large original windows at the Gym area appear to be single glazed steel. These steel windows are in poor condition and should be replaced.
- The smaller original upper level window openings at the Gym area are infilled with glass block. These openings are in poor-to-fair condition and should be replaced.
- No issues with the newer insulated glass aluminum framed windows.
- Doors
  - The majority of doors at the original building are wood doors in hollow metal frames. Exterior wood doors should be replaced.
  - The original building also has HM doors in HM frames with sidelights and narrow vision panels. These doors range from fair to good in condition.
  - Primary entrance and egress doors and frames on the building addition are hollow metal in excellent condition.
- Porches / Ramps / Stairs
  - None
- Roof
  - Roof is modified bitumen on the original building, installed in 1998. Generally, due to tenting, cracking and visible pooling this roof system needs replacement.
  - Aluminum flashing and new prefinished galvanized steel at the original building is poor and needs replacement.
  - Fully adhered EPDM on the 2001 addition.
  - Pooling and leaking occurs at the south wall of addition due to inadequate roof slope and drainage, installation of crickets between and adjacent to scupper openings required.
- Chimney
  - Several original brick chimney's exist. Generally the chimney's are in poor to fair condition with several in need of major repairs..

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#### **4. Interior Construction Systems and Finishes Assessment**

- General condition of interior finishes are fair to good with minor repairs and updates needed. Finishes in the original building are dated.
- Interior Partitions
  - The original building is Concrete Masonry (CMU), brick and glazed block. Some masonry cracking was observed.
  - The building addition is gypsum wall board on metal studs with tile wainscot in high traffic areas. No specific concerns noted in the new addition.
- Flooring
  - Terrazzo exists within the corridors and restrooms.
  - Carpet in original and addition used predominantly in most classrooms and offices. Carpet is in fair condition and is worn and stained throughout.
  - Original building carpet in offices and stage needs replaced.
  - Some original floor tile exists throughout the building and may need to be evaluated for asbestos.
  - VCT and sheet rubber in gym and kitchen are in good condition.
- Wall Finish
  - Original building partitions and interior walls are primarily painted CMU in need of being refreshed. Plaster finishes exist in a few interior locations.
  - Bathrooms are finished with ceramic tile in good condition.
  - Building addition is GWB and tile in excellent condition.
- Ceiling Finish
  - The original building ceilings are predominately 2x4 ACT in the classrooms which is in poor condition. 2x2 ACT in corridors is in excellent condition.
  - The building addition has 2x2 ACT, exposed structure, and GWB ceilings which are all in excellent condition. Some water damaged tiles along south exterior wall need replaced. Source of water stains should be investigated.
- Interior Doors and Frames
  - The original building's interior doors are typically solid core wood with stained veneer, in hollow metal frames. Doors are in fair condition with occasional dent/scratch due to age and use. Hardware needs updating for exiting and ADA.
  - The building addition's wood and hollow metal doors, hollow metal frames, and hardware is in excellent condition.
- Interior Windows
  - Building addition has a few HM framed single pane glass windows in excellent condition.
- Millwork / Cabinetry
  - Cabinetry and casework has solid wood sliding doors and open shelving in good condition.
  - Plastic laminate countertops in good condition.
  - In the building addition are wood cabinets, plastic laminate countertops, reception millwork in resource center, and admin casework are in excellent condition.

**Building Condition Assessment**

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- o Desk and office millwork in the building addition is in good condition.
- Trim / Characteristics
  - o Tile window sills in classrooms are dirty and need cleaning.
  - o Rubber base throughout is in good condition.
  - o Wood trim above the windows is in fair condition.
- Interior Stairs
  - o Wood stairs to stage need new handrail and guards at stage.
  - o Concrete stairs down to the boiler room need new railings.

**5. Conveying Systems Assessment**

- Not applicable

**6. Mechanical Systems Assessment**

- Original Building – 1962-1969
  - o Fire Protection Systems
    - The entire building is not protected by a fire sprinkler system.
  - o Plumbing Systems
    - Water is softened by a Culligan simplex water softener system that is located in the boiler equipment room.
    - Domestic hot water is provided by a single gas-fired tank-type water heater (without hot water recirculation).
    - Water closets and urinals are vitreous china with manual flush valves that appear to be original to buildings construction.
    - Lavatories are vitreous china, wall-mount and have manual faucets.
    - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
    - Building has a roof drainage system.
  - o HVAC Systems
    - Classrooms and support areas are served by rooftop units with supply fan, DX cooling coil, electric heaters, and filters. Outside air for occupant ventilation is delivered from the rooftop units. Air is distributed through insulated sheet metal ductwork, ceiling diffusers, and sidewall registers into classrooms.
    - Low pressure steam is provided by a single Steam Boiler (Scotch Box Design), natural gas-fired boiler. Combustion air is provided by a louvered duct from roof hood.
    - Boiler steam condensate piping collection system is below floor in a tunnel system located at the buildings perimeter. Steam condensate is returned to a duplex condensate boiler feed pump system.
    - Emergency boiler room shutdown is located at mechanical room doors as required by code.
    - Classrooms supplemental heat is provided by wall mounted steam fin tube along the windows. Pneumatic control valves are controlled by the DDC system.

**Building Condition Assessment**

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- Restrooms are exhausted by roof mounted exhaust fans controlled by the buildings DDC system.
- Buildings HVAC equipment is controlled via an Automated Logic DDC system.

## Building Addition – 2001

- o Fire Protection Systems
  - The entire addition is not protected by a fire sprinkler system.
- o Plumbing Systems
  - Domestic hot water is provided by a single gas-fired tank-type water heater (with hot water recirculation).
  - Water closets and urinals are vitreous china with manual flush valves.
  - Lavatories are vitreous china, wall-mount and have automatic sensor faucets.
  - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
  - Building addition has scupper roof drains.
- o HVAC Systems
  - Classrooms and support areas are served by rooftop units with supply fan, energy recovery wheel, DX cooling coil, electric heaters, and filters. Outside air for occupant ventilation is delivered from the rooftop units. Air is distributed through insulated sheet metal ductwork and ceiling diffusers.
  - Data room is cooled by a ceiling mounted “movincool” cooling unit.
  - Vestibules are heated by wall mounted electric unit heaters.
  - Restrooms are exhausted by roof mounted exhaust fans controlled by the building DDC system.
  - Buildings HVAC equipment is controlled via an Automated Logic DDC system.
- Observed deterioration and statement of condition
  - o Original Building – 1962-1969
    - Plumbing systems drainage and water pipes are original to the building’s construction (60 years +/-). Some piping has been repaired over the years with a mixture of piping materials that include cast iron, copper and some plastic.
    - Steam and condensate piping is located in the tunnel and is original to the buildings construction. Steam condensate piping has been repaired as piping is failing.
    - The steam boiler appears to be well maintained and in good condition.
    - Original building HVAC equipment is approaching 20 years and nearing the end of its useful life.
    - Most supplemental heating for classrooms and vestibules use steam while current industry standard is heating hot water or electric units that provide better controllability and energy savings.
    - Original building does not have a fire sprinkler system.

**Building Condition Assessment**

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- Building Addition - 2001
  - Building addition HVAC and plumbing equipment appears to be well maintained and in good condition for its age.
  - Plumbing piping supply and waste piping condition is unknown.
  - Building addition does not have a fire sprinkler system.

**7. Electrical Systems Assessment**

- Lighting Systems
  - The existing interior lighting system consists of light fixtures utilizing metal halide, incandescent, T8 lamps and compact fluorescent lamps (CFL).
  - Emergency light fixtures consist of incandescent/halogen lamps.
  - Interior lighting control consists of local switches.
  - The existing exterior lighting system consists of light fixtures utilizing high pressure sodium (HPS) lamps.
  - Exterior lighting control consists of time clocks.
  - There are no exterior parking lot light fixtures or pedestrian light fixtures.
- Electrical Distribution Systems
  - The building service is a 1000A, 208Y/120V, 3Ø, 4W, main circuit breaker with circuit breaker distribution and external surge protective device (SPD).
  - Distribution throughout the building occurs via 208Y/120V panelboards.
- Fire Alarm
  - The fire alarm consists of a conventional zoned system with manual pull stations, combination audio/visual units, and smoke detectors.
  - No smoke detectors in classrooms.
- IT
  - Building has a dedicated IT room with cooling.
  - Existing data rack has room for expansion of additional equipment.
  - Building security consists of security cameras and card readers. No door contactors or motion detection.
- Observed deterioration and statement of condition
  - Metal halide, incandescent, T8 lamps and CFL lamps vary significantly in lamp life and maintenance. Some lamps were out, which could indicate an old lamp, old ballast, or defective light fixture housing.
  - Existing light fixture layout and lamp types do not allow for all spaces to meet the IESNA recommended light levels. Color temperature of lamps are inconsistent throughout each space.
  - Current lighting controls do not allow for occupancy detection, the reduction of lighting load, or manual control of daylight zones (areas within 15' of exterior windows) which are all required by current energy code.
  - The building main distribution panel is newer with circuit breaker distribution. There is opportunity to add additional circuit breakers to the main distribution panel for new equipment.
  - Panelboards throughout the building are older and many panelboards do not have the capacity to add additional circuits. The age of the panels can make it difficult to obtain new parts. Some existing panelboards do not meet current

**Building Condition Assessment**

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code requirement clearances, making it potentially difficult when maintenance is required.

- o Existing building access control and security has various security cameras types, with minimal coverage. Some card readers have a metal plate covering the reader, not allowing for entrance at certain doors. The minimal amount of security cameras, no motion detection, and no door contacts may make it difficult for the detection of intruders entering the school.

**8. Life Safety/Building Code Compliance**

- Sprinklers/Standpipes do not exist.
  - o Smoke Detection is present.
  - o Horns/Strobes/Voice are present.
  - o Fire extinguishers in the original building are located in open wall alcoves. These fire extinguishers should be relocated to fire extinguisher cabinets, and the wall alcoves filled in.
- Exiting, Exit Pathway and Vertical Circulation
  - o No compliance issues observed beyond hand/guardrail notes under stairs above.
- Vertical Separations
  - o Not applicable
- Area Separations
  - o Need fire sealant for area separation between original building and addition.
  - o Smoke separations in the original building between corridor and classrooms needs sealant.
- Construction Type
  - o Low-Rise
  - o Non-combustible
  - o Structure not protected

**9. Accessibility**

- Public Spaces
  - o Entrances/Exterior doors at the main entry are the only accessible entrance to the building. Others are outdated and do not meet current code requirements.
  - o Interior Accessible Route
    - Kitchen serving hallways lack adequate width for proper door clearances.
  - o Accessible Restrooms
    - Fully accessible in the newer addition.
    - Original building has been updated with grab bars and stall size for turning width requirements, however not all fixtures meet accessibility requirements..
  - o Seating Areas - Not applicable.
- Interior Vertical Accessibility
  - o N/A

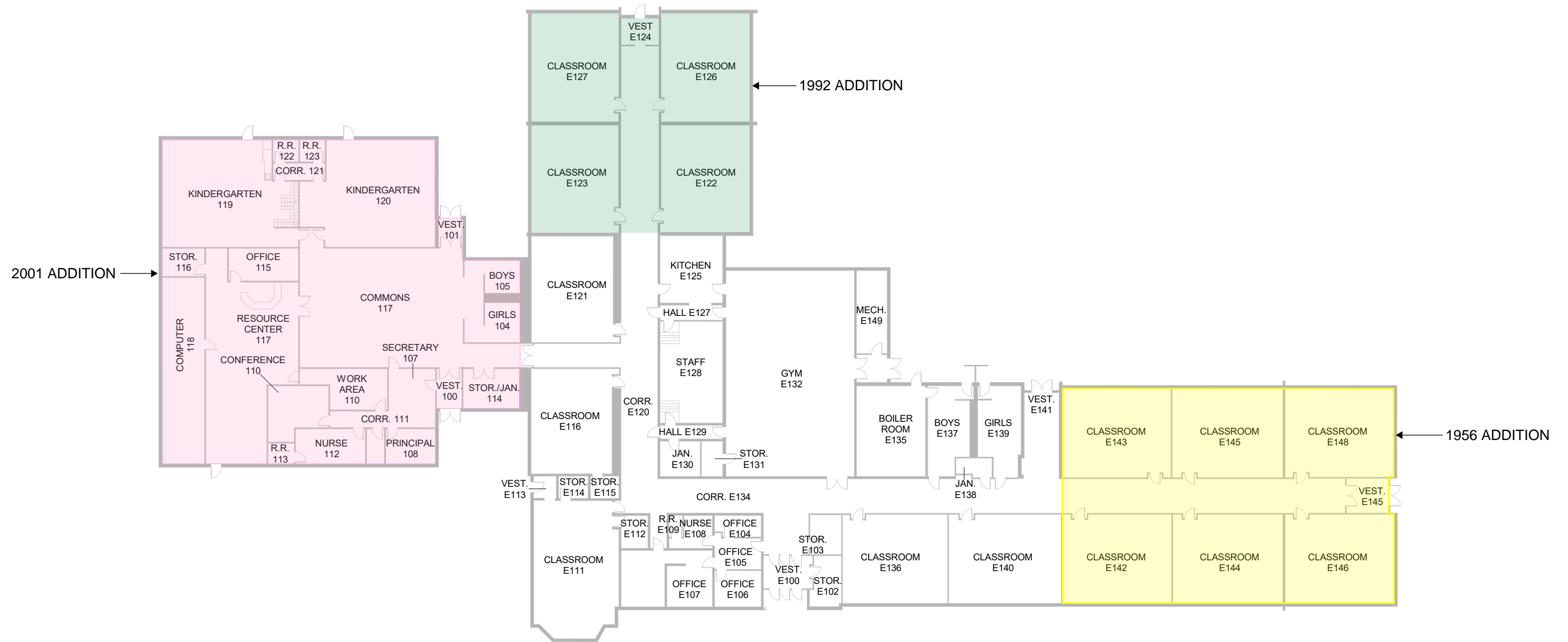
**Building Condition Assessment**

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- Doors and Hardware.
  - Hardware on many doors within the original building are not up to existing and ADA requirements.
- Special Programs and Services
  - Kitchen serving area countertop heights.
  - Stage area not accessible and is missing handrails.
- Classrooms/Offices
  - Usable Doors to most classrooms are lever retrofitted knobs. Need replacement.
  - Accessible Route - no observable issues.
  - Bathrooms in classrooms are compliant in building addition but need updating in the original building.

**10. Kitchen**

- Wood cabinets above sink and prep table and at serving line are not institutional grade or NSF certified, and should be replaced with stainless steel equipment.
- Warewash equipment is in relatively good/reusable condition but quarry tile floor beneath the dishwasher is damaged and needs repair.
- Galvanized undershelf of soiled dishtable should be replaced with stainless steel.
- Condensate Hood is not in great condition, additionally the Exhaust Hood is painted steel and should be replaced to meet current mechanical codes.
- Ovens and range likely need replacing due to age.
- Dry storage is currently beneath the exhaust hood and needs to be relocated.
- Main electrical panel is right next to hand sink.
- There is no prep sink in kitchen – one will need to be added to meet current health code.
- Exposed conduit and ductwork on walls and ceiling ideally should be concealed to prevent dust and dirt from collecting on these surfaces.
- There is no direct access from this kitchen to receiving or trash areas. Kitchen staff should also have direct access to a mop sink and employee restroom per health code.



# Johnson Crossing Academic Center

200 Johnson Rd, Fremont, NE 68025



**Johnson Crossing Academic Center**

Fremont Public Schools

Date: November 2020  
 Prepared by: RS

Building Name: Johnson Crossing  
 Area: GSF - 102,146  
 Site Area: 9.67 Acres  
 Floors: One  
 Date Constructed: 2002  
 Building Category: Upper Elementary

<b>System</b>	<b>Subsystem</b>			<b>System</b>	
Subsystem	Value	Grade	Score	Value	Score
<b>Site</b>			<b>90.80</b>	<b>9.0%</b>	<b>8.17</b>
Improvements	5.0%		95	4.75	
Earthwork	44.0%		90	39.60	
Utilities	11.0%		95	10.45	
Paving	40.0%		90	36.00	
<b>Structure</b>			<b>99.20</b>	<b>17.0%</b>	<b>16.86</b>
Foundations	18.0%		100	18.00	
Secial Foundations	0.0%			0.00	
Below-grade Walls	0.0%			0.00	
Slab-on-grade	16.0%		95	15.20	
Structural Frame / Walls	45.0%		100	45.00	
Elevated Floor Structure	7.0%		100	7.00	
Roof Structure	14.0%		100	14.00	
<b>Exterior Enclosure</b>			<b>90.50</b>	<b>16.0%</b>	<b>14.48</b>
Walls	45.0%		95	42.75	
Windows	13.0%		95	12.35	
Doors/ Storefront	12.0%		95	11.40	
Roofing	30.0%		80	24.00	
<b>Interior Construction</b>			<b>93.15</b>	<b>19.0%</b>	<b>17.70</b>
Partitions	35.0%		95	33.25	
Doors	10.0%		95	9.50	
Fittings / Millwork	16.0%		95	15.20	
Stairs	1.0%		100	1.00	
Wall Finishes	12.0%		90	10.80	
Floor Finishes	16.0%		90	14.40	
Ceiling Finishes	10.0%		90	9.00	
<b>Conveying Systems</b>			<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
Elevator	0.0%			0.00	
<b>Mechanical</b>			<b>87.25</b>	<b>24.0%</b>	<b>20.94</b>
HVAC	55.0%		95	52.25	
Temperature Controls	10.0%		95	9.50	
Plumbing	30.0%		85	25.50	
Fire Protection	5.0%		95	0.00	
<b>Electrical</b>			<b>83.50</b>	<b>12.0%</b>	<b>10.02</b>
Lighting & Controls	40.0%		90	36.00	
Service & Distribution	40.0%		95	38.00	
Fire Alarm	10.0%		95	9.50	
IT Systems	10.0%		95	0.00	
<b>Accessibility</b>			<b>100.00</b>	<b>1.5%</b>	<b>1.50</b>
Parking & Exterior Route	20.0%		100	20.00	
Interior Route	20.0%		100	20.00	
Doors & Hardware	20.0%		100	20.00	
Restrooms, Lockers & Showers	20.0%		100	20.00	
Special Systems	20.0%		100	20.00	
<b>Code Compliance</b>			<b>100.00</b>	<b>1.5%</b>	<b>1.50</b>
Exiting & Exit Pathway	25.0%		100	25.00	
Vertical Separations	25.0%		100	25.00	
Area Separations	25.0%		100	25.00	
Special Systems	25.0%		100	25.00	
<b>Building Grade</b>					<b>91.17</b>

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## **Johnson Crossing Academic Center Score Summary Report**

Johnson Crossing Academic Center was constructed in 2013 as a single story building including a partial mezzanine level in the Activities area. The basic construction consists of a structural steel frame and steel joists supporting a metal deck and Modified Bitumen roof. The Activity area construction consists of Insulated Pre-Cast wall panels with a thin-brick exterior finish, a precast elevated mezzanine floor and steel joists supporting a metal deck and Modified Bitumen roof. The current building size is approximately 102,146 GSF.

The building is located on 9.67 acres, south of Fremont Middle School, and east of Johnson Road. In 2019 the building housed 727 students in Fifth and Sixth grades.

The building is organized along an interior, north-south corridor with the Main Entry, Administration, Student Services, Commons / Dining, Kitchen, Electives, and Athletics areas centrally located. The 5th grade and 6th grade classroom pods are located to the far north and far south ends of the building. Interior walls are predominantly metal stud framing with a gypsum board finish with Precast and CMU walls making up the remainder of the walls. A thin-brick veneer is used as a wainscot wall finish in high traffic areas. Additional interior finishes include; Terrazzo, Rubber, Carpet, and Wood floor finishes, and ACT, Gypsum Board, or exposed structure ceilings.

### **1. Site Assessment**

- Topography
  - Fairly flat with minor sloping.
  - Overall drainage appears to be good, however, there are quite a few locations where the grade adjacent to the building as settled, causing ponding / standing water adjacent to the building. Minor grading improvements to fill low areas adjacent to the building should be made.
- Traffic Flow
  - A smaller Administration and Visitor parking lot, with two way, in-out access, and a separated parent drop-off lane exists on the west side of the building.
  - A larger, teacher and activities parking area with access from Fremont Drive to the north, exists on the east side of the building.
  - A paved drive connecting the east and west parking areas extends around the south side of the building. Limited access is provided to this drive.
  - Parent and bus Drop-off in separate designated lanes.
  - A Bus drop-off lane is located along Fremont Drive on the north side of the building.
- Paving
  - Concrete drives have minor cracks and settlement, but overall are in excellent condition.
  - Concrete curb adjacent to the bus lane and parent drop off lane are broken and need repairs / replacement.
  - Sealants at the sidewalks and all areas where paving abuts the building should be removed and replaced (or added where non-existent).

**Building Condition Assessment**

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- Signage / Markers
  - No concerns noted.
- Landscaping
  - Immature trees with shrubs and natural rain garden.
  - Bare spots by building in ground cover.
  - Turf lawns in excellent condition.
- Outbuildings
  - Not applicable.
- Fences / Gates / Walls
  - Steel traffic gate on south and west drive. Good condition.
- Site Furnishings / Equipment
  - Concrete benches in good condition.
  - Bike racks have minor rusting, but are generally in good condition.
  - Exterior sports equipment. Good condition.
- Visible Site Utilities
  - Exterior lighting at parking lots and walkways. Excellent condition.

**2. Structural Assessment**

- Foundations
  - Concrete / CMU. No concerns noted.
- Below-grade walls
  - No concerns noted .
- Slab-on-grade
  - No concerns noted
- Elevated Floor structure
  - No concerns noted.
- Roof structure
  - No concerns noted.

**3. Building Exterior Enclosure/Envelope Assessment**

- Exterior Wall Structure
  - Predominantly metal stud framing with split-face CMU veneer.
  - Gymnasium area is load-bearing insulated Pre-Cast concrete with thin- brick set into precast panels.
  - Some areas are metal stud framing with a flat-lock seam metal wall panel finish.
- Exterior Wall Finish
  - All exterior wall finishes appear to be in excellent condition.
  - Water staining of CMU, Brick, and Pre-Cast is evident at many locations. This appears to be caused by the lawn irrigation system. Recommendation to adjust sprinkler system to prevent future problems. Once the system is adjusted, the exterior finishes can be cleaned.
- Windows / Storefronts / Curtainwalls
  - Fixed aluminum storefront, curtainwall, and windows with insulated glazing. Excellent condition.
  - Classroom units have operable windows.

**Building Condition Assessment**

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- A few insulated glass unit failures were noted. Failed glass units should be replaced.
- Doors
  - Doors are a combination of aluminum at vestibule entries and steel with hollow metal frames at service areas and emergency egress from Gym.
  - Full glass doors at aluminum entrances are in excellent condition.
  - Hollow metal doors and frames are in excellent condition. Painting is recommended.
- Porches / Ramps / Stairs
  - Stairs and landings in good condition with minor cracks. Galvanized steel railings are in good condition.
- Roof
  - Roof is modified bitumen installed in 2003. Many areas of tenting and pooling. Repairs to tenting and blistered areas are recommended.
  - Prefinished metal flashing has missing sealant and consistent gaps requiring immediate attention.
- Trim
  - DEFS soffits have minor water damage. Refinishing is recommended.
  - Cast stone window sills and lintels. Excellent condition.

**4. Interior Construction Systems and Finishes Assessment**

- Interior finishes are in overall good to excellent condition.
- Interior Partitions
  - Precast walls with thin brick at the Gym area.
  - Metal stud / GWB and CMU partitions are in excellent condition.
- Flooring
  - Terrazzo flooring in the Commons area with rubber tile in corridors and carpet throughout classrooms and offices. Ceramic tile and exposed concrete in restrooms and lockers respectively.
- Wall Finish
  - Partitions and interior walls are generally of metal stud and gypsum board construction with a painted finish. Walls and finish are well maintained and in good condition.
  - Thin-brick wainscot is in excellent condition.
  - Ceramic tile in restrooms is in excellent condition.
- Ceiling Finish
  - Ceilings are predominately 2x2 ACT in public corridors, classrooms and offices. Excellent condition.
  - Other ceilings are exposed structure and GWB in restrooms. Excellent condition.
- Interior Doors and Frames
  - Interior doors are typically solid core wood with stained wood veneer. Many doors have vision panels. Doors are in good condition with occasional dent/scratch due to age and use.

## Building Condition Assessment

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- Door frames are typically hollow metal with a paint finish. Frames are in good condition.
- Interior Windows
  - Aluminum and HM windows are in excellent condition.
- Millwork / Cabinetry
  - Cabinetry and casework is typically constructed of plastic or wood veneer covered particle board, with plastic laminate countertops. Cabinetry is in excellent condition.
- Trim / Characteristics
  - Tectum acoustic panels at the Commons are in good condition.
  - Rubber, tile, and brick base all in excellent condition. Exception is rubber base applied to the interior side of cast stone sill, currently fine but likely to fail in future.
- Interior Stairs
  - Concrete on metal pan stairs to the mezzanine is in excellent condition.

### 5. Conveying Systems Assessment

- Not applicable.

### 6. Mechanical Systems Assessment

- Johnson Crossing 5-6 School (2013)
  - Fire Protection Systems
    - The entire building is protected by a fire sprinkler system.
  - Plumbing Systems
    - Water is softened by a Duplex water softener system that is located in the first-floor water entrance room.
    - Domestic hot water is provided by three high efficiency gas-fired (285 mbh) tank type water heaters (with hot water recirculation).
    - Water is stored at 140 degrees F. and flow through a mixing valve to mix water to 120 degrees F.
    - Water closets and urinals are vitreous china with manual flush valves.
    - Lavatories are vitreous china, wall-mount and have manual faucets.
    - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
    - Building has primary roof drains and overflow drains.
  - HVAC Systems
    - Building is served by a geothermal water source heat pump system with the following components.
      - Well field (20 circuits of 8 wells per circuit), total of 160 wells, 300 ft deep each well.
      - Two 625 gpm pumps with variable frequency distribute condenser water from the well field to water source heat pump located inside the building.
      - Condenser water piping is insulated and filled with 25% propylene glycol.

## Building Condition Assessment

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- Boiler one 2,000 mbh is used for condenser water system emergency heat only.
  - Classrooms are served by horizontal water source heat pumps located above the ceiling in each room.
  - Outside air for occupant ventilation is delivered from multiple energy recovery units with DX cooling and electric heat. Each unit has an enthalpy energy recovery wheel. Ventilation air is condition to deliver dehumidified room neutral air.
  - Outside Air is distributed through sheet metal ductwork to suction side of water source heat pumps.
  - Gymnasiums are heated and cooled with DX rooftop units with natural gas heat.
- o Temperature Controls
  - Buildings HVAC equipment is controlled via an Automated Logic DDC system.
- Observed deterioration and statement of condition
  - o Johnson Crossing 5-6 School (2013)
    - Plumbing
      - Plumbing systems drainage and water pipes are original to the building's construction and appear to be in good condition and to be well maintained.
    - HVAC
      - Buildings condenser water piping appears to be in good condition and well maintained.
    - Temperature Controls
      - Building temperature control system appears to be in good condition and operational.

## 7. Electrical Systems Assessment

- Lighting Systems
  - o The existing interior lighting system consists of light fixtures utilizing induction lamps, LED, and T8 lamps.
  - o Emergency light fixtures consist of fluorescent lamps.
  - o Interior lighting control consists of local switches, relay panels, and occupancy sensors.
  - o Exterior lighting control consists of relay panels.
  - o The existing exterior lighting system consists of building mounted LED sconces, LED parking lot light fixtures, and LED pedestrian light fixtures.
- Electrical Distribution Systems
  - o The building service is a 480Y/277V, 3Ø, 4W, main circuit breaker with circuit breaker distribution. The main switchboard consists of an integral meter and integral surge protective device (SPD)
  - o Distribution through the building occurs via 480Y/277V, 3Ø, 4W panelboards and 208Y/120V, 3Ø, 4W through 480-208Y-120V transformers.

## Building Condition Assessment

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- o The building has an existing 29kW natural gas generator with dual output circuit breakers. One breaker serves life safety loads and one breaker serves general emergency loads.
- Fire Alarm
  - o The fire alarm consists of an addressable system with manual pull stations, combination audio/visual units, heat detectors, and smoke detectors.
- IT
  - o Building has dedicated IT rooms with cooling.
  - o Building security consists of security cameras and card readers. No door contactors or motion detection.
- Observed deterioration and statement of condition
  - o T8 lamps and induction lamps vary significantly in lamp life and maintenance. Induction lamps in the main cafeteria seating area are old technology and would recommend replacing the induction light fixtures. This would help reduce the need for maintenance in the high-volume space.
  - o The existing building service and distribution throughout the building are newer and have capacity for new circuits.
  - o Current lighting controls do not allow for the reduction of lighting load or manual control of daylight zones (areas within 15' of exterior windows) which are all required by current energy code.
  - o The building does not have door contacts or motion detection, which may make it difficult for the detection of intruders entering the school.

### 8. Life Safety/Building Code Compliance

- Alarm and Protection
  - o Sprinklers/Standpipes are present.
  - o Smoke Detection exists.
  - o Horns/Strobes/Voice exist.
- Exiting, Exit Pathway and Vertical Circulation
  - o No compliance issues observed.
- Vertical Separations
  - o No compliance issues observed.
- Area Separations
  - o No compliance issues observed.
- Construction Type
  - o Low-Rise
  - o Non-combustible
  - o Structure not protected

### 9. Accessibility

- Public Spaces
  - o No compliance issues observed.
- Interior Vertical Accessibility
  - o Not applicable
- Doors and Hardware

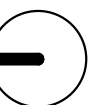
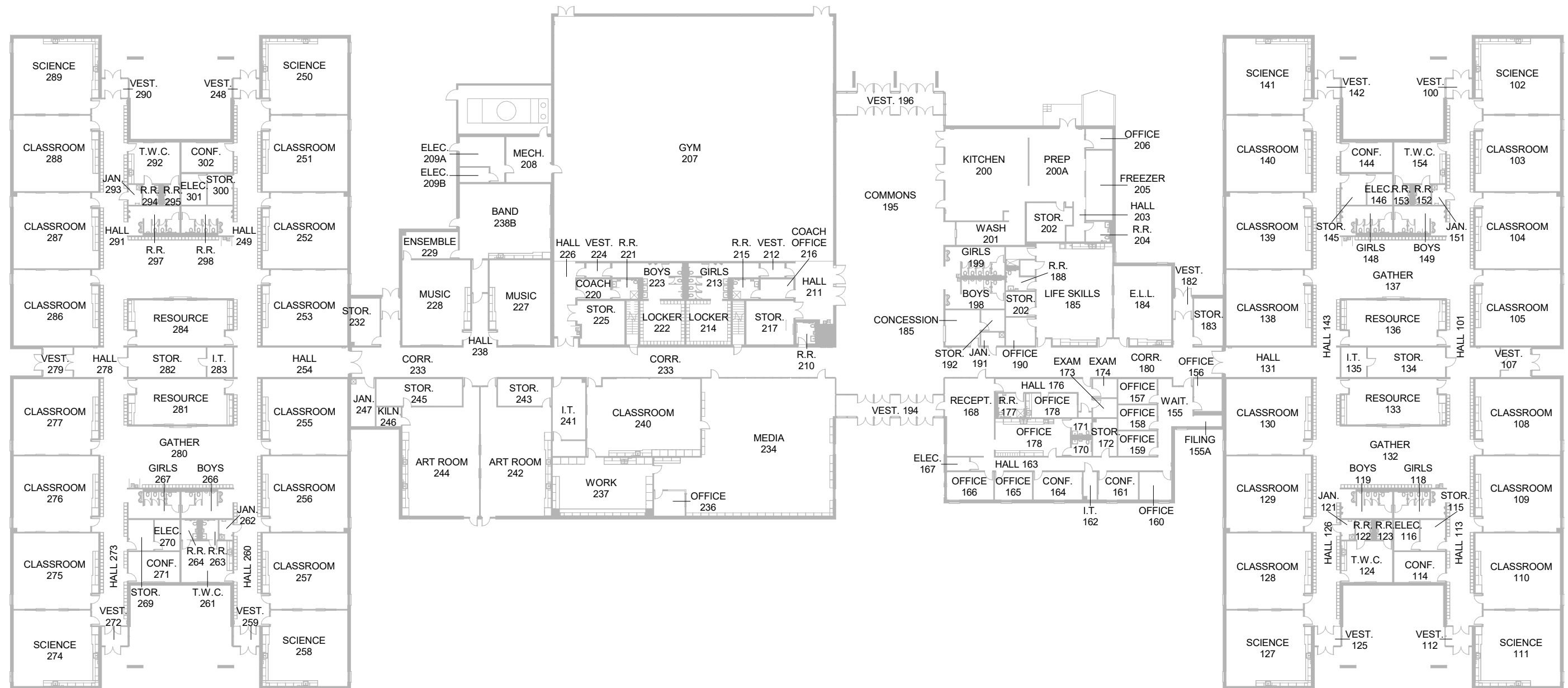
**Building Condition Assessment**

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- No compliance issues observed.
- Restrooms, Lockers and Showers
  - No compliance issues observed.
- Special Programs and Services
  - Bleachers have accessible seating.
- Classrooms / Offices
  - No compliance issues observed.

**10. Kitchen**

- This school generally is in great condition with the appropriate square footage for the various functions.
- The Warewash area is in the greatest need of some upkeep/repair.
  - The four-compartment sink and dishtables need to be re-caulked to the wall.
  - Dishmachine needs to be delimed in areas, and the clean dishtable needs to be readjusted for the proper slope.
  - With some cleaning and maintenance all of these items will be in usable condition.



# Fremont Middle School

540 Johnson Rd, Fremont, NE 68025



Fremont Public Schools  
**Building Condition Assessment**

November 2020

**Fremont Middle School**

Fremont Public Schools

Date: November 2020  
 Prepared by: RS

Building Name: Middle School  
 Area: GSF - 152,100  
 Site Area: 45 Acres  
 Floors: One  
 Date Constructed: 2003  
 Building Category: Middle School

System	Subsystem			System	
Subsystem	Value	Grade	Score	Value	Score
<b>Site</b>			<b>71.50</b>	<b>9.0%</b>	<b>6.44</b>
Improvements	5.0%		85	4.25	
Earthwork	44.0%		70	30.80	
Utilities	11.0%		95	10.45	
Paving	40.0%		65	26.00	
<b>Structure</b>			<b>97.60</b>	<b>17.0%</b>	<b>16.59</b>
Foundations	18.0%		100	18.00	
Secial Foundations	0.0%			0.00	
Below-grade Walls	0.0%			0.00	
Slab-on-grade	16.0%		85	13.60	
Structural Frame / Walls	45.0%		100	45.00	
Elevated Floor Structure	7.0%		100	7.00	
Roof Structure	14.0%		100	14.00	
<b>Exterior Enclosure</b>			<b>86.00</b>	<b>16.0%</b>	<b>13.76</b>
Walls	45.0%		85	38.25	
Windows	13.0%		95	12.35	
Doors/ Storefront	12.0%		95	11.40	
Roofing	30.0%		80	24.00	
<b>Interior Construction</b>			<b>89.30</b>	<b>19.0%</b>	<b>16.97</b>
Partitions	35.0%		90	31.50	
Doors	10.0%		90	9.00	
Fittings / Millwork	16.0%		90	14.40	
Stairs	1.0%		100	1.00	
Wall Finishes	12.0%		90	10.80	
Floor Finishes	16.0%		85	13.60	
Ceiling Finishes	10.0%		90	9.00	
<b>Conveying Systems</b>			<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
Elevator	0.0%			0.00	
<b>Mechanical</b>			<b>73.00</b>	<b>24.0%</b>	<b>17.52</b>
HVAC	55.0%		70	38.50	
Temperature Controls	10.0%		90	9.00	
Plumbing	30.0%		85	25.50	
Fire Protection	5.0%		90		
<b>Electrical</b>			<b>79.50</b>	<b>12.0%</b>	<b>9.54</b>
Lighting & Controls	40.0%		80	32.00	
Service & Distribution	40.0%		95	38.00	
Fire Alarm	10.0%		95	9.50	
IT Systems	10.0%		95	0.00	
<b>Accessibility</b>			<b>100.00</b>	<b>1.5%</b>	<b>1.50</b>
Parking & Exterior Route	20.0%		100	20.00	
Interior Route	20.0%		100	20.00	
Doors & Hardware	20.0%		100	20.00	
Restrooms, Lockers & Showers	20.0%		100	20.00	
Special Systems	20.0%		100	20.00	
<b>Code Compliance</b>			<b>91.25</b>	<b>1.5%</b>	<b>1.37</b>
Exiting & Exit Pathway	25.0%		100	25.00	
Vertical Separations	25.0%		85	21.25	
Area Separations	25.0%		85	21.25	
Special Systems	25.0%		95	23.75	
<b>Building Grade</b>					<b>83.68</b>

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## **Fremont Middle School Score Summary Report**

The Fremont Middle School was constructed in 2003 as a single-story building including a partial mezzanine level in the Activities area. The basic construction consists of a structural steel frame and steel joists supporting a metal deck and EPDM roof. The Activity area construction consists of load bearing cmu, a precast elevated mezzanine floor and steel joists supporting a metal deck and EPDM roof. The current building size totals approximately 152,100 GSF

The building is located on 45 acres west of Highway 275 and south of Military Ave.. In 2019 the building housed 633 seventh and eight graders .

The building is organized into five quadrants. The east and southeast portion of the building facilitates the common and public functions including the Administration, Student Services, Commons / Dining, Kitchen, and Athletics areas. A circular corridor connects the remaining four classroom wings. Interior walls are predominantly metal stud framing with a gypsum board finish with CMU walls making up the remainder of the walls. A thin-brick veneer is used as a wainscot wall finish in high traffic areas. Additional interior finishes include; Terrazzo, Rubber, Carpet, and Wood floor finishes, and ACT, Gypsum Board, or exposed structure ceilings.

### **1. Site Assessment**

- Topography
  - Large flat site. Exterior courts between classroom wings are very flat.
  - Grade slopes towards the building at some locations.
  - West side pooling at the Art patio area has caused damage.
  - Improvements to roof drain outlets are recommended to direct roof drainage away from the building.
- Traffic Flow
  - Two way in-out of parking area.
  - Parent drop-off lane is located on as separate drive adjacent to the main building entry.
  - Bus drop-off lane is located along Fremont Drive on the north side of the building..
- Paving
  - Concrete drives have some cracking, but are generally in good condition.
  - Walks and patios have cracks, settling, and shrinking around drainage issues. Fair to good condition.
  - Sealants at the sidewalks and all areas where paving abuts the building should be removed and replaced (or added where non-existent).
- Signage / Markers
  - Pre-cast concrete / brick main signage and seating wall exhibits recent vehicle damage, along with some cracking or the brick areas. Minor repairs and cleaning are recommended.
- Landscaping
  - Immature trees with a few appearing dead.
  - Juniper and some wild shrubs on the east side.

**Building Condition Assessment**

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- Ground cover is rock and pebbles adjacent to school with turf grass lawns.
- Landscaping is generally in good to excellent condition.
- Outbuildings
  - Outbuilding with vinyl siding on concrete slab observed exterior condition only. Good to excellent condition.
- Fences / Gates / Walls
  - Not applicable.
- Site Furnishings / Equipment
  - Concrete benches on brick, some are damaged and need repair.
  - Galvanized steel bike racks in excellent condition.
  - Aluminum bleachers in the adjacent fields in good to excellent condition.
- Visible Site Utilities
  - Light posts in parking lots and along walks. Excellent condition.

**2. Structural Assessment**

- Foundations
  - Concrete / CMU. Some minor cracking, but not a concern. Excellent condition.
- Below-grade walls
  - Not applicable.
- Slab-on-grade
  - Concrete slab exhibits minor separation and settlement along perimeter walls at classroom wings. Additionally some cracking along interior corridors. Recommend that these items be monitored. No current concern.
- Elevated Floor structure
  - Mezzanine area floors are precast concrete. Excellent condition.
- Roof Structure
  - No concerns noted

**3. Building Exterior Enclosure/Envelope Assessment**

- Exterior Wall Structure
  - Predominantly metal stud framing with split-face CMU veneer.
  - Some areas metal stud framing with natural slate shingle finish.
  - Gymnasium area is load-bearing CMU with split-face CMU veneer at first floor, and metal wall panel finish at the upper areas.
- Exterior Wall Finish
  - Split face CMU veneer exhibits some minor cracking and spalling. CMU veneer appears to be water saturated in some areas at times. Generally in good to excellent condition.
  - Natural Slate finish at entry exhibits some shedding (missing shingles) but otherwise is in excellent condition. Shedding is a natural occurrence with slate shingles. Condition should be monitored - at some point the missing shingles should be replaced.
  - ACM panels and Corrugated metal panels in excellent condition.
- Windows / Storefronts / Curtainwalls

**Building Condition Assessment**

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- Fixed aluminum storefront, curtainwall, and windows with insulated glazing. Excellent condition.
- Classroom units have operable windows.
- Doors
  - Doors are a combination of aluminum at vestibule entries and steel with hollow metal frames at secondary points in entry. All in excellent condition.
- Porches / Ramps / Stairs
  - Not applicable.
- Roof
  - Roof is fully adhered EPDM installed in 2003.
  - Prefinished metal downspouts at scuppers.
  - Roof and Flashings appear to be in good condition. Expected life of EPDM roofs is 20-25 years.
- Trim
  - Exterior cast stone window sills wick moisture toward the building interior. Consider cleaning and re-sealing cast stone components.
  - Prefinished metal cap flashing on walls is in excellent condition.

**4. Interior Construction Systems and Finishes Assessment**

- Interior finishes are in good to excellent condition.
  - Acoustical concerns in the Commons / Dining area have been expressed by administration and staff. Consider additional acoustical treatments at the exposed ceiling and lower wall areas.
- Interior Partitions
  - GWB on metal framing and CMU at gymnasium and industrial tech All in excellent condition.
- Flooring
  - Terrazzo floor in Commons is in excellent condition.
  - Rubber sheet and tile in corridors and classrooms are in excellent and good condition respectively.
  - Kitchen quarry tile flooring, and Restroom ceramic tile flooring is all in excellent condition.
  - Carpet in classrooms and offices is in good condition. Few locations show extensive wear and need replacement.
  - Previous renovation and repair of the Gym floor at south exit has been marginally successful. Consider further investigation, and a more permanent solution to exclude water from entering below the exterior doors and / or a means to catch and drain water that does enter.
  - Control joints in exposed concrete floors need sealant installed.
- Wall Finish
  - GWB finishes in good to excellent condition. Some minor repairs are required.
  - Painted CMU and thin-brick wainscot are in excellent condition.
- Ceiling Finish

## Building Condition Assessment

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- Ceilings are predominately 2x2 ACT in public corridors, classrooms and offices - all appears to be in excellent condition. Some tiles have noticeable water damage. Investigate source of water damage and replace tiles.
- Exposed structure and GWB ceilings are in good to excellent condition. GWB in vestibules has unfinished patching and water damage visible.
- Acoustical spray finish on exposed structure in the Art rooms is in excellent condition.
- Interior Doors and Frames
  - Interior doors are typically hollow metal or solid core wood with stained wood veneer. Doors are in good condition with occasional dent/scratch due to age and use.
  - Door frames are typically hollow metal with a paint finish. Frames are in good condition.
- Interior Windows
  - HM and Aluminum window frames at the interior are in excellent condition.
- Millwork / Cabinetry
  - Cabinetry and casework is typically constructed of plastic covered particle board, with plastic laminate countertops. Cabinetry is in good condition.
  - Hallway trophy case base cabinets are worn.
- Trim / Characteristics
  - Rubber base in fair to good condition throughout. Minor slab settlement / separation at classroom perimeters has caused gaps between base and floor in some locations.
  - Tectum acoustical panels on walls are in excellent condition.
- Interior Stairs
  - Mezzanine stairs are concrete on metal pan in excellent condition.

### 5. Conveying Systems Assessment

- Not applicable

### 6. Mechanical Systems Assessment

- Middle School 2003
  - Fire Protection Systems
    - The entire building is protected by a fire sprinkler system.
  - Plumbing Systems
    - Water is softened by a Culligan simplex water softener system that is in the boiler equipment room.
    - Domestic hot water is provided by a single gas-fired copper fin water heater (with hot water recirculation).
    - Water closets and urinals are vitreous china with manual flush valves that appear to be original to buildings construction.
    - Lavatories are vitreous china, wall-mount and have manual faucets.
    - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
    - Building has primary roof drains and overflow drains.

**Building Condition Assessment**

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- Domestic hot water and cold-water piping is capped above ceiling for future expansion to the West.
- HVAC Systems
  - Building is served by a water source heat pump system with the following components.
    - Cooling tower with vertical turbine pumps (two)
    - Plate and frame heat exchanger to separate open system (tower) and internal condenser water systems
    - Condenser water vertical split coupled pumps (two) with variable frequency drives to distribute condenser water to heat pumps.
    - Two copper fin boilers (80% efficiency) supplement heat to the condenser water system.
  - Classrooms are served by horizontal water source heat pumps located above the ceiling in each room.
  - Outside air for occupant ventilation is delivered from multiple energy recover roof mounted units. Outside air units have electric preheat coils and enthalpy energy recovery wheel. Air is distributed through sheet metal ductwork to suction side of water source heat pumps.
  - Water source condenser water piping is capped above the ceiling for a future West expansion. Heat rejection and pumps are sized for the future expansion.
  - Gymnasiums are heated and cooled with DX rooftop units with natural gas heat.
- Temperature Controls
  - Buildings HVAC equipment is controlled via an Automated Logic DDC system.
- Observed deterioration and statement of condition
  - Middle School - 2003
    - Plumbing
      - Plumbing systems drainage and water pipes are original to the building's construction and appear to be in good condition and to be well maintained.
      - Domestic hot water heater should be replaced with higher efficiency unit.
    - HVAC
      - Buildings condenser water piping appears to be in good condition and well maintained.
      - Cooling tower is showing some signs of rust and should be replaced
      - One of the two vertical turbine pump should be replaced.
      - Boilers should be replaced with new high efficiency units.
    - Temperature Controls
      - Building temperature control system appears to be in good condition and operational.

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## **7. Electrical Systems Assessment**

- Lighting Systems
  - The existing interior lighting system consists of light fixtures utilizing metal halide, halogen, T8 lamps and compact fluorescent lamps (CFL).
  - Emergency light fixtures consist of fluorescent lamps.
  - Interior lighting control consists of local switches.
  - Exterior lighting control consists of time clocks and lighting contactors.
  - There are parking lot light fixtures, pedestrian light fixtures, exterior signage light fixtures, and flagpole light fixtures that contain metal halide/mercury vapor lamp types
- Electrical Distribution Systems
  - The building service is a 3000A, 480Y/277V, 3Ø, 4W, main circuit breaker with circuit breaker distribution. The main switchboard consists of an integral meter and integral surge protective device (SPD)
  - Distribution through the building occurs via 480Y/277V, 3Ø, 4W panelboards and 208Y/120V, 3Ø, 4W through 480-208Y-120V transformers.
  - Existing generator serves a 150A rated automatic transfer switch.
- Fire Alarm
  - The fire alarm consists of an addressable system with manual pull stations, combination audio/visual units, heat detectors, and smoke detectors.
- IT
  - Building has some dedicated IT rooms with cooling and some IT rooms shared with storage.
  - Building security consists of security cameras and card readers. No door contactors or motion detection.
- Observed deterioration and statement of condition
  - Metal halide, incandescent, T8 lamps and CFL lamps vary significantly in lamp life and maintenance. Some lamps were out, which could indicate an old lamp, old ballast, or defective light fixture housing.
  - The existing building service and distribution throughout the building are newer and have capacity for new circuits.
  - Current lighting controls do not allow for occupancy detection, the reduction of lighting load, or manual control of daylight zones (areas within 15' of exterior windows) which are all required by current energy code.
  - The building does not have door contacts or motion detection, which may make it difficult for the detection of intruders entering the school.

## **8. Life Safety/Building Code Compliance**

- Alarm and Protection
  - Sprinklers/Standpipes are present.
  - Smoke Detection exists.
  - Horns/Strobes/Voice all exist.
- Exiting, Exit Pathway and Vertical Circulation
  - Exits from Rooms - no concerns noted.

**Building Condition Assessment**

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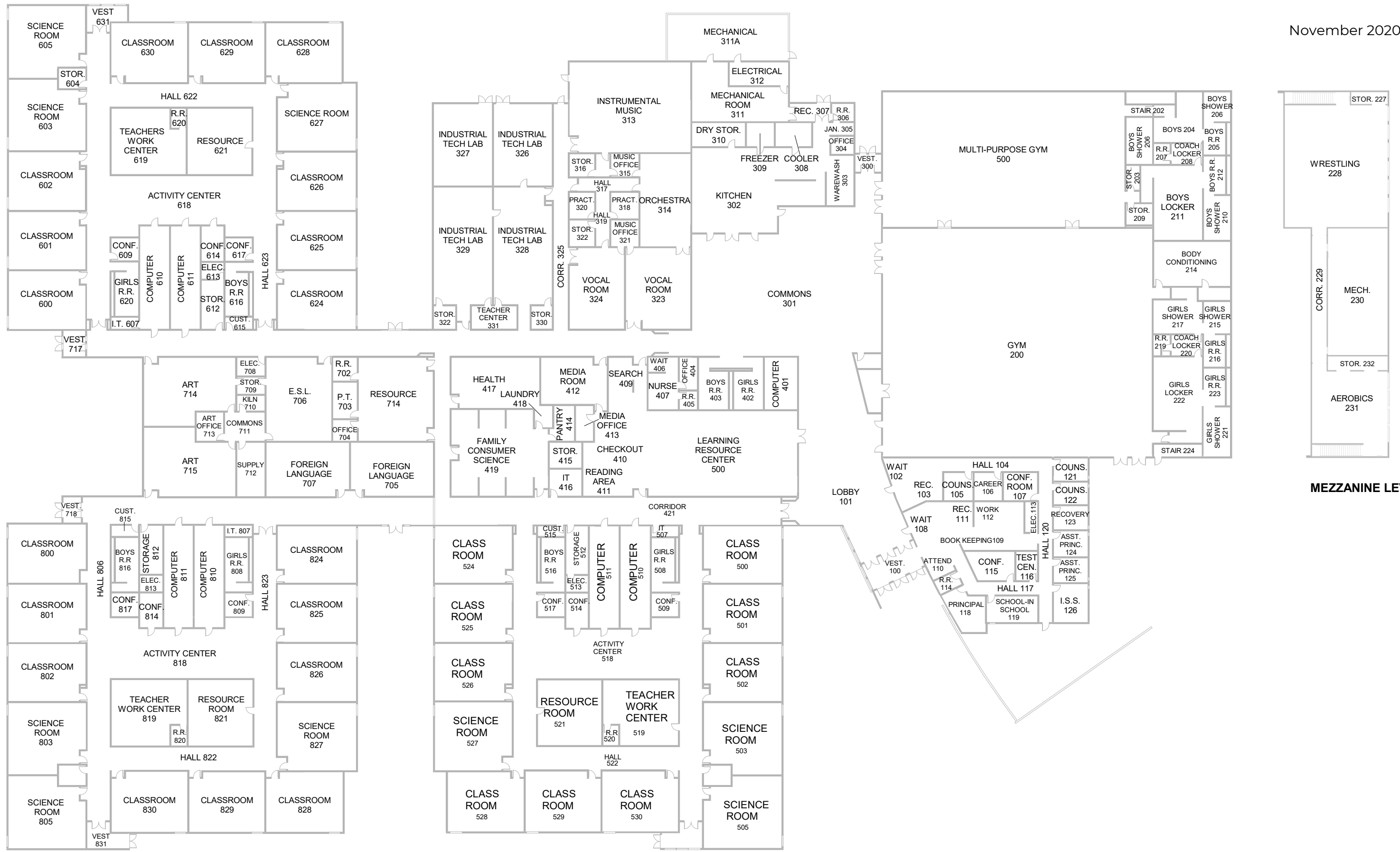
- Corridors - no concerns noted.
- Vertical Separations
  - No compliance issues observed.
- Area Separations
  - Missing fire caulking between fire and smoke separated areas in some locations.
- Construction Type
  - Low-Rise.
  - Non-combustible.
  - Structure non-protected.

**9. Accessibility**

- Public Spaces
  - No compliance issues observed.
- Interior Vertical Accessibility
  - Not applicable
- Doors and Hardware
  - No compliance issues observed.
- Restrooms, Lockers and Showers
  - No compliance issues observed.
- Special Programs and Services
  - Bleachers have accessible seating.
- Classrooms/Labs/Offices
  - Accessibility improvements may be necessary at FCS and Science rooms.
  - No other compliance issues observed.

**10. Kitchen**

- Serving line circulation is tight. A few prep tables have galvanized bases that should be replaced.
- Ceiling tiles around dishmachine pant-leg vents need to be replaced. Dishmachine looks as if it may need some maintenance.
- The rest of the kitchen areas and equipment are in good condition.



MEZZANINE LEVEL



# Fremont High School

1750 N Lincoln Ave, Fremont, NE 68025



Fremont Public Schools  
**Building Condition Assessment**

November 2020

**Fremont High School**

Fremont Public Schools

Date: November 2020  
 Prepared by: RS

Building Name: High School  
 Area: GSF - 257,061  
 Site Area: 32.4 Acres  
 Floors: Two  
 Date Constructed: 1960 - 2011  
 Building Category: High School

System	Subsystem			System	
Subsystem	Value	Grade	Score	Value	Score
<b>Site</b>			<b>74.80</b>	<b>9.0%</b>	<b>6.73</b>
Improvements	5.0%		85	4.25	
Earthwork	44.0%		80	35.20	
Utilities	11.0%		85	9.35	
Paving	40.0%		65	26.00	
<b>Structure</b>			<b>89.55</b>	<b>17.0%</b>	<b>15.22</b>
Foundations	18.0%		95	17.10	
Secial Foundations	0.0%			0.00	
Below-grade Walls	0.0%			0.00	
Slab-on-grade	16.0%		75	12.00	
Structural Frame / Walls	45.0%		90	40.50	
Elevated Floor Structure	7.0%		95	6.65	
Roof Structure	14.0%		95	13.30	
<b>Exterior Enclosure</b>			<b>72.05</b>	<b>16.0%</b>	<b>11.53</b>
Walls	45.0%		80	36.00	
Windows	13.0%		65	8.45	
Doors/ Storefront	12.0%		80	9.60	
Roofing	30.0%		60	18.00	
<b>Interior Construction</b>			<b>71.40</b>	<b>18.0%</b>	<b>12.85</b>
Partitions	35.0%		80	28.00	
Doors	10.0%		55	5.50	
Fittings/ Millwork	16.0%		65	10.40	
Stairs	1.0%		70	0.70	
Wall Finishes	12.0%		80	9.60	
Floor Finishes	16.0%		70	11.20	
Ceiling Finishes	10.0%		60	6.00	
<b>Conveying Systems</b>			<b>10.00</b>	<b>1.0%</b>	<b>0.10</b>
Elevator	100.0%		10	10.00	
<b>Mechanical</b>			<b>51.25</b>	<b>24.0%</b>	<b>12.30</b>
HVAC	55.0%		55	30.25	
Temperature Controls	10.0%		45	4.50	
Plumbing	30.0%		55	16.50	
Fire Protection	5.0%		80		
<b>Electrical</b>			<b>28.00</b>	<b>12.0%</b>	<b>3.36</b>
Lighting & Controls	40.0%		20	8.00	
Service & Distribution	40.0%		35	14.00	
Fire Alarm	10.0%		60	6.00	
IT Systems	10.0%		60	0.00	
<b>Accessibility</b>			<b>54.00</b>	<b>1.5%</b>	<b>0.81</b>
Parking & Exterior Route	20.0%		80	16.00	
Interior Route	20.0%		50	10.00	
Doors & Hardware	20.0%		50	10.00	
Restrooms, Lockers & Showers	20.0%		30	6.00	
Special Systems	20.0%		60	12.00	
<b>Code Compliance</b>			<b>57.50</b>	<b>1.5%</b>	<b>0.86</b>
Exiting & Exit Pathway	25.0%		70	17.50	
Vertical Separations	25.0%		50	12.50	
Area Separations	25.0%		50	12.50	
Special Systems	25.0%		60	15.00	
<b>Building Grade</b>					<b>63.77</b>

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## **Fremont High School Score Summary Report**

Fremont High School was originally constructed in 1960. Additions were added in 1968, 2002, 2006, and 2011. Numerous interior remodel projects were also completed over the years. The 1960's section was constructed as a two-story load-bearing masonry structure with brick and stone exterior materials and a steel framed roof structure. The later additions are generally steel framed buildings with brick and stone veneers and a steel framed roof structure. The Gym addition constructed in 2002 is a pre-manufactured metal building structure. The current building size totals approximately 257,061 GSF.

The building is located east of N. Lincoln Ave, between E. 16th Street and E. 19th Street on 32.4 acres. In 2019 the building housed 1497 students in Ninth through Twelfth grade.

Generally interior finishes are in good condition with many updates made throughout the facility. However, some original and dated materials still exist and are in need of replacement.

### **1. Site Assessment**

- Topography
  - Generally flat. The site drainage varies greatly with limited concerns, however, many areas in close proximity to the building are pitched toward the building resulting in ponding adjacent to the building.
- Traffic Flow
  - An on-street drop-off lane is located along N. Lincoln Ave to the west of the main entry. Large parking areas are located to the north and south of the building, however, these parking areas are a good distance from the building's main entry point.
- Paving
  - Generally, all asphalt parking areas are in good condition. Most asphalt areas have some degree of cracking but have been recently sealed and re-striped.
  - Concrete paved drive areas vary in condition from poor to excellent with approx. 40% in need of replacement and the remaining 60% being in good to excellent condition.
  - Concrete walk areas vary in condition from poor to excellent, with approximately 50% in need of replacement and the remaining 50% being in good condition.
  - Sealants at the sidewalks and all areas where paving abuts the building should be removed and replaced (or added where non-existent).
  -
- Signage / Markers
  - No immediate concerns noted.
- Landscaping
  - Mature trees and some shrubs and planting areas. Majority of unpaved landscape is turf grass. Good to excellent condition.
- Outbuildings
  - Note: Outbuildings were observed from the exterior only. Conditions noted do not include the interior spaces of these buildings.

**Building Condition Assessment**

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- Brick Tennis / Track Concessions building - excellent condition
- CMU Track Storage building - excellent condition.
- CMU / Fiber Cement Track Pressbox building - excellent condition.
- Metal (track?) building - east of the track - fair condition.
- Fences / Gates / Walls
  - Galvanized chain-link is overall in excellent condition with one small section at southwest corner of the Track that is bent and needs replacement.
- Site Furnishings / Equipment
  - Miscellaneous pieces scattered around the property. Generally in good condition.
- Visible Site Utilities
  - Athletic lighting appears to be in good condition.
  - Architectural lighting at the Main Entry and Athletic Entry are in excellent condition.
  - Cobra-head style lighting at the larger parking areas appears to be in good condition.

**2. Structural Assessment**

- Foundations
  - Concrete. No concerns noted.
- Below-grade walls
  - No concerns noted.
- Slab-on-grade
  - Some cracking throughout the building. No immediate concerns noted.
- Floor structure
  - Steel frame with concrete topping 2nd floor of original school building, gym mezzanine, and balcony and lecture hall / performance auditorium. No concerns noted.
- Roof structure
  - Typically, steel frame and joists supporting metal deck. Garage and boiler room areas have rust on the exposed deck.

**3. Building Exterior Enclosure/Envelope Assessment**

- Exterior Wall Structure
  - 1960's construction areas are most likely solid CMU / brick.
  - Newer additions are steel frame with metal stud walls and brick veneer.
  - Gym addition is prefabricated metal building.
- Exterior Wall Finish
  - Majority of the exterior is brick with a few stone highlights.
  - Small areas of repair noted overall is scattered areas - some brick cracking, open joints, and limited spalling - no immediate major concerns.
  - Many areas of deteriorated mortar, brick cracking, spalling, and open joints occur in brick areas that are located above roofs. Specific areas and scopes of work should be identified and repaired as part of future remodeling, additions, or deferred maintenance projects.

**Building Condition Assessment**

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- Windows / Storefronts / Curtainwalls
  - Majority (75%) are aluminum storefront and curtainwall with insulated glazing - some are operable and include screens. All aluminum storefront / curtainwall type windows are generally in good to excellent condition
  - Windows remaining from the 1960's construction (25%) are a mix of single-glazed aluminum (some operable), single-glazed hollow metal, and single; glazed steel. These windows are generally in poor condition and should be replaced.
- Doors
  - Doors and frames are a combination of anodized aluminum and glass, and painted hollow metal and glass.
    - Newer (2000 - present) aluminum / glass doors are generally in good to excellent condition. Hardware updated may be required at a limited number of these doors.
    - Newer (2000-present) hollow metal doors and frames are generally in good condition. All need touch-up and painting. Hardware updated may be required at a limited number of these doors.
    - Older (pre-2000) hollow metal doors and frames are generally in poor to fair condition - most needing replacement.
  - Some old panic hardware exists and should be replaced.
- Porches / Ramps / Stairs
  - Observed one exterior concrete stair - west of the 2002 addition. Stairs and handrails were in excellent condition.
- Roof
  - Upwards of 25 separate roof areas exist on the High School building.
  - Observed materials include the following; built-up roofing, coated bitumen roofing, modified bitumen roofing, fully adhered EPDM roofing, and metal building roofing.
  - Review of District provided information, and a meeting with Riverside Roofing, has indicated that the majority of roof areas were either re-roofed or part of new construction between 2000 and 2010 which would indicate that some roof areas are nearing the end of their life expectancy.
  - Visual observations would indicate that approx. 30% of the existing roof areas currently require extensive repairs or replacement within the next 2-3 years, 40% will require extensive repairs or replacement within the next 4-6 years, and the remaining 30% needing attention within the next 7-10 years.
  - Roof flashings and copings also vary in age and conditions - directly related to the age of the corresponding roof system.
  - Due to the complexity of roof areas, materials, and age of the roof systems it is highly recommended that the District engage a roofing consultant to perform a comprehensive, detailed, roofing evaluation and report of all roof areas, including a masterplan for maintenance and / or replacement.
- Trim

**Building Condition Assessment**

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- o Some metal fascia and ACM fascias exist. ACM areas are in good to excellent condition. Metal fascia areas are in poor to good condition. These should be evaluated as part of the roofing evaluation and report.
- o ACM soffits are generally in good to excellent condition
- o Metal and Plaster soffits are generally in poor to good condition.
- o Wood soffits are generally in fair to good condition.

**4. Interior Construction Systems and Finishes Assessment**

- Interior Partitions
  - o Majority of partitions are CMU which are in good to excellent condition. Portions of CMU in Men's locker room needs to be removed as it no longer functions.
  - o Solid plaster, glazed block and brick make up other partitions in corridors and locker rooms, these are generally in good condition. Parts of the plaster partitions are dated and in fair condition.
  - o GWB partitions throughout portions of the administrative and classroom areas are in good condition.
- Flooring
  - o Terrazzo throughout the main corridors and common areas is in excellent condition.
  - o Carpet and carpet tile throughout the building has been refreshed in many locations. However, carpet in the language arts classrooms and vocal / instrumental rooms needs replaced.
  - o Ceramic tile and glazed blocks used in bathrooms and lockers are in fair condition, however older portions of the building are missing tiles and needs replacement. Areas of newer tile are in excellent condition.
  - o VCT is used in many classrooms and within the newer addition corridors is in good condition.
  - o Original floor tiles are present on the 2nd floor and need to be tested for asbestos.
  - o Wood flooring in the gymnasiums is in good to excellent condition.
- Wall Finish
  - o CMU, Brick, and Glazed block wall finishes are in fair to good condition. Colors of glazed block are dated. Some glazed block areas may need to be removed to improve accessibility of the original restrooms.
  - o Partitions and interior walls of metal stud and gypsum board construction with a painted finish are well maintained and in good condition.
  - o Kitchen floor and wall tiles are newer and in excellent condition.
- Ceiling Finish
  - o Ceilings are predominately 2x2 or 2x4 ACT in public corridors, classrooms and offices. Approximately a third of the ACT is in poor condition and needs to be replaced.
  - o Portions of the building have plaster ceilings in good condition, recommend testing plaster ceilings in portions of the older building for asbestos.
  - o 12x12 concealed spline ceiling has missing tiles and needs replacement.

**Building Condition Assessment**

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- Interior Doors and Frames
  - High percentage of wood doors and wood frames with knob hardware are in need of replacement.
  - Most remaining doors are in good to excellent condition.
- Interior Windows
  - Interior borrow lites composed of wood, hollow metal and aluminum in good condition.
- Millwork / Cabinetry
  - Newer addition (2000-present) millwork is in excellent condition.
  - Most of the older (pre 2000) millwork is in poor condition and is not ADA compliant. Needs replacement.
- Trim / Characteristics
  - Most rubber and wood base in older (pre 2000) areas of the building needs major renovation or replacement.
  - Wood base, sill and wood paneling in classroom areas is in fair condition.
  - Rubber base in lobby area is in excellent condition.
- Interior Stairs
  - The majority of interior stairways need handrail and guardrail updates to meet current code requirements.
- Locker Rooms
  - The existing locker rooms, in general, are in poor condition and are not ADA compliant. Major renovations will be required.

**5. Conveying Systems Assessment**

- Elevator no longer meets current codes and will require replacement per letter recommendations provided by the State Elevator Inspector.

**6. Mechanical Systems Assessment**

- The entire building is protected by a fire sprinkler system.
- Plumbing Systems
  - Water is softened by a simplex water softener system located in the main boiler room.
  - Domestic hot water is provided by three high efficiency gas-fired tank type water heaters with hot water recirculation.
  - Water closets and urinals are vitreous china with manual flush valves. Fixtures look old and in need of replacement
  - Lavatories are vitreous china, wall-mount and have manual faucets. Some fixtures are old and should be replaced
  - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
  - Building has primary roof drains and overflow drains. Condition of roof drain piping is unknown.
- HVAC Systems

## Building Condition Assessment

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- o 1960 and 1968 building are served by the water-cooled centrifugal chiller located in the boiler room. Chiller should be replaced.
- o Cooling tower for the chiller has been replaced over the years and appears to be in good condition.
- o Boilers horizontal fire tube are water type and appear to be original to the building construction. Boilers are both gas and fuel oil.
- o Two smaller boilers for seasonal change over times are relatively new and appear to be in good condition.
- o Some classrooms have a 2- pipe (chilled / hot water) induction unit system.
- o 2002 Science wing is conditioned with air handling equipment with fan powered terminal units. Unit has a Direct Expansion cooling coil with a roof mounted air-cooled condensing unit. Fan powered terminal units are hot water and served from the main boiler system.
- o 2011 addition is conditioned with roof top units
- o Gymnasium is a combination of existing heating and ventilation units and rooftop units for cooling.
- o Multiple pumps are original to building and used to distribute chilled water and heating hot water throughout the building. Distribution tunnels are used for some systems.
  - o Chilled water piping and heating hot water piping condition is unknow.
- Temperature Controls
  - o Buildings temperature control system is a combination of pneumatic controls or electronic control installed by Automated Logic.
- Observed deterioration and statement of condition
  - o Fire Protection System
    - Overall, the fire protection system appears to be in good working condition.
  - o Plumbing
    - Plumbing systems in the original building are old and should be replaced with new drain and supply piping.
    - Plumbing systems waste piping is original to building and condition of piping is unknown.
  - o HVAC
    - Original horizontal fire tube boiler should be replaced with high efficiency water boilers
    - Existing water-cooled chiller should be replaced with new high efficiency magnetic bearing type.
    - Pumping systems should be modified to simplify hydronic piping systems.
    - Rooftop equipment should be removed and replaced with air handling equipment inside for ease of maintenance.
  - o Temperature Controls
    - Building temperature control system should be upgraded from a pneumatic system to a electronic system to match newer buildings.

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## **7. Electrical Systems Assessment**

- Lighting Systems
  - The existing interior lighting system consists of light fixtures utilizing integral LED, metal halide, incandescent, T12 lamps, T8 lamps and compact fluorescent lamps (CFL).
  - Emergency light fixtures consist of incandescent/halogen lamps and fluorescent lamps.
  - Interior lighting control consists of local switches, relay panels, and occupancy sensors.
  - The existing exterior lighting system consists of light fixtures utilizing high pressure sodium (HPS) lamps, and integral LED.
  - Exterior lighting control consists of time clocks, relay panels, and lighting contactors.
  - There are exterior parking lot light fixtures and pedestrian light fixtures.
- Electrical Distribution Systems
  - The building service has multiple services, 2000A, 1600A, and 2500A, each at 480Y/277V, 3Ø, 4W, main circuit breaker with circuit breaker distribution.
  - Distribution through the building occurs via 480Y/277V, 3Ø, 4W panelboards and 208Y/120V, 3Ø, 4W through 480-208Y-120V transformers.
- Fire Alarm
  - The fire alarm consists of an addressable system with manual pull stations, combination audio/visual units, and smoke detectors.
- IT
  - Building has dedicated IT rooms and IT rooms shared with storage.
  - Building security consists of security cameras and card readers. No door contactors or motion detection.
- Observed deterioration and statement of condition
  - Metal halide, incandescent, T12 lamps, T8 lamps and CFL lamps vary significantly in lamp life and maintenance. Some lamps were out, which could indicate an old lamp, old ballast, or defective light fixture housing.
  - Existing light fixture layout and lamp types do not allow for some spaces to meet the IESNA recommended light levels. Color temperature of lamps are inconsistent throughout the building.
  - Current lighting controls in some spaces do not allow for occupancy detection, the reduction of lighting load, or manual control of daylight zones (areas within 15' of exterior windows) which are all required by current energy code.
  - Many panelboards throughout the building are older and many panelboards do not have the capacity to add additional circuits. The age of the panels can make it difficult to obtain new parts. Some existing panelboards do not meet current code requirement clearances, making it potentially difficult when maintenance is required.

**Building Condition Assessment**

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- o Smoke detector locations vary with some rooms having smoke detection and other rooms not having detection. Detection of smoke or fire in areas may be difficult to detect in a timely manner due to minimal or no detection.
- o The school does not have motion detection or door contacts, which may make it difficult for the detection of intruders entering the school.

**8. Life Safety/Building Code Compliance**

- Alarm and Protection
  - o Sprinklers/Standpipes are present.
  - o Smoke Detection exists.
  - o Horns/Strobes/Voice present in newer and remodeled spaces only.
  - o Fire extinguisher cabinets mounted too high.
- Exiting, Exit Pathway and Vertical Circulation
  - o Exits from Rooms are generally acceptable, however, some areas have older style panic devices which will require replacement.
  - o No compliance issues observed in corridors.
  - o Stairways not enclosed..
- Vertical Separations
  - o Not applicable
- Area Separations
  - o Various portions of the building are separated but can't confirm functionality of fire curtains / doors.
  - o Media room and adjacent theater corridor may need updating to maintain fire separation.
  - o Smoke separations between corridors and classrooms need to be updated and addressed.
- Construction Type
  - o Low-Rise
  - o Non-combustible
  - o Structure not protected

**9. Accessibility**

- Public Spaces
  - o No compliance issues noted for Entrances/Exterior Doors
  - o Site accessibility needs major renovations.
  - o No compliance issues noted for interior accessible routes.
- Interior Vertical Accessibility
  - o Elevator non-compliant.
- Doors and Hardware.
  - o No compliance issues observed.
- Restrooms, Lockers and Showers
  - o Accessible Restrooms in newer additions meet requirements, older restrooms and lockers need updating to provide accessible accommodations.
  - o Locker Rooms are generally non-compliant. Major renovation will be necessary.

**Building Condition Assessment**

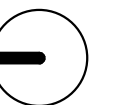
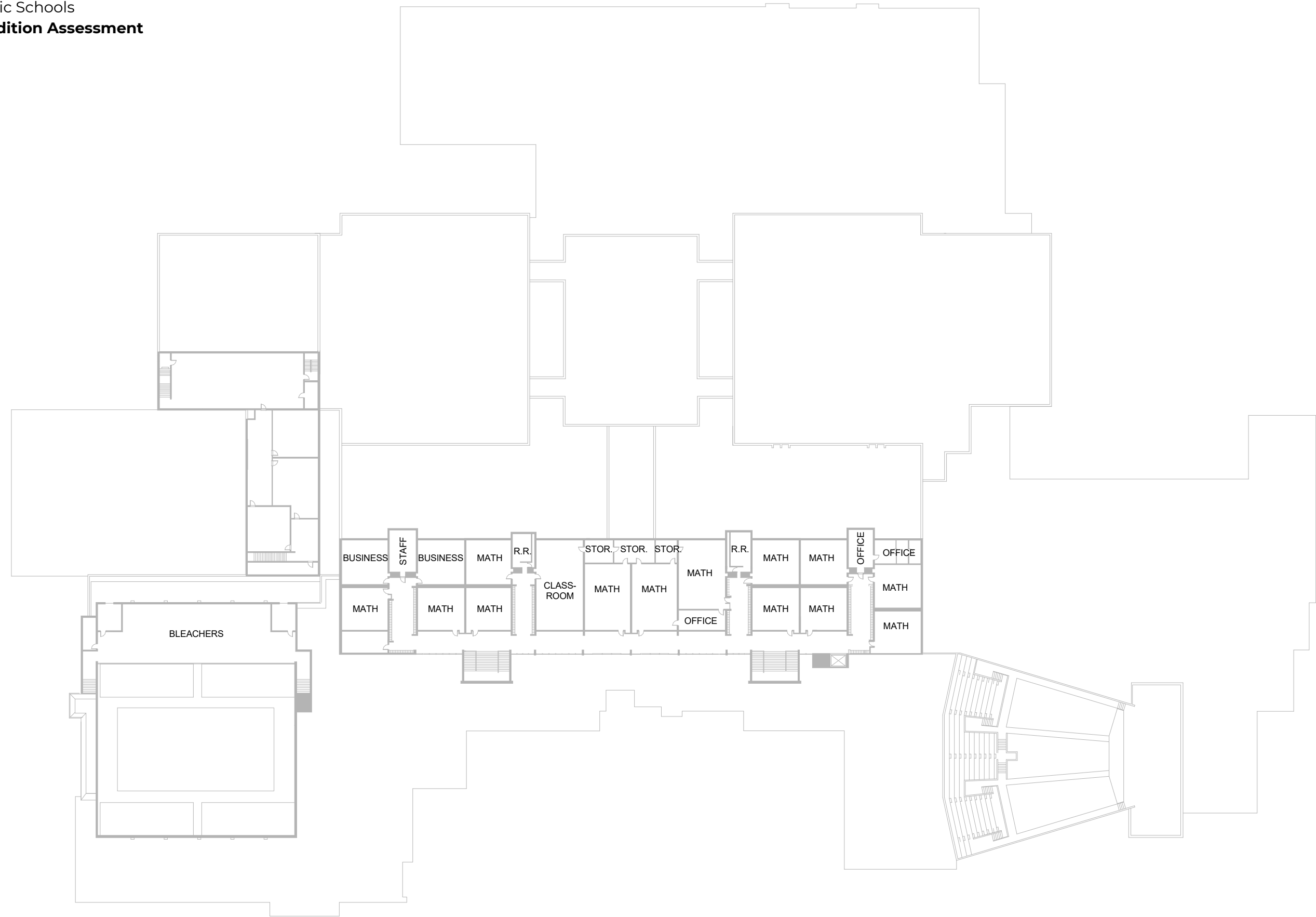
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- Special Programs and Services
  - Seating areas need renovations to provide accessibility in gymnasiums, stage, auditorium and balcony. Middle gym does meet accessibility requirements.
- Classrooms / Offices
  - All existing doors still utilizing knob style hardware will need to be updated to graspable hardware.
  - Accessible Route generally acceptable, however inadequate width, push/pull clearances and turning radius exists in men's locker rooms is non-compliant..
  - Kitchens/Bathrooms
    - Bathrooms in classrooms are not fully accessible, except recently updated special needs classrooms.
    - Restrooms in the faculty areas are not accessible.

**10.Kitchen**

- Circulation is very tight in the servery between serving lines and on the path to the cashier.
- One serving piece is from another school and is not the correct height for a high school and should be replaced.
- Dishwasher, soiled dish table and rolling shutter are in disrepair and should be repaired or replaced.
- Walk-in cooler threshold is rusting and should be repaired.
- Some ceiling tiles are showing wear/damage and should be replaced.
- Ovens and range may need to be replaced due to age.





# Learning Center - Main Street Building

130 E 9th St, Fremont, NE 68025



**Learning Center - Main Street Building**

Fremont Public Schools

Date: November 2020  
 Prepared by: RS

Building Name: Main Street - Admin  
 Area: GSF - 63,000  
 Site Area: 5.7 Acres  
 Floors: Three  
 Date Constructed: 1914 - 2005  
 Building Category: Multi-Use

<b>System</b>	<b>Subsystem</b>			<b>System</b>	
Subsystem	Value	Grade	Score	Value	Score
<b>Site</b>			<b>59.35</b>	<b>9.0%</b>	<b>5.34</b>
Improvements	5.0%		75	3.75	
Earthwork	44.0%		70	30.80	
Utilities	11.0%		80	8.80	
Paving	40.0%		40	16.00	
<b>Structure</b>			<b>86.45</b>	<b>17.0%</b>	<b>14.70</b>
Foundations	16.0%		85	13.60	
Seical Foundations	0.0%			0.00	
Below-grade Walls	8.0%		65	5.20	
Slab-on-grade	15.0%		85	12.75	
Structural Frame / Walls	42.0%		90	37.80	
Elevated Floor Structure	6.0%		90	5.40	
Roof Structure	13.0%		90	11.70	
<b>Exterior Enclosure</b>			<b>66.65</b>	<b>16.0%</b>	<b>10.66</b>
Walls	45.0%		80	36.00	
Windows	13.0%		65	8.45	
Doors/ Storefront	12.0%		60	7.20	
Roofing	30.0%		50	15.00	
<b>Interior Construction</b>			<b>75.50</b>	<b>18.0%</b>	<b>13.59</b>
Partitions	35.0%		80	28.00	
Doors	10.0%		60	6.00	
Fittings / Millwork	16.0%		75	12.00	
Stairs	1.0%		50	0.50	
Wall Finishes	12.0%		85	10.20	
Floor Finishes	16.0%		80	12.80	
Ceiling Finishes	10.0%		60	6.00	
<b>Conveying Systems</b>			<b>90.00</b>	<b>1.0%</b>	<b>0.90</b>
Elevator	100.0%		90	90.00	
<b>Mechanical</b>			<b>52.25</b>	<b>24.0%</b>	<b>12.54</b>
HVAC	55.0%		55	30.25	
Temperature Controls	10.0%		70	7.00	
Plumbing	30.0%		50	15.00	
Fire Protection	5.0%		0		
<b>Electrical</b>			<b>36.00</b>	<b>12.0%</b>	<b>4.32</b>
Lighting & Controls	40.0%		30	12.00	
Service & Distribution	40.0%		50	20.00	
Fire Alarm	10.0%		40	4.00	
IT Systems	10.0%		75	0.00	
<b>Accessibility</b>			<b>57.00</b>	<b>1.5%</b>	<b>0.86</b>
Parking & Exterior Route	20.0%		90	18.00	
Interior Route	20.0%		85	17.00	
Doors & Hardware	20.0%		50	10.00	
Restrooms, Lockers & Showers	20.0%		0	0.00	
Special Systems	20.0%		60	12.00	
<b>Code Compliance</b>			<b>75.00</b>	<b>1.5%</b>	<b>1.13</b>
Exiting & Exit Pathway	25.0%		75	18.75	
Vertical Separations	25.0%		80	20.00	
Area Separations	25.0%		85	21.25	
Special Systems	25.0%		60	15.00	
<b>Building Grade</b>					<b>64.03</b>

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## **Learning Center - Main Street Administrative Center Score Summary Report**

The original building was constructed in 1914 to serve as Fremont High School. In 1960, upon completion of the new Fremont High School building, the building became Fremont Jr. High. In 1967 an addition consisting of two cafeterias and a full service Kitchen was constructed to the north of the original building. In 1977 the Lenihan building addition (see separate assessment) was constructed to the west of the original building adding Classrooms, Labs, Industrial Arts, a Gymnasium, Locker area, an Auditorium, and Study Hall. In addition to the construction of the Lenihan building, remodeling and upgrades to the original building were completed. In 2005 the original building was remodeled to serve as new offices for the Central Office Administration, District wide Student Services, Technology, Food Service, Business Operations, and Curriculum and Instruction. The original 3-story building was constructed of load-bearing concrete and masonry with a brick and stone exterior and cast-in-place roof structure. The current building size is approximately 62,500 GSF.

The building is located between E. 9th Street and E. 10th Street, and between N. Main Street and N. Broad Street, on 5.7 acres, with a brick and concrete circular drive located directly south of the Main Street building, and concrete parking areas located to the west of the Lenihan building.

The Main Street building has interior metal and possibly wood stud framed walls with gypsum board finish, CMU walls, concrete walls, and some original plaster walls. The floors are predominantly original ceramic tile at the main corridors and carpet at the offices areas. VCT, original wood floors, and concrete floors exist in some areas. Ceilings are predominantly 2x2 ACT. Gypsum board, exposed concrete, and exposed structure ceilings exist in some areas.

### **1. Site Assessment**

- Topography
  - Very flat site. Poor overall drainage. Many areas of ponding water.
- Traffic Flow
  - Brick and concrete circular drive south of the Main Street building provides drop-off area and limited parking.
  - On-street parking along N. Main Street to the east, and E. 10th Street to the north.
- Paving
  - South circular drive is brick with a concrete paved circle. The paving is in fair condition.
  - South walks have a lot of cracking and settlement along with brick inlay's that are in poor condition, creating trip hazards and prohibiting accessibility. Generally, the walks in this area are in poor to fair condition.
  - Plaza area between the Main Street and Lenihan buildings has many areas of uneven, broken and sunken walks with brick inlay's in poor condition, creating tripping hazards and prohibiting accessibility. The plaza area also includes

## Building Condition Assessment

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- raised concrete and brick planters in good condition. Generally, walks in this area are in poor condition.
  - East walk, along N. Main Street is narrow but is in fair to good condition. The walk to east main entry is heaving and is in poor condition.
  - The walk to the north addition is in good condition.
  - North loading dock and concrete stairs are in poor condition.
- Signage / Markers
  - Moment sign and memorial sign, south east of the Main Street building, are in good condition.
- Landscaping
  - Mature trees and turf grass - good condition.
- Outbuildings
  - N/A.
- Fences / Gates / Walls
  - N/A.
- Site Furnishings / Equipment
  - N/A.
- Visible Site Utilities
  - Older acorn style lights near the gerbil run are in poor condition.
  - Miscellaneous utility boxes scattered around the site.

## 2. Structural Assessment

- Foundations
  - Concrete. Appear to be in good condition.
- Below-grade walls
  - Concrete and masonry. Generally appear to be in good condition, however some water damage was noted at the interior lower level near the Northeast corner of the building. Recommend that the source of the water infiltration is investigate and necessary repairs are made.
- Slab-on-grade
  - Concrete. Generally good condition. Some typical cracking was noted.
- Elevated Floor structure
  - Concrete. No concerns noted.
- Roof Structure
  - Cast-in-place concrete roof observed. No concerns noted.

## 3. Building Exterior Enclosure/Envelope Assessment

- Exterior Wall Structure
  - Solid bearing masonry walls. Good condition.
- Exterior Wall Finish
  - Brick and stone veneer, with ornate metal cornices. Good condition.
  - Uppermost area of brick has some deterioration of mortar joints. Approximately 10-20% of this area requires re-pointing. The remaining areas are generally in good condition.
  - Stone areas need cleaning and re-pointing. Small areas of spalling should be patched / repaired to prevent further deterioration..
  - Stone banding needs re-pointing and cleaning.

**Building Condition Assessment**

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- Windows / Storefronts / Curtainwalls
  - Original historic windows have been replaced with aluminum framed windows with metal panel infills above glass at most areas. Some windows are operable. Glass is clear, single-pane. Aluminum windows and metal panels are in fair to good condition, however, replacement is recommended for increased energy efficiency and operability.
  - Non-original Storefront areas exist around the building; some are aluminum, some are hollow metal. Condition ranges from poor to fair. metal.
- Doors
  - Aluminum and glass entrances are generally in good condition.
  - Hollow metal doors and frames are generally in poor condition.
  - Wood doors in HM frames are in poor condition.
- Porches / Ramps / Stairs
  - Concrete dock and stair at the north side, including the metal stair railings, are in poor condition.
- Roof
  - The original 1914 building has a Modified bitumen roof which was installed in 2014 good condition.
  - The north addition, constructed in 1967 has a modified bitumen roof installed at an unknown date. This roof area has poor drainage, and is generally in poor condition. Replacement of this roof area is recommended.
- Trim
  - Historic metal cornices need repairs in limited areas.
  - Brick chimney requires re-pointing.

**4. Interior Construction Systems and Finishes Assessment**

- Interior finishes throughout the building are in good to excellent condition.
- Interior Partitions
  - Plaster walls and/or GWB partitions throughout most of the interior are in good condition.
  - CMU walls in the north cafeteria addition are in excellent condition.
- Flooring
  - Carpet throughout the building is half new in excellent condition and half is very old in need of replacement.
  - Main corridor is 1x1 hexagon tile in good condition.
- Wall Finish
  - Partitions and interior walls are generally of metal stud and gypsum board construction with a painted finish. Walls and finish are well maintained and in good condition.
  - Tile finishes in restrooms in good condition.
  - Acoustical wall finish present in central IT area - good condition.
- Ceiling Finish
  - Ceilings are predominately 2x2 ACT in public corridors, restrooms, classrooms, and offices - fair condition.
  - Areas of GWB ceilings in smaller storage and restrooms are in good condition.

**Building Condition Assessment**

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- 12x12 concealed spline ceiling in the kitchen is in poor condition and needs to be replaced.
- Interior Doors and Frames
  - Interior doors are typically solid core wood with wood veneer. Doors are in fair condition with occasional dent/scratch due to age and use.
  - Door frames are typically hollow metal with a paint finish. A few wood frames with a stained finish also exist. Frames are in fair condition.
- Interior Windows
  - Wood, hollow metal and aluminum windows. All in generally good condition.
- Millwork / Cabinetry
  - Generally fair condition. Dated and worn in most areas.
- Trim / Characteristics
  - Most rubber base in fair condition, with exceptions in areas of water damage.
  - Wood wall caps generally in good condition.
- Interior Stairs
  - Mostly metal pan stairs with concrete filled treads.
  - All stairs need handrail and guardrail upgrades.
  - Most need new finishes.

**5. Conveying Systems Assessment**

- No observed issues with existing elevator.

**6. Mechanical Systems Assessment**

- Fire Protection Systems
  - This building is not sprinkled
- Plumbing Systems
  - Water closets and urinals are vitreous china with manual flush valves that appear to be original to buildings construction.
  - Lavatories are vitreous china, wall-mount and have manual faucets.
  - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
- HVAC Systems
  - Building is served by a water source heat pump.
    - Condenser water for the heat pump systems comes from the Learning Center building underground.
    - Condenser water distribution pumps are in the first-floor mechanical room.
    - Some existing wall mounted radiators are being used to supplement heat for the facility.
    - Ventilation air for the building is provided by a grade mounted rooftop unit that delivers room neutral outside air.
    - Outside air is ducted to each heat pump
- Temperature Controls
  - Some of the buildings HVAC equipment is controlled via an Automated Logic DDC system.

## Building Condition Assessment

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- Some areas within the original building have old pneumatic controls and has not been converted at this time.
- Observed deterioration and statement of condition
  - Plumbing
    - Plumbing systems drainage and water pipes are original to the building's construction and appear to be in fair condition.
    - Condition of waste piping is in question.
    - Domestic hot water heater should be replaced with higher efficiency unit.
  - HVAC
    - If the Learning Center building is removed the administration building would need the following components
      - Fluid cooler to reject heat for the water source heat pump system.
      - Boilers to provide heat for the water source heat pumps.
  - Temperature Controls
    - Building electronic temperature control system appears to be in good condition and operational.
    - Original pneumatic controls should be replaced with new electronic controls.

## 7. Electrical Systems Assessment

- Lighting Systems
  - The existing interior lighting system consists of light fixtures utilizing metal halide, mercury vapor, incandescent, T12 lamps, T8 lamps and compact fluorescent lamps (CFL).
  - Emergency light fixtures consist of incandescent/halogen lamps.
  - Interior lighting control consists of local switches, wall occupancy sensors, and ceiling occupancy sensors.
  - The existing exterior lighting system consists of light fixtures utilizing high pressure sodium (HPS) lamps.
  - Exterior lighting control consists of time clocks.
  - There are no exterior parking lot light fixtures or pedestrian light fixtures.
- Electrical Distribution Systems
  - The Administration building side consists of 480Y/277V, 3Ø, 4W main distribution main circuit breaker with circuit breaker distribution. Distribution through the building occurs via 480Y/277V, 3Ø, 4W panelboards and 208Y/120V, 3Ø, 4W through 480-208Y-120V transformers.
- Fire Alarm
  - The fire alarm consists of a manual pull stations, combination audio/visual units, and smoke detectors.
  - Location of smoke detectors varies from room to room.
- IT
  - Building has a dedicated IT rooms with cooling.

**Building Condition Assessment**

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- Building security consists of security cameras and card readers. No door contactors or motion detection.
- Observed deterioration and statement of condition
  - Metal halide, incandescent, mercury vapor, incandescent, T12, T8, CFL, and HPS lamps vary significantly in lamp life and maintenance. Some lamps were out, which could indicate an old lamp, old ballast, or defective light fixture housing.
  - Existing light fixture layout and lamp types do not allow for all spaces to meet the IESNA recommended light levels. Color temperature of lamps are inconsistent throughout each space.
  - Current lighting controls do not allow for occupancy detection, the reduction of lighting load, or manual control of daylight zones (areas within 15' of exterior windows) which are all required by current energy code.
  - Light switches control various rooms, such as the current room and the adjacent room. It is not immediately obvious which light switch controls each space, adding confusion to occupants.
  - The Administration building contains newer and older panels. Older panels with fused switches or circuit breakers may be more difficult when needing repairs or replacement parts.
  - Existing building access control and security has various security cameras types, with minimal coverage. Some card readers have a metal plate covering the reader, not allowing for entrance at certain doors. The minimal amount of security cameras, no motion detection, and no door contacts may make it difficult for the detection of intruders entering the school.

**8. Life Safety/Building Code Compliance**

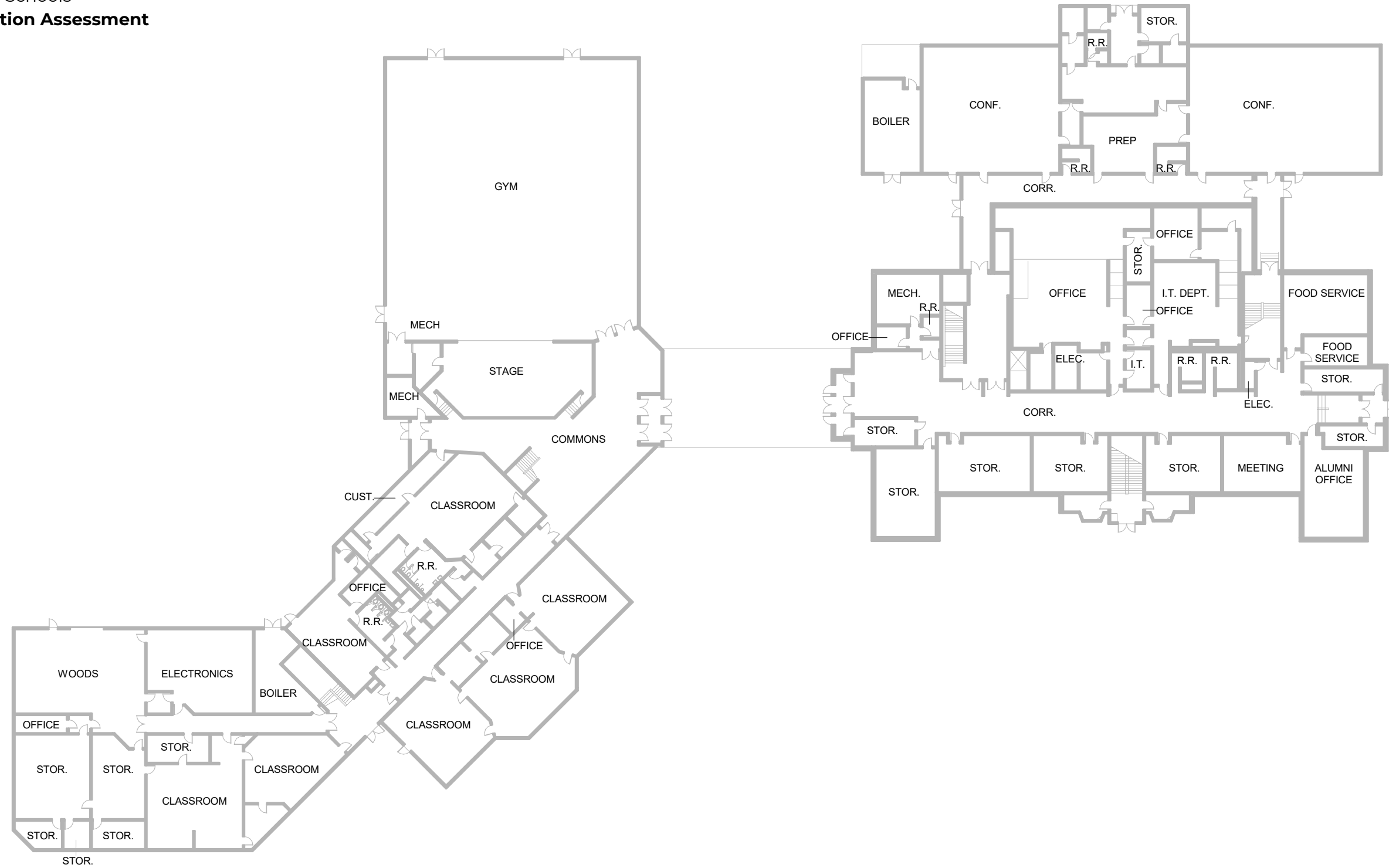
- Alarm and Protection
  - Sprinklers/Standpipes are not present in the Main Street building.
  - Smoke Detection exists.
  - Horns/Strobes/Voice exist.
- Exiting, Exit Pathway and Vertical Circulation
  - No compliance issues noted for exits from rooms.
  - No compliance issues noted for corridors.
  - Door hardware in places needs updating.
- Vertical Separations
  - No compliance issues observed.
- Area Separations
  - Minor fixes needed in fire caulking between area separations within building and between buildings.
- Construction Type
  - Low-Rise
  - Non-combustible
  - Structure not protected

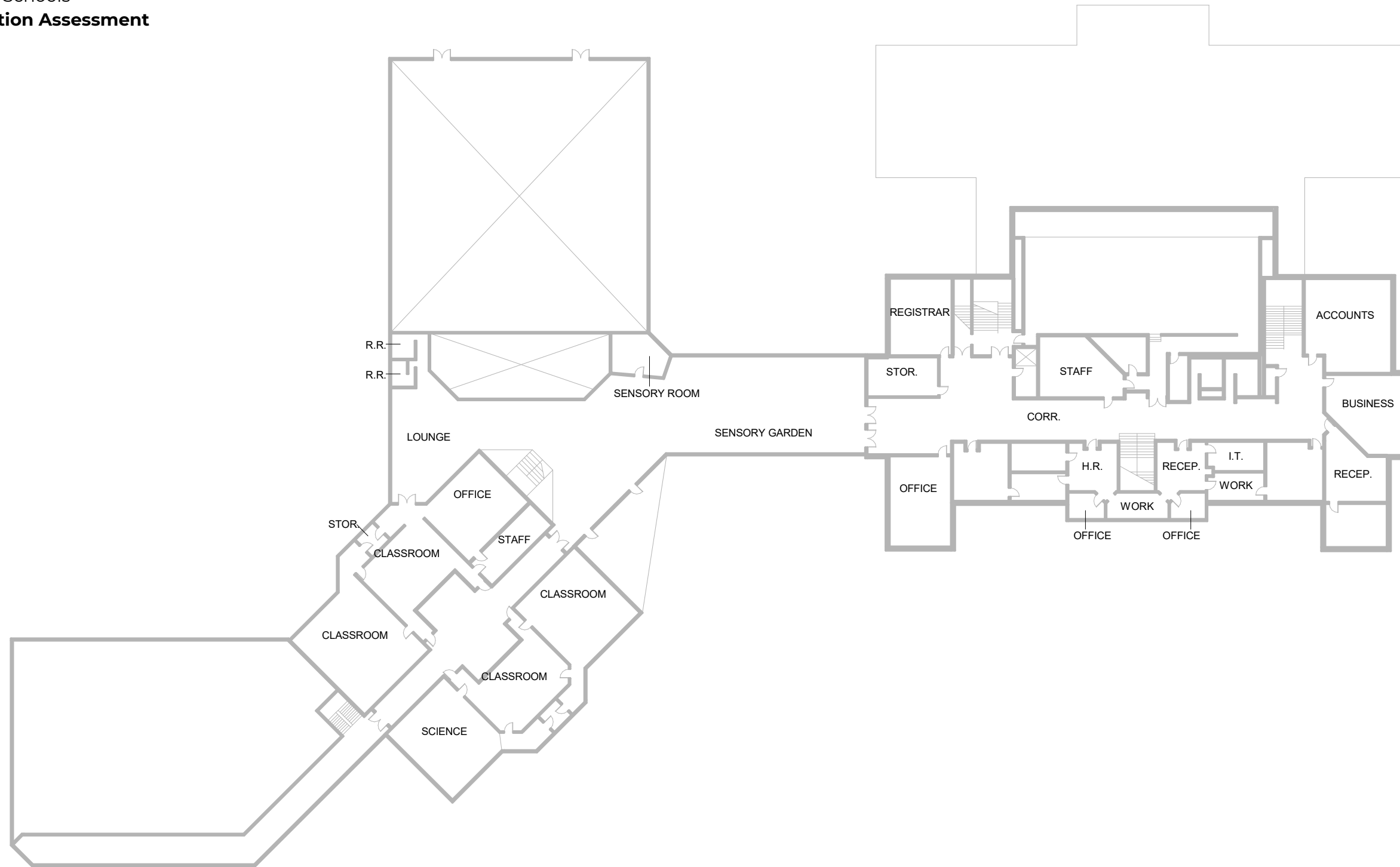
## **9. Accessibility**

- Public Spaces
  - Entrances/Exterior doors no compliance issues noted, however, wheelchair access is at west entry only.
  - Interior accessible route provided throughout building with ramps.
  - Accessible restrooms lacking stall width and turnaround clearances.
- Interior Vertical Accessibility
  - Elevator accessible.
- Doors and Hardware.
  - Door hardware needs updating.
- Restrooms, Lockers and Showers
  - Ambulatory stall provided, no fully Accessible toilet stalls.
- Special Programs and Services
  - No compliance issues noted.
- Classrooms / Offices
  - Existing knob door hardware needs updating.
  - Handrail / Guardrails issues for accessible route.

## **10. Kitchen**

- Kitchen is located within a working classroom and consists of all residential equipment and wood cabinetry. Facility acts as a serving kitchen only (according to a staff member present during my visit) but despite that, code requires commercial-grade equipment.
- There is only one sink serving as a hand sink, prep sink and warewash.
- Existing exhaust hood is from the room's former use as a woodshop and spans the entire kitchen area.







# Learning Center - Lenihan Addition

130 E 9th St, Fremont, NE 68025



**Learning Center - Lenihan Addition**

Fremont Public Schools

Date: November 2020  
 Prepared by: RS

Building Name: Lenihan Learning Ctr.  
 Area: GSF - 46,000  
 Site Area: 5.7 Acres  
 Floors: Two  
 Date Constructed: 1977 - 2005  
 Building Category: Multi-Use

System	Subsystem			System	
Subsystem	Value	Grade	Score	Value	Score
<b>Site</b>			<b>54.20</b>	<b>9.0%</b>	<b>4.88</b>
Improvements	5.0%		60	3.00	
Earthwork	44.0%		60	26.40	
Utilities	11.0%		80	8.80	
Paving	40.0%		40	16.00	
<b>Structure</b>			<b>79.45</b>	<b>17.0%</b>	<b>13.51</b>
Foundations	18.0%		85	15.30	
Seical Foundations	0.0%			0.00	
Below-grade Walls	0.0%			0.00	
Slab-on-grade	16.0%		85	13.60	
Structural Frame / Walls	45.0%		75	33.75	
Elevated Floor Structure	7.0%		90	6.30	
Roof Structure	14.0%		75	10.50	
<b>Exterior Enclosure</b>			<b>52.00</b>	<b>16.0%</b>	<b>8.32</b>
Walls	45.0%		60	27.00	
Windows	13.0%		40	5.20	
Doors/ Storefront	12.0%		40	4.80	
Roofing	30.0%		50	15.00	
<b>Interior Construction</b>			<b>63.20</b>	<b>19.0%</b>	<b>12.01</b>
Partitions	35.0%		80	28.00	
Doors	10.0%		50	5.00	
Fittings / Millwork	16.0%		70	11.20	
Stairs	1.0%		50	0.50	
Wall Finishes	12.0%		50	6.00	
Floor Finishes	16.0%		50	8.00	
Ceiling Finishes	10.0%		45	4.50	
<b>Conveying Systems</b>			<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
Elevator	0.0%			0.00	
<b>Mechanical</b>			<b>50.25</b>	<b>24.0%</b>	<b>12.06</b>
HVAC	55.0%		55	30.25	
Temperature Controls	10.0%		50	5.00	
Plumbing	30.0%		50	15.00	
Fire Protection	5.0%		0		
<b>Electrical</b>			<b>31.00</b>	<b>12.0%</b>	<b>3.72</b>
Lighting & Controls	40.0%		30	12.00	
Service & Distribution	40.0%		40	16.00	
Fire Alarm	10.0%		30	3.00	
IT Systems	10.0%		30	0.00	
<b>Accessibility</b>			<b>51.00</b>	<b>1.5%</b>	<b>0.77</b>
Parking & Exterior Route	20.0%		90	18.00	
Interior Route	20.0%		55	11.00	
Doors & Hardware	20.0%		50	10.00	
Restrooms, Lockers & Showers	20.0%		0	0.00	
Special Systems	20.0%		60	12.00	
<b>Code Compliance</b>			<b>71.25</b>	<b>1.5%</b>	<b>1.07</b>
Exiting & Exit Pathway	25.0%		75	18.75	
Vertical Separations	25.0%		80	20.00	
Area Separations	25.0%		80	20.00	
Special Systems	25.0%		50	12.50	
<b>Building Grade</b>					<b>56.33</b>

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## **Learning Center - Lenihan Building Score Summary Report**

The Lenihan building was constructed in 1977 as an addition on the west side of the historic Main Street building, adding Classrooms, Labs, Industrial Arts, a Gymnasium, Locker area, an Auditorium, and Study Hall. Remodeled in 2005, the building currently serves as the alternate education program, behavior disabled program, visual impairment program and young adults program. The building includes an unconditioned, elevated skywalk across N. Broad Street to a former Junior High building. The building across N. Broad Street is no longer owned by the District - the use of the skywalk has subsequently been abandoned. The Lenihan building is constructed of a structural steel frame with pre-cast concrete wall panels and a structural steel framed roof supporting a metal deck. The current building size is approximately 46,000 GSF.

The building is located between E. 9th Street and E. 10th Street, and between N. Main Street and N. Broad Street, on 5.7 acres, with a brick and concrete circular drive located directly south of the Main Street building, and concrete parking areas located to the west of the Lenihan building.

The Lenihan building has interior metal stud framed walls with gypsum board finish, CMU walls, concrete walls, and pre-cast concrete walls. The floors are predominantly carpet and VCT. Concrete and ceramic tile floors exist in some areas. Ceilings are predominantly ACT. Gypsum board, and exposed structure ceilings exist in some areas.

### **1. Site Assessment**

- Topography
  - Very flat site. Poor overall drainage. Many areas of ponding water.
- Traffic Flow
  - Brick and concrete circular drive south of the Main Street building provides drop-off area and limited parking.
  - Parking lots exist to the west and northwest of the Lenihan building.
- Paving
  - South circular drive is brick with a concrete paved circle. The paving is in fair condition.
  - South walks have a lot of cracking and settlement along with brick inlay's that are in poor condition, creating trip hazards and prohibiting accessibility. Generally, the walks in this area are in poor to fair condition.
  - Plaza area between the Main Street and Lenihan buildings has many areas of uneven, broken and sunken walks with brick inlay's in poor condition, creating tripping hazards and prohibiting accessibility. The plaza area also includes raised concrete and brick planters in good condition. Generally, walks in this area are in poor condition.
  - Northwest parking area is concrete. The main parking area appears to be structurally sound, but has some cracking.
  - West walk to the Lenihan building exhibits heaving - poor to fair condition.
  - The service drive / loading area has a lot of cracking - poor condition.

## Building Condition Assessment

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- West parking area is concrete. The concrete is in excellent condition however there is ponding water at the south end due to poor drainage.
- Concrete walks south of the Lenihan building are generally in fair to good condition.
- Signage / Markers
  - Building mounted signage on the south side of the Lenihan building is in good condition.
- Landscaping
  - Mature trees and turf grass good condition.
- Outbuildings
  - Not applicable.
- Fences / Gates / Walls
  - Not applicable.
- Site Furnishings / Equipment
  - Not applicable.
- Visible Site Utilities
  - Older acorn style lights near the elevated skywalk are in poor condition.
  - Miscellaneous utility are boxes scattered around the site.

## 2. Structural Assessment

- Foundations
  - Concrete. Appear to be in good condition.
- Below-grade walls
  - No concerns noted
- Slab-on-grade
  - Concrete. Generally good condition. Some typical cracking was noted.
- Elevated Floor structure
  - Precast concrete in good condition. Some areas of cast in place concrete waffle slab - good condition.
- Elevated Skywalk structure
  - Pre-cast concrete structure at the skywalk is in fair to good condition.
  - Steel structure at the skywalk is in poor to fair condition. Rusting due to years of leaking enclosure is evident in many locations.
- Roof structure
  - Steel. No concerns noted.

## 3. Building Exterior Enclosure/Envelope Assessment

- Exterior Wall Structure
  - Steel frame with precast concrete wall panels - fair condition.
  - Exposed steel frame exhibits deterioration and rusting in many areas. Fair condition.
- Exterior Wall Finish
  - Precast concrete panels in fair condition. Exterior precast needs cleaning and caulking..
  - Metal wall panels (limited area of use) are in excellent condition.
- Windows / Storefronts / Curtainwalls

## Building Condition Assessment

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- o Hollow metal with insulated glass. HM frames exhibit rust and deterioration. Many insulated glass panels exhibit failure. Poor condition.
  - o At some locations hollow metal frames have been infilled with aluminum framed windows, some of which are operable. Poor condition..
  - o Aluminum storefronts with insulated glass. Many insulated glass panels exhibit failure. Poor condition.
- Aluminum / Glass / Acrylic domed structure at Skywalk
  - o The aluminum and glass / acrylic domed structure exhibits severe deterioration and leaking. Many glass and acrylic panels have failed. Aluminum frames show extensive deterioration due to water infiltration. Very poor condition - removal is recommended.
- Doors
  - o Hollow metal doors and frames exhibit rusting and deterioration. Poor condition.
  - o Aluminum and glass entry doors are in poor condition.
- Porches / Ramps / Stairs
  - o None
- Roof
  - o Lenihan 2nd Floor (east) classroom and gym area roofs are fully adhered EPDM installed in 2010. These roofs are in good condition,
  - o Shop area (west 1st Floor roof) is ballasted EPDM installed in 1997. This area also includes sloped Kalwal skylight systems that were covered by roofing. This roof area is in extremely poor condition - roof drains appear to be clogged, and leaks are evident throughout the interior shop spaces below. Immediate replacement, including all new roof insulation and proper infill or removal and infill of old skylight locations is recommended to prevent further interior damage and mold.
- Trim
  - o Painted metal fascia and trim is in good condition.

#### 4. Interior Construction Systems and Finishes Assessment

- General Note - Interior Systems and Finishes::
  - o Finishes to the east and north of the southwest stairway (First and Second Floor Classrooms, Gym, Commons, and Sensory Garden) are in good condition.
  - o Finishes to the west of the southwest stairway (First Floor Shop, Storage. Classrooms, and Second Floor Skywalk), that have been exposed to persistent roof leaks and water infiltration are in poor condition. Persistence of moisture present in this area of the building interior raises concerns about mold, rot and indoor air quality issues.
- Interior Partitions
  - o Majority of the interior partition walls are CMU. The cmu interior partition walls to the east and north of the southwest stairway are in good condition. The cmu interior partition walls to the west of the southwest stairway have been exposed to persistent moisture, raising concerns.

## Building Condition Assessment

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- Metal Stud / GWB infill partitions to the east and north of the southwest stairway are in good condition. Metal Stud / GWB infill partition walls to the west of the southwest stairway are in poor to fair condition - many have been exposed to persistent moisture, raising concerns.
- Flooring
  - Carpet to the east and north of the southwest stairway is in good condition. Carpet to the west of the southwest stairway have been exposed to persistent moisture, raising concerns.
  - Elevated skywalk carpet has been pulled up and left in piles on the floor - this should be removed and disposed of.
- Wall Finish
  - Painted CMU and precast wall finishes to the east and north of the southwest stairway is generally in good condition. Painted CMU and precast wall finishes to the west of the southwest stairway are in poor to fair condition and have been exposed to persistent moisture, raising concerns.
  - Partitions and interior walls are generally of metal stud and gypsum board construction with a painted finish. Walls and finishes to the east and north of the southwest stairway are generally well maintained and in good condition. Walls and finishes to the west of the southwest stairway are in poor to fair condition and have been exposed to persistent moisture, raising concerns..
- Ceiling Finish
  - Ceilings are predominately 2x2 ACT in public corridors, classrooms, and offices. ACT ceilings are in fair to poor condition - many are water stained due to current or past roof leaks..
  - Exposed structure throughout the building has visible signs of staining from water leaks and peeling paint. Poor to fair condition
- Interior Doors and Frames
  - Interior doors are typically solid core wood with wood veneer. Doors are in fair condition with occasional dent/scratch due to age and use.
  - Door frames are typically hollow metal with a painted finish. Wood frames with a stained finish exist in some areas. Frames are in fair condition.
- Interior Windows
  - Wood, hollow metal and aluminum windows in generally good condition.
- Millwork / Cabinetry
  - Generally fair condition, dated and worn in most areas.
- Trim / Characteristics
  - Most rubber base in excellent condition.
  - Wood wall caps generally in good condition.
- Interior Stairs
  - All stairs need handrail and guardrail upgrades.
  - Most need new finishes.

## 5. Conveying Systems Assessment

- No elevator present.

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## **6. Mechanical Systems Assessment**

- Fire Protection Systems
  - Building is sprinkled in some areas.
- Plumbing Systems
  - Water closets and urinals are vitreous china with manual flush valves that appear to be original to buildings construction.
  - Lavatories are vitreous china, wall-mount and have manual faucets.
  - Other plumbing fixtures are a combination of stainless steel and terrazzo with manual faucets.
  - Building has internal roof drainage system. Existing piping condition is unknown.
- HVAC Systems
  - Building is served by a water source heat pump system with the following components.
    - Roof mounted fluid Cooler
    - Base mounted condenser water pumps
    - Boilers supplement heat to the condenser water system.
  - Unit heaters and gymnasium heating hot water systems are provide by an AERCO boilers and pumps.
  - Heat pump condenser water piping is PVC and in poor condition. Multiple piping repairs have been made over the years. Overtime PVC piping becomes brittle and more subject to breaking.
  - Classrooms are served by water source heat pumps located above the ceiling in each room.
  - Outside air is ducted to each heat pump
  - Gymnasium is heated and ventilated only
- Temperature Controls
  - Buildings HVAC equipment is controlled via an Automated Logic DDC system.
  - Some areas withing the original building have old pneumatic controls and has not been converted at this time.
- Observed deterioration and statement of condition
  - Plumbing
    - Plumbing systems drainage and water pipes are original to the building's construction and appear to be in fair condition.
    - Condition of waste piping is in question.
    - Domestic hot water heater should be replaced with higher efficiency unit.
  - HVAC
    - AERCO boilers are in good condition and appear to be well maintained.
    - Water source heat pump system PVC piping should be replaced. Piping could break at any time requiring emergency repairs.

**Building Condition Assessment**

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- o Water source heat pumps should be replaced with new higher efficiency units.
- o Fluid cooler should be replaced with a large unit. This fluid cooler also serves the administration building.
- o Condenser water pumps and heating hot water pumps should be replaced.
- o Water source heat pumps systems (fluid cooler and boilers) also extend underground and serve the Administration building.
- Temperature Controls
  - o Building electronic temperature control system appears to be in good condition and operational.
  - o Original pneumatic controls should be replaced with new electronic controls.

**7. Electrical Systems Assessment**

- Lighting Systems
  - o The existing interior lighting system consists of light fixtures utilizing metal halide, mercury vapor, incandescent, T12 lamps, T8 lamps and compact fluorescent lamps (CFL).
  - o Emergency light fixtures consist of incandescent/halogen lamps.
  - o Interior lighting control consists of local switches, wall occupancy sensors, and ceiling occupancy sensors.
  - o The existing exterior lighting system consists of light fixtures utilizing high pressure sodium (HPS) lamps.
  - o Exterior lighting control consists of time clocks.
  - o There are no exterior parking lot light fixtures or pedestrian light fixtures.
- Electrical Distribution Systems
  - o The building service is fed from the connected Administration building. The Learning Center has 480Y/277V, 3Ø, 4W main distribution main circuit breaker with circuit breaker distribution. Distribution through the building occurs via 480Y/277V, 3Ø, 4W panelboards and 208Y/120V, 3Ø, 4W through 480-208Y-120V transformers.
- Fire Alarm
  - o The fire alarm consists of a manual pull stations, combination audio/visual units, and smoke detectors.
  - o Location of smoke detectors varies from room to room.
- IT
  - o Building does not have a dedicated IT room.
  - o Building security consists of security cameras and card readers. No door contactors or motion detection.
- Observed deterioration and statement of condition
  - o Metal halide, incandescent, mercury vapor, incandescent, T12, T8, CFL, and HPS lamps vary significantly in lamp life and maintenance. Some lamps were out, which could indicate an old lamp, old ballast, or defective light fixture housing.

**Building Condition Assessment**

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- Existing light fixture layout and lamp types do not allow for all spaces to meet the IESNA recommended light levels. Color temperature of lamps are inconsistent throughout each space.
- Current lighting controls do not allow for occupancy detection, the reduction of lighting load, or manual control of daylight zones (areas within 15' of exterior windows) which are all required by current energy code.
- Light switches control various rooms, such as the current room and the adjacent room. It is not immediately obvious which light switch controls each space, adding confusion to occupants.
- Many panelboards do not have the capacity to add additional circuits at the Learning Center building.
- Existing building access control and security has various security cameras types, with minimal coverage. Some card readers have a metal plate covering the reader, not allowing for entrance at certain doors. The minimal amount of security cameras, no motion detection, and no door contacts may make it difficult for the detection of intruders entering the school.

**8. Life Safety/Building Code Compliance**

- Alarm and Protection
  - Sprinklers/Standpipes are present in the Lenihan building.
  - Smoke Detection exists.
  - Horns/Strobes/Voice exist.
- Exiting, Exit Pathway and Vertical Circulation
  - West corridor exit passes through garage.
  - No compliance issues noted for corridors
  - Door hardware needs updating.
- Vertical Separations
  - No compliance issues observed.
- Area Separations
  - Minor fixes needed in fire caulking between area separations within building and between buildings.
- Construction Type
  - Low-Rise
  - Non-combustible
  - Structure not protected

**9. Accessibility**

- Public Spaces
  - No compliance issues noted for entrances/exterior doors.
  - Interior accessible route hindered by lack of elevator in portions of the building.
  - No compliance issues noted for accessible restrooms.
  - Wood bleachers in the gym are not accessible.
- Interior Vertical Accessibility
  - Must access the elevator in the original 1914 building.

**Building Condition Assessment**

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- Doors and Hardware.
  - Door hardware needs updating.
- Restrooms, Lockers and Showers
  - Ambulatory toilet stalls only.
- Special Programs and Services
  - Suite of secure rooms with magnetic locks lack adequate width and clearances for wheelchair access.
- Classrooms/Labs/Offices
  - Usable Door hardware not accessible on several doors.
  - Accessible Route
  - Kitchens/Bathrooms

**10. Kitchen**

- No Kitchen in Lenihan addition.

