

GENERAL FACILITY ASSESSMENT FOR



2021

Superintendent:
Dr. Anthony Gardner

Board Members:
Mrs. Jeanette Brassfield-Payne, Chairperson
Mrs. Sharon Nelson
Mrs. Daisybelle Thomas-Quinney
Ms. Tommie Campbell
Mrs. Darla Spencer
Mrs. Beretha Washington

Prepared by:



Sumter County Schools General Facilities Assessment

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Sumter County Schools

General Facilities Assessment

Introduction

This General Facility Assessment report presents the generally observed existing grounds and building conditions for Sumter County School facilities, including:

- York West End Junior High School
- Kinterbish Junior High School
- Livingston Junior High School

This report was developed by Architectural professionals as a product of interviewing school and maintenance staff personnel, facility walk-throughs, and building system analysis to achieve the following objectives:

- Identify basic site and building features as generally observed.
- Provide a simple evaluation format to outline the general current condition of the site and building features.
- Provide a visual facilities condition scale and illustration for each assessed facility to aid in prioritizing needs for maintenance and capitol project planning purposes.

This assessment report addresses each facility individually. Observed items of outstanding condition or concern are specifically addressed by distinguishable facility areas according to the following divisions: Site / Grounds, Building Exterior, Building Interior, and Roof. However, the facilities were generally observed and not tested. As such, this assessment report should not be considered an inspection report. All floor and roof areas should be considered approximations; all roof areas are based on foot-print measurement without an increase factor for slope.

York West End Junior High School

515 Lincoln Street
York, AL 36925

Principal: Dr. Tajii Nord
Telephone: 205-392-5901
Email: tnord@sumter.k12.al.us

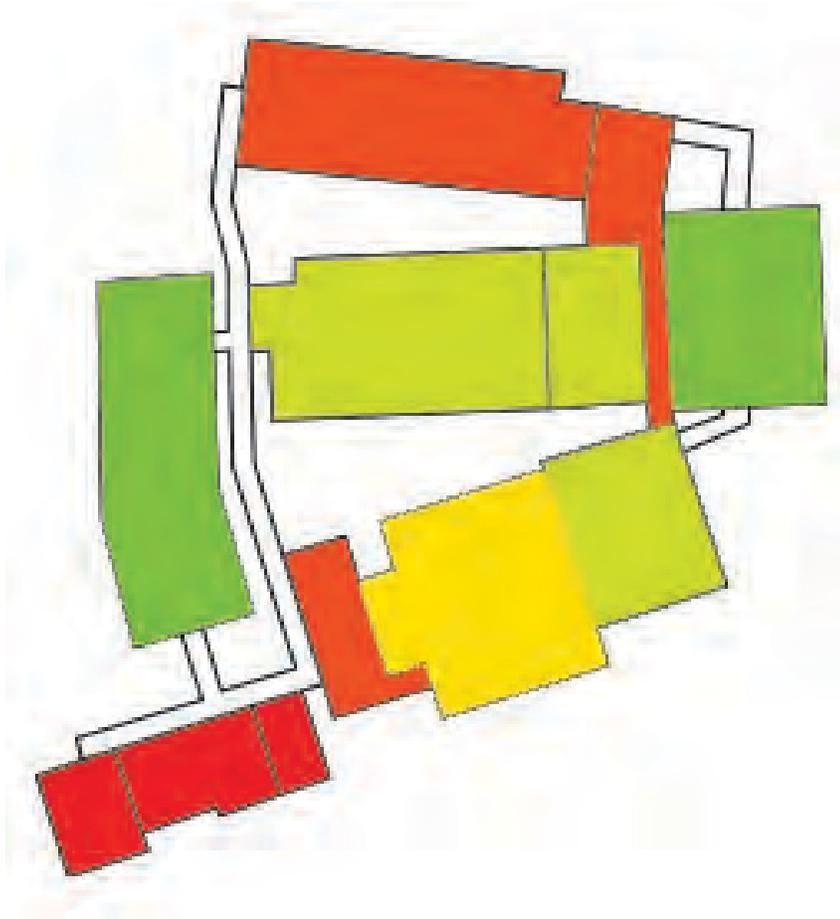
Grades: Pre-K - 8
Number of Students: 193
Number of Staff: 31
Number of Student Drivers: 0

Overview

A site visit was made on November 22, 2021 to perform a general Architectural assessment of the existing facility and grounds.

Total Floor Area: 75,800 SF

OVERALL CONDITION:



CONDITION SCALE:



NORTH



York West End Junior High School – Architectural Observations

SITE / GROUNDS:

Parking Lot

Items of Concern or in Need of Corrective Attention:

- 1) Asphalt Needs Replacement, Asphalt Loop is damaged
- 2) Concrete Needs Replacement
- 3) Drainage Needs Repair
- 4) Handicapped Accessibility Needs Replacement
- 5) No Site Lighting
- 6) Signage Needs Repair
- 7) Access Needs Replacement

Automobile Parking Spaces: None Marked

Notes:

- No parking or Handicap Parking Stripping
- Mostly Gravel Drives / Dirt

Observed condition quality for the balance of Site / Ground amenities: Poor

Student / Pedestrian Patterns -

Items Observed to be in Excellent / Functional Condition:

- 1) Front Canopy is new - Aluminum Canopies are ok

Items of Concern or in need of Corrective Attention:

- 1) Sidewalks Need Repair
- 2) ADA Accessibility Needs Repair

Notes:

- Concrete walks damaged in places
- Tectum / Roof Canopies are in disrepair

Observed condition quality for the balance of exterior amenities: Poor

Automobile / Bus Patterns -

Notes:

- All Gravel

Observed condition quality for the balance of exterior amenities: Fair

Lawns / Planting / Landscaping -

Items of Concern or in need of Corrective Attention:

- 1) Lawn Needs Repair
- 2) Drainage is a major issue in some areas

3) Sidewalks broken - Trip hazard in some places

Observed condition quality for the balance of exterior amenities: Poor

EXTERIOR BUILDING AREA:

Exterior Building Components -

Items of Concern or in Need of Corrective Attention:

1) Brick Needs Repair

Notes:

- Observed some masonry separations - May be due to no control joints
- Observed unsealed penetrations through brick
- Brick needs cleaning

Observed condition quality for the balance of Site / Ground amenities: Fair

Roofing -

Items Observed to be in Excellent / Functional Condition:

- New TPO roof in good condition

Items of Concern or in Need of Corrective Attention:

- 1) Metal Roof Needs Repair
- 2) Modified Bituminous Needs Repair
- 3) Built-up Needs Repair
- 4) Roof Drainage Needs Repair
- 5) Overflow Needs Repair

Notes:

- Tectum & steel supports appear to be compromised
- Metal roofs appear ok but reaching end of expected lifespan
- Modbit roofs need replacing as they are holding water

Observed condition quality for the balance of Site / Ground amenities: Poor

Windows -

Items Observed to be in Excellent / Functional Condition:

- Composite Windows are good.

Items of Concern or in Need of Corrective Attention:

- 1) Older Windows need replacing
- 2) Some broken glass was observed

Notes:

- Window frames on the newer buildings (ones with metal roof) are fine

Observed condition quality for the balance of Site / Ground amenities: Poor

INTERIOR BUILDING AREA:

Flooring Finishes -

Items of Concern or in Need of Corrective Attention:

- VCT Needs Replacement
- Hard Tile needs repair
- ADA Accessibility needs repair

Notes:

- Floor drains missing from restrooms
- Tile floors in bathrooms broken in some places
- Grout needs cleaning
- VCT is damaged and may pose trip hazards

Observed condition quality for the balance of Site / Ground amenities: Poor

Wall Finishes -

Items of Concern or in Need of Corrective Attention:

- 1) All walls need new paint

Observed condition quality for the balance of Site / Ground amenities: Poor

Ceiling Finishes -

Items Observed to be in Excellent / Functional Condition:

- 1) Some ceiling tiles in bathrooms have been replaced already
- 2) Ceiling tiles in new buildings appear to be ok.

Items of Concern or in Need of Corrective Attention:

- 1) Older ceilings need replacement

Observed condition quality for the balance of Site / Ground amenities: Poor

Doors / Frames -

Items of Concern or in Need of Corrective Attention:

- 1) All door types need replacement

Observed condition quality for the balance of Site / Ground amenities: Poor

Door Hardware -

Items of Concern or in Need of Corrective Attention:

- 1) All door hardware needs replacement

Notes:

- Door hardware is mostly non-compliant (residential doorknobs on classroom doors)
- Hardware is in disrepair throughout

Observed condition quality for the balance of Site / Ground amenities: Poor

Plumbing System -

Items of Concern or in Need of Corrective Attention:

- 1) No Fire Protection

2) Numerous bathroom fixtures are out of order or removed

Notes:

- Owner reports deteriorating sanitary sewer conditions
- Drinking fountains disabled due to COVID, unknown if functional
- Plumbing Fixture Survey?

Observed condition quality for the balance of Site / Ground amenities: Poor

Toilet Facilities -

Items of Concern or in Need of Corrective Attention:

- 1) Multiple water closets, grab bars, LAVs out of ADA compliance
- 2) Partitions & accessories need replacement

Observed condition quality for the balance of Site / Ground amenities: Fair

Signage -

Items of Concern or in Need of Corrective Attention:

- 1) Rooms are mostly marked with signage, but they are not ADA compliant
- 2) Exit signs not illuminated or are paper

Observed condition quality for the balance of Site / Ground amenities: Poor

Storage -

Items of Concern or in Need of Corrective Attention:

- 1) Cabinetry needs replacement

Observed condition quality for the balance of Site / Ground amenities: Poor

Accessories -

Items Observed to be in Excellent / Functional Condition:

- 1) Fire Extinguishers look good

Notes:

- Global Fire Protection provides/ services all fire extinguishers and kitchen hoods yearly
- Mounting heights do not comply with current ADA

Observed condition quality for the balance of Site / Ground amenities: Good

General -

Notes:

- Shop Building is a safety hazard and should not be occupied
- Building with classrooms 114-142 is unoccupied – poses a safety risk
- Suggest mold / asbestos survey
- Switches, fire extinguishers, pull stations largely do not meet ADA compliance
- Kitchen looks dated but clean & organized. Health Department inspection?

Photos of York West End Junior High – Architectural Observations



Example of Unsealed Penetration



No Drainage in This Courtyard



Masonry Separation. Possibly Due To Absence of Control Joints



Photos of York West End Junior High – Architectural Observations



Windows Such As These Appear To Be In Good Condition



Windows Such As These Should Be Replaced



Example of Brick That Could Use Cleaning



Broken Glass Found on Back Classroom Wing



Unoccupied Classroom Wing



Unoccupied Classroom Wing

Photos of York West End Junior High – Architectural Observations



Unoccupied Classroom Wing



Unoccupied Classroom Wing



Coated Concrete Walks Appears to Be In "Fair" Condition



Areas That Have Been Re-Roofed Have Toggle Anchors Exposed



Air Conditioning is Achieved By Older Window Units

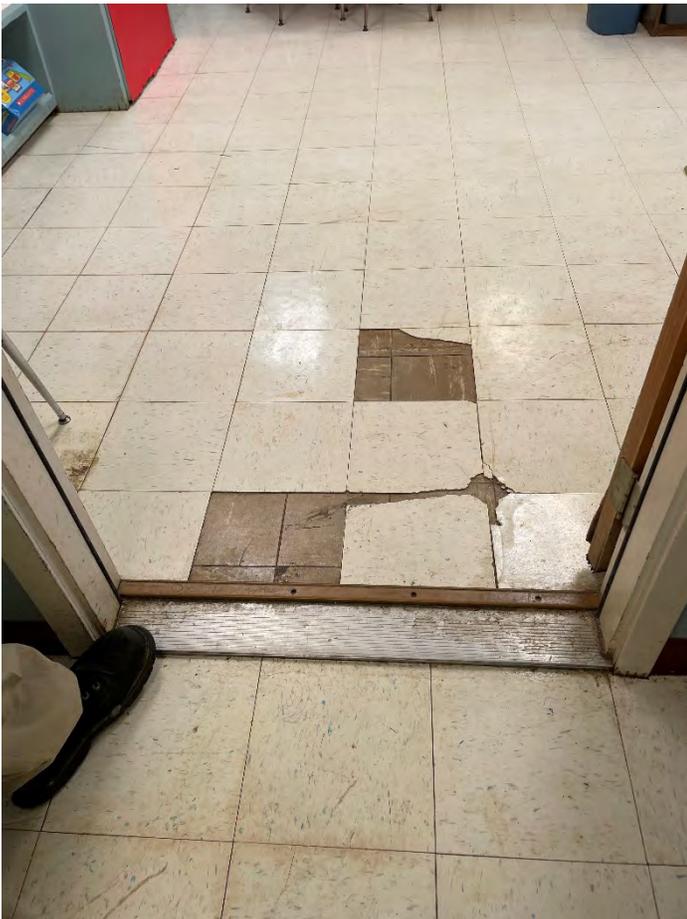
Photos of York West End Junior High – Architectural Observations



Library Lighting Appears to Be In “Good” Condition



Example of Window System That Needs To Be Replaced



Example of Aged / Damaged Flooring That Causes Trip Hazard



Insufficient Classroom Door Hardware – Does Not Meet ADA

Photos of York West End Junior High – Architectural Observations



View of Front Drive With No Parking Identified



Asphalt Is Mostly Damaged



Example of Ruts / Washing In Gravel Lot



Gravel Loop Drive



Example of trip Hazard at Exterior Walkway



Example of Damaged Sidewalk – Trip Hazard

Photos of York West End Junior High – Architectural Observations



Example of Aging Door Hardware



Dated Finishes & Evidence of Roof Leaks



Dated Finishes & Evidence of Roof Leaks



Dated Finishes & Evidence of Roof Leaks

Photos of York West End Junior High – Architectural Observations



Example of Pull Stations, Light Switches & Fire Extinguishers Above 48"



Example of Hard Tile In "Fair" Condition if Cleaned
Note Rusted Door Frame & Hinges



Metal Door Frames Are Deteriorating Rapidly In
High-Moisture Conditions

Photos of York West End Junior High – Architectural Observations



Observed Crack in CMU & Evidence of Roof Leaks



Example of Roof Leaks Throughout Campus



Trip Hazard at Doorway



Example of Aging VCT



Example of Damaged Flooring



Example of Damaged Flooring

Photos of York West End Junior High – Architectural Observations



Skylights In Gym Are Aging & May Begin To Leak



Gaps Found Under Metal Doors



Dilapidated Roof Over Locker Room



Example of Exterior Doors / Windows in Bad Condition



This Window System Needs To Be Replaced



Teckum Deck Deterioration At Perimeter

Photos of York West End Junior High – Architectural Observations



Shop Building Should NOT Be Occupied In Any Capacity



Restroom Out Of Commission



Dilapidated Shop Building – Mold Evident

York West End Junior High School – Structural Observations

York West End Junior High School is comprised of several one-story buildings, generally adjoined, and constructed over several additions. The age of the buildings is not known but the oldest building appears to have been constructed prior to the 1950's. No major structural damage was observed however much of the structures need maintenance.

Exterior maintenance includes:

- Replacing broken windows,
- Painting of steel exposed to the weather
- Repair of waterproofing at exterior eaves and facades
- Repair of roof drainage gutters, downspouts, and splash guards.

Interior maintenance generally includes:

- Repairs of Tectum roof panels and bulb tees that has varying degrees of water damage
- Some tiles and tees will need to be removed and replaced
- Some cracking of the brick veneer and precast windowsills was noted in several areas
- In general, these were hairline cracks that do not need immediate repair however one of the buildings on rear northwest side of the campus has a major crack that may require the veneer to be partially removed and replaced with a new brick control joint.

In general, the building is in good structural condition but only if major maintenance is provided to the noted elements. Given the age of some of the buildings it is anticipated that areas of the building not accessible to view could be more severely damaged due to water intrusion.

Areas of concern will be at the flat roofs where finishes cover the structural elements and the roof panels and tees. Reroofing should be considered if for no other reason than to evaluate the condition of the structural roof decking. It is anticipated that if maintenance is not performed soon the structural conditions of the building will be rapidly degraded. See appendix for photos of the areas noted.

Photos of York West End Junior High – Structural Observations



Minor rusting of Exterior Roof Tees and Beams



Minor Rusting of Exterior Roof Tees and Beams

Photos of York West End Junior High – Structural Observations



Rusting of exterior Window Jambs, Roof beams and deterioration to Roof decking

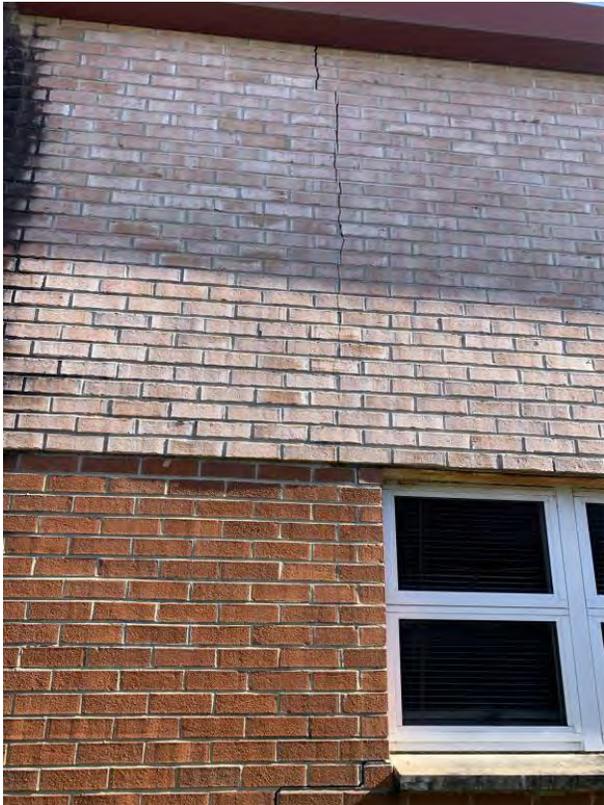


Missing Windows

Photos of York West End Junior High – Structural Observations



Cracks in Exterior Brick Façade



Cracks in Exterior Brick Façade



Photos of York West End Junior High – Structural Observations



Missing or Damaged Gutters and Splash Guards



Missing or Damaged Gutters and Splash Guards

Photos of York West End Junior High – Structural Observations



Minor Cracking of CMU Walls and Roof Leaks



Rusting of Blub Tees at Roof decking



Water intrusion at Gable end walls

York West End Junior High School – Roof Area Assessment

Area A

Existing Roof Type: Gravel Surfaced Built-Up Roof
Year Installed: 1975
Overall Rating: Poor
Life Expectancy: Replace Now

Area B

Existing Roof Type: TPO
Year Installed: 2020
Overall Rating: Good
Life Expectancy: 15+ years

Area C

Existing Roof Type: EPDM
Year Installed: 2000
Overall Rating: Fair
Life Expectancy: 5 years

Area D

Existing Roof Type: TPO
Year Installed: 2020
Overall Rating: Good
Life Expectancy: 15+ years

Area E

Existing Roof Type: TPO
Year Installed: 2020
Overall Rating: Good
Life Expectancy: 15+ years

Area F

Existing Roof Type: EPDM
Year Installed: 2000
Overall Rating: Fair
Life Expectancy: 5 years

Area G

Existing Roof Type: Gravel Surfaced Built-Up Roof
Year Installed: 1975
Overall Rating: Poor
Life Expectancy: Replace Now

Area H

Existing Roof Type: Standing Seam Metal Roof
Year Installed: 1997
Overall Rating: Good
Life Expectancy: 10 Years

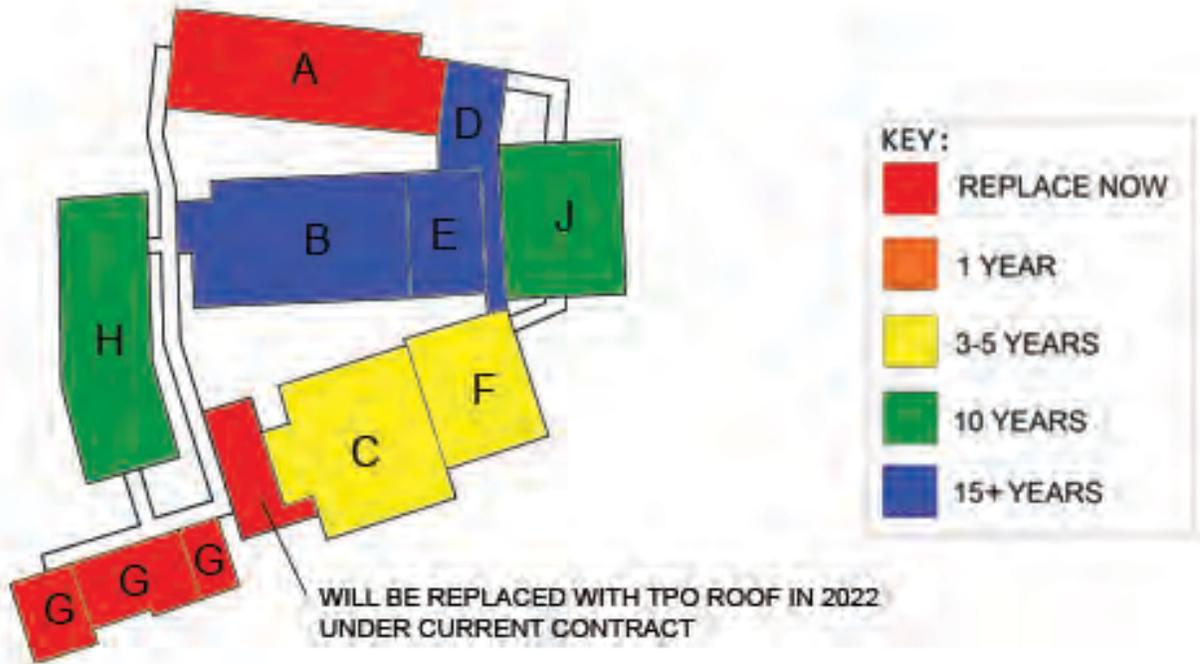
Area J

Existing Roof Type: Standing Seam Metal Roof
Year Installed: 1997
Overall Rating: Good
Life Expectancy: 10 years

Area K-

Metal Canopies

Roof Condition Diagram



York West End Junior High School – Mechanical / Plumbing Observations

GENERAL:

- 1) None of the below estimates include any remediation for existing surfaces/materials which have been/will be identified to have asbestos in them. Cost for testing and remediation is not included in these estimates.
- 2) None of the SH's or LAV's in any of the restrooms have hot water available. This condition is not permitted by code/state reviewers. An exterior instantaneous natural gas water heater with integral hot water pump will be added, along with appropriate hot water and hot water return piping.
- 3) Existing connections for some of the replacement fixtures will be modified to achieve ADA clearance requirements.
- 4) Perform maintenance on all floor drains in all areas to clear lines completely - \$4,000.
- 5) There is no Fire Protection at this facility. Based on approximate square footage of 74,000 SF, to add FP to this facility – \$390,000. Assumes an entrance and FDC at each building, water pressure is sufficient, no fire pump is needed. This does not include any architectural or civil costs.
- 6) All existing flush valve type WC's and UR's will be replaced with battery powered flush valve type fixtures. All tank-type WC's will be replaced with pressure-assisted type fixtures.
- 7) No costs for work on storm water drainage at any of the buildings on this campus is included in this report.

MAIN HALL:

Mechanical

- 1) There are seven S/S DX, GFF's with cooling coils, each has outside air and economizer mode. Replace all equipment and refrigerant lines.
- 2) Add a 2T ductless split system unit dedicated to the Server/Storage Room.
- 3) Demo and replace the exhaust fans in each of the six classroom restrooms, the teacher's lounge restroom.

Plumbing

- 1) There is an existing 40-gallon gas water heater in mezzanine which has been disconnected from gas. Replace GWH and add recirculation pump, HW and HWR piping as necessary to get HW to all LAV's, sinks in building.
- 2) Replace Principal, Office and Teacher's Lounge RR fixtures.
- 3) Replace Teacher's Lounge SK.
- 4) Replace sink in each of the classrooms (total of six).
- 5) Replace restroom fixtures in the classrooms (three WC's and three LAV's).

MIDDLE HALL:

Mechanical

- 1) Each classroom has a window A/C unit, total number of classrooms is ten. Each is reportedly 2T with 18.0 MBH electric heating. Demo and replace with 3T wall-mounted units.
- 2) There are seven classrooms that have abandoned gas heaters. Demo these and associated piping to exterior, infill wall and seal weathertight.
- 3) The reading room is served by a 3T S/S DX GFF in a closet in the space. The heat was reportedly affected (negatively) when the roof was recently replaced. The intake and combustion air vent piping should be corrected on the roof, otherwise, no work.

- 4) Demo and replace the reading room restroom exhaust fan.
- 5) The teacher's lounge has a window A/C unit and it was noted to have "moisture problems" in the summer. Demo and replace with 1.5T ductless split system unit.
- 6) The library has two operating window A/C units and a gas unit heater that does not work. Demo gas heater and cap piping and replace window units with a single 3T Bard-type unit.
- 7) The Girls and Boys restrooms each have a ceiling mounted EUH, EF in ceiling and termination on roof – total of two each. Demo and replace all along with controls and ductwork.

Plumbing

- 1) Replace one LAV & one WC, add UC instant EWH in Reading Room RR.
- 2) Replace two LAV's (both missing), three UR's (two missing), two WC's, add U/C instant EWH in Boy's restroom.
- 3) Replace two LAV's, five WC's, add U/C instant EWH in Girl's restroom.
- 4) Replace Teacher's Lounge M/W's RR fixtures and add U/C instant EWH in each.

GYMNASIUM & LOCKER ROOMS / KITCHEN / CAFETERIA:

Mechanical

- 1) The gymnasium has (2) RTU's, 12.5T each with gas (natural) heat. Both units currently operate but neither unit has outside air and they are at the end of their useful life. Replace with same size to handle proper amount of OA (with BPI, t'stat, etc.).
- 2) The two original ventilation fans remain on the wall but the wall openings have been covered. Remove these, provide infill and seal weathertight.
- 3) No access could be achieved to the locker room area. Assuming the two RTU's can be replaced with a single 100% OA 10T unit to serve both Locker Rooms (with BPI, t'stat, etc.) and replace wall exhaust fans.
- 4) Kitchen has a 3T unit (with OA) that serves it but it is not operating – likely why a window A/C unit was added. Replace with 4T unit (and remove window A/C), adding BPI.
- 5) Cafeteria has a 10T unit (with OA) that serves it and is approximately 5 years old. Perform cleaning, servicing and provide new filters.
- 6) (E)KEF is operating at unknown performance, (E)MAU is not operating. Demo and replace KEF and MAU (adding gas heat).

Plumbing

- 1) No access could be achieved to the locker room area. Assuming it is same / similar to Kinterbish, replace all existing fixtures in both locker room.
- 2) Add gas piping for MAU – included in estimate above.
- 3) Replace two LAV's, two WC's, add U/C instant EWH in each Boys and Girls restrooms.
- 4) Seal up old vent openings above old boiler room.

BACK HALL:

Mechanical

- 1) Serving each classroom is a 4T S/S DX GFF (located on mezzanine) – total of ten units. Some of these units are operable, some are not but all are of an age that they should be replaced (along with controls and refrigerant piping).
- 2) The Girls and Boys restrooms each have an EF in ceiling. Demo and replace all along with controls and ductwork.

Plumbing

- 1) Replace four SK faucet/fixtures in Home Economics room.
- 2) Replace two LAV's, four UR's, three WC's in Boy's restroom.

- 3) Replace three LAV's, five WC's in Girl's restroom.
- 4) Demo and replace two EWC's.

Abbreviations Key:

A/C – air conditioning

BPI – bipolar ionization

DCW – domestic cold water

DX – direct expansion (reference to an air conditioning system that uses refrigerant)

(E) – existing

EF – exhaust fan

EUH – electric unit heater

EWH – electric water heater

FDC – fire department connection

FP – fire protection

GFF – gas-fired furnace

GWH – gas water heater

HW – hot water

HWR – hot water return

KEF – kitchen exhaust fan

LAV – lavatory

MAU – makeup air unit

MBH – thousand BTU per hour

M/W – men/women

OA – outside air

RR – restroom

RTU – rooftop unit

SH – shower

SK – sink

S/S – split system

T – ton (2T – two ton)

U/C – undercounter

UR – urinal

WC – water closet (whether flush valve or flush tank)

York West End Junior High School – Electrical Observations

LIGHTING SYSTEMS:

- 1) There appears to be older lighting installed that makes the halls and classrooms feel older and dark, the lighting is not in good condition.
- 2) Most of the issues with lighting are age of light fixtures and need bulb replacement and/or lens replacement throughout. In all the buildings, the lighting could be changed out to LED to ease future maintenance in all areas.
- 3) In all buildings, there are older lighting controls installed that do not meet the current energy codes. Most of the lighting controls are via normal toggle switches in those areas.

EMERGENCY AND EXIT LIGHTING:

- 1) There appears to be some older emergency lighting in parts of the school. There are several areas like restrooms that need emergency lighting to be added.
- 2) There appears to be some older exit lighting throughout the school, most of which are faded and can't be seen very well. There are several areas that do not have exit lights and need to have some added.
- 3) There needs to be exterior emergency lighting added that is required by today's electrical codes. Any egress point where you exit from any building is required to have emergency egress lighting.
- 4) The entire emergency and exit lighting systems should be addressed to make sure all batteries and lights are working in emergency conditions, and that all exit signs can be read.

POWER SYSTEMS:

- 1) In the vast majority of classrooms, there are only 3-4 receptacles installed. In some cases, there are extension cords running all over the rooms to allow for technology and computer areas.
- 2) There are numerous areas that require GFCI receptacles (within 6' of a sink), but all that is installed is a standard receptacle, these need to be changed.
- 3) The main electrical panel appears to be in good condition.

FIRE ALARM SYSTEM:

- 1) The existing fire alarm system is very old and does not appear to be completely functional. The fire alarm control panel is a Simplex panel. There are no visual devices installed in any restrooms. The FACP is not monitored to dial out.
- 2) There are several devices in the gym that need wireguard covers installed to protect them from being hit with balls.
- 3) The existing manual pull stations are all mounted too high for current ADA standards.
- 4) The fire alarm devices in the kitchen are very old and may not work.

GENERAL COMMENTS:

- 1) This school needs lots of attention with electrical systems.
- 2) The light fixtures could be replaced with LED light fixtures to make the overall lighting much brighter and cleaner.
- 3) The emergency and exit lights all need to be replaced and added to.
- 4) There needs to be receptacles added in all classrooms to remove all the surge protectors and extension cords that are run all over the classrooms.

- 5) This fire alarm system needs to be completely replaced and brought up to today's codes.
- 6) The other upgrades that may be required would be to add exterior emergency egress lighting at all exit areas.

Kinterbish Junior High School

5586 CR-10
Cuba, AL 36907

Principal: Dr. Cynthia Jemison
Telephone: 205-392-4559
Email: cjemison@sumter.k12.al.us

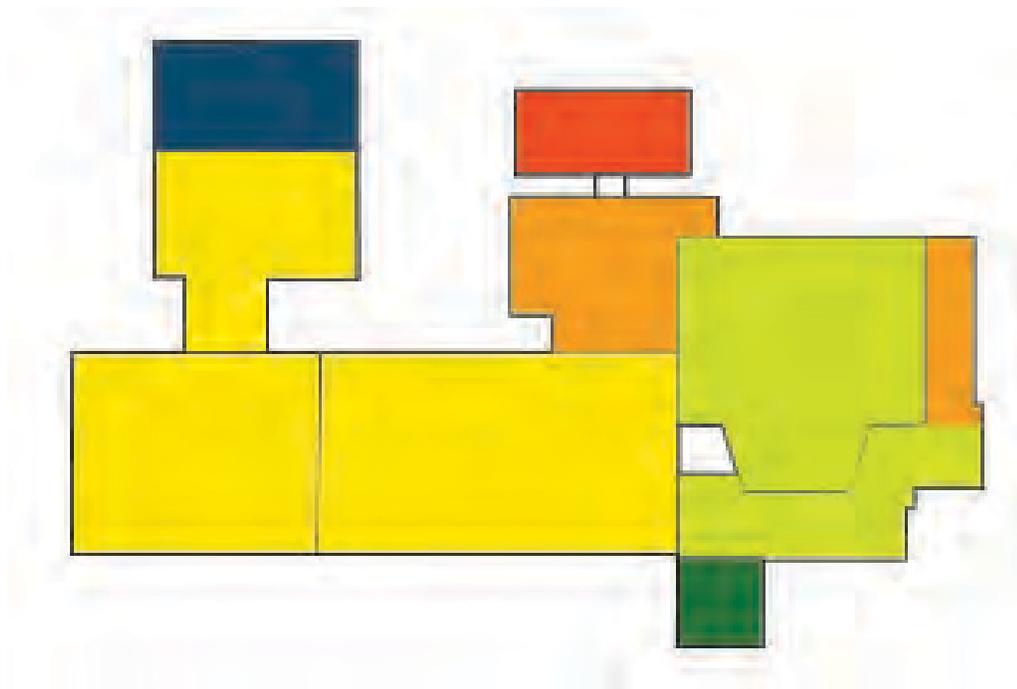
Grades: Pre-K - 8
Number of Students: 115
Number of Staff: 17
Number of Student Drivers: 0

Overview

A site visit was made on November 22, 2021 to perform a general Architectural assessment of the existing facility and grounds.

Total Floor Area: 48,000 SF Including Head Start

OVERALL CONDITION:



CONDITION SCALE:



NORTH



Kinterbish Junior High School- Architectural Observations

SITE / GROUNDS:

Parking Lot

Items Observed to be in Excellent / Functional Condition:

- 1) No Signage

Items of Concern or in Need of Corrective Attention:

- Asphalt Needs Replacement
- Concrete Needs Replacement
- Drainage Needs Replacement
- Handicapped Accessibility Needs Replacement
- Site Lighting Needs Replacement
- Signage Needs Replacement
- Access Needs Repair

Automobile Parking Spaces: 0 – Park on Gravel

Notes:

- Mostly Gravel Drives; No Asphalt To Speak Of
- No Sidewalks
- No Outside Lighting
- No ADA On Older Buildings
- Exterior Grades Holding Water Against Building

Observed condition quality for the balance of Site / Ground amenities: Poor

Student / Pedestrian Patterns -

Items of Concern or in need of Corrective Attention:

- 1) Sidewalks Need Replacement
- 2) Canopies Need Repair
- 3) ADA Accessibility Needs Replacement

Notes:

- Back Canopy Is Off Posts
- Front Canopy Appears To Be In Good Condition
- No ADA Concrete Paths
- No Handicap Kids Enrolled

Observed condition quality for the balance of exterior amenities: Poor

Automobile / Bus Patterns -

Notes:

- None To Speak Of, Just Gravel

Observed condition quality for the balance of exterior amenities: Poor

Lawns / Planting / Landscaping -

Items of Concern or in need of Corrective Attention:

- 1) Drainage Is Insufficient In Some Areas – Holds Water Against Building

Observed condition quality for the balance of exterior amenities: Poor

EXTERIOR BUILDING AREA:

Exterior Building Components -

Items of Concern or in Need of Corrective Attention:

- 1) Brick Needs Repair

Notes:

- Brick Appears to be damaged
- Observed unsealed penetrations through brick

Observed condition quality for the balance of Site / Ground amenities: Fair

Roofing -

Notes:

- All gutters / downspouts are rusted & in disrepair
- Tectum & steel supports appear to be compromised in some locations
- Owner reports several leaks – see plan in green
- Flat roofs must be holding water
- Skylights will eventually leak, if not already. Skylights appear damaged

Observed condition quality for the balance of Site / Ground amenities: Poor

Windows -

Items of Concern or in Need of Corrective Attention:

- 1) Aluminum Windows Need Replacement
- 2) Wood Needs Replacement
- 3) Steel Needs Replacement
- 4) Egress Needs Replacement
- 5) Insulated Needs Replacement
- 6) Glazing Needs Replacement

Notes:

- All windows need to be replaced except for the Head Start Building

Observed condition quality for the balance of Site / Ground amenities: Poor

INTERIOR BUILDING AREA:

Flooring Finishes -

Items of Concern or in Need of Corrective Attention:

- 1) VCT Needs Replacement
- 2) Hard Tile Needs Repair

Notes:

- VCT is in bad shape
- Tile may be ok, needs repair & cleaning / grout

Observed condition quality for the balance of Site / Ground amenities: Poor

Wall Finishes -

Items of Concern or in Need of Corrective Attention:

- 1) All walls need new paint

Observed condition quality for the balance of Site / Ground amenities: Poor

Ceiling Finishes -

Items of Concern or in Need of Corrective Attention:

- 1) Suspended ceilings need repair

Notes:

- Some ceiling tiles need to be replaced, while others look fine

Observed condition quality for the balance of Site / Ground amenities: Fair

Doors / Frames -

Items of Concern or in Need of Corrective Attention:

- 1) All door types need replacement

Observed condition quality for the balance of Site / Ground amenities: Poor

Door Hardware -

Items of Concern or in Need of Corrective Attention:

- 1) All door hardware needs replacement

Notes:

- Door hardware is mostly non-compliant & in disrepair

Observed condition quality for the balance of Site / Ground amenities: Poor

Plumbing System -

Items of Concern or in Need of Corrective Attention:

- 1) No Fire Protection

Notes:

- Drinking fountains disabled due to COVID, unknown if functional
- Plumbing fixture survey suggested
- Observed condition quality for the balance of Site / Ground amenities: Poor

Toilet Facilities -

Items of Concern or in Need of Corrective Attention:

Notes:

- Numerous bathroom fixtures are out of order / removed
- Multiple stalls, water closets, grab bars, etc. out of ADA compliance

Observed condition quality for the balance of Site / Ground amenities: Poor

Signage -

Items of Concern or in Need of Corrective Attention:

- 1) Rooms are mostly marked with signage, but they are not ADA compliant

Observed condition quality for the balance of Site / Ground amenities: Fair

Storage -

Items of Concern or in Need of Corrective Attention:

- 1) Cabinetry needs replacement

Observed condition quality for the balance of Site / Ground amenities: Poor

General -

Items of Concern or in Need of Corrective Attention:

- 1) **Room 131 MUST NOT BE OCCUPIED** – Huge roof leak & Egress doors are chained shut.
were all constructed at different times
- 2) Kitchen looks dated but clean & organized. Health Department inspection
- 3) Suggest Mold & Asbestos Survey

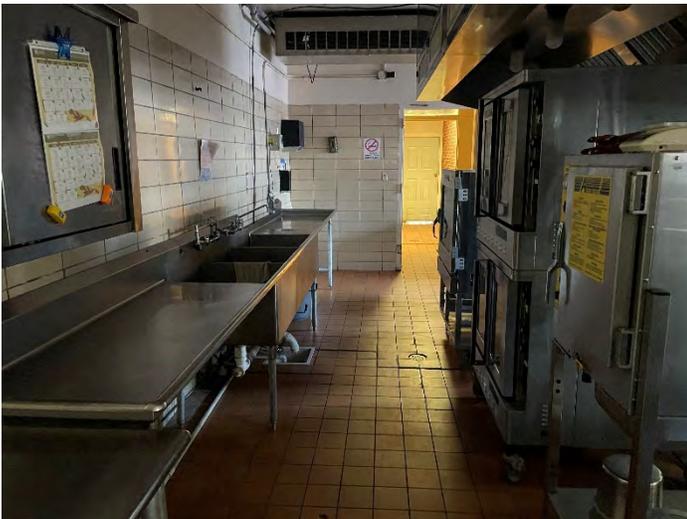
Photos of Kinterbish Junior High – Architectural Observations



Kitchen Appears To Be Clean & Organized



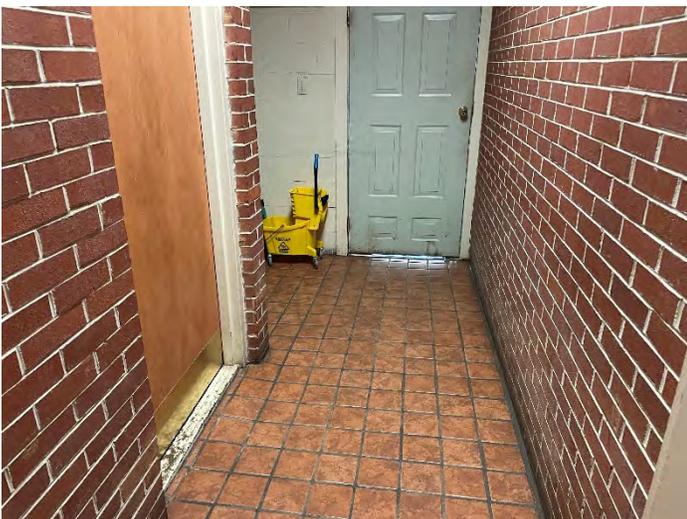
Dated Plumbing Fixtures In Kitchen



Kitchen Floor Appears to Be Dated, Tile Uneven With Possible Trip Hazards



Mechanical Equipment Appears To Need Servicing



Cabinets in Bad Shape



Mechanical Room Is Open & Holding Water

Photos of Kinterbish Junior High – Architectural Observations



Code Violation – Smoke Detector Is Not Within 12” Of Deck Above



Code Violation – Cannot Lock Egress Doors



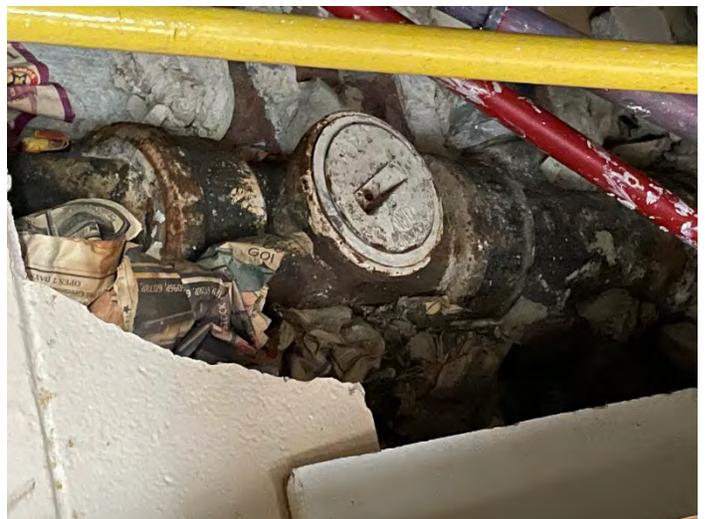
Safety Hazard – Floors Are In Bad Shape



Code Violations – No Mirror Over ADA Sink & Dispenser Above 48”



Example of Deteriorating Finishes



Maintenance Rep Reports Deteriorating Sewer Pipes

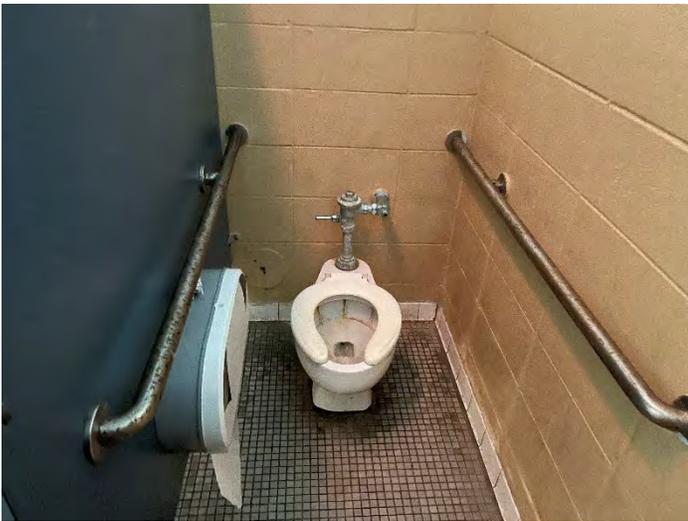
Photos of Kinterbish Junior High – Architectural Observations



Ceilings / Duct Work Have Been Disassembled



Insufficient Light Over ADA Stall



Rusted Accessories



Sinks Do Not Meet ADA – Rusted Accessories & Dispensers Above 48”



Dated Partitions & Plumbing Need Replacement

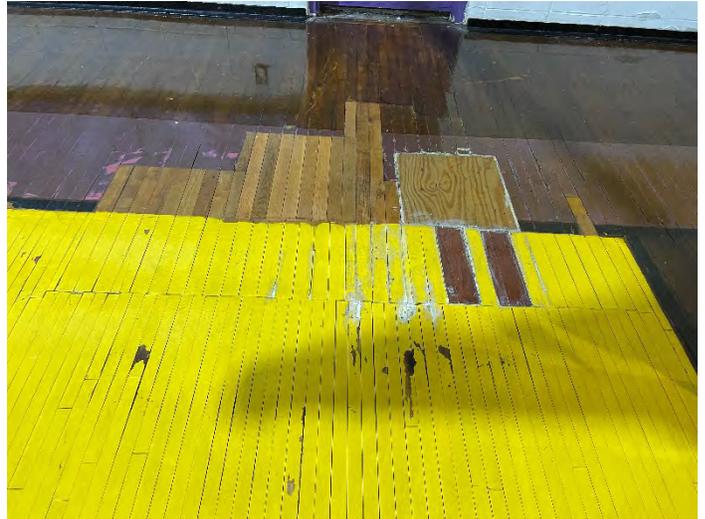


Example of Metal Door Frames Rusting On Bottom

Photos of Kinterbish Junior High – Architectural Observations



Code Violation – Egress Doors Are Locked



Gym Floor Appears To Need Replacement



Gravel Drive – No Pavement, Parking Spaces, or ADA Parking (Code Violation)



Gravel Drive – No Pavement, Parking Spaces, or ADA Parking (Code Violation)



Mechanical Room Is Open & Taking On Water



Small Canopy On Back Is Unsupported & Is A Safety Hazard

Photos of Kinterbish Junior High – Architectural Observations



Steel Brick Lintels Are Rusted & Need To Be Repainted



Most Gutters / Downspouts Are In Disrepair



Aluminum Windows Are In Disrepair - Recommend Replacement



Aluminum Windows Are In Disrepair - Recommend Replacement



Aluminum Windows Are In Disrepair - Recommend Replacement



Aluminum Windows Are In Disrepair – Recommend Replacement

Photos of Kinterbish Junior High – Architectural Observations



Tecktum Roof Deck Appears Damaged – Multiple Roof Leaks Observed



Insufficient Door Hardware At Side Egress



Vegetation Growing On Roof Level



Vegetation Growing On Roof Level



Example of Insufficient Gutters / Downspouts



Recommend Window Replacement

Photos of Kinterbish Junior High – Architectural Observations



Grade Holds Water Against Building In Some Locations



Insufficient Parking – No Parking



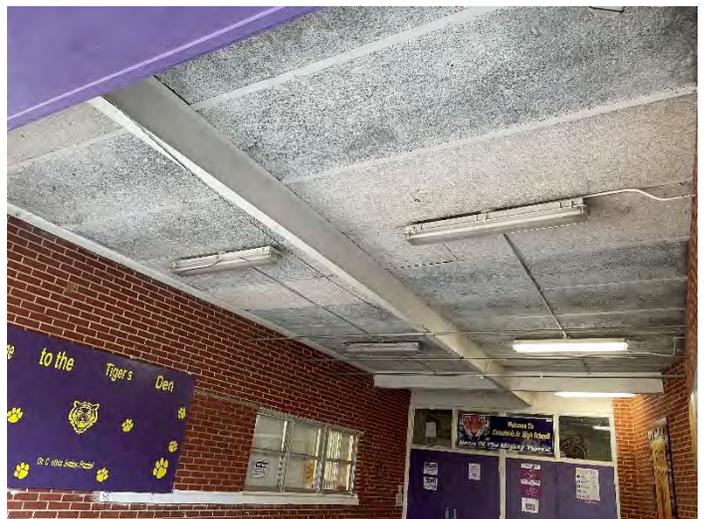
Recommend Window Replacement



Insufficient Parking – No Parking



Main Canopy Appears To Be In Decent Shape
Needs Cleaning / Painting



Exposed Electrical / Lights Do Not Appear To Work

Photos of Kinterbish Junior High – Architectural Observations



Gutters / Downspouts In Disrepair



Multiple Roof Leaks Reported



Recommend Window Replacement



Multiple Roof Leaks Reported



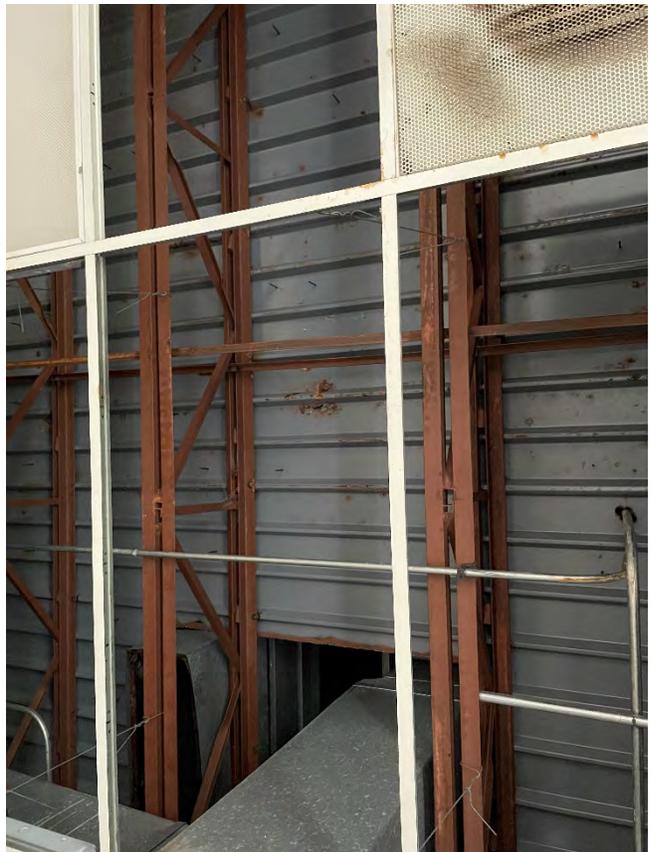
Restrooms Do Not Meet Current ADA



Single Restrooms Do Not Meet ADA

Photos of Kinterbish Junior High – Architectural Observations

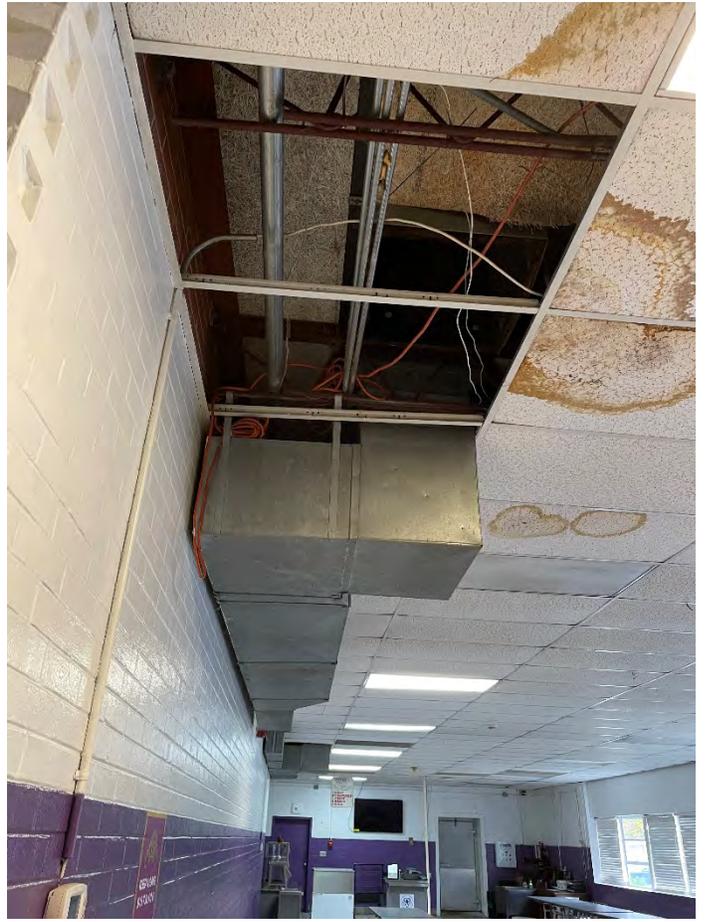
Water Damage From Extreme Roof leak In Band Room – Mold Is Evident – SAFETY HAZARD



Photos of Kinterbish Junior High – Architectural Observations



Recommend Cleaning Out This Room - Old Band Roof



Cafeteria Roof Leak



Old Skylights Showing Evidence of Moisture



Roof Leak In Hallway

Photos of Kinterbish Junior High – Architectural Observations



Dated Cabinet In Teachers Lounge



Dated Classroom Cabinets



Most All Air Conditioning Comes From Window Units Secured With Plywood



Example of Damaged Flooring – Trip Hazard

Kinterbish Junior High School – Structural Observations

Kinterbish Junior High School is comprised of several one-story buildings, generally adjoined, and constructed over several additions. The age of the buildings is not known but the oldest building appears to have been constructed in the 1950's. No major structural damage was observed however much of the structures need maintenance.

Exterior maintenance includes:

- Painting of steel exposed to the weather
- Repair of waterproofing at exterior eaves and facades
- Repair of roof drainage gutters, downspouts, and splash guards

Interior maintenance generally includes:

- Repairs of Tectum roof panels and bulb tees that has varying degrees of water damage.
- Some tiles and tees will need to be removed and replaced.
- The below grade mechanical room on the northeast side of the building has standing water and the roof has some water damage evident on the steel beams and roof decking.

In general, the building is in good structural condition but only if major maintenance is provided to the noted elements. Given the age of the building it is anticipated that areas of the building not accessible to view could be more severely damaged due to water intrusion into the buildings.

Areas of concern will be at the roof where finishes cover the structural elements and the roof panels and tees. Reroofing should be considered if for no other reason than to evaluate the condition of the structural roof decking. It is anticipated that if maintenance is not performed soon the structural conditions of the building will be rapidly degraded. See appendix for photos of the areas noted.

Photos of Kinterbish Junior High – Structural Observations



Missing Exterior Façade Over Window



Gutters and Splash Guards Missing



Gutters and Splash Guards Missing



Deterioration of Exterior Eave Steel

Photos of Kinterbish Junior High – Structural Observations



Deterioration of Steel At Exterior Window



Deterioration of Steel At Exterior Canopy



Deteriorated roof steel over mechanical room

Photos of Kinterbish Junior High – Structural Observations



Water Ponding in Mechanical Room



Water Staining of Teckum Roof Decking

Photos of Kinterbish Junior High – Structural Observations



Water Staining of Tecktum Roof Decking



Rusting of Bulb Tees At Roof

Kinterbish Junior High School – Roof Area Assessment

Area A

Existing Roof Type: Standing Seam Metal Roof
Year Installed: 1997
Overall Rating: Good
Life Expectancy: 10 Years

Area B

Existing Roof Type: Modified Bitumen
Year Installed: 1995
Overall Rating: Good
Life Expectancy: 5 years

Area C

Existing Roof Type: Gravel Surfaced Built-Up Roof
Year Installed: 1975
Overall Rating: Fair
Life Expectancy: 2-3 years

Area D

Existing Roof Type: Gravel Surfaced Built-Up Roof
Year Installed: 1975
Overall Rating: Fair
Life Expectancy: 2-3 years

Area E

Existing Roof Type: Gravel Surfaced Built-Up Roof
Year Installed: 1975
Overall Rating: Fair
Life Expectancy: 2-3 years

Area F

Existing Roof Type: Gravel Surfaced Built-Up Roof
Year Installed: 1975
Overall Rating: Fair
Life Expectancy: 2-3 years

Area G

Existing Roof Type: Standing Seam Metal Roof
Year Installed: 1997
Overall Rating: Good
Life Expectancy: 10 Years

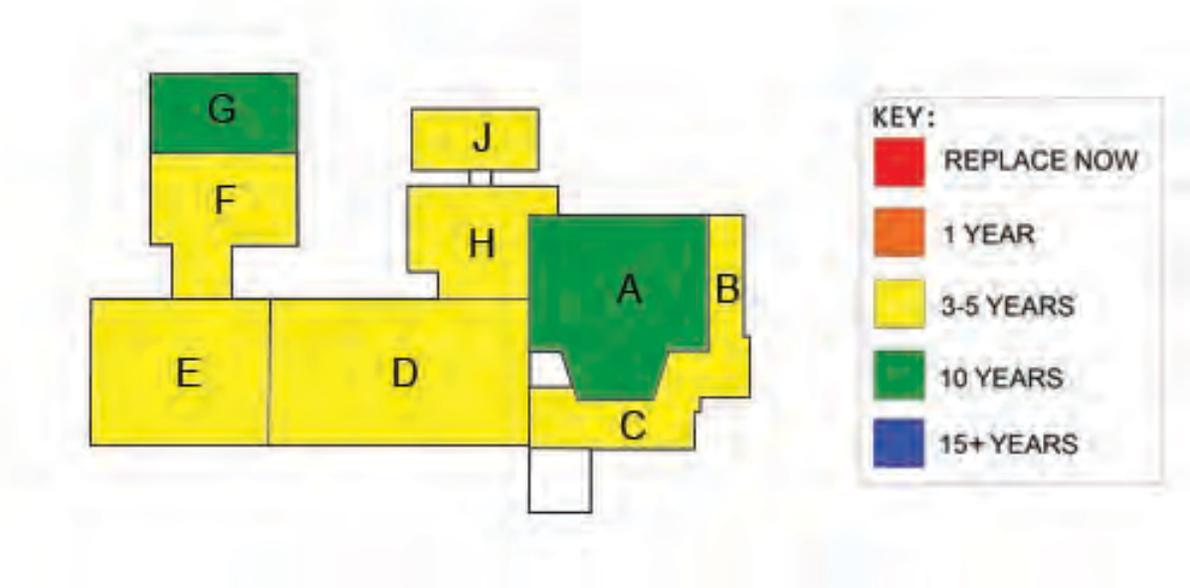
Area H

Existing Roof Type: Gravel Surfaced Built-Up Roof
Year Installed: 1975
Overall Rating: Fair
Life Expectancy: 2-3 years

Area J

Existing Roof Type: Standing Seam Metal Roof
Year Installed: Unknown
Overall Rating: Fair
Life Expectancy: 5 years

Roof Condition Diagram



Kinterbish Junior High School – Mechanical / Plumbing Observations

GENERAL:

- 1) None of the below estimates include any remediation for existing surfaces/materials which have been/will be identified to have asbestos in them. No testing and remediation is included in these estimates.
- 2) None of the SH's or LAV's in any of the restrooms have hot water available. This condition is not permitted by code/state reviewers so an exterior propane type instantaneous gas water heater with integral hot water pump will be added along with appropriate hot water and hot water return piping.
- 3) Existing connections for some of the replacement fixtures will be modified to achieve ADA clearance requirements.
- 4) This facility is on septic system(s) which should be fully serviced and/or repaired.
- 5) Perform maintenance on all floor drains in all areas to clear lines completely.
- 6) There is no Fire Protection at this facility. Assuming water pressure is sufficient, no fire pump is needed.
- 7) All existing flush valve type WC's and UR's will be replaced with battery powered flush valve type fixtures. All tank-type WC's will be replaced with pressure-assisted type fixtures.
- 8) No costs for storm water drainage work at any of the buildings on this campus is included in this report.
- 9) Where new Bard units are provided, cost estimates provided include mechanical and electrical costs.

KITCHEN / CAFETERIA:

Mechanical

- 1) There are two (2) RTU's, reportedly 5T each with gas (propane) heat. West unit is operating, East unit is not operating; age of each unit unknown, and neither unit has outside air. Upgrade unit to add OA and provide bipolar ionization unit (BPI); replace other unit with same size to handle proper amount of OA (with BPI, t'stat, etc.).
- 2) (E)KEF is operating at unknown performance, (E)MAU is not operating. Demo and replace KEF and MAU (adding gas heat).

Plumbing

- 1) Add gas piping for MAU.

GYMNASIUM / LOCKER AREAS & ADJACENT (B/G) BATHROOMS:

Mechanical

- 1) There are two (2) RTU's serving the gym, reportedly 10T each with gas (propane) heat. Carrier unit is operating, Trane unit is not operating; age of each unit unknown, and neither unit has outside air. Upgrade Carrier unit to add OA and provide bipolar ionization unit (BPI); replace Trane unit with increased size to handle proper amount of OA (with BPI, t'stat, etc.).
- 2) Demo existing ventilation fans on south wall of gym, provide infill and seal weathertight.
- 3) Each locker room appears to have an RTU and exhaust fan on the roof, size/CFM unknown, none in operation. Demo and replace each RTU with two new 100% OA, 5T units (w/ BPI, t'stat etc.) and replace ductwork, grilles, etc. Demo and replace each EF.

- 4) The Girls and Boys restrooms each have a ceiling mounted EUH, EF in ceiling and termination on roof. Demo and replace all along with controls and ductwork.

Plumbing

- 1) Boy's Locker area includes seven SH's, two UR's, two WC's, two LAV's (one is missing), one EWC (missing). Replace all fixtures.
- 2) Girl's Locker area includes six SH's, four WC's (one "Out of Order"), three LAV's (one missing) and one EWC (missing). Replace all fixtures.
- 3) The Girls and oys restrooms adjacent to Gymnasium can use same GWH as girl's locker room.
- 4) Replace three LAV's, four UR's, three WC's in Boy's restroom
- 5) Replace three LAV's, seven WC's in Girl's restroom
- 6) Add GWH, add piping (DCW, HW & HWR) for GWH and bring HW to SH's & LAV's.
- 7) Adjust gas piping for new RTU's, add for new GWH's – estimates included above.

CLASSROOMS / DRESSING ROOMS / EAST BATHROOMS:

Mechanical

- 1) Each classroom is served by window A/C units, total number of classrooms twelve. Each is reportedly 2T with 18.0 MBH electric heating. Demo and replace with 3T wall-mounted units.
- 2) Two RTU's serve the two dressing rooms, reportedly 5T each, no OA, neither in operation. Replace and add OA.
- 3) There are eleven classrooms that have abandoned gas heaters. Demo these and associated piping to exterior, infill wall and seal weathertight.
- 4) The Girls and Boys restrooms each have a ceiling mounted EUH, EF in ceiling and termination on roof. Demo and replace all; including controls and ductwork.

Plumbing

- 1) Replace four lab faucet/fixtures and add eyewash.
- 2) The Girls and Boys restrooms each have a ceiling mounted EUH, EF in ceiling and termination on roof. Demo and replace all; including controls and ductwork.

ADMIN AREA:

Mechanical

- 1) There are three (3) RTU's, assumed to be 5T each with gas (propane) heat. All units appear to be operating, none have OA. Upgrade unit to add OA and BPI. Should a unit replacement be needed, single 5T unit replacement.
- 2) Demo and replace existing exhaust fans in teacher's lounge RR's.

Plumbing

- 1) Replace Teacher's Lounge RR fixtures (two WC's, two LAV's).
- 2) Replace Teacher's Lounge SK.
- 3) Add U/C instant EWH for Teacher's Lounge RR LAV's.

HEADSTART / ADJACENT 4 CLASSROOMS:

Mechanical

- 1) There are two RTU's serving the Head Start building, reportedly 10T each with gas (propane) heat, neither with OA. The West unit does not operate, the East unit is operating. Fully service and upgrade operating unit to add OA and BPI; replace 10T unit (w/ BPI and t'stat).

- 2) Each of the four classrooms adjacent to the Head Start building are served by window A/C units. Demo and replace with 3T wall-mounted units (w/ BPI, t'stats).

Plumbing

- 1) No plumbing comments noted.

Abbreviations Key:

A/C – air conditioning

BPI – bipolar ionization

DCW – domestic cold water

DX – direct expansion (reference to an air conditioning system that uses refrigerant)

(E) – existing

EF – exhaust fan

EUH – electric unit heater

EWB – electric water heater

FDC – fire department connection

FP – fire protection

GFF – gas-fired furnace

GWH – gas water heater

HW – hot water

HWR – hot water return

KEF – kitchen exhaust fan

LAV – lavatory

MAU – makeup air unit

MBH – thousand BTU per hour

M/W – men/women

OA – outside air

RR – restroom

RTU – rooftop unit

SH – shower

SK – sink

S/S – split system

T – ton (2T – two ton)

U/C – undercounter

UR – urinal

WC – water closet (whether flush valve or flush tank)

Kinterbish Junior High School – Electrical Observations

LIGHTING SYSTEMS:

- 1) There appears to be older lighting installed that makes the halls and classrooms feel older and dark, the lighting is not in good condition.
- 2) Most of the issues with lighting are age of light fixtures and need bulb replacement and/or lens replacement throughout. In all the buildings, the lighting could be changed out to LED to ease future maintenance in all areas.
- 3) In all buildings, there are older lighting controls installed that do not meet the current energy codes. Most of the lighting controls are via normal toggle switches in those areas.

EMERGENCY AND EXIT LIGHTING:

- 1) There appears to be some older emergency lighting in parts of the school. There are several areas like restrooms that need emergency lighting to be added.
- 2) There appears to be some older exit lighting throughout the school, most of which are faded and can't be seen very well. There are several areas that do not have exit lights and need to have some added.
- 3) There needs to be exterior emergency lighting added that is required by today's electrical codes. Any egress point where you exit from any building is required to have emergency egress lighting.
- 4) The entire emergency and exit lighting systems should be addressed to make sure all batteries and lights are working in emergency conditions, and that all exit signs can be read.

POWER SYSTEMS:

- 1) In the vast majority of classrooms, there are only 2-3 receptacles installed. In some cases, there are extension cords running all over the rooms to allow for technology and computer areas.
- 2) There are several receptacles that have been extended out of where wiring leaves from under the faceplate, these are code violations that must be corrected.
- 3) The main electrical panel appears to be in good condition.
- 4) There are numerous areas that require GFCI receptacles (within 6' of a sink), but all that is installed is a standard receptacle, these need to be changed.
- 5) There are some panels that have been painted over, these need to be cleaned so it is obvious that there is a panel installed and the label is readable.
- 6) There are several junction box covers missing in areas where there are no ceilings.

FIRE ALARM SYSTEM:

- 1) The existing fire alarm system is very old and does not appear to be completely functional. The fire alarm control panel is a Simplex panel. There are several smoke detectors that are broke loose of their box and are hanging down. There are no visual devices installed in any restrooms. The FACP is not monitored to dial out. There are areas with no ceilings, and the smoke detectors are mounted lower than 12" from the highest part of the ceiling area in that room. This is a code violation.
- 2) There are some doors with magnetic hold open devices, but there are door stoppers installed at the bottom of the door to prop them open. This needs to be fixed.
- 3) There are several devices in the gym that need wireguard covers installed to protect them from being hit with balls.
- 4) The existing manual pull stations are all mounted too high for current ADA standards.

GENERAL COMMENTS:

- 1) This school needs lots of attention with electrical systems.
- 2) The light fixtures could be replaced with LED light fixtures to make the overall lighting much brighter and cleaner.
- 3) The emergency and exit lights all need to be replaced and added to.
- 4) There needs to be receptacles added in all classrooms to remove all of the surge protectors and extension cords that are run all over the classrooms.
- 5) This fire alarm system needs to be completely replaced and brought up to today's codes.
- 6) The other upgrades that may be required would be to add exterior emergency egress lighting at all exit areas.

Livingston Junior High School

1351 North Washington St.
Livingston, AL 35470

Principal: Mrs. Devin Embry-Mitchell

Telephone: 205-652-2125

Email: dembry@sumter.k12.al.us

Grades: Pre-K - 8

Number of Students: 419

Number of Staff: 56

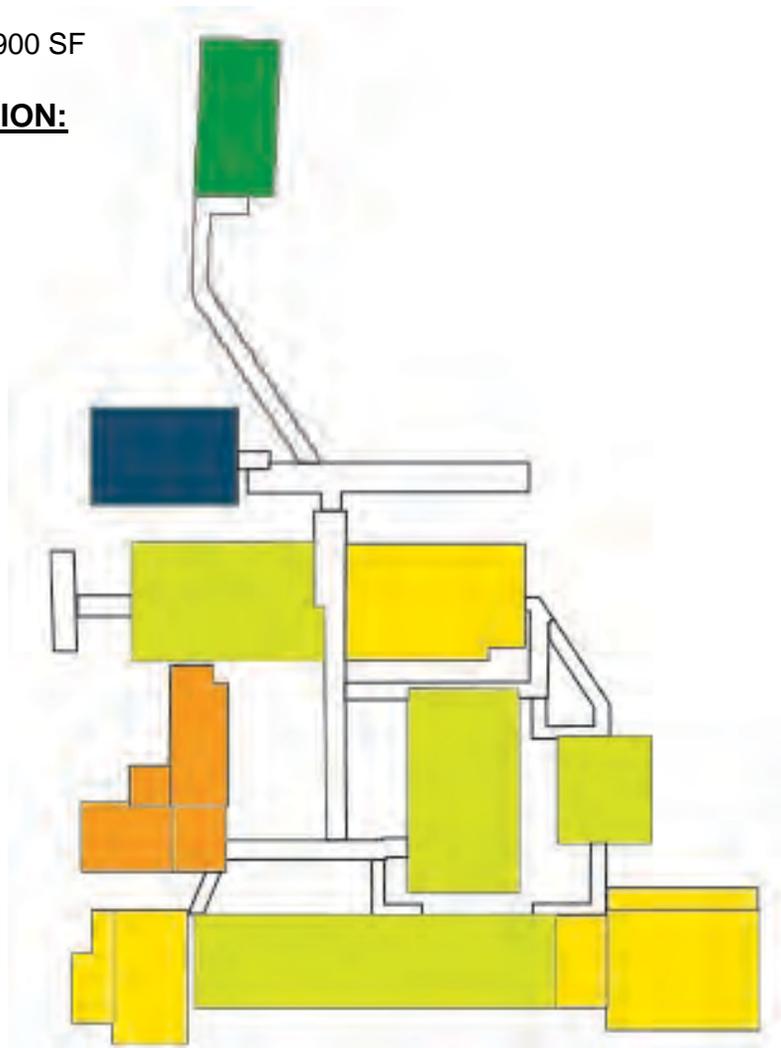
Number of Student Drivers: 0

Overview

A site visit was made on November 22, 2021 to perform a general Architectural assessment of the existing facility and grounds.

Total Floor Area: 82,900 SF

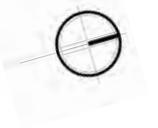
OVERALL CONDITION:



CONDITION SCALE:



NORTH



Livingston Junior High School – Architectural Observations

SITE / GROUNDS:

Parking Lot

Items Observed to be in Excellent / Functional Condition:

- 1) Signage is in Good Condition

Items of Concern or in Need of Corrective Attention:

- Asphalt Needs Repair, some damage
- Concrete Needs Replacement
- Drainage Needs Repair
- Handicapped Accessibility Needs Repair
- Site Lighting Needs Repair
- Access Needs Repair

Automobile Parking Spaces: Unknown

Notes:

- Striping for parking spaces is faded
- One Handicap Parking Space

Observed condition quality for the balance of Site / Ground amenities: Fair

Student / Pedestrian Patterns -

Items of Concern or in need of Corrective Attention:

- 1) Sidewalks Need Repair
- 2) Canopies Need Repair
- 3) ADA Accessibility Needs Repair

Notes:

- Concrete walks are broken and pose trip hazards in places
- Water holding on grade in several locations
- No site lighting besides front of building
- Some canopies are in good shape, some may be holding water
- Supports for line sets an **immediate hazard** at the HVAC units outside cafeteria building
- Handrails rusting at bottom
- A large amount of sidewalks do not meet ADA code

Observed condition quality for the balance of exterior amenities: Poor

Automobile / Bus Patterns -

Items Observed to be in Excellent / Functional Condition:

- 1) Separation in Good condition
- 2) Auto / Bus Circulation in Good condition
- 3) Access in Good Condition

Items of Concern or in Need of Corrective Attention:

- 1) Auto Stack Space Needs Repair
- 2) Bus Stack Space Needs Repair

Notes:

- Flows looks good
- Drives are broken asphalt & gravel

Observed condition quality for the balance of exterior amenities: Poor

Lawns / Planting / Landscaping -

Items of Concern or in need of Corrective Attention:

- 1) Sidewalks Need Repair, are broke in places
- 2) Drainage Needs Repair, holds water in places

Notes:

- Fencing is in disrepair

Observed condition quality for the balance of exterior amenities: Poor

EXTERIOR BUILDING AREA:

Exterior Building Components -

Items of Concern or in Need of Corrective Attention:

- 1) Brick Needs Repair

Notes:

- Brick is in disrepair in some areas but nothing immediately concerning
- Numerous openings that need to be sealed
- Exterior conditions appear to be consistent with age of building

Observed condition quality for the balance of Site / Ground amenities: Fair

Roofing -

Items of Concern or in Need of Corrective Attention:

- 1) Metal Roof Needs Repair
- 2) Modified Bituminous Needs Replacement

Notes:

- Roofs inspected but did not get a good look at metal roofing
- Modbit roofs are original (see satellite) – Need Replacment
- Tectum & steel angles are deteriorating in places

Observed condition quality for the balance of Site / Ground amenities: Poor

Windows -

Items of Concern or in Need of Corrective Attention:

- 1) Aluminum Windows Need Repair
- 2) Egress Needs Repair
- 3) Insulated Needs Repair
- 4) Glazing Needs Repair

Notes:

- Some windows are okay across the front elevation. But some have broken glass
- Most windows need replacement, consistent with age
- All windows need to be re-caulked

Observed condition quality for the balance of Site / Ground amenities: Poor

INTERIOR BUILDING AREA:

Flooring Finishes -

Items of Concern or in Need of Corrective Attention:

- 1) In old 1949 Auditorium, a flooring project was started but not completed
- 2) VCT is in terrible shape; broken at most doors and a trip hazard in some locations
- 3) Floor drains missing in bathrooms
- 4) Grout in the floors is unsealed and needs widescale cleaning

Observed condition quality for the balance of Site / Ground amenities: Poor

Wall Finishes -

Items of Concern or in Need of Corrective Attention:

- 1) All walls need new paint
- 2) Wall tile in bathrooms is broken in some places but is mostly fine

Observed condition quality for the balance of Site / Ground amenities: Poor

Ceiling Finishes -

Items of Concern or in Need of Corrective Attention:

- 1) Suspended ceilings need replacement
- 2) Hard ceilings need replacement

Notes:

- Some ceiling tiles have recently been replaced

Observed condition quality for the balance of Site / Ground amenities: Poor

Doors / Frames -

Items of Concern or in Need of Corrective Attention:

- 1) All door types need replacement

Observed condition quality for the balance of Site / Ground amenities: Poor

Door Hardware -

Items of Concern or in Need of Corrective Attention:

- 1) All door hardware needs replacement

Notes:

- Door hardware is mostly non-compliant (residential privacy sets on each classroom & knob style instead of levers)
- Hardware is in disrepair

Observed condition quality for the balance of Site / Ground amenities: Poor

HVAC -

Notes:

- Owner indicates Bard units are 30 years old & in disrepair

Observed condition quality for the balance of Site / Ground amenities: Poor

Plumbing System -

Items of Concern or in Need of Corrective Attention:

- 1) No Fire Protection

Notes:

- Owner reports deteriorating sanitary sewer conditions
- Fixture count?

Observed condition quality for the balance of Site / Ground amenities: Poor

Toilet Facilities -

Items of Concern or in Need of Corrective Attention:

- Multiple water closets, grab bars, LAVs out of ADA compliance
- Partitions & accessories need replacement
- Observed roughly 40% of fixtures out of order / removed

Observed condition quality for the balance of Site / Ground amenities: Poor

Signage -

Items of Concern or in Need of Corrective Attention:

- 1) Exit signs are largely in disrepair – no lights
- 2) Rooms are mostly marked with signage, but they are not ADA compliant
- 3) General and Wayfinding signage needs repair

Observed condition quality for the balance of Site / Ground amenities: Poor

Storage -

Items of Concern or in Need of Corrective Attention:

- 1) Cabinetry needs replacement

Observed condition quality for the balance of Site / Ground amenities: Poor

Accessories -

Items Observed to be in Excellent / Functional Condition:

- 1) Fire Extinguishers look good

Notes:

- Global provides/ services all fire extinguishers and kitchen hoods yearly

Observed condition quality for the balance of Site / Ground amenities: Good

General -

Items of Concern or in Need of Corrective Attention:

- 1) IBC Needs Replacement
- 2) ADA Needs Replacement
- 3) Security Needs Replacement

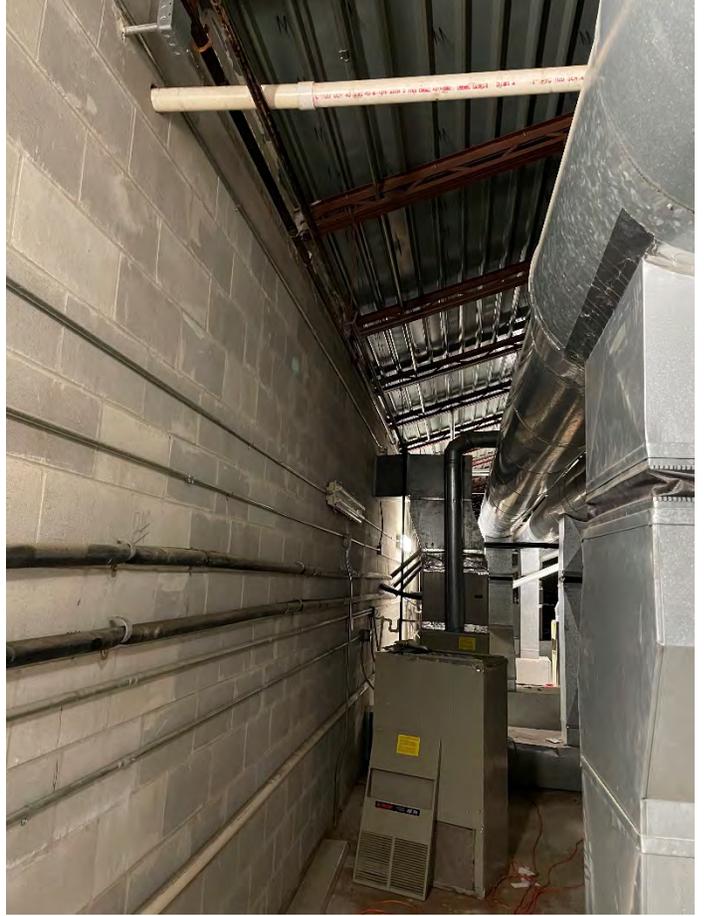
Notes:

- Wheelchair lifts at stairs, unknown if operational
- Guardrail at stairs is **dangerously low** – Minimum is 42”, measures 34”
- Evidence of mold and potentially asbestos
- Switches, Fire Extinguishers, Pull Stations largely do not meet ADA code
- Kitchen looks clean – Heath Department Inspection?
- It is important to note that the buildings were all constructed at different times; 1949, 1951, 1961, 1967, 1976, 2001

Photos of Livingston Junior High – Architectural Observations



Most Egress Doors Require Adjustment



Mechanical Mezzanine Appears to be Functional



Ceiling Tiles Out – Leaks Reported



Covers Off HVAC Units on Mechanical Mezzanine Needs Cleaning

Photos of Livingston Junior High – Architectural Observations



2 x 4 Ceiling Tiles are Starting to Sag



Concrete Failure at Canopy Support – Trip Hazard



Example of Missing Mirrors & Deteriorating Paint



Paint Peeling In Bathroom



Cabinets in Bad Shape



Floor Patching, Base Coming Off

Photos of Livingston Junior High – Architectural Observations



Walkways Appear To have ADA Deficiencies



Walkways Are Damaged & Do Not Meet ADA



Steps On Grade Are Tripping Hazard & Not ADA



Steps Do Not Meet ADA

Photos of Livingston Junior High – Architectural Observations



Paint Is Peeling on Concrete Canopy



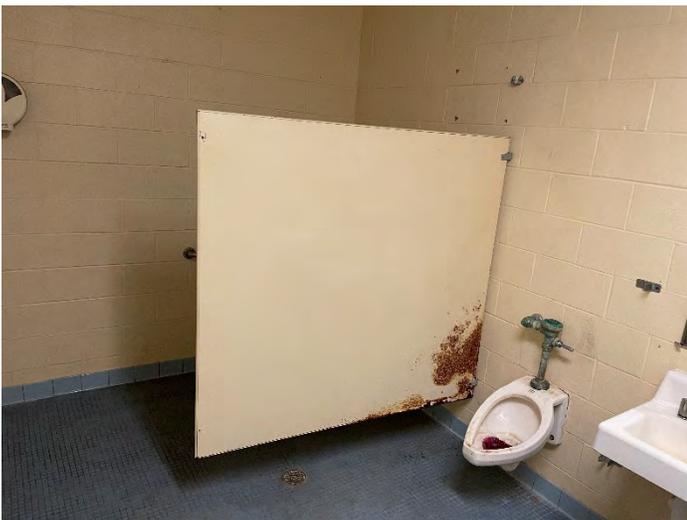
Roof Leak Causing Water Damage & Mold



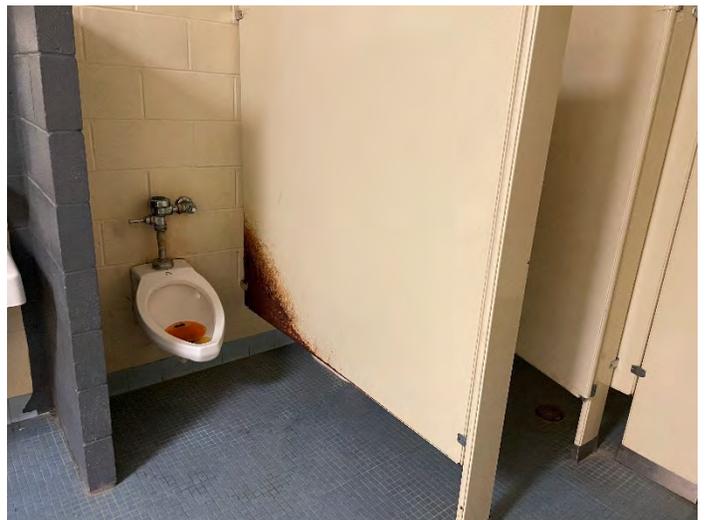
Ceiling Tiles Replaced In Some Classrooms



Mold Appears to Be Growing On This Wall



Insufficient Restroom Partitions



Deteriorating Partitions

Photos of Livingston Junior High – Architectural Observations



Multiple Leaks In 2001 Library Building



Multiple Leaks In 2001 Library Building



Multiple Leaks In 2001 Library Building



Aluminum Canopies Appear To Be Fine



Front Entry – 1 Handicap Space



Broken Glass at Front Elevation

Photos of Livingston Junior High – Architectural Observations



Windows Along This Elevation Appear To Have Been Replaced In Recent Years



Example Of Older Window Assemblies



These Doors Need Adjustment



Recommend Replacing Older Windows – Note the Deteriorating Tecktum Roof Deck



Back Gym Elevation- New Roof On Top



Site Drainage Issue – Muddy Walkway

Photos of Livingston Junior High – Architectural Observations



School Reports Deteriorating Sewer Pipe



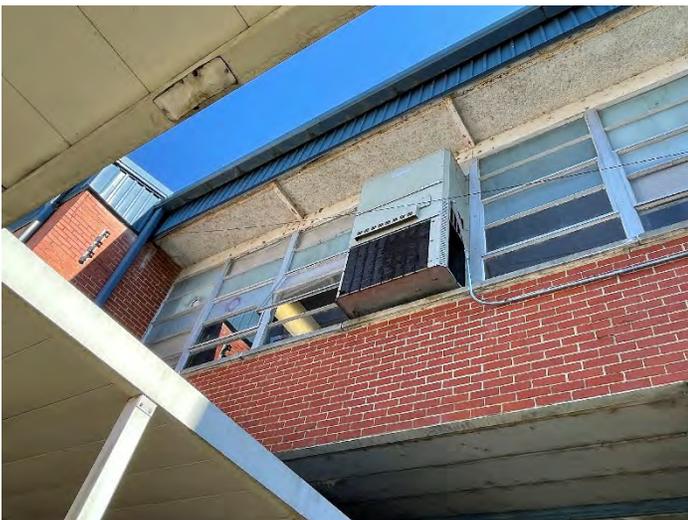
School Reports Deteriorating Sewer Pipe



School Reports Deteriorating Sewer Pipe



Walkway & Steps Do Not Meet ADA



Bard HVAC Units Are 30 Years Old & In Disrepair



ADA / Trip Hazards at Walkways

Photos of Livingston Junior High – Architectural Observations



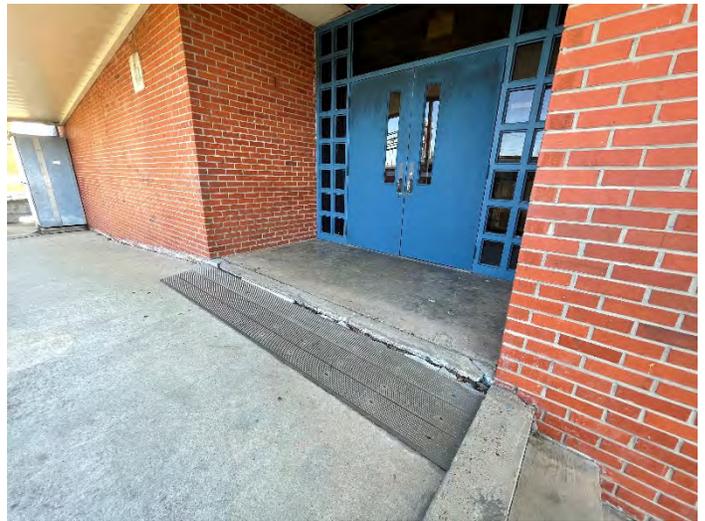
Example of Windows That Need Replacing



Vegetation Growing On Building



Example of Posts Rusting at Base



Example of Trip Hazard at ADA Egress Door



Example of Deteriorating Tecktum Deck



Canopies May Be Holding Water On Top

Photos of Livingston Junior High – Architectural Observations



Exterior Soffits Such As This Need New Tiles



Example of Standing Water On Grade Close To The Structure



Canopy Leak Close to Egress Door



Tecktum / Gutter Deterioration



Example of Deteriorating Restroom Finishes



Example of Deteriorated / Damaged Floor at Doorway Causing Trip Hazard

Photos of Livingston Junior High – Architectural Observations



2 x 4 Tiles Tend to Sag Over Time



VCT Flooring Appears to Range From "Fair" to "Poor" Condition

Livingston Junior High School – Structural Observations

Livingston Junior High School is comprised of several one- and two-story buildings, generally adjoined, and constructed over several additions. The age of the buildings is not known but the oldest building appears to have been constructed prior to the 1950's.

Exterior maintenance includes:

- Painting of steel exposed to the weather
- Repair of waterproofing at exterior eaves and facades
- Repair of roof drainage gutters, downspouts, and splash guards

Interior maintenance generally includes:

- Repairs of Tectum roof panels and bulb tees that has varying degrees of water damage
- Some tiles and tees will need to be removed and replaced
- Some cracking of the brick veneer and precast windowsills was noted in several areas

In general, these were hairline cracks that do not need immediate repair. However, a more detailed evaluation of these cracks should be considered to prevent water migration into the buildings.

One area of the building was observed to have potential major structural damage. The floor of the bathroom on the east side of the main entry hall has settled several inches. There is a building retaining wall adjacent to this room and the soil under the slab and behind the retaining wall may need to be repaired by removing the interior walls and slab and replacing them in kind.

In general, the buildings are in good structural condition but only if major maintenance is provided to the noted elements. Given the age of some of the buildings it is anticipated that areas of the building not accessible to view could be more severely damaged.

Areas of concern will be at the flat roofs where finishes cover the structural elements and the roof panels and tees. Reroofing should be considered if for no other reason than to evaluate the condition of the structural roof decking. Also note that leaking of the roofs was evident in the sloping roof as well as the flat roofs. The leaks to the sloping roofs should be addressed as well. See appendix for photos of the areas noted.

Photos of Livingston Junior High – Structural Observations



Cracking of Brick Façade at Front Entry



Cracking of Brick Façade at Front Entry

Photos of Livingston Junior High – Structural Observations



Settlement of Floor Slab in Main Hall Bathroom



Large Gap Between Slab and Wall Adjacent to Bathroom

Photos of Livingston Junior High – Structural Observations



Damage to Exterior Canopy



Deterioration of Steel and Tecktum Decking At High Roof Eave

Photos of Livingston Junior High – Structural Observations



Deterioration of Precast Window Sills



Possible Roof Leaks Over Media Center

Photos of Livingston Junior High – Structural Observations



Minor Cracking in CMU Walls



Minor Cracking in Exterior Brick Facade

Livingston Junior High School – Roof Area Assessment

Area A

Existing Roof Type: Standing Seam Metal Roof
Year Installed: 1997
Overall Rating: Good
Life Expectancy: 10 years

Area B

Existing Roof Type: Gravel Surfaced Built-Up Roof
Year Installed: 1975
Overall Rating: Fair
Life Expectancy: 5 years

Area C

Existing Roof Type: Gravel Surfaced Built-Up Roof
Year Installed: 1975
Overall Rating: Fair
Life Expectancy: 5 years

Area D

Existing Roof Type: Gravel Surfaced Built-Up Roof
Year Installed: 1975
Overall Rating: Fair
Life Expectancy: 5 years

Area E

Existing Roof Type: Gravel Surfaced Built-Up Roof
Year Installed: 1975
Overall Rating: Fair
Life Expectancy: 5 years

Area F

Existing Roof Type: Standing Seam Metal Roof
Year Installed: 1997
Overall Rating: Good
Life Expectancy: 10 years

Area G

Existing Roof Type: Single Ply Roofing
Year Installed: 2010
Overall Rating: Fair
Life Expectancy: 5+ years

Area H

Existing Roof Type: Gravel Surfaced Built-Up Roof
Year Installed: 1975
Overall Rating: Fair
Life Expectancy: 5 years

Area J

Existing Roof Type: Standing Seam Metal Roof
Year Installed: 1997
Overall Rating: Good
Life Expectancy: 10 years

Area K

Existing Roof Type: TPO
Year Installed: 2020
Overall Rating: Good
Life Expectancy: 15+ years

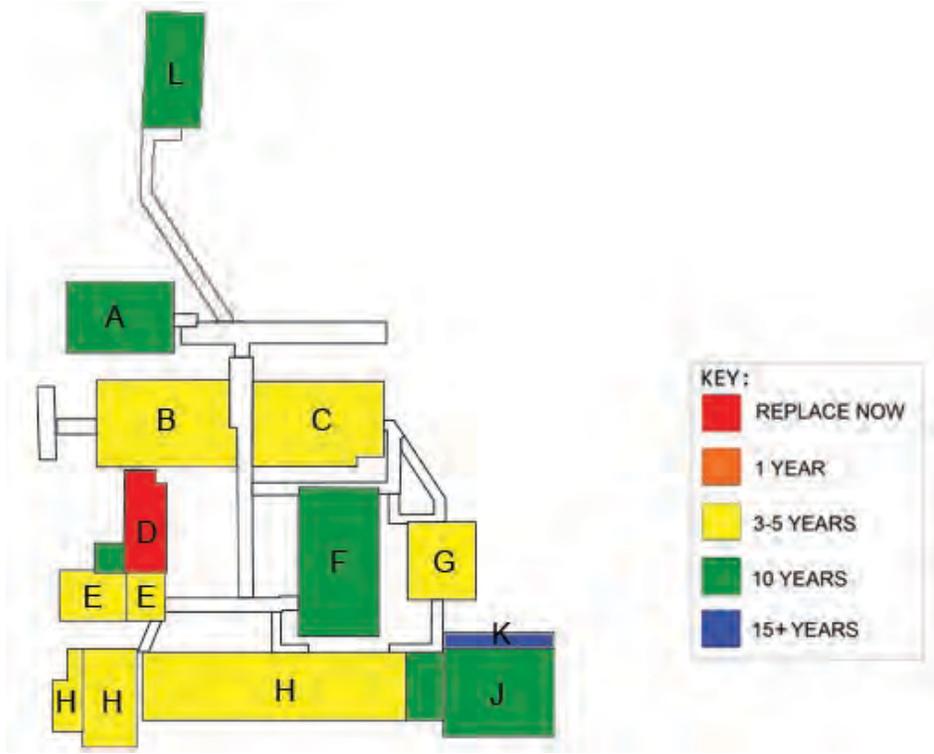
Area L

Existing Roof Type: Standing Seam Metal Roof
Year Installed: Unknown
Overall Rating: Fair
Life Expectancy: 5 years

Area M-

Metal Canopies

Roof Condition Diagram



Livingston Junior High School – Mechanical / Plumbing Observations

GENERAL:

- 1) None of the below estimates include any remediation for existing surfaces/materials which have been/will be identified to have asbestos in them. No testing and remediation are included in these estimates.
- 2) None of the SH's, SK's or LAV's in any of the locker rooms, classrooms or restrooms have hot water available. This condition is not permitted by code/state reviewers so an exterior propane type instantaneous gas water heater with integral hot water pump will be added along with appropriate hot water and hot water return piping.
- 3) Existing connections for some of the replacement fixtures will need to be modified to achieve ADA clearance requirements.
- 4) Perform maintenance on all floor drains in all areas to clear lines completely.
- 5) There is no Fire Protection at this facility. Based on approximate square footage of 109,000 SF to add FP to this facility. Assumes an entrance and FDC at each building, water pressure is sufficient, no fire pump is needed. This does not include any architectural or civil costs.
- 6) No costs for work on storm water drainage at any of the buildings on this campus have been included in this report.

AUDITORIUM:

Mechanical

- 1) Serving the Auditorium is one RTU of unknown size that does not operate. Assuming it is 15T and providing BPI, t'stat, etc.
- 2) Serving the Band Room and Offices is one RTU of unknown size and status is unknown. Assuming it is 7.5T and providing BPI, t'stat, etc.
- 3) Demo and replace the exhaust fans in each of the two restrooms

Plumbing

- 1) Replace restroom fixtures in the classrooms (two WC's and two LAV's) and add one U/C instant EWH for the two LAV's.

ADMIN AREA, FRONT HALL CLASSROOMS AND RESTROOMS (BOTH FLOORS):

Mechanical

- 1) Serving each classroom is a 3T wall-mounted unit. There are a total of three units on this wing that were not included in the previous replacement project. Demo and replace these three with same type 3T units w/ BPI.
- 2) Serving the administrative area is one RTU of unknown capacity that operates. Assuming it is a 5T unit and that it is in good working condition, performing servicing and cleaning and upgrading with BPI.
- 3) The principal's restroom has an EF in the ceiling. Demo and replace the exhaust fan.
- 4) The Men's and Women's restrooms in the teacher's lounge each have an EF in the ceiling. Demo and replace the exhaust fans in each of the two restrooms.
- 5) e. The Girls and Boys restrooms (four total) each have an EF in ceiling and termination on wall. Demo and replace all along with controls and ductwork.

Plumbing

- 1) There is an existing 4.5kW, 208/1/60 EWH with no recirculation pump. Perform maintenance to EWH, add recirc. pump and HWR piping, add HW piping to ensure that all sinks are functional in Lab, teacher's lounge (SK and LAV's), Principal's LAV and B/G LAV's nearby.
- 2) Replace Teacher's Lounge M/W's RR fixtures (two LAV's, two WC's).
- 3) Replace Principal's RR fixtures (one LAV, one WC)..
- 4) Replace Teacher's Lounge SK and EWC.
- 5) Replace six SK faucet/fixtures in Lab room.
- 6) Replace two LAV's, two UR's, one WC in South boy's restrooms.
- 7) Replace three LAV's, three WC's in South girl's restrooms.
- 8) North restrooms have no HW – add low-boy, 4.5 kW 208/1/60 EWH in Janitor's room with HW recirculation pump, HW and HWR piping.
- 9) Replace two LAV's, two UR's, two WC's in North boy's restrooms.
- 10) Replace three LAV's, five WC's in North girl's restrooms.
- 11) Demo and replace two EWC's in corridor.
- 12) Replace SK within library (HW from RR's below).

GYMNASIUM, LOCKER ROOMS & RESTROOMS:

Mechanical

- 1) There are two (2) RTU's serving the gymnasium; 12.5T each with gas (natural) heat. North unit operates, south unit does not. Replace south unit (with BPI, t'stat, etc.). Service north unit and add BPI.
- 2) The two original ventilation fans remain on the wall. Remove these, provide infill and seal weathertight.
- 3) The locker rooms are served by a 5T RTU with gas heat. Demo and replace unit 100% OA 10T unit (w/ BPI, t'stat, etc.) and replace wall exhaust fans.
- 4) Provide EF for each locker room.
- 5) The lobby Boys and Girls restroom each has an EF in ceiling and termination on wall. Demo and replace all EF's; include controls and ductwork.
- 6) The lobby has an existing 100 MBH gas unit heater. Demo and replace heater; include all vent piping and controls.

Plumbing

- 1) The lobby restrooms reportedly have new fixtures (four LAV's, two UR's, three WC's) but the fixtures drain slowly and lack HW. Demo and replace all.
- 2) Add low-boy, 4.5 kW 208/1/60 EWH above ceiling in Boy's restroom with HW recirculation pump, HW and HWR piping.
- 3) Demo and replace two EWC's in lobby.
- 4) Replace one LAV, one WC and one SH in Coach's Office in Boy's Locker.
- 5) Replace one LAV, one UR, one WC and seven SH's in Boy's locker room.
- 6) Replace one LAV, one WC and one SH in Coach's Office in Girl's Locker.
- 7) Replace one LAV, two WC's and seven SH's in Girl's locker room.
- 8) Replace existing 300 MBH Gas water heater (boiler) with instantaneous gas water heater to serve locker and coach's offices, associated recirculation pump, HW and HWR piping.

KITCHEN / CAFETERIA:

Mechanical

- 1) Serving kitchen are two window A/C's. Replace with one new 3T Bard-type unit.
- 2) Serving cafeteria are two RTU's of unknown size, but reportedly both are operating and appears to have OA. Service of units and add BPI's.
- 3) (E)KEF and is reportedly operating at unknown performance; (E)MAU is reportedly not operating. Demo and replace KEF and MAU (adding gas heat).

Plumbing

- 1) No plumbing items were noted.

TWO STORY CLASSROOM BUILDING:

Mechanical

- 1) Serving each classroom is a S/S DX GFF unit – total of 18 units, varying in size/capacity from 2.0T-3.5T, also varying in age (newest is approx. 10 years old) and, condition, all have OA. Replace all of these units; include associated vents, refrigerant piping, and t'stats; perform TAB on all systems.
- 2) The restrooms (classroom, teacher's and bathroom off 224 – total of seven), each has an EF in ceiling and termination on wall. Demo and replace all EF's; include controls and ductwork.
- 3) The restrooms in the lower level do not have an EF in ceiling – total of three. Add EF's, ductwork, controls and termination.

Plumbing

- 1) There is an existing 36MBH, 50 GWH with no recirculation pump. Perform maintenance to GWH, add recirc. pump and HWR piping, add HW piping to ensure that all sinks and LAV's in building have HW.
- 2) Replace fixtures in two Teacher's restrooms (one upstairs, one downstairs) (two LAV's, two WC's).
- 3) Replace fixtures in bathroom off Room 224 (one LAV, one WC, one SH).
- 4) Replace WC's and LAV's in five Classrooms.
- 5) Replace two LAV's, four UR's, three WC's in Boy's restrooms.
- 6) Replace three LAV's, five WC's in Girl's restrooms.
- 7) Replace SK in each classroom (total of nineteen).

SHOP & CLASSROOM BUILDING:

Mechanical

- 1) The shop has two 115 MBH gas-fired unit heaters; replace both units.
- 2) Each classroom has an RTU serving it, total of four, assumed to be 3T. Demo and replace with four new units, add BPI and OA.
- 3) The two restrooms have an EF in ceiling. Replace EF's, ductwork, controls and termination.

Plumbing

- 1) Replace two EWC's in corridor.
- 2) Replace fixtures in Girls restroom (two LAV's, two WC's).
- 3) Replace fixtures in Boys restroom (two LAV's, one UR, one WC).
- 4) Replace shop SK in shop.

BACK WING:

Mechanical

- 1) Serving each end of the corridor is a 5kW EUH – total of 4 units. Replace with new controls.
- 2) The restrooms (boys and girls – total of four), each has an EUH, EF in ceiling and termination on wall. Demo and replace all along with controls and ductwork.
- 3) The teacher's RR has an EF in ceiling and termination on wall. Demo and replace along with controls and ductwork.
- 4) The south corridor has an existing VF on roof with 5kW EDH (the one on the north corridor is being replaced under the other project). Demo and replace.
- 5) Replace total of nine Bard-type units with new 3T Bard-type units with BPI.

Plumbing

- 1) Replace fixtures in Teacher's restroom (one LAV, one WC).
- 2) Replace fixtures in Boy's restrooms (six LAV's, five WC's, eight UR's).
- 3) Replace fixtures in Girl's restrooms (six LAV's, nine WC's).
- 4) Add two low-boy, 4.5 kW 208/1/60 EWH's in Janitor's room (one at north restrooms, one at south restrooms) with HW recirculation pump, HW and HWR piping.
- 5) Replace SK in each classroom (total of seven).
- 6) There are a total five EWC's in the north and south corridors. Demo and provide two EWC's in corridor (and cap others as necessary).

LIBRARY:

Mechanical

- 1) There is an existing ERV on the mezzanine that serves the restrooms. Change all filters and belts and service unit fully.
- 2) There are five S/S DX units that serve this building (two 4T, two 3.5T, one 3T). Change all filters and service unit fully.
- 3) Provide TAB for all above systems.

Plumbing

- 1) Replace fixtures in Boy's restrooms (two LAV's, two WC's, one UR).
- 2) Replace fixtures in Girl's restrooms (two LAV's, three WC's).
- 3) Add recirculation pump and HWR piping along with thermostatic mixing valves to existing LAV's (total of four).
- 4) Replace SK in Nurse's station.

ELEMENTARY GYM:

Mechanical

- 1) Packaged units on the ground serving the gym are being replaced under the mechanical replacement project.
- 2) Service mechanical S/S DX unit (clean coils, provide new filter).

Plumbing

- 1) No plumbing items were noted.

PRESSBOX:

Mechanical

- 1) There is a S/S DX unit that serves the restroom areas – size is unknown, but status is not operable. Assuming one 4T S/S DX, adding ERV for restrooms to handle OA appropriately.
- 2) There is a S/S DX unit that serves the locker rooms – size is unknown, but status is not operable. Assuming one 4T S/S DX, adding ERV for locker rooms to handle OA.
- 3) Provide TAB for all above systems.

Plumbing

- 1) Replace fixtures in boy's restroom (four LAV's, four WC's, five UR's).
- 2) Replace fixtures in girl's restroom (four LAV's, five WC's).
- 3) Replace fixtures in boy's locker room (three LAV's, two WC's, three UR's, five SH's, one EWC).
- 4) Replace fixtures in girl's locker room (three LAV's, two WC's, five SH's, one EWC).
- 5) Add recirculation pump and HWR piping along with thermostatic mixing valves to existing LAV's (total of four).

Abbreviations Key:

A/C – air conditioning

BPI – bipolar ionization

DCW – domestic cold water

DX – direct expansion (reference to an air conditioning system that uses refrigerant)

(E) – existing

EF – exhaust fan

EUH – electric unit heater

EWH – electric water heater

FDC – fire department connection

FP – fire protection

GFF – gas-fired furnace

GWH – gas water heater

HW – hot water

HWR – hot water return

KEF – kitchen exhaust fan

LAV – lavatory

MAU – makeup air unit

MBH – thousand BTU per hour

M/W – men/women

OA – outside air

RR – restroom

RTU – rooftop unit

SH – shower

SK – sink

S/S – split system

T – ton (2T – two ton)

U/C – undercounter

UR – urinal

WC – water closet (whether flush valve or flush tank)

Livingston Junior High School – Electrical Observations

LIGHTING SYSTEMS:

- 1) There appears to be older lighting installed that makes the halls and classrooms feel older and dark, the lighting is not in good condition.
- 2) Most of the issues with lighting are age of light fixtures and need bulb replacement and/or lens replacement throughout. In all the buildings, the lighting could be changed out to LED to ease future maintenance in all areas.
- 3) In all buildings, there are older lighting controls installed that do not meet the current energy codes. Most of the lighting controls are via normal toggle switches in those areas.

EMERGENCY AND EXIT LIGHTING:

- 1) There appears to be some older emergency lighting in parts of the school. There are several areas like restrooms that need emergency lighting to be added.
- 2) There appears to be some older exit lighting throughout the school, most of which are faded and can't be seen very well. There are several areas that do not have exit lights and need to have some added.
- 3) There needs to be exterior emergency lighting added that is required by today's electrical codes. Any egress point where you exit from any building is required to have emergency egress lighting.
- 4) The entire emergency and exit lighting systems should be addressed to make sure all batteries and lights are working in emergency conditions, and that all exit signs can be read.

POWER SYSTEMS:

- 1) In the vast majority of classrooms, there are only 2-3 receptacles installed. In some cases, there are extension cords running all over the rooms to allow for technology and computer areas.
- 2) There are several receptacles that have been extended out of where wiring leaves from under the faceplate, these are code violations that must be corrected.
- 3) There are numerous areas that require GFCI receptacles (within 6' of a sink), but all that is installed is a standard receptacle, these need to be changed.
- 4) The main electrical panel appears to be in good condition.
- 5) There are several junction box covers missing in areas where there are no ceilings.

FIRE ALARM SYSTEM:

- 1) The existing fire alarm system is very old and does not appear to be completely functional. The fire alarm control panel could not be found, we are not sure where it is located. There are no visual devices installed in any restrooms.
- 2) There are several devices in the gym that need wireguard covers installed to protect them from being hit with balls.
- 3) The existing manual pull stations are all mounted too high for current ADA standards.

GENERAL COMMENTS:

- 1) This school needs lots of attention with electrical systems.
- 2) The light fixtures could be replaced with LED light fixtures to make the overall lighting much brighter and cleaner.
- 3) The emergency and exit lights all need to be replaced and added to.

- 4) There needs to be receptacles added in all classrooms to remove all of the surge protectors and extension cords that are run all over the classrooms.
- 5) This fire alarm system needs to be completely replaced and brought up to today's codes.
- 6) The other upgrades that may be required would be to add exterior emergency egress lighting at all exit areas.

Sumter County Schools

General Facilities Assessment

Summary

The assessed buildings are predominantly in poor-good / functional condition. The older buildings, with original outdated or near-life expectancy components attribute most negatively to the overall evaluation; however, concerns critical to safety, operation, accessibility or having potential for collateral damage appeared to be present throughout all campuses. Among the concerns, age along with wear & tear were found to be the primary contributing factors. The age-based concerns would also include adherence to current codes and quality standard; the wear & tear-based concerns would also include observed damages. The most common / higher isolated concerns observed and noted throughout the assessment include:

1. Asphalt / Paving
2. Roofs
3. HVAC – Equipment
4. Windows – Non-insulated
5. Doors and Door Hardware
6. Accessibility / ADA
7. Code Violations
8. 9x9 Vinyl Tile Flooring
9. Access Control / Security
10. Isolated Structural Concerns
11. Water Infiltration
12. Electrical Upgrades