



FACILITY ASSESSMENT

ADEL DESOTO MINBURN COMMUNITY SCHOOL DISTRICT

Summer, 2022



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FACILITY ASSESSMENT

SUMMER, 2022

As part of their Facilities Master Planning initiative the Adel Desoto Minburn Community School District engaged **frk** architects+engineers and Farris Engineering to complete a Facility Assessment of all of the District's educational and support facilities during the Summer of 2022. This report documents this assessment which included:

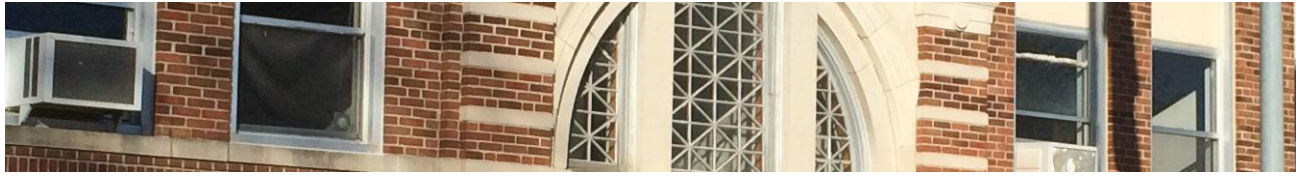
- A room-by-room analytical assessment tool
- General building observations
- A narrative for each building or facility

This report is organized by building or facility and includes an introduction and conclusion. A table of contents is provided for easy navigation between sections. Appendices are included at the end of the report and included photos and other supporting documentation.

The Facilities Assessment Report is to be presented to the ADM Community School District's School Board in the Fall of 2022 and will be included as part of the overall Facility Master Planning study being undertaken by the District. The Facility Master Planning report is scheduled to be completed in the Spring of 2023.



SECTION 1 - GENERAL OBSERVATIONS



It is evident by spending time in each of the District's facilities that great care is taken in the upkeep and ongoing maintenance of all spaces and systems. Overall, with the exception of the oldest sections of the buildings or in decommissioned spaces, the assessment scores were above average across the board. Floors, walls, and ceilings were largely above average to good condition. Site conditions were well groomed and safe. Mechanical, electrical, plumbing and technology systems all seemed to be functioning adequately.

For each facility the assessment team evaluated all aspects of the building. Architecturally each room or condition was graded on a scale from poor to good, with an additional category of "needs to be replaced." The exterior of each building was assessed, too, to identify building envelope concerns such as potential water infiltration or condition issues. Site conditions were observed with particular attention to safety and appearance. Our mechanical and electrical engineering team addressed function and lifespan. Throughout the process the evaluation team looked through the lenses of the following criteria:

Architectural Components

Each interior space is evaluated for condition of floors, walls, ceilings as well as casework, doors and frames, borrow lites, and other architectural features. Key consideration was given to fit and finish, aesthetics, and functionality. Exterior elements were reviewed and key maintenance issues were identified. Ancillary to the architectural elements was a review of the basic structural integrity of the building. Although a complete analysis of structural systems was not undertaken, items noted in the category include building envelope concerns, observations of structural elements, and building age. For roof systems, an appendix at the end of this report contains roof evaluations performed by the District roofing consultant for reference.

Mechanical/Electrical/Data Systems

Mechanical, data and electrical rooms were examined and the condition of all MEPT systems were evaluated. In addition roof top elements such as Air Handlers or DX systems were observed.

Site Evaluation

Important site elements such as condition of paving, plantings and landscaped areas were reviewed. Particular attention was given to any safety issues identified. Storm water management and erosion were also observed. Also included in this evaluation was site functionality - in other words, how does the site serve the building that is placed on it? What is the site's relationship to the community? How do students, educators or the public access the site?

Educational Functionality

Keeping in mind the overarching purpose of the buildings in the District, the team paid specific attention to how the spaces and facilities assessed serve the educational goals of the District. Looking through the lens of the teacher such questions as these were posed: are there adequate support spaces available, does the building's layout help or hinder educational delivery, do the classroom spaces provide the space and functionality required to delivery "Future Ready" education? Looking through the lens of the students, these questions were considered: is the school a place a student looks forward to coming to, does the school provide a safe environment, how do the spaces support learning?

Indoor Environmental Quality was a key consideration through the assessment of the attendance centers. The team evaluated each space's physical characteristics such as air exchange, amount

GENERAL OBSERVATIONS

of daylight, and access to technology. In addition, other Indoor Environmental Quality considerations were reviewed such as use of color, natural materials, acoustics and access to outdoor spaces.

Safety/ADA Compliance

Safety: An important part of the facility assessment has been identifying any areas of the District's buildings or grounds that present a safety concern. Thankfully, no major concerns were identified, but minor items were found that warrant comment. The District's insurance carrier is also a resource for assisting the District in a safety evaluation of all properties to help with determining insurance coverage.

ADA Compliance: Since the passage of the Americans with Disabilities Act in 1991 public spaces and institutions using public money have had a set of guidelines to follow to insure that mobility and accessibility to all is provided. Since the adoption of the ADA an evolution of understanding accessibility has taken place and the current practice of architecture strives to achieve "Universal Design" - an expanded concept that includes access for individuals with diverse abilities. Universal Design goes beyond a sole focus on disabilities in order to address all people through general initiatives intended to make all spaces intuitive and responsive to one's needs - not only ADA compliant FCS lab counter heights, but also desks that raise and lower, outdoor views, spaces that work for introverts, or teacher acoustical enhancement technology.

The assessment of the ADM CSD facilities included this Universal Design perspective so that not only are conditions that are not ADA compliant identified, but all other aspects of the buildings spaces are evaluated for how attentive they are to the "whole person".

Note that older buildings are not required to comply with ADA guidelines unless significant renovation has taken place. This applies to areas such as the original Desoto three story wing where there is no elevator to connect all floors.

General Comments

Adel Elementary currently serves as a PS/1st Grade attendance center for the District with approximately 410 students, including the preschool. The facility has been well-maintained throughout its service to the District. The two north classroom wings are in the most need of upgrades, particularly for air circulation, finishes, and ADA compliance.

Building Information:

- 1965 Original One Story building, 21,500 SF
- 1969, 1990, 2006 Additions: 39,550 SF
- 2015 Addition: 10,050 SF
- Total Building area: 71,100 SF



SECTION 2 - ADEL ELEMENTARY

Architectural Components

The two north wings reflect a style of school construction popular during the end of the Mid-Modern era of architecture. They are low sloped roofs with wood and glass wall and soffits combined with brick masonry. These spaces, along with the kitchen, and original gym, which currently serves as the cafeteria, need the most attention. The single stall toilets are convenient, but not ADA compliant. There is a indicator light system to alert others that the toilet room is in use, but this represent dated technology and is not particularly useful for current functionality.

The floor finishes and painted surfaces are in good condition for the north wings, however the casework and door hardware is sub-par. Ceiling and exterior windows are in need of replacement. Lighting levels are generally low. The old gym that is being used as a cafeteria is not an inviting space. The ceiling and painted finishes are aging, light levels low, and a lack of daylight for a cafeteria is unfortunate. The kitchen serves the school adequately but is dated and not very well laid out. The storage and support spaces are sub-par.

Fit and finish for the remaining areas in the building are in good to great shape. The District has made significant enhancements to existing program areas such as classrooms and administration spaces to bring them up to current standards. The new classroom wing has adequately served its intended purpose.

There are a variety of roof systems on this building including sloped bituminous sheets, built up, ballasted EPDM and fully adhered EPDM, the widest variety of roof types of any building in the District. Most of the roofs are in fair to good condition and do not appear to be in need of immediate attention. Several of the oldest roofs are in poor condition and should be attended to. One skylight has suffered damages and should be replaced. While it would be ideal to have more consistency for roof types on the building, it is not uncommon for school district to have a number of different types.

In general the building envelope appeared to be in good shape with no major water infiltration issues observed. Exterior windows in the north wing should be replaced and other windows from the 1990's and 2006 additions were showing signs of age. The wood soffits at the 1960's portions of the building were in poor shape. There is some reporting of recesses story wells in the 2006 addition having water infiltration.

Mechanical/Electrical/Data Systems

A number of different systems serve Adel Elementary. Forced air systems serve the north wings, while zone DX units serve other areas of the building. The original boiler room still contains most of the systems used by the building. There are performance inefficiencies and maintenance difficulties with a non-centralized system, however most systems seem to be functioning well. The the most recent addition is heated and cooled by a zoned rooftop package unit. Indoor air quality could be improved in some of the original building spaces. Electrical components appear to be functioning adequately and most of the building had LED lighting. Data is commensurate with the other attendance centers in the District.

Site Evaluation

The bus and parent circulation routes were separated during the 2014 addition and renovation work contributing significantly to the safety of the site. School site connectivity to residential neighborhoods in this area of town is strong. There are no major highways between adjacent neighborhoods and the school. Play grounds and outdoor PE areas are easily accessed from numerous points in the building.

ADEL ELEMENTARY - CONTINUED

Educational Functionality

The north classroom wings are undersized for current educational delivery. However, if upgrades were made to casework, interior classroom connections, and corridor access to the spaces would be greatly enhanced.

Other than lack of exterior windows in interior rooms, air exchange, and dated components the majority of education program areas are acceptable. The new addition has up-to-date educational functionality.

Safety/ADA Compliance

Safety: The building does not have a fire suppression system, however there are adequate numbers of fire extinguishers and a detection system is provided. Life safety appears to be adequately provided with clear paths of egress to code compliant exits identified. Not all exit pathways meet current code requirements for separation, however exit routes are clearly marked and intuitive. No significant safety concerns were identified in public spaces, however back spaces for storage were questionable. Floors were all in good to excellent condition.

ADA: Adel elementary represents multiple years of building design and function. As would be expected, the oldest portions of the facility do not adhere to current code standards. The newest wing of the building (finished in 2014) is fully code compliant. The 1990 and 2006 additions are largely code compliant per the ADA guidelines of that time period. The original building and the 1969 addition reflect code of that time and do not reflect the ADA 1991 guidelines. This is reflected in reach, maneuverability, and functionality. For example, push button light switches are present in many locations, toilet rooms are not accessible, and push/pull clearances are not compliant with current standards.



Big Picture Items:

- Original building is one of the oldest in the District
- Lunch Room is inadequate
- Gravel parking lot
 - Shared with Transportation Building
 - Tight maneuverability
 - Paved parking would be preferable
- North classroom wings are showing their age
- Indoor air quality needs improvement in older sections of the building
- Dated Mech/Elect systems
- Multiple types of Mech systems
- Certain finishes in building need to be updated
- Building envelope items to address:
 - North wing windows/roof

SECTION 3 - DESOTO INTERMEDIATE

General Comments

As the building's name suggests, Desoto Intermediate is located in Desoto, which is the southernmost area of the Adel Desoto Minburn District Boundaries. Most students are bussed to this location, but students who live in Desoto can easily walk to the school. The original three story building was the town of Desoto's school until the District became part of the ADM District merger process.

5th and 6th grade students attend this facility, which in the 2022/2023 school year is approximately 360 students. The original three story building faces south with one story additions added behind the school toward the north. Parent, visitor and teacher access is alongside the west property line of the building with main entrance to the administration offices centered in the building on the west side.

Building Information:

- 1922 Three-Story Building, 27,150 SF
- 1990 Gymnasium and classroom addition, 21,125 SF
- 2015 Classroom and administration offices addition: 15,575 SF
- Total Building area: 95,775 SF

Architectural Components

The three story 1924 portion of the attendance center has a concrete and steel structure, wood deck, and masonry veneer with punched window openings. Typical of this era of school construction, an extensive natural ventilation system cooled the building and provided fresh air. Large windows opened into classrooms with high ceilings. The mass of the building helped retain warmth during the cold season. Over the years all these systems were abandoned and the building's ceilings were lowered, the upper panes of the windows infilled with opaque material, and building heating and ventilation



reconfigured. Point of use air conditioning units were added to cool the building during warm months since the natural ventilation was decommissioned. These changes would be hard to undo. The plaster walls, wood casework, wood doors and millwork are largely intact, however most items have not been well maintained even though they are beautiful looking. The original terrazzo floors are in excellent condition. The three story building's exterior is in decent condition with sections of masonry and concrete base deterioration that needs restoration and a total window replacement required. There is also an east facing bay window element on the third floor that was part of the science department that should be removed and patched.

The 1990's wing has not stood the test of time. The building envelope, now 32 years old, has significant areas of restoration required and windows that need to be replaced. Many interior elements need to be replaced, particularly the ceilings. Operable partitions that are original to the building appear to have been used very little throughout the life of the building.

The 2014 additions are in good shape.

Mechanical/Electrical/Data Systems

As with many of the District's buildings there are a number of different heating and cooling systems that service Desoto Intermediate including point of use AC units, steam radiators, heat pumps and single zone DX units. Most of the building is air conditioned with the newest additions being the most efficient.

DESOTO INTERMEDIATE - CONTINUED

Site Evaluation

Access to the school grounds from the City of Desoto is straightforward and safe for students walking or biking to school. Vehicular access is limited to two entrances to the site fairly close together, with one approach very wide and not ideal for two way traffic. Head in parking is available along the west side of the site circulation, but is right along a major pathway for parent drop off and pick up. During the mornings and afternoons when parent traffic is heavy the site circulation for parking and drop off lanes is congested. However, the right-side access for students to enter and exit cars and buses is always toward the school, so students do not need to cross lanes to reach cars or buses.

Play grounds and outdoor educational areas are located on the east side of the site and connected directly to the building. At no time does a student need to cross vehicular circulation to get to outdoor activity areas.

Educational Functionality

As lovely and historical as the elements of the three story section of the school are, they are difficult spaces to teach in with non-uniform room sizes, ADA compliance issues, and indoor air quality improvements that could be made. Although having one of its walls being an exterior wall, there are no windows in the library. Very little collaboration or flex spaces are included in the layout of the building. The gymnasium is not well suited for sub varsity sports and does not have a wood performance floor. There are no locker rooms at the building, so it would be difficult to host athletic events. The cafeteria is small with an extraordinarily small kitchen and serving area. Student must cross building circulation pathways in very tight quarters to go to the lunch room after getting their meals and returning to the kitchen area to the dish return following lunch. The music instruction spaces are not well suited for upper middle school aged students. Of the 25 classrooms in the building only the newest 10 classrooms are above average educational spaces.



Safety/ADA Compliance

Safety: None of the building has a fire suppression system, although there are adequate fire extinguishers dispersed throughout. The building has a fire detection system and adequate means of egress are provided.

ADA: The most serious ADA compliant issue with Desoto Intermediate is a lack of an elevator for the three story wing. Other important ADA items in the three story wing include non compliant door hardware, multi-use toilet rooms that are not accessible, and accessible route concerns on all three floors.



Big Picture Items:

- 3 story wing is oldest building still used for educational purposes in the District
 - Not ADA compliant
 - No parity for room sizes
 - Educational functionality difficult
 - Fit and finishes need upgrades
- Indoor air quality
- Kitchen/Cafeteria size and circulation does not work well
- Undersized gymnasium, no air conditioning
- Music education spaces are inadequate
- One access point to parent/visitor/teacher parking and circulation
- East wing is dated – finishes need updating, operable partitions not used
- Dated Mech/Elect systems
 - Multiple types of Mech systems
 - Building envelope items to address:

SECTION 4 - DISTRICT OFFICE

General Comments

The District Office occupies the lower and middle level of the former Middle School, which was built as a K-12 building in 1915 and decommissioned in 2010. This renovation work was completed in 2015 and included the creation of District Administration offices, break room, a professional development conference room, and a Board of Education room on the main level of the 3 story building. The lower level was renovated to become the District IT and facilities center. A platform lift was added inside the main entrance to connect the main front lobby with the main public level.

An addition was introduced in 1952 to provide PE, athletic spaces, a kitchen and cafeteria, educational space and a District Superintendent's office. The gymnasium is has a hoop roof with wood trusses, a steel set of bleachers, and a wood floor. It is still used by the District for sports, although the west public entrance is in need of updates.

The kitchen and cafeteria has been renovated to serve as a community food pantry, thus alleviating numerous code issues with the kitchen.

Building Information:

- 1914 Three-Story Building, 33,000 SF
- 1952 Gymnasium addition, 15,500 SF
- Total Building area: 47,500 SF



Architectural Components

Several spaces on the lower level of the 3 story building have not been upgraded since being decommissioned but still serve their intended uses (shower rooms, storage rooms, mechanical room). These spaces are largely not code compliant and in need of upgrades.

The third floor of the 3 story building was not included in the 2015 renovations and is still in the same condition it was when the building was decommissioned in 2010. The District occasionally uses these spaces for District programming, however there are a significant number of upgrades and improvements that should be addressed. Exterior elements of the roofing parapet have become unstable and have begun to shed materials onto the ground.

The 1952 additions are largely still used by the District and the community, although there are many conditions that could be improved. The food pantry does not have an ADA compliant entrance or egress routes. Finishes, lighting and HVAC should be improved. Above the cafeteria is an old stage that has been converted into a District wrestling practice room. Finishes, lighting, HVAC, egress, and ADA compliance should all be addressed in this space. The gymnasium is in relatively good shape, however the single panel steel sash windows should be replaced with more energy efficient windows even though the walls do not meet current building envelope guidelines. The roof is in need of replacement. The former shop and music spaces below the bleachers are in need of general improvements and organization, lighting upgrades, and better HVAC.

DISTRICT OFFICE - CONTINUED

Mechanical/Electrical/Data Systems

The main heating plant has not been upgraded, even during the 2015 District Office renovations, and continue to serve the building. Upgrades were made during the 2015 renovation to provide additional cooling to the IT departments spaces that were added to the lower level of the 3 story building. The remaining spaces are cooled by single window mounted AC units in individual rooms..



Site Evaluation

Diagonal head-in parking along adjacent streets appears to serve the facility adequately, however sidewalk approaches and general site circulation are not ADA compliant, nor do there appear to be ADA parking stalls.

Educational Functionality

The third floor of the three story wing has spaces that can be used by the District for educational purposes, although the rooms are in need of significant upgrades and clearing out. Casework, furniture, and finishes are all in poor shape. These spaces are currently not conducive for teaching and learning.

On the second level where the District Offices are located, there is a large conferencing space that is used by the District for meetings and teacher professional development. It is outfitted with current technology to serve these purposes. The lower level of the three story portion of the building has space for IT training on the west side of the floor, where the District IT Department is housed.

The District continues to use the 1952 parts of the facility for athletics, although these are not ideal teaching spaces.

Safety/ADA Compliance

Safety: The gymnasium bleachers do not have handrails and the seats are in need of replacement, cross court clearances are hazardous, and main court lay up follow through should be deep. In an otherwise lovely space these elements should be addressed.

Paths of egress are generally clearly identified in the 3 Story building and adequate egress appears to be provided for the occupant loads of the program areas of this wing. Egress routes and adequacy should be studied for the other portions of the building, they are not code compliant for current codes.

There is a fire alarm system, but no fire suppression.

ADA: A new platform lift at the main entrance to the District Office program spaces in the building was installed in the 2015 renovation project. A chair lift at the north stair run on the main level provides an ADA access route to the 1952 wing, although the route to the program spaces in the 1952 are not all ADA compliant. Single use toilet rooms introduced in the 2015 renovation work provide ADA compliant restroom access on the main level of the 3 Story building. These are the only ADA compliant toileting facilities in the building.

DISTRICT OFFICE - CONTINUED

Big Picture Items:

- Window A/C units are inadequate
- Lower level and upper level have gone untouched since last master planning effort
- Gymnasium roof needs to be replaced
- Wrestling room is an insufficient size
- All windows on the building need to be replaced
- Parapet at top of building is chipping and dropping material from roof onto the ground
- Wood cladding at the food pantry entrance needs to be repainted or replaced with a different material
- West entry needs to be refurbished or replaced



SECTION 5 - MEADOW VIEW ELEMENTARY

General Comments

Meadow View Elementary is the most recent attendance center completed for the ADM Community School District, having just opened in 2021. The design of the facility satisfies many of the “Future Ready School” programmatic and function criteria, therefore offers the District a state-of-the-art educational environment.

Designed to accommodate 650 students at its opening, the facility is able to be expanded with an additional wing if needed. The additional classroom space would be in the NW corner of the site and connect to the internal circulation to the west of the library and would be able to include 6 new classrooms. The programmatic and infrastructure systems have been planned to accommodate this additional space. The design of the school is also configured such that if the District moves to a “Neighborhood School” approach instead of the “Grade Level” distribution of students across the buildings, Meadow View can easily be transformed into a K-5 attendance center. 6 of the thirty classrooms are appropriately sized and outfitted for kindergarten students.

Building Information:

- 78,375 SF
- Serves 2nd through 4th grade students

Architectural Components

Primary exterior cladding is masonry, but includes Aluminum Composite Panels and aluminum window systems. A clerestory light monitor encircles the core and allows natural light into the interior corridors and cafeteria. Translucent fiberglass glazing is incorporated in the gymnasium in order to add natural light yet reduce glare. The gym has an athletic performance wood floor so it can be used as a practice or competition venue. The building is organized into three classroom wings, each with multi-user restrooms, collaboration space, and teacher support functions. Shared program spaces occupy the central core and are all easily reached by the classroom wings.

Mechanical/Electrical/Data Systems

A central boiler room serves zoned DX units, mixing boxes, and a fresh air system that includes energy recovery units. This low maintenance system serves the District well for ease of service and access. LED lighting is employed throughout. The building is fully sprinklered, includes a active fire detection system, and is fully wireless.

Site Evaluation

Parent drop off and pick up is provided by an on-site lengthy drive for cars to stack. Buses are introduced to the site from a completely separate side of the site for safety purposes and loop around the main front entry of the building. Both parent drop off and bus drop off have equal access to the main entrance, however separate entry points are options for the school’s administrative staff to consider.

Multiple doors from the classroom wings allow students access to the playgrounds and play-fields on the west side of the school. At no time do students need to cross vehicular circulation routes to reach exterior activity areas.

MEADOW VIEW ELEMENTARY - CONTINUED

Educational Functionality

Since Meadow View was recently completed it represents the most progressive educational approach in the District for an entire facility. A Maker Space is the highlight of the building as you enter. The cafeteria and library seamlessly flow into the building's circulation. Classroom wings are creative and stimulating and each includes a centrally located open collaboration area. Natural daylight is used throughout.

Safety/ADA Compliance

Safety: Student safety was a prime concern in the design and layout of the building. A FEMA rated hardened storm shelter that accommodates the entire school is located in the south wing and easily accessed from all areas. Site layout separates students from vehicular traffic. And like all the other schools in the District, a secure front entry is included.

ADA: All current ADA codes were attended to in the design and function of the building.



SECTION 6 - MIDDLE SCHOOL

General Comments

The High School/Middle School facility is located south of city center on the east side of Highway 169. The HS/MS campus includes all varsity outdoor sports venues. For the purposes of this Facility Assessment and Master Planning Study The Middle School and High School programs will be addressed separately.

The Middle School section of the attendance center was constructed in 2006 as an addition to the north of the original High School. In 2015 a 10 classroom addition was attached to the east wing of the Middle School. Many program spaces are shared by the grades (music, auditorium, library). Separate administration office suites, lunch rooms, science and art spaces are provided, however.

Building Information:

- Middle School, 63,280 SF
- Middle School serves 7th and 8th grade students

Architectural Components

Most of the exterior materials for the MS building are clay masonry with some cast stone panels added during the 2015 addition. Exterior windows are aluminum framed with double paned glazing. Roofs are largely adhered EPDM and receive regular inspections, repairs, and replacements. Interior spaces are primarily comprised of painted concrete block walls, carpeted floors, and lay-in acoustical tile ceilings.

Several rooms in the 2015 addition have concrete floor and exposed ceilings.

No major structural issues were noted inside the building or on the building envelope. There were signs of efflorescence in several locations and some masonry control joint concerns. These items should be monitored. A small raised portion of floor in the Middle School commons was noted - it appears to be due to differential settling of the subgrade in this area. This should also be monitored. Though not a structural concern, sub-par masonry work was noted in several rooms of the Middle School 2015 addition. In several locations HM frame sidelites were not properly installed in masonry demising walls.

Mechanical/Electrical/Data Systems

The primary mechanical system for the High School/Middle School is a centralized boiler/chiller system with a heat exchanger located adjacent to the HS cafeteria and near the Middle School complex. A variety of heat pumps and unit ventilators serve the building, combined with some DX zone units. Most of the lighting that was not part of the 2015 renovations and addition, still work and have been converted to LED technology. Refer to attached Mech/Elect assessment for further information.

Site Evaluation

The Middle School/High School site is primarily accessed off a major state highway, which has a reduced speed limit while school is in session, is not ideal for students who walk or bicycle to and from school. Most of the residential areas of town are on the other side of major thoroughfares through the City of Adel. Middle School parent drop off/pick up is separated from bus drop off/pick up, however it is a



MIDDLE SCHOOL - CONTINUED

complicated process due to the with limited vehicular circulation and public access points to the campus. Students arriving or leaving the school building access points must cross major site circulation lanes. The main doors to the Middle School are clearly identifiable from the primary circulation route on the campus. A Tiger mascot is positioned at this main entrance, signifying the public access to athletic or District events in the main gym, Commons or auditorium. The main gym is off the Middle School Cafeteria/Commons. For wayfinding purposes, this very visible District mascot works well for District-wide events at the campus, but on a daily basis is complicates identifying which building entrance is the Middle School and which entrance is the High School. Adequate parking is provided for staff and teachers. Outdoor educational spaces are mostly on the east side of the Middle School and safely access from the building.

Site access to athletic programs areas are adequately provided to the stadium, athletic practice fields, and outdoor PE areas to the east. Access to the ball diamonds requires crossing the main east/west vehicular drive, although since baseball and softball programs are after-school or summer activities this represents a lesser safety issue.

Educational Functionality

Standard double loaded corridor layout defines most of the classroom wings. There are limited informal student collaboration spaces. Educational aides in classrooms typically consist of day light projectors projecting onto white board, marker boards and tack surfaces. The Middle School science classrooms and labs are adequate for the age of students using them. The shared program spaces with the High School are awkwardly accessed by the Middle School students, since they must enter into the High School side of the attendance center. The High School gymnasium is located in the Middle School section of the campus, forcing High School students into the Middle School program areas. This is not ideal. The Activities Director's offices are located in the Middle School wing of the building.

Safety/ADA Compliance

Safety: The Middle School portion of the attendance center is sprinklered. A fire detection system is provided throughout the building. For egress and exiting the building appears fully code-compliant. Exit pathways area clearly identified and adequate number of exits are provided. All exit doors are hard connected to paved site circulation. A secure front entry condition is provided at the main doors, forcing visitors into the front office during the day while school is in session.

ADA: There did not appear to be significant ADA compliance issues present in the building other than the lack of a direct elevator to access the second level PE/Athletic space that is located in the Middle School part of the building- the pathway to the wrestling rooms requires travel through the mezzanine level of the large gymnasium, which introduces an awkward travel path.

Big Picture Items:

- Internal circulation confusing
- Division between Middle School and High School program blurred
- Conference room is underneath weight room
- Lack of collaboration spaces
- 2 Story Commons is loud and is shared by High School
- Access to outdoor PE areas
- Undersized kitchen
- Site circulation is tight
- Noise issues in new rooms (hard surfaces)

SECTION 7 - HIGH SCHOOL

General Comments

The original High School was constructed in 1986 and consists of the one story portion of the building situated at the south end of the campus. In 2015 a science wing addition was added to the south end of the High School. The HS/MS campus shared program am spaces are primarily located in the High School section of the building.

Building Information:

- High School, 63,989 SF
- High School serves 9th through 12th grade students

Architectural Components

Most of the exterior materials for the HS building are clay masonry, interspersed with some phenolic panels on the 2015 additions and renovations. A red District school color way finding element was introduced to the main entrance to help visitors orient themselves to the HS portion of the building. Exterior windows are aluminum framed with double paned glazing. Roofs are largely adhered EPDM and receive regular inspections, repairs, and replacements. Interior spaces are primarily comprised of painted concrete walls, some vinyl wall graphics, carpeted floors, and lay-in acoustical tile ceilings. The cafeteria is LVT and has subfloor water issues plaguing it since its installation. A number of interior finishes updates have occurred over time, but many spaces are still dated. In many places outdated broadloom carpet, faded paint, and older plastic laminates were still in place. It appeared that casework, doors, or other components were still functional, however.



Most of the interior walls are concrete masonry, although there are a number of drywall wall systems. In the 1986 original HS building there is evidence of masonry cavity wall water problems that should be addressed. The interior of the wall is showing signs of water infiltration in the air space of the cavity wall.

Efflorescence was noted in several locations and some masonry control joint concerns were identified on the east exterior side of the HS program spaces. These items should be monitored. The roofs were all in decent shape (see roofing information at the end of this report). The tubular daylight collection devices added during the 2015 renovation work should be monitored for water infiltration and performance.

Mechanical/Electrical/Data Systems

See Middle School section of this report for basic mechanical information for the campus, since it is largely a shared system. The HS has several DX zoned systems serving the HS gym and the auditorium. Many heat pumps were replaced in the 2015 renovation work. See the attached appendix for further information.

HIGH SCHOOL - CONTINUED

Site Evaluation

As discussed in the Middle School section of this assessment, access to the MS/HS campus is pinched, with only one way in from the major highway bordering the west side of the site and another access drive coming in from a side residential street on the east side of the property. School start and release times during the day present a complicated and congested drop off/pick up scenario.

For visitors finding the main entrance to the High School can be tricky since it is not located at a prominent position in the building. The main focal point of the HS/MS complex, identified by a tiger mascot statue and located at the primary entrance into the campus is actually the Middle School.



Educational Functionality

As is the case with the Middle School, standard double loaded corridor serve classrooms. For a High School program it is unfortunate that there are limited informal student collaboration spaces. Educational functionality in classrooms typically consist of day light projectors projecting onto white boards. Also included are marker boards and tack boards. The auditorium is now nearly 40 years old and does not represent the latest in theatrical systems. It does not have a full-height fly. The large rehearsal rooms for the music program do not have adequate height for ideal acoustics. The District made a commitment to CTE instruction has PLTW, FCS, robotics, flexible maker-space type spaces in addition to legacy shops programs. The science department instructional labs and lecture rooms are above average for a district of this size. Fitness and resistance training opportunities are under represented in the building. Locker rooms are dated.

Safety/ADA Compliance

Safety: Portions of the High School is sprinklered - but there are still areas of the original building that are non sprinklered. A fire detection system is provided throughout the building. The building appears fully code-compliant for paths of egress. Exit pathways area clearly identified and adequate number of exits are provided. All exit doors are hard connected to paved site circulation.

ADA: Compliance with ADA guidelines is largely adequate in the building.

Big Picture Items:

- Outdated teaching spaces
- Division between Middle School and High School program blurred
- Auditorium is dated (fit and finish, technology)
- Auditorium size is inadequate
- Lack of collaboration spaces
- Inadequate music education facilities
- Square foot total is significantly lower than a standard High School program
- Main front entrance hard to find
- Variety of Mechanical systems – difficult to maintain
- Wrestling room space is inadequate
- Strength and conditioning spaces are inadequate
- Lack of multipurpose activity space

SECTION 8 - MINBURN ATTENDANCE CENTER

General Comments

frk architects+engineers performed an evaluation of the Minburn Attendance Center in 2012, at which time the building had been decommissioned for two years. At this point the building has now been decommissioned for over 10 years. While the District has maintained minimal indoor air conditions, such as heating in the winter and dehumidifying in the summer, the building has deteriorated significantly in the intervening years. Since decommissioning the building in 2010 the District has made multiple attempts to repurpose the building, including pursuing a partnership with the local community college, a multi-district ag education center and offering the building to the City of Minburn.

There are two spaces in the existing building that continue to serve important functions:

- 1) the original library in the 1960's wing is used by the City of Minburn as a public library. Public enters through an exterior door to the east (no vestibule) and zoned heating and cooling is provided for the space. This requires the building's boiler plant to be maintained, however this system is near the end of its lifespan. It is understood that the library is an important asset for the Minburn Community.
- 2) in 2015 the original south gymnasium for the school was renovated to become a hitting facility for the District's baseball, golf and softball programs. Students are bussed, or transport themselves, throughout the year to use this space for athletics. The existing east wing of the otherwise decommissioned school is open for student athletes to provide storage and toilet room facilities. The remaining portions of the building are not able to be secured while students are using the hitting facility.

It is the evaluation team's understanding that the District has limited use of any other assets in the decommissioned building. Upon examination of the attendance center during the 2022 Facility Assessment process it appeared that other than minimal systems upkeep, no interventions other than the hitting facility were undertaken in the previous decade. No other spaces than the aforementioned have not been in regular use. Educational furnishings and supplies were to be found unused and abandon throughout the building. It remains the intention of the District to not re-open the attendance center for educational purposes. During the 2012 Master Planning process the committee in place at that time determined it would be cost-prohibitive to re-open the facility. In today's dollars it would be even more costly to recommission the building.

Architectural Components

Numerous problems continue to be present on the exterior of the building, with many of them having gotten worse since the last building assessment in 2012. There continues to be significant deterioration of the face brick, numerous problems with eave conditions, and deteriorated cladding. A thorough evaluation of the roofing areas would need to be performed - it is likely that numerous roof areas are in need of replacement and/or repair.

On the interior minimal maintenance and cleaning are performed, however no other upkeep of existing architectural components are attended to since students are not using the spaces. A non-occupied building will suffer deterioration of finishes, built-in features, and fittings. For example, laminated materials such as doors and casework will expand and contract if indoor conditions such as heat and humidity are not evenly controlled. Hardware and fittings will freeze up with lack of use. Dust and disuse will impair functionality.

The interior of the hitting facility is functioning well. The painted walls look generally good, lighting appears to be adequate for the program, the netting and floor systems for the hitting program appear to be in good shape. The doors are sub-par, but provide the required lock-ability. One concern noted along the base of the exterior walls is where moisture trapped in the uninsulated double brick masonry wythe walls are causing the interior mortar and brick to fail. Overtime this condition will worsen and require the interior wall to be replaced.

MINBURN ATTENDANCE CENTER - CONTINUED

Mechanical/Electrical/Data Systems

All mechanical, electrical and data systems are outdated and in need of replacement or major repair. Indoor fresh air exchange is not up to current code compliance. If the building were recommissioned there would be significant improvements for energy efficiencies required in HVAC and lighting.

Site Evaluation

Asphalt and concrete flat work is in need of significant repair or replacement. Vegetation has not been attended to with the exception of the approach to the library that is being used by the City of Minburn. It appears that mowing is done on a semi-regular basis and minimal snow removal is provided. Play-fields and playgrounds continue to fall into disrepair. It appears that the community still makes occasional use of the site, however weeds, overgrowth of vegetation, and general site deterioration is evident. It is also apparent that minor flooding has caused problems on the east and south sides of the building - water is able to infiltrate the building.

Site circulation is at best awkward. Given the layout of the buildings and adjacent streets in Minburn, while not insurmountable, it would be a major undertaking to create a logical and safe site access plan to accommodate bus and parent drop off/pick up (ideally separated) and staff and visitor parking.

Educational Functionality

Most of the program spaces could be renovated to meet current educational standards, but it would take a major effort. New technology, finishes, hardware, and teaching aides would be needed. Depending on the intended use, significant improvements to labs, PE, and music spaces would be required. Theater systems have not been used for many years and would likely require major recommissioning or replacements. The District no longer uses the large PE/athletic gymnasium.

The building's layout is fairly spread out and the administration suite is not well suited or positioned for current oversight of an attendance center. Circulation and adjacencies would be difficult to rework.

On a positive note, access to daylight and outdoor spaces is good throughout the building, although exterior window replacement would be critical and restoration of outdoor educational areas required.



MINBURN ATTENDANCE CENTER - CONTINUED

Safety/ADA Compliance

Safety: Numerous safety concerns are present throughout the building that would required to be addressed if the building were to be recommissioned. This safety and code issues include:

- Code compliance issues throughout
 - Building is not sprinklered
 - Replacement of hoods, DW and grease interceptor in the kitchen
 - Building/firewalls would be required due to adjacencies & materials
 - Lower level egress is not code compliant
 - Non compliant guardrails at stairs
- Building plumbing systems would require attention, not least of which is the septic system still being used for sanitary sewerage
- Numerous asbestos compliance issues observed
- There is concern about the longevity of the original double wythe walls in the hitting facility (as described above)
- Extensive presence of mold and mildew appears to be throughout the building, particularly in the lower levels.
- Recommissioned building envelope requirements for enhanced insulation and increased air infiltration prevention would need to be attended to
- No secure student entrance is provided in the current building layout

ADA: A platform lift or elevator would be required for access to lower levels and the stage. Most exterior and interior door approaches are not compliant. Many toilet rooms would need to be upgraded. Door hardware and reachability issues are non-compliant throughout the building.



SECTION 9 - OUTDOOR ATHLETICS

General Comments

A Facility Assessment and Masterplanning study was completed in 2015 and resulted in a stadium track and field replacement and enhancement project and owner initiated improvements to the ball diamonds. Since that time no other improvements have been made to the outdoor athletics.

Architectural Components

The Stadium buildings and architectural components are in good condition and no immediate work is required. The condition of the baseball/softball storage, toilet rooms, and concessions buildings are essentially in the same shape as was reported in 2015. Improvements have been made to batting facilities and dugouts. If major improvements are made to the ball diamonds it will likely be the case that additional toilet fixtures will need to be added to accommodate the occupant loads.

Mechanical/Electrical/Data Systems

Lighting improvements were made following the 2015 facility assessment. However, other electrical and plumbing considerations have not all be implemented.

Site Evaluation

Site circulation and access for the ball diamond complex continues to be awkward for competition events. The crowds are difficult to control and access in and out of the parking lots constrained.

Parking and access to the stadium is good despite the fact that the entrances and exits to the main stadium parking are all on the north side of the venue. However, public can easily access the drive from either the east or the west. The east parking at the Stadium is gravel.

Storm water and ground water management appears to have been greatly improved upon the completion of the Stadium project in 2017.

Safety/ADA Compliance

Safety: Access to the athletic venues at the High School campus are straightforward. Once on site parking is readily accessible and navigation to the ball diamonds and Stadium are direct. The only major concern is controlling access points into the ball diamond complex for ticket sales.

ADA: The Stadium now has an ADA compliant ramp as well as a set of stairs. Spectators with mobility issues are able to enter the Stadium along the Northwest corner of the complex. All paved circulation in and around the stadium for ADA access is paved.

Access to the ball diamonds includes gravel and cinder routes, so persons with mobility issues will have difficulties accessing all areas. The toilet room facilities are not ADA compliant.

SECTION 10 - TRANSPORTATION BUILDING

General Comments

Sitting on the Northeast corner of the Adel Elementary Campus in Adel, the District Transportation building is an "L" shaped prefabricated metal building. The west portion of the building houses storage and offices, the east and south sections contain vehicle parking and maintenance bays. Though serviceable as a bus garage, the age and condition of the facility is fair to poor. The offices are dated and in nominal shape. Driver and mechanic's spaces are fair. The maintenance bays are tight and lacking in up-to-date equipment.

Architectural Components

The building envelope appears to be water tight despite its age. There are numerous metal panel sections that are dented or damaged, the overhead sectional doors are showing their age, and many of the interior surfaces and finishes are in fair to poor condition.

Mechanical/Electrical/Data Systems

Simple heating systems are used in the building including residential type forced air and unit ventilators. All infrastructure is dated.

Site Evaluation

While there is a small section of concrete paving, the primary driveway and parking material is gravel. The distance between the Transportation Building and the school is tight at the Southwest corner of the bus barn. This narrow passage is used by both the transportation department and teachers at the school, who park on the north side of the school building. This is also the same site circulation area that serves the loading dock for all deliveries to the school. Buses park in a line along the east side of the property as well as on the east side of the cafeteria. Vans and other transportation facility vehicles park on the west side of the building. During the school day the staff's parked cars make it tight for deliveries and transportation facility activities to take place.



SECTION 11 - CONCLUSION

Overall Grade for ADM CSD Schools

In general, the District's facilities are in very good shape. It is evident that great care is taken throughout the District to maintain and improve buildings. There were no major concerns that were identified in the spaces that are regularly used for instructional, administration, or maintenance purposes. Many of the decades old portions of the buildings are in need of updating, especially with casework, millwork, and finishes. Certain key moments in several buildings stand out for needing improvement such as the lunch room condition at Desoto, the loading dock at Adel Elementary, or the water damaged walls at the Minburn hitting facility.

Three particular observations can be made with regard to the District's facilities:

1. The condition of most all of the spaces at the decommissioned Minburn building appear to only be getting worse with time. As each year passes the cost of rehabilitating this facility become more and more prohibitive. It will only be a matter of time that irreversible damage will occur with the building envelope or ground water infiltration. All infrastructure systems are past their life expectancy. The longer a building goes unused the quicker its demise. A building needs regular activity and occupants to maintain its well being.
2. The 1952 section of the District Office complex is in serious need of upgrading. Many of the components of this portion of the building are deteriorating and are close to unusable. Of major concern are the upper level wrestling spaces, the gymnasium hoop roof, and the unstable parapet on the three story wing. Site circulation and access also present significant issues with this site.
3. While the Americans with Disabilities Act did not take effect until 1991 and there are no requirements for facilities prior to that time to be compliant with the ADA Guidelines, there are a number of spaces in District buildings that could be improved upon to better serve the students, teachers and public. Of particular note is the three story section of Desoto Intermediate with its lack of an elevator.



APPENDIX A - BUILDING ASSESSMENT TABLES

ADEL ELEMENTARY

School Name: Adel Elementary School		Date of Report: 2022-July		Barrier-Free Access, Doors, Hwys, Arrangements		Educational Specialties, Aids Adequacy		Storage, Cabinets, Adequacy & Condition		Wall Finish & Condition		Floor Finish & Condition		Door & Hardware Condition		Lighting, Condition & Adequacy		Electrical Outlet Adequacy		Access to Teaching Technology and Aids		Mechanical Ventilation Present		Air Conditioning Present		Sinks, Plumbing is Adequate and Working		Smoke Detection in Room		Horn & Strobe in Room		Drinking Fountains		Fire Extinguishers		Visible Presence of Hazardous Materials		Furniture, Adequacy and Condition		Code Violations - Needs Addressed		Current Code Violations - Grandfathered		Fire Sprinkler System		Key:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Rm#		Rm#		Room 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APPENDIX A - BUILDING ASSESSMENT TABLES

ADEL ELEMENTARY - CONTINUED

DISTRICT ROOM NUMBERING			School Name: Adel Elementary School Date of Report: 2022-July																													
Rm#	Rm#	Room Name	Barrier-Free Access, Doors, Hdw, Arrangement	Educational Specialties, Aids Adequacy	Storage, Cabinets, Adequacy & Condition	Wall Finish & Condition	Floor Finish & Condition	Ceiling Finish & Condition	Door & Hardware Condition	Windows, Condition, Adequacy	Lighting Condition & Adequacy	Electrical Outlet Adequacy	Access to Teaching Technology and Aids	Access to Phone / Intercom	Clocks	Mechanical Ventilation Present	Air Conditioning Present	Sinks, Plumbing is Adequate and Working	Smoke Detection in Room	Horn & Strobe in Room	Drinking Fountains	Fire Extinguishers	Visible Presence of Hazardous Materials	Emergency Evacuation Route	Code Violations - Needs Addressed	Current Code Violations - Grandfathered	Fire Sprinkler System	Comments & Notes				
42A		Toilet	4	N	3	3	2	2	2	2	4	3	N	N	N	N	N	P	N	P	N	N	N	N	N	N	N	N	N	No lavatory		
42B		Storage	4	N	N	3	2	3	2	N	3	2	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N			
44		Storage	4	N	N	3	2	3	2	N	3	2	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N			
45		Toilet	4	N	N	2	1	3	2	N	3	2	N	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N	N			
46	50	Cafeteria	4	3	N	4	2	3	3	N	3	2	N	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N	N			
47		Storage	4	N	2	2	2	3	4	N	3	3	N	N	N	N	N	P	N	N	P	P	N	N	N	N	N	N	N			
48		Storage	4	N	4	3	2	3	3	N	3	4	N	N	N	N	N	N	P	N	N	P	N	N	N	N	N	N	N			
49		Boys	N	N	N	1	1	N	N	1	N	N	N	N	N	N	N	P	1	P	P	N	N	N	N	N	N	N	N			
50		Girls	N	N	N	1	1	N	N	1	N	N	N	N	N	N	N	P	1	P	P	N	N	N	N	N	N	N	N			
51		Gym	1	N	N	3	4	2	1	N	4	N	N	N	N	N	N	P	N	P	P	P	N	N	N	N	N	N	N			
52C		Custodial	1	N	N	3	3	3	1	N	1	N	N	N	N	N	N	P	2	N	N	N	N	N	N	N	N	N	N			
53		Recept	N	N	1	1	1	1	1	1	1	N	1	1	1	1	1	P	N	1	1	N	N	N	N	N	N	N	N			
54		Hall	N	N	N	1	1	1	1	1	1	1	1	1	1	1	1	P	N	P	P	N	N	N	N	N	N	N	N			
54A		Storage	N	N	1	1	1	1	1	1	1	1	1	1	1	1	1	P	P	P	P	N	N	N	N	N	N	N	N			
54B		Storage	N	N	1	1	1	1	1	1	1	1	1	1	1	1	1	P	P	P	P	N	N	N	N	N	N	N	N			
55		Nurse	N	N	1	1	1	1	1	1	1	1	1	1	1	1	1	P	1	P	P	P	N	N	N	N	N	N	N			
55A		Toilet	N	N	1	1	1	1	1	1	1	1	1	1	1	1	1	P	P	P	P	N	N	N	N	N	N	N	N			
56		Office	N	N	1	1	1	1	1	1	1	1	1	1	1	1	1	P	N	P	P	P	N	N	N	N	N	N	N			
57		Office	N	N	1	1	1	1	1	1	1	1	1	1	1	1	1	P	N	P	P	P	N	N	N	N	N	N	N			
58		Resource	4	P	P	1	1	1	1	1	1	1	1	1	1	1	1	P	N	P	P	P	P	P	P	N	N	N	N			
59	29	Resource	N	N	1	1	1	1	1	1	1	1	1	1	1	1	1	P	N	P	N	P	N	N	N	N	N	N	N			
60		Conference	N	N	1	1	1	1	1	1	1	1	1	1	1	1	1	P	N	P	P	N	N	1	N	N	N	N	N			

Date of Report: 2022-July																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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Building Exterior	North Elevation	Efflorescence noted on facebrick by curved aluminum curtainwall Crack in brick below curved aluminum curtainwall Gap in sidewalk by egress door at east side of curved aluminum curtainwall Landscaping issues east of curved aluminum curtainwall Sealant missing at control joint at two story wing Efflorescence noted on brick at two story wing
	East Elevation	Paint on HM door fading Sealant missing at control joints below weep line at south facing side of two story wing Weeps covered at north facing two story wing at west end of courtyard condition Brick control joints not present at east corners of south two story wing
	South Elevation	
	West Elevation	Soil Erosion noted at roof drain splashblock
Site	North	Stone storm water intakes showing wear Patchy areas of grass noticed Limited plantings Trees largely appeared to be in good condition
	East	Garden area needs attention Patchy areas of grass noticed Limited plantings Some cracks noted in sidewalks Occasional cracked bricks in building face Missing screws in phenolic panels East parking lot gravel
	South	Service building in average shape Paving has areas of repair needed Fencing and conditions around cooling towers need attention Storm intakes showing wear Patchy areas of grass noticed Some minor erosion noted at embankment to coope of trees Pavement settling and falling away from building Foliage growing into building mech equipment and on lawnmowers
	West	Sidewalk repairs needed several locations Evidence of washout noted along road embankment Trees appear to be in decent shape Some phenolic panels missing screws



DESOTO INTERMEDIATE

[illegible]

DESOTO INTERMEDIATE - CONTINUED[illegible]

DISTRICT OFFICE

[illegible]

APPENDIX A - BUILDING ASSESSMENT TABLES

DISTRICT OFFICE - CONTINUED

[illegible]

APPENDIX A - BUILDING ASSESSMENT TABLES

MIDDLE SCHOOL / HIGH SCHOOL

School Name: ADM High School - Middle School Date of Report: 2022-July																												
District Room Numbers		Barrier-Free Access, Doors, How, Arrangement Educational Specialties, Aids Adequacy Storage, Cabinets, Adequacy & Condition Wall Finish & Condition Floor Finish & Condition Ceiling Finish & Condition Door & Hardware Condition Windows, Condition, Adequacy Lighting Condition & Adequacy Electrical Outlet Adequacy Access to Teaching Technology and Aids Access to Phone / Intercom Clocks Mechanical Ventilation Present Air Conditioning Present Sinks, Plumbing is Adequate and Working Smoke Detection in Room Horn & Strobe in Room Drinking Fountains Fire Extinguishers Visible Presence of Hazardous Materials Furnishings Adequacy and Condition Code Violations - Needs Addressed Current Code Violations - Grandfathered Fire Sprinkler System																								Key: 1 - Good Condition (Full - 2/3 useful life expectancy) 2 - Average Condition (1/4 - 2/3 useful life expectancy) 3 - Poor Condition (1/4 or less useful life expectancy) 4 - Replacement Needed (Past useful life) N - Not Present		
Rm#	Room Name																									Comments & Notes		
A101	HS Science Corridor	1	N	N	1	1	1	1	1	N	1	1	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
A102	306 Chemistry	1	1	1	1	1	1	1	1	1	1	1	1	1	1	P	P	P	P	P	P	P	N	N	N	N	N	Gas, Eye Wash, Fume Hood
A103	Prep	1	N	1	1	1	1	1	1	1	1	1	N	N	N	P	P	P	P	P	P	P	N	1	N	N	N	Refrigerator, Dishwasher
A104	307 Biology	1	1	1	1	1	1	1	1	1	1	1	1	1	1	P	P	P	P	P	P	P	N	1	N	N	N	Eye Wash
A105	308 Science	1	1	1	1	1	1	1	1	1	1	1	1	1	1	P	P	P	P	P	P	P	N	1	N	N	N	Eye Wash
A106	309 Special Needs	1	1	1	1	1	1	1	1	1	1	1	1	1	1	P	P	P	P	P	P	P	N	1	N	N	N	
A107	212 Science	4	1	1	1	1	1	2	4	1	1	1	1	1	1	P	P	P	P	P	P	P	N	1	N	N	N	
A107A	Prep	4	N	1	2	3	2	N	1	N	3	1	N	N	N	P	P	P	P	P	P	P	N	1	N	N	N	Gas, Eye Wash, Fume Hood
A108	210 Science	4	1	1	2	1	2	4	1	1	1	1	1	1	1	P	P	P	P	P	P	P	N	1	N	N	N	
A109	208 Class	4	1	1	1	1	1	4	1	1	1	1	1	1	1	P	P	P	P	P	P	P	N	1	N	N	N	
A110	HS SE Corridor	1	N	N	2	3	2	N	1	1	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	Student Lockers in good condition
A110A	HS Cross Corridor	1	N	N	1	2	1	N	1	1	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	Student Lockers in good condition
A110B	Electrical	4	N	N	4	4	4	2	4	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
A111	HS SW Corridor	1	N	N	2	3	2	N	1	1	N	N	N	N	N	P	P	P	P	P	P	P	N	1	N	N	N	Student Lockers in good condition
A111A	Custodial	4	N	N	3	3	2	N	3	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	Mop Sink
A112	HS SW Girls	1	N	N	1	1	2	N	1	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	Stained Acoustical Ceiling Tiles
A113	HS SW Boys	1	N	N	1	1	1	N	1	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
A114	HS SE Girls	1	N	N	1	1	1	N	1	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
A115	HS SE Boys	1	N	N	1	1	1	N	1	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
A116	211 Class	1	2	1	2	2	1	N	1	1	1	1	1	1	1	P	P	P	P	P	P	P	N	1	N	N	N	Vinyl Wall Covering, Lack of visual display boards, Dated plastic laminate casework
A117	112 Class	1	1	1	1	2	2	N	1	1	1	1	1	1	1	P	P	P	P	P	P	P	N	1	N	N	N	Stained Acoustical Ceiling Tiles
A118	110 Class	1	1	1	1	2	1	N	1	2	1	1	1	1	1	P	P	P	P	P	P	P	N	1	N	N	N	
A118A	Storage	4	N	1	2	2	3	N	1	1	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	Vinyl Wall Covering
A118B	Storage	4	N	1	1	2	4	N	2	1	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
A119	209 Class	1	1	1	1	2	1	1	N	1	2	1	1	1	1	P	P	P	P	P	P	P	N	1	N	N	N	
A120	110A Class	4	1	1	2	2	4	1	N	3	1	1	1	1	1	P	P	P	P	P	P	P	N	1	N	N	N	Dated Plastic Laminate Casework
A120A	Class	4	N	1	3	2	4	3	N	2	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	No knob on door
A120B	Toilet	1	N	N	1	1	1	1	N	1	1	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	Power receptacle not GFI
A121	113 Class	4	1	1	2	2	4	1	4	1	2	N	P	P	P	P	P	P	P	P	P	N	1	N	N	N	N	
A121A	Storage	4	N	1	1	2	3	1	N	3	1	N	1	N	1	P	P	P	P	P	P	P	N	N	N	N	N	
A122	Dark	N	N	1	2	2	1	N	N	3	1	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
A123	111 Class	4	1	1	1	2	4	1	3	2	2	1	1	1	1	P	P	P	P	P	P	P	N	N	N	1	N	
A124	109 Class	4	1	1	1	2	4	1	4	2	1	1	1	1	1	P	P	P	P	P	P	P	N	N	N	1	N	
A125	107 Class	4	1	1	1	2	4	1	4	2	2	1	1	1	1	P	P	P	P	P	P	P	N	N	N	1	N	
A125A	Storage	4	N	N	2	2	4	1	N	1	1	N	1	N	1	P	P	P	P	P	P	P	N	N	N	N	N	Light Switch outside of room
A126	108 Class	4	1	1	1	2	4	1	N	1	1	1	P	P	P	P	P	P	P	P	P	P	N	N	N	1	N	
A127	207 Class	4	1	1	1	3	4	1	N	1	1	1	P	P	P	P	P	P	P	P	P	P	N	N	N	1	N	
A128	106 Class	4	1	1	1	2	4	1	N	1	2	P	P	P	P	P	P	P	P	P	P	P	N	N	N	1	N	
A128	205 Class	4	1	1	2	2	4	1	N	3	2	1	1	P	P	P	P	P	P	P	P	P	N	1	N	N	N	
A130	206 Class	4	1	1	1	2	4	1	4	1	2	P	P	P	P	P	P	P	P	P	P	P	N	1	N	N	N	
B101	Vestibule	1	N	N	2	2	2	3	N	2	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	
B102	Reception	1	N	1	1	1	1	1	1	1	1	N	N	N	P	P	P	P	P	P	P	P	N	1	N	N	N	
B103	Work	1	N	1	1	1	1	1	N	1	1	N	P	P	P	P	P	P	P	P	P	P	N	1	N	N	N	
B104	Hall	1	N	1	1	1	1	1	N	1	1	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	
B107	100A Office	1	1	1	1	1	1	4	1	1	1	1	N	N	N	P	P	P	P	P	P	P	N	1	N	N	N	
B108	100B Office	1	1	1	1	1	1	4	1	1	1	1	N	1	N	P	P	P	P	P	P	P	N	1	N	N	N	
B109	100C Office	1	N	1	1	1	1	4	1	1	1	N	1	N	1	P	P	P	P	P	P	P	N	1	N	N	N	
B110	Hall	4	N	N	1	1	1	1	N	1	1	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
B111	Mens Toilet	1	N	1	1	1	1	1	N	1	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
B112	Womens Toilet	1	N	1	1	1	1	1	N	1	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
B113	102 Teacher Lounge	1	N	1	1	2	1	1	N	1	2	N	N	N	N	P	P	P	P	P	P	P	N	1	N	N	N	Floor damage in SE corner
B114	103 Conference	1	N	1	1	1	2	N	1	1	1	N	1	N	1	P	P	P	P	P	P	P	N	N	N	N	N	Stained Acoustical Ceiling Tiles
B115	Guidance	4	N	1	1	1	1	1	N	1	1	N	1	1	1	P	P	P	P	P	P	P	N	1	N	N	N	
B116	Records	1	N	1	1	1	1	1	N	1	1	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
B117	Office	1	N	1	1	1	1	1	N	1	1	N	P	P	P	P	P	P	P	P	P	P	N	1	N	N	N	
B118	101A Office	1	N	1	1	1	2	1	N	1	1	N	P	P	P	P	P	P	P	P	P	P	N	1	N	N	N	Stained Acoustical Ceiling Tiles
B119	SRO	1	N	1	1	1	3	1	N	1	2	N	N	N	N	P	P	P	P	P	P	P	N	4	N	N	N	
B120	Cafeteria	1	N	N	1	3	1	1	1	1	1	1	1	1	1	P	P	P	P	P	P	P	N	N	N	N	N	
B121	Concessions	1	N	1	1	1	1	4	N	1	1	N	N	N	N	P	1	P	P	P	P	P	N	P	N	N	P	
B122	Cafeteria Girls	1	N	N	1	1	3	1	N	1	N	N	N	N	N	P	1	P	P	P	P	P	N	1	P	N	N	
B123	Cafeteria Boys	1	N	N	1	1	3	1	N	1	N	N	N	N	N	P	1	P	P	P	P	P	N	1	P	N	N	
B124	102 Class	4	1	1	2	4	1	4	1	2	2	P	P	P	P	P	P	P	P	P	P	P	N	1	N	N	N	
B124	104 Class	1	1	1	1	2	4	1	N	1	3	P	P	P	P	P	P	P	P	P	P	P	N	1	N	N	N	
B125	203 Class	4	1	1	1	2	4	1	1	1	2	1	1	1	1	P	P	P	P	P	P	P	N	1	N	N	N	
B126	204 Class	4	1	1	1	2	4	1	4	1	2	P	P	P	P	P	P	P	P	P	P	P	N	1	N	N	N	
B126	202 Class	4	1	1	3	2	4	1	4	1	2	P	P	P	P	P	P	P	P	P	P	P	N	1	N	N	N	
B127	Kitchen	4	N	N	1	1	2	1	N	1	1	N	P	P	P	P	P	P	P	P	P	P	N	1	N	N	N	Inadequate number of handwash sinks
B128	Dishwash	4	N	N	2	1	3	1	N	1	2	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
B128A	Toilet	4	N	N	1	1	2	1	N	1	1	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	Power receptacle not GFI
B128B	Custodial	4	N	N	3	1	2	1	N	3	1	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
B128C	Office	4	N	N	1	1	2	1	N	1	1	N	1	N	1	P	P	P	P	P	P	P	N	N	N	N	N	
B129	Storage	4	N	N	1	2	2	4	N	2	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	
C101	511 Nurse																											

APPENDIX A - BUILDING ASSESSMENT TABLES

MIDDLE SCHOOL / HIGH SCHOOL - CONTINUED

School Name: ADM High School - Middle School		Date of Report: 2022-July		Barrier-Free Access, Doors, Halls, Arrangements, Educational Specialties, Aids Adequacy		Storage, Cabinets, Adequacy & Condition		Wall Finish & Condition		Floor Finish & Condition		Ceiling Finish & Condition		Door & Hardware Condition		Windows, Condition, Adequacy		Lighting Condition & Adequacy		Electrical Outlet Adequacy		Access to Teaching Technology and Aids		Access to Phone / Intercom		Clocks		Mechanical Ventilation Present		Air Conditioning Present		Sinks, Plumbing & Adequate and Working		Smoke Detection in Room		Horn & Strobe in Room		Drinking Fountains		Fire Extinguishers		Visible Presence of Hazardous Materials		Furnishings Adequacy and Condition		Code Violations - Needs Addressed		Current Code Violations - Grandfathered		Fire Sprinkler System		Comments & Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Rm#	Room Name	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	12

MIDDLE SCHOOL / HIGH SCHOOL - CONTINUED

School Name: ADM High School - Middle School																															
Date of Report: 2022-July																															
District Room Numbers	Room Name	Barrier-Free Access, Doors, Hdw., Arrangements, Educational Specialties, Aids Adequacy Storage, Cabinets, Adequacy & Condition Wall Finish & Condition Floor Finish & Condition Ceiling Finish & Condition Door & Hardware Condition Windows, Condition, Adequacy Lighting Condition & Adequacy Electrical Outlet Adequacy Access to Teaching Technology and Aids Access to Phone / Intercom Closets Mechanical Ventilation Present Air Conditioning Present Sinks, Plumbing is Adequate and Working Smoke Detection in Room Horn & Strobe in Room Drinking Fountains Fire Extinguishers Visible Presence of Hazardous Materials Furnishings Adequacy and Condition Code Violations - Needs Addressed Current Code Violations - Grandfathered Fire Sprinkler System																													
Rm#	Room Name	Comments & Notes																													
C215A	C215A Study	1	N	N	1	1	1	1	1	1	1	1	1	N	N	N	N	N	P	P	N	P	P	P	N	N	2	N	N	N	P
C216	C216 Class	1	1	3	1	1	1	1	3	1	1	1	1	1	1	1	1	1	P	P	N	P	P	P	N	N	3	N	N	N	P
C216A	C216A Study	1	N	N	1	1	1	1	1	1	1	1	1	1	N	N	N	N	P	P	N	P	P	P	N	N	2	N	N	N	P
C216B	C216B Study	1	N	N	1	1	1	1	1	N	1	1	N	N	N	N	N	N	P	P	N	P	P	P	N	N	2	N	N	N	P
C217	C217 Class	1	1	3	1	1	1	1	3	1	1	1	1	1	1	1	1	1	P	P	N	P	P	P	N	N	3	N	N	N	P
C218	C218 Class	1	1	3	1	1	1	1	3	1	1	1	1	1	1	1	1	1	P	P	N	P	P	P	N	N	3	N	N	N	P
C218A	C218A Study	1	N	N	1	1	1	1	1	1	1	1	1	1	N	N	N	N	P	P	N	P	P	P	N	N	2	N	N	N	P
C220	C209 Stair	N	N	N	1	3	1	N	N	1	1	N	N	N	N	N	N	P	P	N	P	P	P	N	N	N	N	N	N	N	P
D201	D201 Corridor	1	N	1	1	4	1	1	1	N	1	N	N	N	N	N	N	P	P	N	P	P	P	N	P	N	N	N	N	N	P
D202	D202 Stair	N	N	N	1	3	1	N	1	1	1	N	N	N	N	N	N	P	P	N	N	P	P	N	N	N	N	N	N	N	P
D203	D203 Class	1	1	3	1	1	1	1	3	1	1	1	1	1	1	1	1	1	P	P	N	P	P	P	N	N	3	N	N	N	P
D204	D204 Study	1	N	N	1	1	1	1	1	1	1	N	N	N	N	N	N	P	P	N	P	P	P	N	N	2	N	N	N	N	P
D205	D205 Class	1	1	3	1	1	1	1	3	1	1	1	1	1	1	1	1	1	P	P	N	P	P	P	N	N	3	N	N	N	P
D206	D206 Class	1	1	3	1	1	1	1	3	1	1	1	1	1	1	1	1	1	P	P	N	P	P	P	N	N	3	N	N	N	P
D207	D207 Class	1	1	3	1	1	1	1	3	1	1	1	1	1	1	1	1	1	P	P	N	P	P	P	N	N	3	N	N	N	P
D208	D208 Study	1	N	N	1	1	1	1	1	1	1	N	N	N	N	N	N	N	P	P	N	P	P	P	N	N	2	N	N	N	P
D209	D209 Class	1	1	3	1	1	1	1	3	1	1	1	1	1	1	1	1	1	P	P	N	P	P	P	N	N	3	N	N	N	P
D210	D210 Landing	1	N	2	2	2	3	1	1	1	3	1	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	N	N	P
D211	D211 Corridor	1	N	N	1	4	1	1	1	N	1	N	N	N	N	N	N	P	P	N	P	P	P	P	N	P	N	N	N	N	P
D212	D212 Class	1	1	3	1	1	1	1	3	1	1	1	1	1	1	1	1	1	P	P	N	P	P	P	N	N	3	N	N	N	P
D213	D213 Class	1	1	3	1	1	1	1	3	1	1	1	1	1	1	1	1	1	P	P	N	P	P	P	N	N	3	N	N	N	P
D213A	D213A Study	1	N	N	1	1	1	1	1	N	1	N	N	N	N	N	N	P	P	N	P	P	P	P	N	N	2	N	N	N	P
D214	D214 Class	1	1	3	1	1	1	1	3	1	1	1	1	1	1	1	1	1	P	P	N	P	P	P	N	N	3	N	N	N	P
D214A	D214A Study	1	N	N	1	1	1	1	1	1	1	1	N	N	N	N	N	N	P	P	N	P	P	P	N	N	2	N	N	N	P

Key:

1 - Good Condition (Full - 2/3 useful life expectancy)

2 - Average Condition (1/4 - 2/3 useful life expectancy)

3 - Poor Condition (1/4 or less useful life expectancy)

4 - Replacement Needed (Past useful life)

N - Not Present

APPENDIX A - BUILDING ASSESSMENT TABLES

MIDDLE SCHOOL / HIGH SCHOOL - CONTINUED

		School Name: ADM High School - Middle School Date of Report: 2022-July																					
District Room Numbers	Room Name	Barrier-Free Access, Doors, Hdwe, Arrangements Educational Specialties, Aids Adequacy Storage, Cabinets, Adequacy & Condition Wall Finish & Condition Floor Finish & Condition Ceiling Finish & Condition Door & Hardware Condition Windows, Condition, Adequacy Lighting Condition & Adequacy Electrical Outlet Adequacy Access to Teaching Technology and Aids Access to Phone / Intercom Clocks Mechanical Ventilation Present Air Conditioning Present Sinks, Plumbing is Adequate and Working Smoke Detection in Room Horn & Strobe in Room Drinking Fountains Fire Extinguishers Visible Presence of Hazardous Materials Furnishings Adequacy and Condition Code Violations - Needs Addressed Current Code Violations - Grandfathered Fire Sprinkler System																				Key: 1 - Good Condition (Full - 2/3 useful life expectancy) 2 - Average Condition (1/4 - 2/3 useful life expectancy) 3 - Poor Condition (1/4 or less useful life expectancy) 4 - Replacement Needed (Past useful life) N - Not Present	
Rm#	Room Name	Comments & Notes																					
	AVERAGE SCORE	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	N	1	N
	ACCESSIBILITY EDUCATIONAL AIDS STORAGE/CASEWORK WALLS FLOORS CEILINGS DOORS WINDOWS LIGHTING OUTLETS TEACHER TECHNOLOGY PHONE CLOCKS MECHANICAL AIR CONDITIONING SINKS SMOKE DETECTION HORN AND STROBE DRINKING FOUNTAIN FIRE EXTINGUISHER HAZARDOUS MATERIALS FURNISHINGS CODE VIOLATIONS CODE VIOLATIONS (GRANDFATHERED) FIRE SPRINKLER SYSTEM	General Notes - Cracks in flooring in MS Cafeteria																					
Building Exterior	North Elevation	Efflorescence noted on facebrick by curved aluminum curtainwall Crack in brick below curved aluminum curtainwall Gap in sidewalk by egress door at east side of curved aluminum curtainwall Landscaping issues east of curved aluminum curtainwall Sealant missing at control joint at two story wing Efflorescence noted on brick at two story wing																					
	East Elevation	Paint on HM door fading Sealant missing at control joints below weep line at south facing side of two story wing Weeps covered at north facing two story wing at west end of courtyard condition Brick control joints not present at east corners of south two story wing																					
	South Elevation																						
	West Elevation	Soil Erosion noted at roof drain splashblock																					
Site	North	Stone storm water intakes showing wear Patchy areas of grass noticed Limited plantings Trees largely appeared to be in good condition																					
	East	Garden area needs attention Patchy areas of grass noticed Limited plantings Some cracks noted in sidewalks Occasional cracked bricks in building face Missing screws in phenolic panels East parking lot gravel																					
	South	Service building in average shape Paving has areas of repair needed Fencing and conditions around cooling towers need attention Storm intakes showing wear Patchy areas of grass noticed Some minor erosion noted at embankment to cospe of trees Pavement settling and falling away from building Foliage growing into building mech equipment and on lawnmowers																					
	West	Sidewalk repairs needed several locations Evidence of washout noted along road embankment Trees appear to be in decent shape Some phenolic panels missing screws																					



COMMENTS FROM PRINCIPALS

ADEL ELEMENTARY

Big Picture Items:

- Dated and uninviting cafeteria; poor light levels and interior finishes
- Dated kitchen spaces that are poorly laid out
- Dated HVAC; poor A/C circulation and units breakdown regularly
- Exterior windows in older parts of the building need to be replaced
- Bathroom pods in north classroom wings of building are not accessibility compliant and are poorly ventilated
- Exterior downspout near preschool playground needs to be rerouted to avoid creating an icy spot

DESOTO INTERMEDIATE

Big Picture Items:

- Non-compliant 3-story; no elevator, bathrooms are not compliant and no accessible egress route
- Window A/C units are disruptive to the learning environments in 3-story
- Exterior moisture and weather protection on 3-story envelope
- Not enough bathrooms in 3-story
- Dated and damaged lockers and poor electrical systems that do not support current teaching methods
- Gym has no A/C, poor lighting conditions, and does not have a standard wooden gym floor
- Choir and Band spaces are not large or advanced enough for this age range
- Library has no windows and is uninviting. Library is in urgent need of new carpeting and finishes
- Kitchen size and circulation with the cafeteria is not functional or big enough

MIDDLE SCHOOL

Big Picture Items:

- Floor is settling in the Commons Area causing cracks in the floor through the space
- Dated locker rooms
- Poor acoustics in science wing addition
- Music rooms are not large enough and overall music facilities do not meet the need. Auditorium is dated and not reflective of current theatrical spaces
- Poor safe access to the school without having to cross a major highway
- Weight room is on the second floor, above the commons and conference room, causing a noisy environment for surrounding spaces
- Far distance from main office to the classrooms
- Minimal collaborative spaces

HIGH SCHOOL

Big Picture Items:

- Poor safe access to the school without having to cross a major highway
- Music rooms are not large enough and overall music facilities do not meet the need. Auditorium is dated and not reflective of current theatrical spaces
- Family consumer science classroom does not use industry accepted equipment
- Industrial tech classroom is not large enough for student projects or safety
- Cafeteria space is not large enough for the student population, even with lunch shifts and students being allowed to eat off campus
- Wrestling room is too small for the number of wrestlers; overall gym space is lacking for number of students
- Classrooms are not large enough for student population

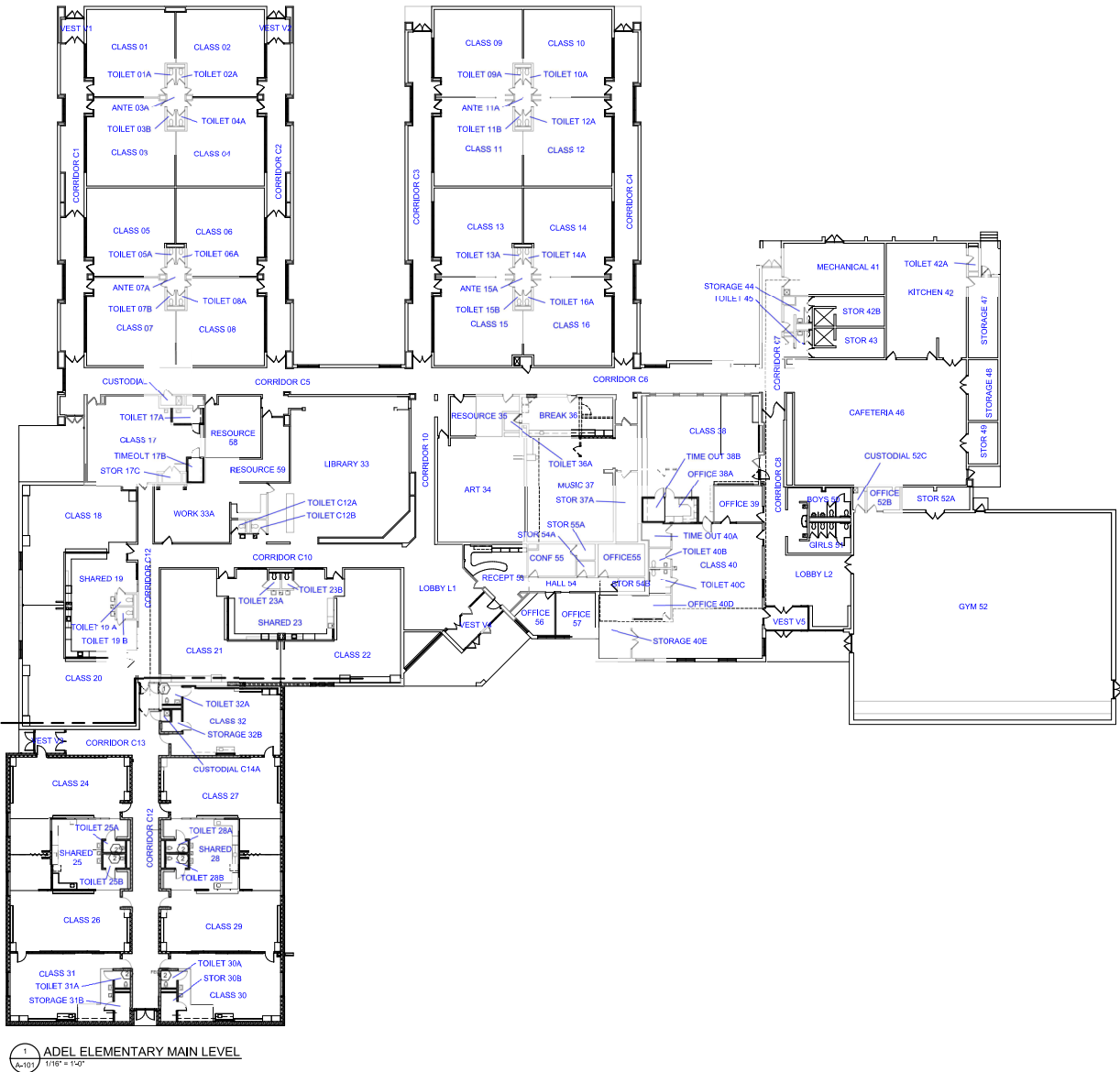
OUTDOOR ATHLETICS

Big Picture Items:

- Baseball stadium is dated, the infield needs to be realigned and inadequate seating for fans
- Press box and bleachers at the stadium are not large enough for the demand causing people to be turned away from events
- Restrooms at baseball/softball fields are grossly inadequate
- No ticketing for baseball or softball

APPENDIX B - BUILDING FLOOR PLANS

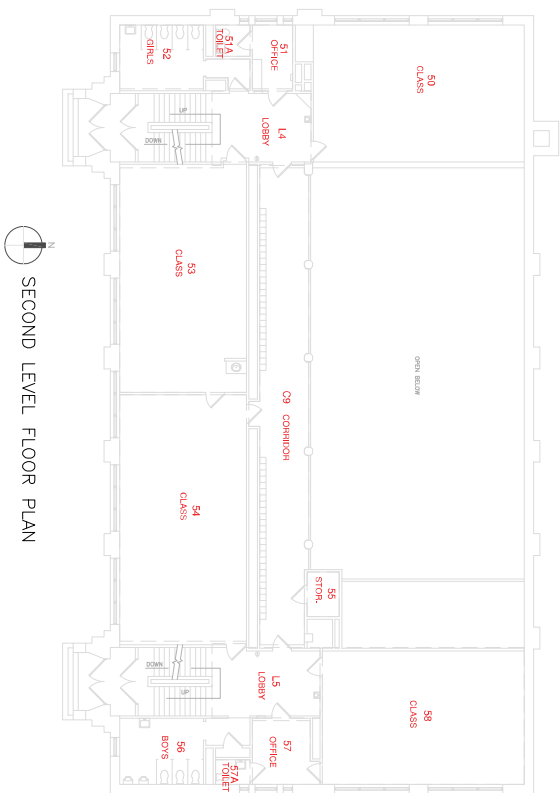
ADEL ELEMENTARY



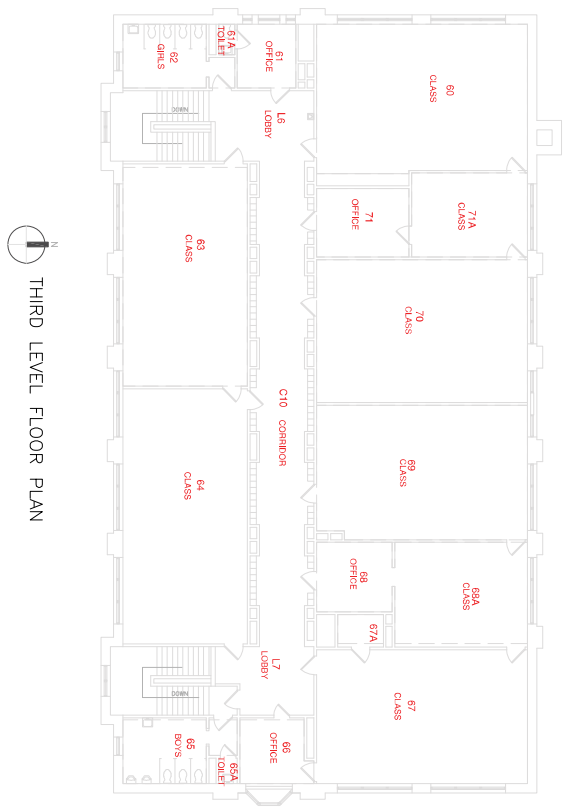
NOT TO SCALE

APPENDIX B - BUILDING FLOOR PLANS

DESOTO INTERMEDIATE



SECOND LEVEL FLOOR PLAN

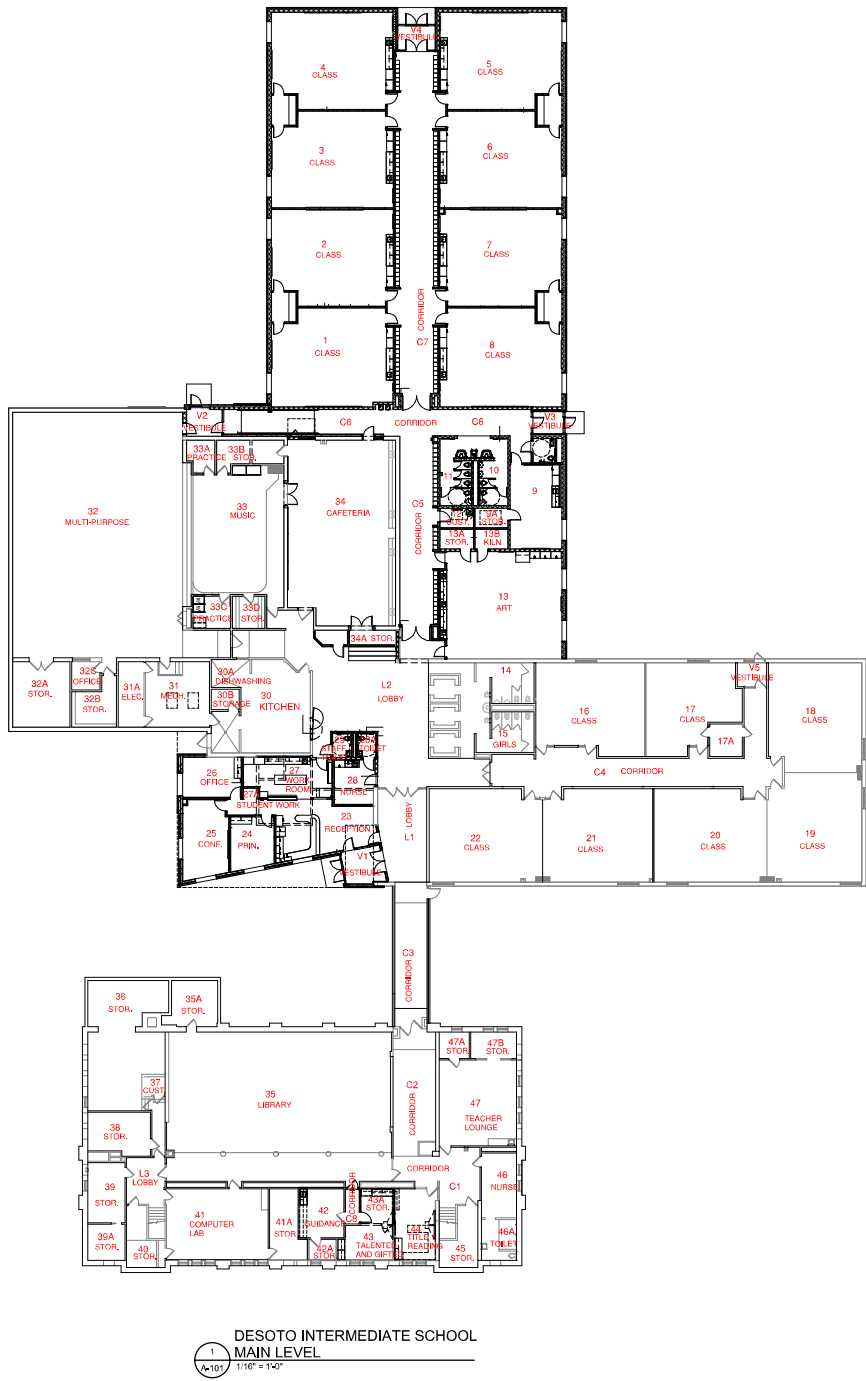


THIRD LEVEL FLOOR PLAN



APPENDIX B - BUILDING FLOOR PLANS

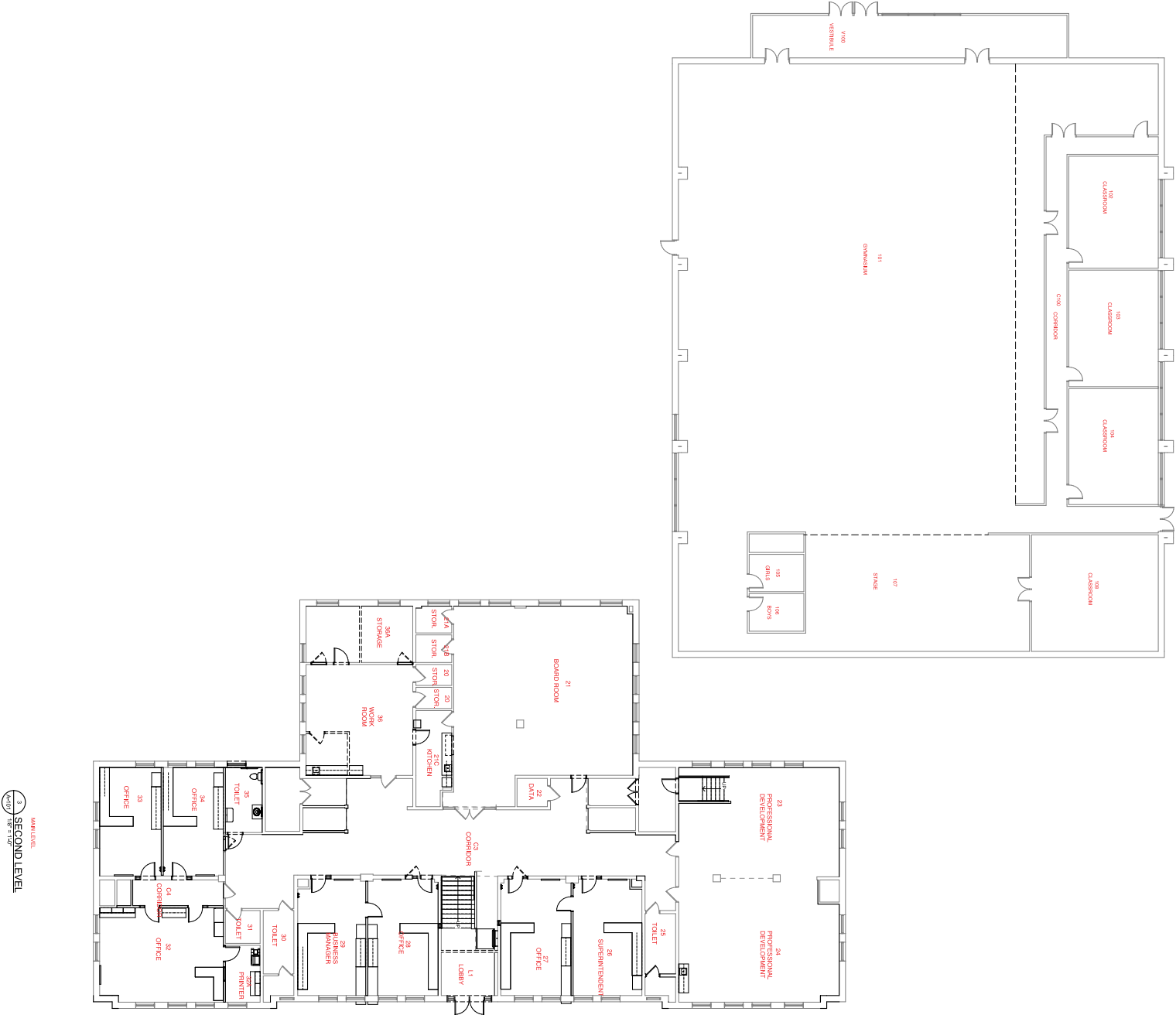
DESOTO INTERMEDIATE - CONTINUED



NOT TO SCALE

APPENDIX B - BUILDING FLOOR PLANS

DISTRICT OFFICE

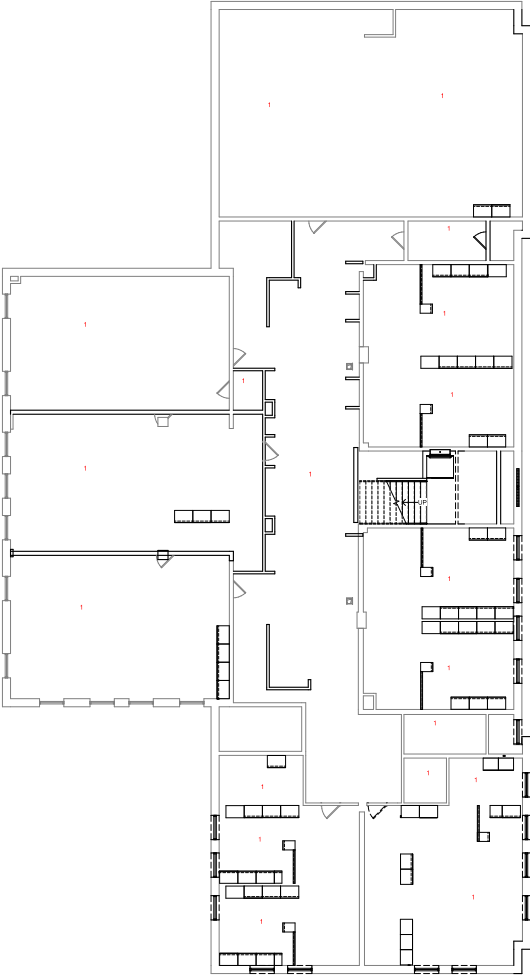


APPENDIX B - BUILDING FLOOR PLANS

DISTRICT OFFICE - CONTINUED



1 LOWER LEVEL
A-101 1/8" = 1'-0"

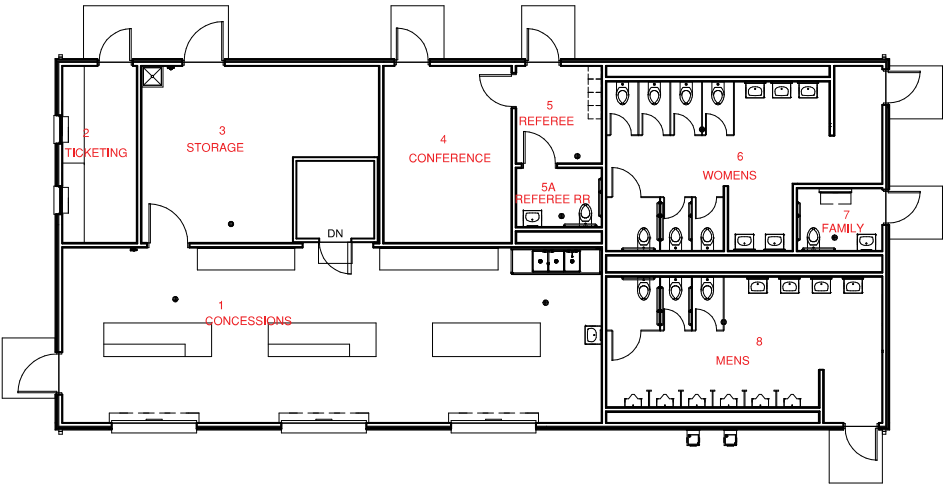


2 SECOND LEVEL
A-102 1/8" = 1'-0"

NOT TO SCALE

APPENDIX B - BUILDING FLOOR PLANS

OUTDOOR ATHLETICS



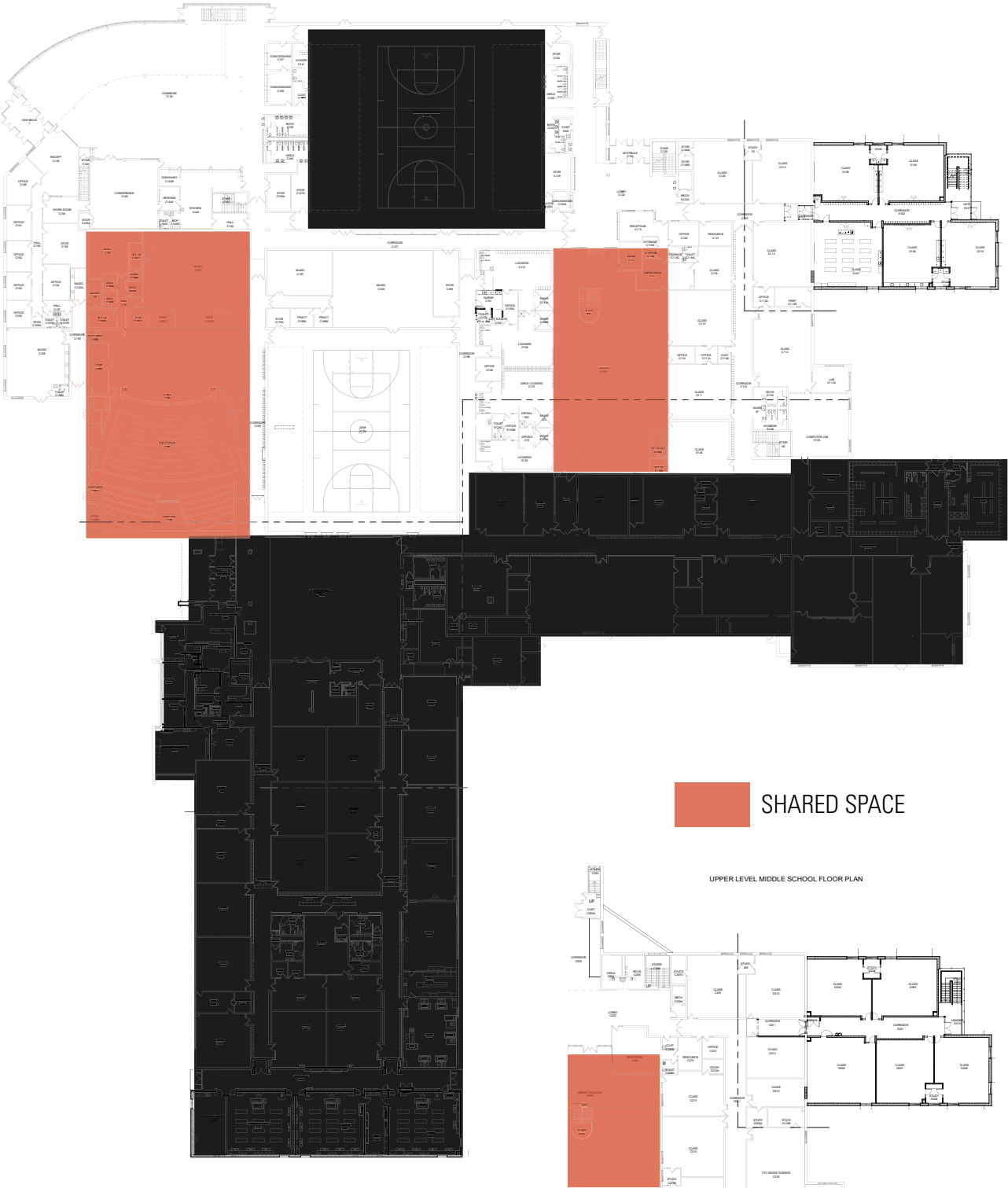
1 FLOOR PLAN
A-102 1/8" = 1'-0"

NOT TO SCALE



APPENDIX B - BUILDING FLOOR PLANS

MIDDLE SCHOOL



APPENDIX B - BUILDING FLOOR PLANS

HIGH SCHOOL



NOT TO SCALE



APPENDIX C - BUILDING PHOTOS

ADEL ELEMENTARY



APPENDIX C - BUILDING PHOTOS

DESOTO INTERMEDIATE



APPENDIX C - BUILDING PHOTOS

DISTRICT OFFICE



APPENDIX C - BUILDING PHOTOS

MIDDLE SCHOOL / HIGH SCHOOL



APPENDIX C - BUILDING PHOTOS

MINBURN ATTENDANCE CENTER



APPENDIX C - BUILDING PHOTOS

MINBURN ATTENDANCE CENTER - CONTINUED

