



GLADSTONE SCHOOL DISTRICT

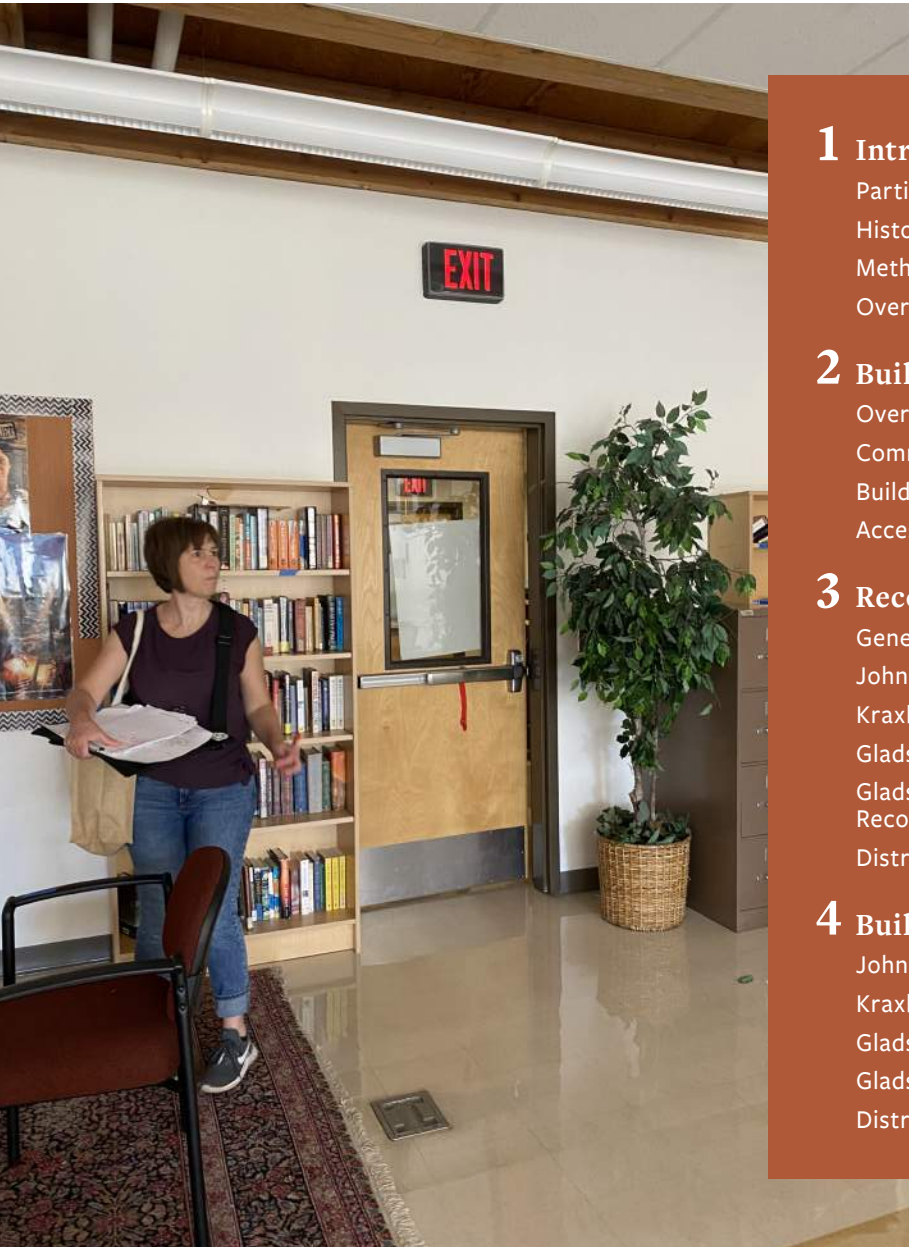
Facilities Assessment Report



BR|IC

BRIC ARCHITECTURE, INC. JULY 2024

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History and Process

Gladstone School District was created in 1908. The district serves the city of Gladstone (located fifteen minutes south of downtown Portland) with four public schools and serves approximately 2,000 students.

In summer 2023, BRIC Architecture Inc. was contracted by Gladstone School District to conduct assessments of all District facilities. For the facilities assessments, BRIC Architecture assembled a team of planners, architects, and engineers to conduct thorough building condition assessments of Gladstone School District's educational and administrative/support facilities. The team included state-certified school building condition assessors, ensuring that the resulting assessments meet the requirements of OAR 581-027-0040. The assessments encompassed a full array

of building and site features, including interior and exterior systems, mechanical, electrical, plumbing, security, ADA compliance, and technology systems. Site features were noted, including documentation of drainage issues, pavement conditions, and other features of parking lots, drop-of lanes, paved walkways, and covered play areas. Assessors used the Oregon Department of Education's (ODE) official school building assessment template as well as a more detailed instrument to document all findings. Roofing assessments were also conducted at this time by a separate consultant. Educational adequacy interviews were done after the building assessments; these reports will be added to the Appendix of this document. A district-wide security assessment will be completed as a standalone document.



Methodology

The onsite facilities assessment work was conducted from July 17-19, 2023. The team included representatives from the following firms:

- BRIC Architecture Inc (architectural and planning)
- James G. Pierson (structural)
- PAE Engineers (mechanical, plumbing, electrical and technology engineering)
- KPFF Consulting Engineers (civil)

Team members visited and assessed all facilities within the district, which include:

- John Wetten Elementary School
- Kraxberger Middle School
- Gladstone High School
- Gladstone Center for Children and Families (GCCF)
- District Administrative Office

The assessment team visited each facility and conducted a high-level visual survey, noting any observed deficiencies in structural elements, interior and exterior architectural components, building systems, electrical and site/civil conditions. District facilities personnel were made available to the assessment team to provide access to facilities and/or provide additional information about the facilities as they were reviewed.

Concurrent with the facilities assessment, the field team incorporated their findings into the Oregon Department of Education Assessment template, as well as completed information regarding school safety and security, accessibility, indoor air quality (IAQ), technology and documentation of harmful substances. These templates will be produced as stand-alone documents and were provided separately to the District in Excel format.

A roofing consultant conducted assessments of roofing conditions at all district facilities, and the findings and recommendations will be included in this report and its Appendix.

Additionally, BRIC Architecture conducted both safety and security assessments and educational adequacy interviews with school principals. The safety and security reports utilized the Crime Prevention Through Environmental Design (CPTED) lens. CPTED is a multi-disciplinary approach for reducing crime and fear of crime and provides strategies to promote community and reduce crime opportunities. This report will be completed as a standalone document. The educational adequacy report provides detailed information on how the physical facilities are used for teaching and learning, rather than documenting the physical conditions.



Overview of the Report

The Facilities Assessment Report has been organized as follows:

- Part I: The first part of this report introduces the project and provides an overview of the methodology used to conduct the assessments.
- Part II: Part II provides general information on the building code and accessibility references for the assessments.
- Part III: This part provides a list of all recommendations for each facility, prioritized as high, medium, and low priority.
- Part IV: Part IV includes detailed condition reports for each District facility including civil, structural, roofing, architectural, mechanical, plumbing, electrical and food service components.
- Appendix: The Appendix includes supplemental reports for roofing, and educational adequacy. Supplemental documents related to site findings will also be part of the Appendix.

Overall Assessment

Gladstone School District's facilities range in age with most of these facilities having been constructed over fifty years ago. All facilities have benefited from a level of care and maintenance. However, many of the facilities exhibit deferred maintenance issues, systems and/or finishes at the end of their useful life, accessibility issues and/or building code deficiencies. Deferred maintenance refers to those maintenance items or building repairs which may not have been performed at an optimum time due to budget or staffing constraints. In that same light, older facilities in this District require various upgrades to meet current educational and operational needs, ensuring the future longevity of each school.

The observations and recommendations in this report are based on a concept of the "useful life" of building components. In general, all products have an approximate life span of durability and maintenance, although this is also impacted by facility use.

Facilities were reviewed under several categories: Substructure, Shell (exterior walls, windows, doors and roofing), Interiors (interior construction, finishes, stairs, toilet room facilities and specialties), Service (conveying systems, plumbing, mechanical/HVAC, fire protection and electrical), Equipment and Furnishings (food service, institutional, movable and fixed furniture) and Building Site (site improvements and site utilities).

Commentary on Code and Accessibility Issues

The latest additions of the following codes were utilized in developing this assessment:

- International Mechanical Code (IMC)
- International Plumbing Code (IPC)
- International Electrical Code (IEC)
- National Fire Protection Association (NFPA) Codes and Standards
- American Society of Heating, Refrigeration and Air-conditioning Engineers (ASHRAE)

All references to “the code” or “code requirements” in the architectural components of this document refer to the 2022 Oregon Structural Specialty Code (OSSC) as well as the American National Standards Institute (ANSI) A117.1 2017 – Accessible and Usable Buildings.

Current Code Impact to Existing Facilities

Within this report, various types of code deficiencies are identified; however, it is presumptuous to speculate on the exact course of action for any facility prior to consultation with the district. If the District intends to undertake specific addition or renovation projects at an existing school site, it will be necessary to review the existing conditions within the context of the proposed new project(s) early in the planning process with local building and fire department officials who have jurisdiction. The requirements of code and fire officials will vary from facility to facility based on the type of work being proposed.

The design intent basis of the Oregon Structural Specialty Code (OSSC) is to safeguard the public health, safety, and general welfare through the building’s structural integrity, means of egress, building stability, adequate lighting and ventilation, energy conservation and the safety of life and property from fire and other hazards attributed to the built environment. Existing structures are covered under Chapter 34 of the OSSC which is invoked when existing buildings are altered, expanded, or repaired significantly or when either the use or occupancy of the existing building is changed. Compliance with “current” building codes is not mandated unless there is a modification made to the building in some way or if the owner of the facility elects to voluntarily strengthen or otherwise bring the facility into compliance.

Seismic and Wind Forces

Inherent to design are acceptable levels of risk. The level of wind and seismic (earthquake) risk is drawn from consensus. The design basis of seismic loads has changed in the Willamette Valley and coastal Oregon, more than doubling the load level since the 1980s. This increase was brought about by the previously unrecognized risk of seismic hazards posed by the potential of a large earthquake along the Oregon Coast, along with increased awareness of earthquake faults in this region.

Prior to the 1980s seismic events were considered on a probabilistic basis. With more awareness and advances in science and geological mapping, a seismic event is now more deterministic. The potential sizes of seismic events considered possible are on an order of a moment magnitude of 6.0 for a local earthquake and 9.0 for coastal earthquakes. This change makes buildings built prior to this period potentially at higher risk relative to current code requirements. For this reason, older buildings evaluated in this study would not meet the requirements of the current code life safety requirements for seismic performance in a strong ground shaking event. In a similar fashion, building materials used in older facilities that were not deemed risky are now identified as subject to risk in a seismic event.

Implications for Renovations or Additions

Future additions or renovations at any given facility assessed in this report would require a more thorough building code and site analysis. Upgrading an older existing facility may prove cost prohibitive or technically difficult, depending upon the scope of the recommendations. Typically, the building code will allow non-compliance until a new building project or renovation is proposed. However, once a significant renovation is undertaken, non-compliant aspects will typically need to be addressed as part of the overall improvement project. For example, if an addition to a school facility results in an increase in basic allowable area (the area determined by a facility's exterior walls, the limits of which are dictated by the code depending upon the construction type), the deficiency could be addressed by the addition of a sprinkler system to the entire facility, or physically separating the new construction from the existing structure.

The structural portions of this report identify and prioritize what rehabilitation should occur to remediate structural deficiencies as funding becomes available. However, if during the long-range planning process a site becomes a candidate for remodel or replacement, the structural improvements could be incorporated in such work or be negated by new construction, meeting current code requirements.

Building Materials

Wire Glass

Wire glass is constructed by fusing together panes of glass with wire mesh in between to create a single glazing assembly. The intent of the wire is to hold the glass intact if broken. Wire glass is also rated as a fire-retardant material and has been widely used in commercial and industrial applications. Recent building codes have stipulated that wire glass can no longer be used in certain facilities such as schools and gymnasiums. When the wire glass is broken, the exposed edges of the wire inside the glazing can be sharp and cause physical harm to building users.

The glazing does not pose any harm if it is intact and can be found in many educational facilities constructed prior to building code changes, including several facilities in Gladstone School District. Often, addition or renovation work at an existing facility might trigger the replacement of existing wire glass with an alternative safety glass material, such as tempered glazing. An alternative is to replace the wire glass over time (should funding be available) to eliminate potential safety issues should the glass be broken or damaged.

Asbestos

Asbestos is a mineral that was widely used in building materials such as ceiling tiles, flooring, pipe insulation, adhesives, and sealants, mainly for its strength and fire resistance properties. Since the 1980s, building codes no longer permit the use of building materials with asbestos for health and safety reasons. Buildings constructed prior to this ban may contain materials containing asbestos; if items are undisturbed, they pose no threat. If renovation work were to occur at any facility where building components have been identified as containing asbestos, abatement of these items would be required.

Items suspected of containing asbestos were observed during the site visits. However, without a more destructive assessment of these facilities, it is unknown to the naked eye which building elements contain asbestos, either through materials or method of installation. Items suspected of containing asbestos will be identified in the report or documents as building materials no longer permitted by code. In some instances, such as piping wrapped in asbestos insulation and labeled as such, it will be documented more directly in the report findings.

Gladstone School District has several options when addressing items containing asbestos. There are individuals who specialize in assessing and documenting facilities containing asbestos. This type of report can be used to create an abatement management plan, at which time the district can determine priorities and schedule for abatement in their facilities.

Accessibility

Accessibility/ADA

Accessibility requirements have become increasingly complex with respect to building codes and the Americans with Disabilities Act (ADA) legislation. Although a detailed accessibility study is not included in this study, general observations are included in the detailed building condition reports. It is important to note that any new construction or renovation projects at a facility may trigger the requirement for accessibility upgrades, regardless of whether they directly apply to the new or affected areas.

Toilet Facilities/Fixtures

The toilet fixture count at each facility was not reviewed for actual count versus what is required by the code. At each facility, assessors noted the state of the finishes, fixtures, and accessories, as well as accessibility of toilet facilities. Accessible toilet facilities are present at all facilities (with the exclusion of the district administrative building), but many of these would not meet the current code requirements for accessible restrooms (these items include type of grab bars, size of turning radius for a wheelchair, clearance at interior doors, etc.). Any future new construction or remodel work would need to comply with current code requirements.

PART III: RECOMMENDATION BY FACILITY

General

In this section all recommendations for each facility will be listed in order of priority. There are three levels of prioritization – high, medium, and low. Prioritization levels are as follows:

High – Recommendation needs to be addressed in a 0-5 year timeframe. Additionally, any recommendations in **bold** are those that need to be addressed in a 12-24 month timeframe.

Medium - Recommendation needs to be addressed in a 5-10 year timeframe.

Low – Recommendation needs to be considered in a district’s long term plan, 10 years or later.

It is of note that recommendations are prioritized based on the time of the facilities assessments, but over the course of long range facility planning and pre-bond efforts by a district, an item may move from a lower to a higher priority. For example, a boiler at a school site may be older and without issue at the time of the assessment but fails before a bond measure is presented for approval and would need to be addressed earlier than originally anticipated.

More detail on each facility’s recommendations is provided in both Part IV of this report as well as the Appendix.

John Wetten Elementary School Recommendations

High

- **Add protection (i.e. caps) to exposed laminated beams (beam tails).**
- Replace glazing in four windows and replace it with insulated glass.
- **Replace leaking roof drains. Repair blisters in roofing.**
- **Replace the oldest portion of built-up roofing within 2 years.**
- Replace (75) doors and frames with new painted hollow metal frames and wood doors with vision lites. Provide hardware for all new doors.
- **If existing doors cannot be re-used to swing into the hallways, provide new double door assemblies for five pairs of doors. Provide new door hardware and add five exit signs.**
- Remove existing entry mat from kitchen and replace with a new fixed entry mat flooring.
- Add loose entry mats to classrooms with exterior doors (total of 20).
- **Replace VCT in kitchen with slip resistant product (either tile or sheet good product).**
- Remove VCT flooring at auxiliary gymnasium and replace with rubber flooring. Provide basketball court striping.
- Remove and replace all the carpet. New carpeting to be carpet tile with cushioned back.
- Conduct an invasive study of floor slab and mitigate issues as recommended. Install new VCT or other resilient flooring in hallways, and cafeteria. Remove and install new rubber base if flooring is replaced. Remove all sheet vinyl flooring from single user restrooms and replace with new sheet vinyl flooring (with new coved base).
- Repair damaged wall and infill with wall paneling.
- **Replace the serving line with a new stainless steel countertop.**
- **If the ventilation systems cannot be repaired, replace them in their entirety.**
- Replace street trees with tree species suited for narrow planting strips.
- Repair/replace sidewalks and curbs and install new trees with appropriate root barriers to prevent future tree/sidewalk conflicts.
- Remove and replace full depth AC and curb near catch basins and along eastern edge of the entry lot (approximately 3000SF). Repair cracking and seal asphalt for remainder of the entry lot (approximately 5200SF).
- Replace out of compliance sidewalk (approximately 1700SF).
- Add detectable warning to 3 onsite ramps.
- Replace dug-out benches.
- Add sump pump to vault.
- Replace 2 catch basins in parking lot.
- Add 6 areas drains along building to divert roof overflows away from building.
- Replace 8 area drain grates with pedestrian rated lids.
- **Repair eroded slopes below roof overflow drains and provide rock splash block to prevent future erosion.**
- **Clear out all drainage structures and flush/jet storm system to remove debris.**
- **Restrict access to gas meter by installing fencing or enclosure.**
- Replace existing fixtures with new water efficient fixtures that meet current code maximum flow/flush rates.
- Replace classroom sinks, existing p-traps, and evaluate pipe inverts of discharge piping against sanitary piping in wall.
- Reconfigure the IT room layout to separate water heater and piping from any electrical gear/panel and IT racks to meet current building codes.
- Adjust water pressure reducing valves to make sure the gauge reads 80psi downstream of the pressure reducing valve to meet the code allowed water pressure inside the building.
- Evaluate existing condition of roof drains and connected piping where leaks are visible. Re-waterproof around drain bodies and provide with new gasket/coupling for piping.

John Wetten Elementary School Recommendations (continued)

- Replace boilers.
- Replace all rooftop units.
- Replace distribution ductwork and piping.
- Replace cabinet heaters at vestibules.
- Evaluate the pole mounted transformer. Work with the appropriate agencies to determine course of action.
- **Meter and replace main panel 2SDP.**
- **Meter and replace kitchen panel C.**
- Verify power distribution arrangement and proper power source labeling for distribution.
- **Upgrade all lighting to LED and provide a new lighting control system for user experience and energy efficiency.**
- **Replace time clock controller and locate it in a new location to allow for the code required 36" clearance in front of the panelboard.**
- **Investigate alarm to determine extent of fire alarm scope.**
- Replace all rooftop units in the next 5 years.
- Install new controls with integration of all mechanical systems.
- Secure all 2-post equipment racks to floor.
- **Provide Telecommunication bonding system, including busbars in each communication room, and Telecommunication Bonding Backbone. Bond system to building steel or division 26 earth ground. Bond elements of telecommunication system to bonding system, including equipment racks, pathways, switches, and power equipment.**

Medium

- Seismic upgrades should be included as part of any future re-roofing project(s).
- Repaint all exterior trim and fascia. Repaint all canopy posts.
- Repaint the building exterior.
- Repair damaged windowsill.
- Repaint all exterior doors.
- Replace double doors, frame, and louver at the exterior kitchen doors with new hollow metal door/frame assembly and new painted louver. Provide new hardware.
- Replace doors and hardware at the auxiliary gymnasium. Provide metal threshold at exterior doors.
- Replace damaged door glazing in gymnasium with tempered glass.
- Replace door hardware and provide closers at two classrooms.
- Repair damaged walls and add (12) 4'-0" high stainless steel cornerguards (office area).
- Repair damaged wall in cafeteria and re-paint entire wall.
- Install fiber reinforced panels on all kitchen walls.
- Repair damaged walls in the auxiliary gymnasium; install wall protection (panels or equal) on all walls. Remove and replace rubber base.
- Replace entry mat at auxiliary gymnasium.
- Plan for replacement of 10% of the lay-in acoustic ceiling tiles.
- Plan for replacement of 10% of the glue-up ceiling tiles.
- Remove cracked gypsum board from soffits and add control joints; replace with new gypsum board and re-paint.
- Replace damaged ceramic wall tiles where affected by accessory relocation.
- Install wall padding at the auxiliary gymnasium (2'-0" wide by 6'-0", 10 LF behind each backstop).
- Due to the ceiling height and material, and existing wall components at the music room, remove the hard surface floor and install carpeting or resilient carpet product (to improve acoustics).

John Wetten Elementary School Recommendations (continued)

- Remove and replace all damaged blinds (horizontal blinds or vertical blinds) in four classrooms.
- Repair damage to main circulation desk partial height walls, including finishes. Add protection to exposed corners.
- Replace missing shelving in library or patch and repair wall to match existing adjacent finishes (if shelving is not desired).
- Remove all cabinets (including islands) in classrooms 2, 3 and 4 and replace them with new plastic laminate cabinetry.
- Plan for replacement of the convection dishwasher and ovens.
- Plan for replacement of the freezer.
- Clean up, repair cracking and seal asphalt at the Exeter Street parking (approximately 7400SF).
- Repair cracking and seal asphalt at the Fairfield Street parking (approximately 9600SF).
- Add joint filler to large joints in pedestrian plaza.
- Repair/replace failing seat wall.
- Improve trash compactor access.
- Replace VRF systems.
- Provide a separate and dedicated hose bib in janitor's rooms to serve the soap dispenser to avoid any cross contamination.
- Provide pipe insulation to meet the current energy code at a minimum. Provide insulation around piping where insulation is missing.
- Replace structured cabling to Wireless Access Points (WAPs) with (2) Cat6A cables each.
- Upgrade of structured cabling throughout facility to minimum Cat6 for wired outlet locations, Cat6A for WAP locations.
- Enclose cabling in secure entry vestibule in pathway.
- Provide cable management strategy in communication rooms, including overhead ladder racks for support, approved pathways for cable entry/exit, vertical and horizontal cable managers at equipment racks.
- Label data jacks, patch panels and permanent link cables throughout campus to indicate Comm Rm/Rack#/PP# at each port.
- Relocate equipment racks to rooms with adequate space to house them and that do not share space with water-based utilities. Where proximity to water cannot be avoided, provide leak mitigation strategies, including drip trays, alarms, and overflow strategies.
- Run bell software from a more accessible PC location in the main office. Provide conformed bell software with all other district sites.
- Bundle cables with Velcro ties (in lieu of plastic zip ties).
- Remove abandoned equipment in former MPOP, including analog voice and T1 infrastructure.
- If wireless microphone(s) are not currently present, add 1 or more wireless microphones in gymnasium/auditorium.
- Unify all campuses / buildings around a single integrated security platform, including Video Management System (VMS), Physical Access Control System (PACS) and Intrusion Detection System (IDS) both to realize cost efficiencies and to enable more efficient central monitoring and management.

John Wetten Elementary School Recommendations (continued)

Low

- Plan for replacement of the area restored with the AlphaGuard in the next 10-15 years. Sheet metal and flashing should be replaced at the same time.
- Remove operable wall at the music classroom. Replace it with a framed wall assembly with gypsum board and acoustical insulation. Provide new wall base on both sides of new wall.
- Plan for repainting of all interior walls.
- Plan for replacement of all classroom furniture (33 classrooms).
- Remove abandoned cabling and equipment not labeled for reuse, including security cameras and power supplies, analog voice distribution equipment and cabling, backbone, and horizontal cabling.

Kraxberger Middle School Recommendations

High

- **Remove 5 room modular buildings from site. Replace them with new modular buildings (includes new HVAC, plumbing and lighting).**
- Repair and/or replace expansion joints in EIFS to CMU walls. Provide elastomeric coating at exposed CMU and sealer at exposed brick masonry.
- Determine if additional structure is needed for solar panels when re-roofing projects are addressed.
- Conduct a more invasive study of material transition details and masonry wall issues with a specialized building envelope consultant. Mitigate issues per their recommendations.
- Repaint all exterior painted walls. Repaint all exterior trim.
- **If removing rotted wood beams is not feasible, provide metal caps at all exposed beam ends.**
- Budget for replacement of built-up roofing with aluminum emulsions.
- **Budget for replacement of built-up roofing.**
- **Repair all roof blisters.**
- Conduct an invasive study of floor slab and mitigate issues as recommended. Install new VCT or other resilient flooring in hallways. Remove and install new rubber base if flooring is replaced.
- Replace the main gymnasium wood flooring and base.
- Replace damaged display case glass door.
- Add (4) additional exit signs.
- Replace blinds in classrooms 22, 23, and 24.
- **Replace both vertical lifts.**
- **Plan for replacement of walk-in cooler and freezer.**
- **If the ventilation systems cannot be repaired, replace in its entirety.**
- **Replace the serving line in its entirety.**
- Replace one worktable with a new stainless steel top worktable.
- Reconfigure the water entry room layout to house only water main and equipment and to separate water piping from any electrical gear/panel to meet current building codes.
- **Provide a master mixing valve at water heater. Provide point of use mixing valves for hand washing lavatory sinks.**
- Provide pipe insulation to meet the current energy code at a minimum.
- **Provide insulation around water heater/storage tank to minimize heat rejection.**
- **Replace aged make up air unit.**
- Replace all rooftop units.
- Install new controls with new building systems.
- Perform additional research/assessments to verify the existing building distribution.
- Plan for replacement of branch panels. Electrical panelboards will need to be metered to determine capacity and modified with branch breakers as required to accommodate mechanical replacements noted above.
- **Upgrade lighting to LED and provide new modern lighting controls for energy efficiency.**
- Secure all 2-post equipment racks to floor.
- **Provide telecommunication bonding system, including busbars in each communication room, and Telecommunication Bonding Backbone. Bond system to building steel or division 26 earth ground. Bond elements of telecommunication system to bonding system, including equipment racks, pathways, switches, and power equipment.**
- Repair the surface area between school and covered play (approximately 8,000SF).
- Review ADA parking count with total parking counts and add ADA parking to meet required number.
- Replace the out-of-compliance ADA ramp near the building's entry (approximately 2,000 SF).
- Major asphalt surface repair needed for area around covered play and basketball courts (approximately 16,200 SF).

Kraxberger Middle School Recommendations (continued)

- **Replace asphalt between modulars and school building (approximately 3,200 SF).**
- Repair cracking and seal asphalt on all other pedestrian asphalt.
- Remove sediment from DCVA vault, flush gravity drain line, locate outlet, improve outlet outfall with erosion protection and install a backwater valve on the drain line to eliminate water backing up into vault.
- **Redirect roof runoff away from courtyard area.**
- Raise area drain rim to eliminate tripping hazard.
- **Regrade grassy area around public storm main to provide cover over PVC storm pipe.**
- **Add 4 area drains along paved area between building and modulars to collect runoff from pedestrian pavement surfaces.**
- **Connect modular and covered play area roof drains to storm system.**
- Provide pedestrian rated lids to storm drains in courtyards.
- **Provide maintenance service on stormwater pump. Remove all standing water, inspect wet well structure, perform system testing, and replace components as required.**
- Replace area drain grates with pedestrian-rated lids for all areas of pedestrian traffic.
- **Clear out all drainage structures and flush/jet storm system to remove debris.**
- **Replace damaged fencing (match existing fencing type and height).**

Medium

- Supplemental seismic connections should be made between the roof and walls as either part of seismic upgrades or a future re-roof project. Mitigation for structural damage in the courtyard should be addressed at the same time.
- Provide protection (i.e., caps) to damaged/weather roof beam tails.
- Replace glazing in one window in classroom 16.
- Replace exterior windows in the library.
- Prep and repaint all exterior doors and frames (approximately 30 doors and frames).
- Repaint 2 metal downspouts.
- Repaint all wood canopy ceilings, fascia, and trim. Repaint all wood canopy posts.
- Install metal transition strip at multi-user restroom to hallways thresholds (full length of each threshold).
- Replace existing fixtures with new water efficient fixtures. Replace all lab fixtures with fixtures.
- Provide a separate and dedicated hose bib in janitor's rooms to serve the soap dispenser to avoid any cross contamination.
- Remove abandoned cabling and equipment not labeled for reuse, including security cameras and power supplies, analog voice distribution equipment and cabling, backbone, and horizontal cabling.
- Standardize secure entry across district.
- Replace structured cabling to Wireless Access Points (WAPs) with (2) Cat6A cables each.
- Upgrade structured cabling throughout facility to minimum Cat6 for wired outlet locations, Cat6A for WAP locations. Cat5 / Cat5e cable plant is a bottleneck for network upgrades.
- Provide cable management strategy in communication rooms, including overhead ladder racks for support, approved pathways for cable entry/exit, vertical and horizontal cable managers at equipment racks.
- Label data jacks, patch panels and permanent link cables throughout campus to indicate Comm Rm/Rack#/PP# at each port.

Kraxberger Middle School Recommendations (continued)

- Relocate equipment racks to rooms with adequate space to house them and that do not share space with water-based utilities. Where proximity to water cannot be avoided, provide leak mitigation strategies, including drip trays, alarms, and overflow strategies.
- Provide conformed bell software with all other district sites.
- Bundle cables with Velcro ties in lieu of plastic zip ties.
- Remove abandoned equipment in former MPOP, including analog voice and T1 infrastructure. Unify all district campuses / buildings around a single integrated security platform, including Video Management System (VMS), Physical Access Control System (PACS) and Intrusion Detection System (IDS) both to realize cost efficiencies and to enable more efficient central monitoring and management.
- Replace all counters and cabinets in the art room with new plastic laminate cabinets and stainless steel countertops.
- Replace all counters in classrooms 21, 22 and 23. Replace tops of any fixed workstations. All new tops to be chemical resistant plastic laminate. Install 6" high backsplash at all perimeter cabinets.
- Replace cabinetry (counters and cabinets) in classrooms 7, 8, 9, 12, 13, 25 and 25. New cabinetry to match length and type.
- Replace all tables in the art room and in three science classrooms (assume 40 30"x60" tables). Tabletops should be chemical resistant plastic laminate and height adjustable.
- Remove the asphalt path along the north side of the north driveway and replace it with concrete sidewalk.
- Add 1 area drain to bleachers north of covered play area and connect to storm system.

Low

- Replace roofing at gymnasium.
- Replace doors and frames in classrooms 17 and 29.
- Repaint door frames in the main office area (total of 20).
- Replace interior door hardware at classroom 27.
- Patch and repair damaged walls in storage room and repaint entire wall.
- Patch and repair damaged walls in classroom 24 and repaint the entire wall. Remove wall base entire length of wall and replace (same color and height as adjacent walls).
- Refinish wood trim at stage edge.
- Replace 10% of the lay-in acoustic ceiling tiles (throughout the facility).
- Replace 10% of the direct applied ceiling tiles (throughout the facility).
- Remove and replace art room ceiling with similar product (direct applied).
- Repaint all CMU locker room benches.
- Plan for replacement of classroom furnishings (assume 22 classrooms).
- Resurface pedestrian and vehicular areas.

Gladstone High School Recommendations

High

- **Repair holes in masonry and repaint to match existing wall color.**
- **A more invasive study by a waterproofing consultant is recommended to provide solutions to mitigate the water issues.**
- Remove damaged wood exterior window trim and replace with new pressure treated wood, paint trim.
- **Plan for replacement of exterior windows in 10 classrooms.**
- **Remove glazing in classroom F111 and replace it with a new window system (including flashing). Replace the sill on the interior side with new plastic laminate sills.**
- Replace the oldest built-up roofing assemblies (approximately 8,000 SF).
- Replace all remaining built-up roofing assemblies. Redesign edges and interior gutters at main entry to improve drainage.
- **Apply aluminum emulsion to areas where roof granule loss is significant or replace roof in its entirety.**
- **Replace sealant at all scuppers where sealant has lost elasticity, is missing or in need of repair.**
- **Replace shingle roofing and repair gutter at structure south of the main building.**
- Remove and replace all rubber base and the partial height walls at the cafeteria (serving the ramp and stairs).
- Install fixed entry (walk-off) mat at 6 exterior door locations.
- Replace rubber flooring in the weight room.
- Replace wrestling mats in the wrestling room.
- Conduct an invasive study of floor slab and mitigate issues as recommended. Install new VCT or other resilient flooring in hallways and in the cafeteria.
- Remove existing flooring (and base in kitchen) and replace with new slip resilient flooring and coved base.
- Re-adhere or replace the ceiling tiles in classrooms E103 and E105.
- Remove VCT flooring from the main office restrooms; replace it with sheet vinyl flooring and coved base.
- Install door threshold at the sliding doors to provide accessibility.
- Remove asbestos insulation from storage tank and provide fiberglass or elastomeric around water storage tank to minimize heat rejection.
- **Replace existing condensing boilers with new condensing boilers.**
- **Replace the existing chiller with a new chiller.**
- Review existing controls sequence for improved controllability and comfort when in cooling mode.
- **Meter power usage of panels serving the CTE wing to determine what additional infrastructure may be needed to accommodate the addition of a dust collection system and reduce breaker tripping.**
- **Meter power to determine the severity of power quality issues in the school grid. Coordinate with utility provider to request utility power quality information.**
- **Replace end of life panels in the old woodshop and have a contractor review existing branch circuits to provide accurate panel schedules.**
- Secure all 2-post equipment racks to floor.
- **Provide Telecommunication bonding system, including busbars in each communication room, and Telecommunication Bonding Backbone. Bond system to building steel or division 26 earth ground. Bond elements of telecommunication system to bonding system, including equipment racks, pathways, switches, and power equipment.**
- **Replace the serving line in its entirety.**
- **Replace walk-in cooler.**
- **Replace convection dishwasher.**
- **If the ventilation systems cannot be repaired, replace them in their entirety.**

Gladstone High School Recommendations (continued)

- Install a central dust collection system at the new woodshop.
- Provide hoods or exhaust in classroom F103.
- Permanently attach cabinetry to floor or relocate to a wall or storage room if floor attachment is not viable.
- Replace full depth AC in back parking lot where cracking is severe (approximately 8,000 SF).
- Remove and replace tactile warning strip and bollards at north side of the main parking lot with standard 6-inch concrete site bollards.
- Widen ADA landings at the heads of all ADA stall curb ramps at the main parking lot.
- **Replace missing fence panels near greenhouse (20 LF).**
- Trim back all overgrown landscaped areas and clean out overgrown stormwater facilities.
- **Install sump pump in water meter vault. Vault and meter may require additional upgrades after all excess water is removed. The meter or valves may have a leak that is causing the vault to be fully flooded.**
- Replace drain grates (plan for a total of 6).
- **Inspect and repair all failed roof drains.**
- **Replace all failing downspouts at the modular buildings and greenhouse and reconnect to the storm system below grade.**
- **Replace undersized drain at gas meter with 24-inch catch basin and add one additional catch basin in drive aisle.**
- **Clear out all drainage structures and flush/jet storm system to remove debris.**

Medium

- Improve in- plane and out of plane connections on the original portions of the building. Strengthen the lateral connections at concrete masonry walls in portions built in 1974. Investigate methods to provide a lateral system at the 1974 clerestory windows.
- Repaint select exterior doors and frames (assume 20 doors and associated frames).
- Replace one set of double doors and their associated frames at the gymnasium.
- Replace three downspouts.
- Repaint handrails and guardrails at the main entry.
- Refinish or repaint wood soffits (patch and repair as needed).
- Replace rusted metal canopies.
- Add kickplates to 12 doors (at the gymnasiums).
- Repaint a total of 10 interior doors and frames.
- Replace door, frame, and hardware at classroom E105.
- Repaint all handrails and guardrails at the cafeteria stair/ ramp.
- Remove and replace the damaged wainscot panels (new panels to match existing ones).
- Install wall base on walls in classrooms C106 and F108.
- Replace flooring in classroom F107.
- Repair hole in room A114 and install ceramic tile to match existing adjacent walls.
- Replace damaged locker door.
- Replace all benches in the team room.
- Replace all window coverings in room F111.
- Replace non-working printers in computer lab.
- Provide faucet mounted eyewash to one of the sinks in classroom B109.
- Replace existing fixture with new efficient fixtures that meet current code maximum flow/flush rates.
- Provide a separate and dedicated hose bib in Janitor's rooms to serve the soap dispenser to avoid any cross contamination.

Gladstone High School Recommendations (continued)

- Relocate the master mixing valve to an accessible location in room and to be not in conflict with other existing equipment.
- Provide pipe insulation to hot water piping w/o insulation.
- Replace the existing cooling tower with a new cooling tower.
- Upgrade lighting to LED fixtures and replace the existing lighting control system for user experience and energy efficiency. Transitioning to LED fixtures may also help relieve some power quality issues.
- Standardize secure entry across district, including secured entry vestibule.
- Remove abandoned cabling and equipment not labeled for reuse, including security cameras and power supplies, analog voice distribution equipment and cabling, backbone, and horizontal cabling.
- Replace structured cabling to Wireless Access Points (WAPs) with (2) Cat6A cables each.
- Upgrade structured cabling throughout facility to minimum Cat6 for wired outlet locations, Cat6A for WAP locations. Cat5 / Cat5e cable plant (where present) is a bottleneck for network upgrades.
- Provide consistent cable management strategy in communication rooms, including overhead ladder racks for support, approved pathways for cable entry/exit, vertical and horizontal cable managers at equipment racks.
- Label data jacks, patch panels and permanent link cables throughout campus to indicate Comm Rm/Rack#/PP# at each port.
- Provide conformed bell software with all other GSD sites.
- Unify all GSD campuses / buildings around a single integrated security platform, including Video Management System (VMS), Physical Access Control System (PACS) and Intrusion Detection System (IDS) both to realize cost efficiencies and to enable more efficient central monitoring and management.
- Plan for replacement of outdoor sound reinforcement systems currently exposed to the environment.
- Replace all art room countertops with stainless steel counters.
- Replace all laminate countertops in classroom F103 with new laminate countertops.
- Provide additional smaller riprap or rain chain to dissipate energy from canopy scupper at front entry and prevent splashing.

Low

- Plan for replacement of classroom furniture (20 classrooms).
- Replace tables and chairs in classroom F103.

Gladstone Center for Children and Families Recommendations

High

- Repaint entry canopy signage and front playground fencing enclosure.
- **Replace built-up roof assembly in its entirety. Conduct a moisture study to identify wet insulation and potential dry rot prior to re-roofing. Review insulation and ventilation conditions. Review solar panel structural support and provide additional support if needed (during re-roofing).**
- Conduct an invasive study of floor slab and mitigate issues as recommended. Install new resilient flooring in hallways.
- Remove the linoleum flooring in both adult single user restrooms and replace it with slip resistant sheet vinyl flooring and coved base.
- If a dedicated laundry room is a high priority, further study of an appropriate location is recommended.
- Replace the failed boiler(s).
- Add new rooftop units on the south addition to controls system.
- Meter power usage to determine existing load and available capacity for mechanical upgrades.
- Re-stripe the main parking area (arrows, stalls, and speedbumps)
- Add heavy-duty vehicle bollards at head in parking stalls where they abut large glass windows.
- Sawcut and replace ADA parking stalls that do not meet slope requirements.
- Replace damaged curb (approximately 60 LF).
- **Replace soft play surfacing (approximately 9,500 SF).**
- Replace or secure concrete lid to vault.

Medium

- Repair damaged walls and repaint them to match existing finishes/colors. Add wall protection to these walls (cornerguards).
- Re-adhere tackable wall panel to the wall.
- Replace carpet in offices, conference rooms and administration area.
- Remove flooring and base in the kitchen and replace with the same flooring product.
- Replace all air handling units.
- Upgrade existing lighting to all LED fixtures with a modern control system as an energy efficiency measure.
- Cover utility lids with soft covering in play areas.

Low

N/A

District Administration Office Recommendations

High

- **Strengthen the existing floor by adding extra joists or adding intermediate supports. Coordinate repairs with existing head clearances and or utilities.**
- **Remove peeling paint and repaint all fascia.**
- **Replace asphalt shingle roofing with new shingles over ice and water shield. Replace all the rake boards with fascia boards wrapped in vapor barrier and metal. Review attic insulation and insulation levels and make modifications as needed to increase the life of the new shingle roofing.**
- **Replace carpet throughout this facility with a carpet tile that has a cushioned or acoustic backing.**
- **Remove carpeting from kitchen/break room and replace with a resilient flooring system.**
- Further investigation of acoustic issues and solutions by an acoustical engineer is recommended. Replace existing fixtures with new water efficient fixtures.
- **Scope the existing sanitary main to confirm there are no issues. Review existing sewer scope, recommend adding additional drainage or replace existing drain with a larger trench drain to mitigate the basement area from being flooded during heavy rain falls.**
- **Remove or relocate any items blocking the code required clearances in front of equipment.**
- **Remove or relocate any items blocking the code required clearances in front of panels.**
- Conduct a more invasive site investigation to confirm service entrance equipment location, rating, and distribution, and trace loads/provide panel schedules where missing.
- **Troubleshoot the existing fire alarm panel and repair as required.**
- **Upgrade lighting to LED fixtures with modern control system as an energy efficiency measure.**

- Re-stripe ADA parking stall to create a pedestrian path within the parking lot from the ADA stall to the concrete ramp.
- Replace out of compliance ramp and failing sidewalk (approximately 300SF). Add detectable warning to onsite ramp.
- **Clear out all drainage structures and flush/jet storm system to remove debris.**
- Conduct site investigation to confirm incoming utility transformer location.

Medium

- Remove abandoned cabling and equipment not labeled for reuse, including security cameras and power supplies, analog voice distribution equipment and cabling, backbone, and horizontal cabling.
- Replace structured cabling to Wireless Access Points (WAPs) with (2) Cat6A cables each.
- Upgrade structured cabling throughout facility to minimum Cat6 for wired outlet locations, Cat6A for WAP locations.
- Provide cable management strategy in communication rooms, including overhead ladder racks for support, approved pathways for cable entry/exit, vertical and horizontal cable managers at equipment racks.
- Label data jacks, patch panels and permanent link cables throughout campus (to indicate Comm Rm/Rack#/PP# at each port).
- Bundle cables with Velcro ties in lieu of plastic zip ties.
- Unify all campuses / buildings around a single integrated security platform, including Video Management System (VMS), Physical Access Control System (PACS) and Intrusion Detection System (IDS) for cost efficiencies and to enable more efficient central monitoring and management.

Low

N/A

John Wetten Elementary School Assessment

John Wetten Elementary School

250 E Exeter Street, Gladstone, OR 97027

Year Built 1969

Floor Area 95,156 SF (Main Building); 4,275 SF (Gym Building)

Assessment Date July 17, 2023

Field Review Team

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General Building Description:

John Wetten Elementary School is the district's only elementary school. It is surrounded by residences on three sides and a park on one side. The site is approximately 6.5 acres. The physical building is single story, with a freestanding auxiliary gymnasium. It is not sprinkled.

In terms of finishes, this facility is in fair condition. Flooring, especially carpeting, needs replacement. Exterior windows in select classrooms need replacement. Both interior and exterior painting is needed. Building systems such as plumbing fixtures, mechanical units and electrical panels are at the end of their useful life. Roofing systems need to be replaced.

A full building review of architectural, civil, structural, mechanical, electrical, and plumbing components was conducted. A district wide review of roofing was also conducted and will be referenced in this report. The fully detailed roofing report will be included in the Appendix of this report.

An educational adequacy interview with the school principal will also be part of this overall report. This information will be included in the Appendix of this report.

PART IV: BUILDING ASSESSMENT REPORTS

John Wetten Elementary School Assessment (continued)

A - SUBSTRUCTURE

ITEM	FINDING	COMMENTS
A10 Foundations		
A1010	Standard Foundations	→ No issues observed. → There are typical strip footings supporting bearing walls.
A1020	Special Foundations	→ Not applicable. → Slab thickness is 4 inches throughout.
A1030	Slab on Grade	→ No issues observed.
A20 Basement Constructions		
A2010	Basement Excavation	→ Not applicable.
A2020	Basement Walls	→ Not applicable.
Recommendations		

B - SHELL

ITEM	FINDING	COMMENTS
B10 Superstructure		
B1000	General	→ Structure lacks seismic out of plane connections. → Lateral roof to wall transfer on the 1970 addition is insufficient. → The structure includes wood framed roofing over concrete masonry walls. The main gymnasium has a roof framed with glu-laminated beams supported by glu-laminated columns. → The north classroom wing is constructed of concrete masonry walls with wood sawn roof joists. → The freestanding gymnasium has cast in place concrete walls. The roof is plywood-sheathed with open web roof joists.
B1010	Floor Construction	→ No issues observed. → The flooring is a slab on grade.
B1020	Roof Construction	→ Damage was observed at the exposed glu-laminated beams, at the gymnasium and the west breezeway roof. See figure 1. → Construction is wood.
B20 Exterior Enclosure		
B2000	Wall Construction	→ No issues observed. → Construction is masonry and wood on the portions constructed in the 1950's. Newer portions of the facility include both wood and steel framing. → The freestanding gymnasium building is constructed with both cast in place concrete and wood framing, and open web joist roof framing.
B2010	Exterior Walls	→ Minimal damage was observed on the building's exterior. Paint is peeling in numerous locations. → Wall finishes are an exterior insulated finishing system (EIFS). → The freestanding gymnasium is concrete.
B2020	Exterior Windows	→ Window seals in Classrooms 7, 8, 16B, and 28 appear to be broken; water condensation is visible. See figure 2. → A damaged windowsill was observed in the cafeteria. → Windows are aluminum clad window systems and in general appear in good condition. Some windows are operable. → There are translucent panels assemblies present, used for skylights.
B2030	Exterior Doors	→ Exterior doors need to be painted. → The exterior double doors to the kitchen are rusted. → The exterior doors to the auxiliary gymnasium are in fair condition and lack a threshold. → Doors and frames are painted metal assemblies. Select doors have glazing in and/or above them. → The main entry doors are an aluminum storefront assembly. See Section B1030 for additional information.
B2040	Canopies and Trim	→ Canopy and covered play structure components need to be painted. → See section B1020. → Trim and fascia have peeling paint. → Canopy components include painted metal posts, fascia, and ceilings.

John Wetten Elementary School Assessment (continued)

ITEM	FINDING	COMMENTS
B30 Roofing		
B3010	Roof Coverings	<ul style="list-style-type: none"> → Roofing is in fair condition. → Select roof drains are leaking.
B3020	Roof Openings	<ul style="list-style-type: none"> → No issues observed.
Recommendations		
B1000 – Seismic upgrades should be included as part of any future re-roofing project(s).		
B1020 – Add protection (i.e. caps) to exposed laminated beams (beam tails).		
B2010 – Repaint building exterior.		
B2020 – Replace glazing in four windows and replace with insulated glass.		
B2020 – Repair damaged windowsill.		
B2030 – Repaint all exterior doors.		
B2030 – Replace double doors, frame, and louver at the exterior kitchen doors with new hollow metal door/frame assembly and new painted louver. Provide new hardware.		
B2030 – Replace doors and hardware at the auxiliary gymnasium. Provide metal threshold at exterior doors.		
B2040 – Repaint all exterior trim and fascia. Repaint all canopy posts.		
B3010 – Plan for replacement of the area restored with the AlphaGuard in the next 10-15 years. Sheet metal and flashing should be replaced at the same time.		
B3010 – Replace leaking roof drains. Repair blisters in roofing.		
B3010 – Replace the oldest portion of built-up roofing within 2 years.		

C - INTERIORS

ITEM	FINDING	COMMENTS
C10 Interior Construction		
C1010	Partitions	<ul style="list-style-type: none"> → The operable wall at the music classroom is in fair condition.
		<ul style="list-style-type: none"> → Walls are painted gypsum board. Some rooms have painted masonry. → The operable wall at music appears to be original to the building and does not provide acoustical separation from adjacent spaces.
C1020	Interior Doors	<ul style="list-style-type: none"> → The doors are in fair to poor condition. See figure 3. → One interior doorlite near the gymnasium is cracked and contains wire glass.
		<ul style="list-style-type: none"> → The interior doors are wood. Frames are either metal or wood (all painted.) → Wire glass was observed throughout this facility. Wire glass is no longer permitted in educational facilities. → Door protection (kickplates) were present on select doors.
C1030	Fittings (HW)	<ul style="list-style-type: none"> → Double doors leading into the interior courtyard are swinging the wrong way. Exit signage is also lacking. → Classrooms 6 and 7 lack a closer to their interior doors.
		<ul style="list-style-type: none"> → For egress, these doors leading into the hallways need to swing into the hallways and exit signage needs to be provided on the courtyard side. → Hardware is a combination of lever-style and doorknobs. The knob style is not permitted by current code (accessibility). Replacement to lever style is at the discretion of the district. → Some hardware may be original to the doors and/or building; finding replacement parts may be obsolete.
C20 Stairs		
C2010	Stairs Construction	<ul style="list-style-type: none"> → Stairs show signs of wear.
		<ul style="list-style-type: none"> → The stairs are wood framed/finishes. They are located on either side of the stage.
C2020	Stair Finishes	<ul style="list-style-type: none"> → Handrails (where present) do not meet current code requirements.
		<ul style="list-style-type: none"> → Handrails present do not meet current code requirements for extensions, etc. → Unless a major remodel and/or addition is planned for this site, no action is required.

PART IV: BUILDING ASSESSMENT REPORTS

John Wetten Elementary School Assessment (continued)

ITEM	FINDING	COMMENTS
C30 Interior Finishes		
C3010 Wall Finishes	<ul style="list-style-type: none"> → Walls finishes are in fair condition. → Wall damage is visible in select areas, particularly where there is no wall protection. One wall has a large hole covered by tape. See figure 4. → The walls and finishes at the auxiliary gymnasium are in fair to poor condition. 	<ul style="list-style-type: none"> → Most walls are painted assemblies with rubber base. → Wall protection is installed on select walls in the cafeteria (fiber reinforced panels), as well as hallways (panels with a painted wood cap). → The auxiliary gymnasium walls are painted gypsum board.
C3020 Floor Finishes	<ul style="list-style-type: none"> → The carpet is in fair condition. Carpet is fraying at selected flooring transitions (no transition strip or protection provided). → There are several locations throughout this facility where there are visible cracks in the VCT, particularly at classroom doors. VCT is cracked and damaged. See figure 5. → Classrooms with exterior doors do not have fixed or loose entry mats. → The entry mat material at the kitchen's exterior door is missing. → The entry mat at the auxiliary gymnasium is in poor condition. The flooring for the gym area is in poor condition. 	<ul style="list-style-type: none"> → Carpeted areas include the main office and the library. Carpet is a broadloom product. A portion of the library has a resilient tile floor for the maker space or "messy lab" area. → The observed cracking could be the result of building settlement or deterioration of flooring material (due to the material's age). A more invasive study is needed to correctly determine the issues. → Entry mat flooring carpeting is present at the entry vestibule and in other locations. → Classroom flooring is vinyl composition tile (VCT). At classroom exterior doors, the resilient floor could be a safety hazard when wet. → Kitchen flooring is quarry tile and VCT. The VCT is not an appropriate flooring material for a kitchen (potential safety issues). → The main gymnasium has wood floors with a vented base. The court is striped. → The auxiliary gymnasium has VCT flooring. The court is striped.
C3030 Ceiling Finishes	<ul style="list-style-type: none"> → Ceilings are in good condition, with minimal staining or damaged tiles observed throughout the facility. → Some gypsum soffits have cracks. 	<ul style="list-style-type: none"> → It is not known if any water damaged tiles are from recent or prior issues. → Soffit cracks were observed in classrooms 4 and 5. The cause of these could be lack of control joints (due to their size) and or settlement of the building. → Ceiling types include 2'x4' lay-in acoustical ceiling tiles and 1'x1' direct applied (glue-up) tiles. There are painted gypsum board ceilings (soffits) in classrooms and in the cafeteria. → Wood ceilings are present in the gymnasium and in the cafeteria. The auxiliary gymnasium has painted decking and structure (exposed). → The ceiling materials in the kitchen are painted direct adhered tile or painted gypsum board. It is not known if the paint used supports the usage of the space (washable paint or an epoxy paint).
C40 Toilet Room Facilities		
C4010 Ceiling Finishes	<ul style="list-style-type: none"> → No issues observed. 	<ul style="list-style-type: none"> → The health room ceiling is a 2'x4' lay-in ceiling assembly. Other restroom ceilings are painted gypsum board.
C4020 Floor Finishes	<ul style="list-style-type: none"> → The flooring is in fair condition in single user restrooms. Cracking and/or damage was observed in more than one restroom. 	<ul style="list-style-type: none"> → The single user restrooms have a sheet vinyl product with a coved base. → Student restrooms have ceramic tile flooring.

John Wetten Elementary School Assessment (continued)

ITEM	FINDING	COMMENTS
C4030	Wall Finishes	<ul style="list-style-type: none"> → Minimal damage was observed at multi-user restroom tiles. → The damage appears to have been the result of accessory relocation. → Single user restrooms have fiber reinforced panels (FRP) and/or painted gypsum walls. → Multi-user restrooms have both ceramic tile or fiber reinforced panels and painted gypsum board or masonry.
C4040	Accessories	<ul style="list-style-type: none"> → The shower in the health room is currently being used for storage. → Single user restroom sinks have wood cabinetry which is not ideal in a restroom setting.
C50 Specialties		
C5010	Equipment	<ul style="list-style-type: none"> → The auxiliary gymnasium lacks wall padding. → Classrooms are equipped with markerboards, projector and screen and display surfaces (tackboards or tack panels). → The music classroom also has a mobile whiteboard with staff lines. → Only the main gymnasium has wall padding. The main gymnasium has three fixed backstops and one portable backstop as well as bleachers on one wall (5-row). One scoreboard is present in this space. → The auxiliary gymnasium has two fixed backstops.
C5020	Acoustics/Specialty	<ul style="list-style-type: none"> → The music classroom lacks acoustical treatment. → Stage finishes are in fair condition. → Window treatment in classroom 16A, 26, 30 and 31 are in poor condition. → Acoustical wall panels are present in the main gymnasium, auxiliary gymnasium, and the cafeteria. The auxiliary gymnasium has ceiling hung acoustic baffles. → There are large display cases in the hallways. The type of glass doors is unknown, but no cracks or damage was observed. → The stage curtains are in fair condition. The stage has curtains on tracks and stage lighting. Replacement or upgrades to finishes are recommended only if the space is to be used for instruction (not storage). → Blinds are present on doors and windows throughout this facility. Several classrooms have metal shades/curtains on a track.
C5030	Accessibility (General)	<ul style="list-style-type: none"> → In general, there are accessibility challenges at this site, particularly at restrooms and the existing stage. → Most single user restrooms are not large enough to meet current code requirements for clearances. Restrooms that have grab bars do not meet current code requirements. → The stage is accessed via stairs only, both of which do not have code compliant handrails or lack handrails. There is no lift. Currently this stage is used for storage but if its usage changes, accessibility upgrades might be triggered. → The casework in the staff room is taller than what is allowed by current codes for accessibility. → Counters at exterior windows in select classrooms do not meet accessibility requirements (depth of counter within a specified range); however, their location does not impact the egress path. → Not all drinking fountains are installed to be accessible (mounting height).

PART IV: BUILDING ASSESSMENT REPORTS

John Wetten Elementary School Assessment (continued)

ITEM	FINDING	COMMENTS
Recommendations		
	C1010 – Remove operable wall at the music classroom. Replace it with a framed wall assembly with gypsum board and acoustical insulation. Provide new wall base on both sides of new wall.	
	C1020 – Replace (75) doors and frames with new painted hollow metal frames and wood doors with vision lites. Provide hardware for all new doors.	
	C1020 – Replace damaged door glazing in gymnasium with tempered glass.	
	C1030 – If existing doors cannot be re-used to swing into the hallways, provide new double door assemblies for five pairs of doors. Provide new door hardware and add five exit signs.	
	C1030 – Replace door hardware and provide closers at two classrooms.	
	C3010 – Plan for repainting of all interior walls.	
	C3010 – Repair damaged walls and add (12) 4'-0" high stainless steel cornerguards (office area).	
	C3010 – Repair damaged wall and infill with wall paneling.	
	C3010 – Repair damaged wall in cafeteria and re-paint entire wall.	
	C3010 – Install fiber reinforced panels on all kitchen walls.	
	C3010 – Repair damaged walls in the auxiliary gymnasium; install wall protection (panels or equal) on all walls. Remove and replace rubber base.	
	C3020 – Remove and replace all carpeting. New carpeting to be carpet tile with cushioned back.	
	C3020 – Conduct an invasive study of floor slab and mitigate issues as recommended. Install new VCT or other resilient flooring in hallways, and cafeteria. Remove and install new rubber base if flooring is replaced.	
	C3020 – Remove existing entry mat from kitchen and replace with entry mat (tiles).	
	C3020 – Add loose entry mats to classrooms with exterior doors (total of 20).	
	C3020 – Replace entry mat at auxiliary gymnasium.	
	C3020 – Replace VCT in kitchen with slip resistant product (either tile or sheet good).	
	C3020 – Remove VCT flooring at auxiliary gymnasium and replace with rubber flooring. Provide basketball court striping.	
	C3030 – Plan for replacement of 10% of the lay-in acoustical ceiling tiles.	
	C3030 – Plan for replacement of 10% of the glue-up ceiling tiles.	
	C3030 – Remove cracked gypsum board from soffits and add control joints; replace with new gypsum board and re-paint.	
	C4020 – Remove all sheet vinyl flooring from single user restrooms and replace with new sheet vinyl flooring (with new coved base).	
	C4030 – Replace damaged ceramic wall tiles where affected by accessory relocation.	
	C5010 – Install wall padding at the auxiliary gymnasium (2'-0" wide by 6'-0", 10 LF behind each backstop).	
	C5020 – Due to the ceiling height and material, and existing wall components at the music room, remove the hard surface floor and install carpeting or resilient carpet product (to improve acoustics).	
	C5020 – Remove and replace all damaged blinds (horizontal blinds or vertical blinds) in four classrooms.	
	C5030 – Accessibility upgrades vary in scope and require further investigation on implementation (based on priority and cost). Upgrades to existing facilities would be required if a remodel is considered for this school site.	

John Wetten Elementary School Assessment (continued)

D - SERVICE		
ITEM	FINDING	COMMENTS
D10 Conveying		
D1010	Elevators & Lifts	→ Not applicable.
D1020	Escalators & Moving Walks	→ Not applicable.
	Other Conveying Systems	→ Not applicable.
D20 Plumbing		
D2010	Plumbing Fixtures	<p>→ Plumbing fixtures are at the end of their life cycle. Fixtures do not appear to meet current code allowed maximum flow/flush rates.</p> <p>→ Classroom sinks are operational; however, there appears to be issues with drainage.</p> <p>→ Mop sinks were provided with a splitter valve to serve water to the soap dispensers.</p> <p>→ Water closets consist of both floor mount and wall-hung with manual (dual flush) flush valves. Some areas (single user restrooms) have floor mount tank type fixtures.</p> <p>→ Urinals are floor mount with manual flush valves.</p> <p>→ Lavatories are wash fountain style with sensor faucets. Single user restrooms have wall hung lavatory sinks with manual faucets.</p> <p>→ Wash fountains consist of Bradley and Sloan fixtures.</p> <p>→ Drinking fountains are dual height units with bubblers and no bottle filling stations.</p> <p>→ Classrooms have stainless steel “classroom style” bowls with manual gooseneck style faucets with bubblers.</p> <p>→ The mop sink configuration will not allow for integral vacuum breaker in faucets to activate to avoid cross contamination.</p>
D2020	Domestic Water Distribution	<p>→ The water pressure gauge downstream of the pressure reducing valve assembly was observed to have approximately 83-84psi.</p> <p>→ Portions of the hot water piping were missing insulation.</p> <p>→ The code maximum shall be 80 psi.</p> <p>→ A smaller electric water heater located in the IT room appeared to be right next to electrical equipment and IT racks.</p> <p>→ Domestic water main is in the water entry/boiler room and provided with a double check valve assembly.</p> <p>→ A pressure reducing valve assembly is also provided to make sure the building supply pressure does not exceed 80psi.</p> <p>→ Three large gas water heaters, circulation pump, master mixing valve were in a water entry/boiler room.</p> <p>→ A smaller (50 gallon) electric water heater is also located in an IT room near the library.</p>
D2030	Sanitary Waste	<p>→ No issues observed.</p> <p>→ It is believed the school is served by a 6-inch cast iron main, connecting to civil point of connection just on Chicago Ave.</p>
D2040	Rainwater Distribution	<p>→ East classrooms (rooms 18 and 21A) have reoccurring leaks from roof drains.</p> <p>→ The leak is occurring at the roof-to-drain body water proofing.</p> <p>→ The existing roof consists of internal drains that are routed to downspout nozzles to daylight and scupper drains. All connect to civil's point of connections around the perimeter of the building. Based on available existing drawings from 1985, it appears that some of the roof drains in the West side of the building are routed to the combined sanitary main on Chicago Ave.</p>
D2090	Other Plumbing Systems	→ Not applicable.
D30 HVAC		
D3010	Energy Supply	<p>→ No issues observed.</p> <p>→ The energy supply is natural gas.</p>
D3020	Heat Generating Systems	<p>→ No issues observed.</p> <p>→ Boilers appear in good working order but are approaching the end of their service life.</p> <p>→ The VRF system appears to be in good working condition. The VRF system should be considered for replacement in 5-10 years.</p>

PART IV: BUILDING ASSESSMENT REPORTS

John Wetten Elementary School Assessment (continued)

ITEM	FINDING	COMMENTS
D3030	Cooling Generating Systems	<ul style="list-style-type: none"> → The roof top unit serving the northeast sector is very noisy, audible rumble in the northeast sector. → Most rooftop units are beyond their service life.
		<ul style="list-style-type: none"> → Rooftop units to be considered for replacement in the next 3-5 years. → The VRF system appears to be in good working condition. The VRF system should be considered for replacement in 5-10 years.
D3040	Distribution Systems	<ul style="list-style-type: none"> → No issues observed.
		<ul style="list-style-type: none"> → Existing ductwork and piping are assumed to be at the end of their service life.
D3050	Terminal & Package Units	<ul style="list-style-type: none"> → No issues observed.
		<ul style="list-style-type: none"> → The cabinet heater at vestibule appears to be in fair condition.
D3060	Controls & Instrumentation	<ul style="list-style-type: none"> → Extent of control points and points for monitoring is limited.
		<ul style="list-style-type: none"> → A control system is installed. Controls for the building only provide partial visibility of equipment in the BMS system.
D3070	Systems Testing & Balancing	<ul style="list-style-type: none"> → No issues observed.
		<ul style="list-style-type: none"> → Existing systems are properly balanced.
D3090	Other HVAC Systems & Equipment	<ul style="list-style-type: none"> → No issues observed.
		<ul style="list-style-type: none"> → Existing roof-mounted exhaust fans are in fair condition.
D40 Fire Protection		
D4010	Sprinklers	<ul style="list-style-type: none"> → Not applicable.
D4020	Standpipes	<ul style="list-style-type: none"> → Not applicable.
D4030	Fire Protection Specialties	<ul style="list-style-type: none"> → No issues observed.
		<ul style="list-style-type: none"> → Fire extinguishers are present.
D4090	Other Fire Protection Systems	<ul style="list-style-type: none"> → Not applicable.
D50 Electrical		
D5010	Electrical Services & Distribution	<ul style="list-style-type: none"> → The existing 208V distribution panel 2SDP is at the end of life. → The transformer has visible damage, see figure 6. → The panel door for panel P-1 cannot fully open due to time clock control. → Kitchen panel C is at its end of life. → A trouble fire alarm was noted by staff on site in the storage room adjacent to room 31.
		<ul style="list-style-type: none"> → It is believed the school has (1) 480V service and (1) 208V service. → A pole mounted 3-phase transformer provides power to the 480V Main board. → The power source to “600A Main Building Disconnect” adjacent to panel P is unclear.
D5020	Lighting & Branch Wiring	<ul style="list-style-type: none"> → No issues observed.
		<ul style="list-style-type: none"> → The existing lighting is a mixture of fluorescent and LED. → The lighting is controlled via time clock and local line voltage switches.
D5030	Communications & Security	<ul style="list-style-type: none"> → Overhead cable supports are not installed in accordance with best practices. → IDF rooms lack cooling. → There is no IBC 1009.8 two-way communication (not required) or ERCES DAS system in place.
		<ul style="list-style-type: none"> → Cables are not supported at vertical transitions. Horizontal cabling is a mix of Cat5e and Cat6. No active cooling or transfer grill was observed. → Cables are bundled with zip ties, generally supported by structural elements and electrical conduit; some bridle rings were observed. Cable management is not in use within MDF. There is inadequate front and rear equipment clearance and no bonding busbar observed. All equipment operates on normal power branch. → Digital video surveillance system with IP cameras present. Abandoned analog cameras and cabling are also present. → A secure entry vestibule is in place, including video/audio intercom at exterior, appropriate signage, and door release button(s) in main office. → PIR motion sensors are near most entries. Hartman Controls card readers noted at exterior locations.

John Wetten Elementary School Assessment (continued)

ITEM	FINDING	COMMENTS
D5030	Communications & Security (continued)	<ul style="list-style-type: none"> → Intrusion detection keypads are present at select entries. → Carrier service is distributed overhead to site and undergrounds at a nearby utility pole. An 18x24 meet-me vault is provided on the west side of the building for demarcation and includes a fiber-splice case and (1)1-1/2" C to the building interior. OSP cabling enters the building in the main electrical room west of the main gymnasium and routes overhead to the main distribution room (MDF) in the main office. This room (2) 2-post racks, unsecured to floor, populated with backbone and horizontal cable distribution, server terminal, and UPSs. Current and legacy wall-mounted equipment is in place in support of bells, PA, access control and video surveillance. → Typical IDFs (East, Shower): one 2-post rack unsecured to floor (shower eqpt rack is anchored). Backbone and horizontal cabling feeds in via (1) 4" conduit above finished ceiling in corridor. No ceiling in this space. Horizontal cabling is cat5e, patching is cat5. No active cooling or transfer grill in space, room is about 80 degrees. Normal power only. No bonding observed, no cable management observed. → The west IDF room has a plywood backboard and is populated with a wall-mounted rack at ~7' AFF (above gas fired water heater), as well as paging equipment and abandoned T1 and analog communication entry equipment. One 2-inch and five 1-inch conduits enter the space from below grade. → Typical classroom instructional technology buildout includes overhead projector and smart board. Cabling to projector is bundled and run above ceiling to instructor desk location, where it is routed down through the ceiling (often via modified ACT tile). Some classrooms have lightspeed IR microphones and ceiling recessed loudspeakers for local voice reinforcement. Portable assisted listening equipment is available at the district level for deployment at any of the school sites. Portable / cart mounted document cameras noted in some classrooms. → Clocks are Primex, fed from a 72MHz wireless transmitter on the roof at GHS. Bells are run by Acro Vista Bell Commander on Windows XP laptop in MDF. → IP/analog Bogen / Valcom hybrid paging system is present with one interior zone and one exterior zone. Two-way communication with classrooms is accomplished via telephones. → District level mass notification system is School Messenger. → The Gymnasium / auditorium includes proscenium stage with stereo point-source loudspeakers and manual pull-down projection screen. Mic/line inputs are provided via stage pocket at center stage. AV equipment cabinet is downstage right and includes optical media deck, mixer amplifier and custom IO panel.

PART IV: BUILDING ASSESSMENT REPORTS

John Wetten Elementary School Assessment (continued)

ITEM	FINDING	COMMENTS
Recommendations		
D2010	Replace existing fixtures with new water efficient fixtures that meet current code maximum flow/flush rates.	
D2010	Replace classroom sinks, existing p-traps, and evaluate pipe inverts of discharge piping against sanitary piping in wall.	
D2010	Provide a separate and dedicated hose bib in Janitor's rooms to serve the soap dispenser to avoid any cross contamination.	
D2020	Reconfigure the IT room layout to separate water heater and piping from any electrical gear/panel and IT racks to meet current building codes.	
D2020	Adjust water pressure reducing valves to make sure the gauge reads 80psi downstream of the pressure reducing valve to meet the code allowed water pressure inside the building.	
D2020	Provide pipe insulation to meet the current energy code at a minimum. Provide insulation around piping where insulation is missing.	
D2040	Evaluate existing condition of roof drains and connected piping where leaks are visible. Re-waterproof around drain bodies and provide with new gasket/coupling for piping.	
D3020	Replace boilers and VRF system.	
D3030	Replace all rooftop units and VRF system.	
D3040	Replace of distribution ductwork and piping.	
D3050	Replace of cabinet heaters at vestibules.	
D5010	Evaluate the pole mounted transformer. Work with the appropriate agencies to determine course of action.	
D5010	Meter and replace main panel 2SDP.	
D5010	Meter and replace kitchen panel C.	
D5010	Verify power distribution arrangement and proper power source labeling for distribution.	
D5020	Upgrade all lighting to LED and provide a new lighting control system for user experience and energy efficiency.	
D5020	Replace time clock controller and locating in a new location to allow for the code required 36" clearance in front of the panelboard.	
D5020	Investigate alarm to determine extent of fire alarm scope.	
D3030	Replace all rooftop units in the next 5 years.	
D3060	Install new controls with integration of all mechanical systems.	
D5030	Remove abandoned cabling and equipment not labeled for reuse, including security cameras and power supplies, analog voice distribution equipment and cabling, backbone, and horizontal cabling.	
D5030	Replace structured cabling to Wireless Access Points (WAPs) with (2) Cat6A cables each.	
D5030	Upgrade of structured cabling throughout facility to minimum Cat6 for wired outlet locations, Cat6A for WAP locations.	
D5030	Secure all 2-post equipment racks to floor.	
D5030	Enclose cabling in secure entry vestibule in pathway.	
D5030	Provide cable management strategy in communication rooms, including overhead ladder racks for support, approved pathways for cable entry/exit, vertical and horizontal cable managers at equipment racks.	
D5030	Label data jacks, patch panels and permanent link cables throughout campus to indicate Comm Rm/Rack#/PP# at each port.	
D5030	Relocate equipment racks to rooms with adequate space to house them and that do not share space with water-based utilities. Where proximity to water cannot be avoided, provide leak mitigation strategies, including drip trays, alarms, and overflow strategies.	
D5030	Run bell software from a more accessible PC location in main office. Provide conformed bell software with all other district sites.	
D5030	Bundle cables with Velcro ties (in lieu of plastic zip ties).	
D5030	Provide Telecommunication bonding system, including busbars in each communication room, and Telecommunication Bonding Backbone. Bond system to building steel or division 26 earth ground. Bond elements of telecommunication system to bonding system, including equipment racks, pathways, switches, and power equipment.	
D5030	Remove abandoned equipment in former MPOP, including analog voice and T1 infrastructure.	
D5030	If wireless microphone(s) are not currently present, add 1 or more wireless microphones in gymnasium/auditorium.	
D5030	Unify all campuses / buildings around a single integrated security platform, including Video Management System (VMS), Physical Access Control System (PACS) and Intrusion Detection System (IDS) both to realize cost efficiencies and to enable more efficient central monitoring and management.	

John Wetten Elementary School Assessment (continued)

E – EQUIPMENT & FURNISHINGS

ITEM	FINDING	COMMENTS
E10 Equipment		
E1010 Commercial Equipment	<ul style="list-style-type: none"> → The serving line in the kitchen is worn and damaged. The hot wells are non-functioning. → The convection dishwasher and ovens are nearing the end of their useful life. → The freezer is undersized and storage racks are deep, making storage inefficient. → There are no available floor outlets to support the desktop needed for the current food service software. → The ventilation system for the hood and dishwasher system has issues with the controls; the venting does not turn on when switched on, so they are not easily controlled. 	<ul style="list-style-type: none"> → The damage is located at the plastic laminate portions. In addition the serving line counter is plastic laminate. This is not the most appropriate material for this application. → Kitchen fixtures are all stainless steel and provided with commercial grade kitchen fixtures and equipment. → The ovens are Blodgett. → This kitchen is original to the school and should be considered for remodel.
E1020 Institutional Equipment	→ Not applicable.	
E1090 Other Equipment	→ No issues observed.	→ A portion of the library has been converted into a makerspace or “messy lab.” Small handheld tools and equipment were observed.

E20 Furnishings

E2010 Fixed Furnishings	<ul style="list-style-type: none"> → There is visible damage to multiple sides of the main reception desk, particularly to the low walls on either side. See figure 7. Other casework in the administration area has some visible damage, but it is minimal. → The library is missing a portion of the wall attached shelving and the wall has not been repaired. → Fixed cabinetry in classrooms 2, 3 and 4 are in poor condition. 	<ul style="list-style-type: none"> → The desk has a plastic laminate counter and framed walls. It includes a lowered portion for accessibility. → The library’s circulation desk has lowered portions for accessibility. Its finishes include plastic laminate. Library bookshelving is also plastic laminate (both fixed and mobile). → Fixed cabinetry is a mix of plastic laminate assemblies and wood assemblies. Classrooms 2, 3 and 4 have cabinet islands and perimeter cabinets with wood cabinet fronts. → Fixed cabinetry in classrooms varies, but includes upper and lower cabinets, tall storage cabinets, open shelving, and cubbies.
E2020 Movable Furnishings	→ No issues observed.	<ul style="list-style-type: none"> → The cafeteria tables are older in style but appear to be in good condition. → Furnishings are older styles but with no visible damage. → Classroom furnishings are more traditional in style and size. → Soft seating is present throughout this facility.

Recommendations

- E1010 – Replace the serving line with a new stainless steel countertop.
- E1010 – Plan for replacement of the convection dishwasher and ovens.
- E1010 – Plan for replacement of the freezer.
- E1010 – If the ventilation systems cannot be repaired, replace in its entirety.
- E2010 – Repair damage to main circulation desk partial height walls, including finishes. Add protection to exposed corners.
- E2010 – Replace missing shelving in library or patch and repair wall to match existing adjacent finishes (if shelving is not desired).
- E2010 – Remove all cabinets (including islands) in classrooms 2, 3 and 4 and replace them with new plastic laminate cabinetry.
- E2020 – Plan for replacement of all classroom furniture (33 classrooms).

PART IV: BUILDING ASSESSMENT REPORTS

John Wetten Elementary School Assessment (continued)

G – BUILDING SITE WORK

ITEM	FINDING	COMMENTS
G10	Site Preparation	→ Not applicable.
G20 Site Improvements		
G2010	Roadways	<ul style="list-style-type: none"> → Paving surface at the designated bus pick-up and drop off are evening. → There are issues with existing tree roots and adjacent roadways and utilities. → Eleven large street trees between the sidewalk and curb on Harvard Avenue, Gloucester Street, and Exeter Street are causing the sidewalk and curb to lift and buckle. Tripping hazards at each tree have been identified on the sidewalk. → Trees on Gloucester Street and Chicago Avenue are conflicting with overhead utilities. → The bottom of curb is exposed in areas. → The horizontal alignment of curb has been pushed towards the street.
G2020	Parking Lots	<ul style="list-style-type: none"> → Minor aesthetic cracking is present in the asphalt throughout the main entry lot. → The Exeter Street parking area has asphalt cracks along stripes, valley gutter and weeds growing in cracks. → The Fairfield Street parking has a valley gutter bisecting the stalls. → Significant settling of asphalt and evidence of past patching that has failed near entry and exit surrounding catch basins. Settling was observed along eastern parking spaces, curb, and sidewalk. → Accessible (ADA) parking stalls are adequately sized. → One stall is signed as a van-accessible stall, but it only meets the requirements of a standard ADA stall.
G2030	Pedestrian Paving	<ul style="list-style-type: none"> → Accessible paths are out of compliance. → ADA ramps to parking lot lack detectable warning. → The entry plaza pavement joints have 1-inch and greater gaps and minor/aesthetic cracking. → The sidewalk east of the entry parking lot has settled. → The egress doors on the south building face have a landing with no connection to the sidewalk. The landings are separated from the public sidewalk by a steep slope and a retaining wall. → The ADA path from front entry door to parking exceeds 2% cross slope. This route is required to meet accessibility standards. → Detectable warnings are required to meet current accessibility standards. → The ramp at Fairfield/Harvard entrance is too narrow for ADA compliance. ADA compliance for this ramp may not be required. → The play area asphalt is in good condition. → Sidewalk and paving settling can cause a tripping hazard.
G2040	Site Development	<ul style="list-style-type: none"> → The field perimeter fence is rusty, and aged. → Benches in dugout are in poor condition. → The northwest dugout sidewalk panel has eroded at bottom. → The playground is located within a vacated street. → Curbs and overhead utilities from the former public ROW are still present. → The wood on benches is falling off.
G2050	Landscaping	<ul style="list-style-type: none"> → The seat wall on the west face of the building is crumbling. → Insulation along exterior building face at northeast corner of building in play yard area is exposed. → The seat wall is constructed of concrete. Steel reinforcing is exposed. → Landscaping is minimal and includes lawn, trees, and shrubbery. → Courtyard areas have a variety of plantings and small trees. → There are multiple play areas on this site with a variety of equipment and surfacing.

John Wetten Elementary School Assessment (continued)

ITEM	FINDING	COMMENTS
G30 Site Mechanical Utilities		
G3010 Water Supply	→ No issues observed.	→ The water meter is located on the west side of the building. The four-inch meter is housed in a below-grade concrete vault. A small amount of standing water was observed in the bottom of the vault. No vault drain or sump pump was visible. The meter appears to be a new Sensus C2 compound meter. The other pipe observed was rusted, further evidence of water presence and an aging system. The vault lid and ladder were in working order. → Other water infrastructure was not visible and not shown on as-built drawings.
G3020 Sanitary Water	→ No issues observed.	→ Appears to connect to public system in Chicago Ave. (per 1958 as-built drawings). Onsite sewer infrastructure was not visible.
G3030 Storm Water	→ Major cracking/sinking in the entry/exit driveway to entry parking lot catch basins was observed. → The building overflow drains on east side of building have no clear overland flow path away from building. → The street tree curb bump outs are impeding drainage flow along Gloucester Street. Evidence of ponding along curb is present. → The catch basin at the southeast corner of Gloucester and Chicago Ave is above the adjacent gutter grades, creating ponding at the catch basin. → Roof overflow drains are directed into a planter on the west face of the building with no clear exit route away from building. → Overflow drains on the south face have eroded soils, exposing foundation drains.	→ The cracking/sinking could be the result of either an unstable subgrade or a failing storm system. → Catch basins in parking lot have been repaired and are failing. → Clogged trench drains and area drains on north face of building at the play yard. → Area drains in the play yard and courtyard need to be fitted with pedestrian rated grates. → Downspout for covered area is damaged and disconnected. → Cow tongue overflow scuppers drains are located directly above doors in two locations. → Storm system maintenance is needed throughout system.
G3040 Heating Distribution	→ Not applicable.	
G3050 Cooling Distribution	→ Not applicable.	
G3060 Fuel Distribution	→ Not applicable.	
G3090 Other Site Mechanical Utilities	→ The trash compactor sits on a concrete pad without at-grade access.	→ Typically, the compactor is provided with flush surface access so that the bin can be rolled away to be emptied.
G40 Site Electrical Utilities		
G4010 Electrical Distribution	→ No issues observed.	
G4020 Site Lighting	→ No issues observed.	
G4030 Site Communications & Security	→ The gas meter and service to building is positioned that creates access to the roof (if climbed).	→ See Section D5010.
G4090 Other Site Electrical Utilities		

PART IV: BUILDING ASSESSMENT REPORTS

John Wetten Elementary School Assessment (continued)

ITEM	FINDING	COMMENTS
Recommendations		
	G2010 – Replace street trees with tree species suited for narrow planting strips.	
	G2010 – Repair/replace sidewalks and curbs and install new trees with appropriate root barriers to prevent future tree/sidewalk conflicts.	
	G2020 – Remove and replace full depth AC and curb near catch basins and along eastern edge of the entry lot (approximately 3000SF). Repair cracking and seal asphalt for remainder of the entry lot (approximately 5200SF).	
	G2020 – Clean up, repair cracking and seal asphalt at the Exeter Street parking (approximately 7400SF).	
	G2020 – Repair cracking and seal asphalt at the Fairfield Street parking (approximately 9600SF).	
	G2030 – Replace out of compliance sidewalk (approximately 1700SF).	
	G2030 – Add joint filler to large joints in pedestrian plaza.	
	G2030 – Add detectable warning to 3 onsite ramps.	
	G2040 – Replace dug-out benches.	
	G2050 – Repair/replace failing seat wall.	
	G3010 – Add sump pump to vault.	
	G3030 – Replace 2 catch basins in parking lot.	
	G3030 – Add 6 areas drains along building to divert roof overflows away from building.	
	G3030 – Replace 8 area drain grates with pedestrian rated lids.	
	G3030 – Repair eroded slopes below roof overflow drains and provide rock splash block to prevent future erosion.	
	G3030 – Clear out all drainage structures and flush/jet storm system to remove debris.	
	G3090 – Improve trash compactor access.	
	G4090 – Restrict access to gas meter by installing fencing or enclosure.	

John Wetten Elementary School Assessment (continued)



Figure 1



Figure 2



Figure 3



Figure 4

John Wetten Elementary School Assessment (continued)

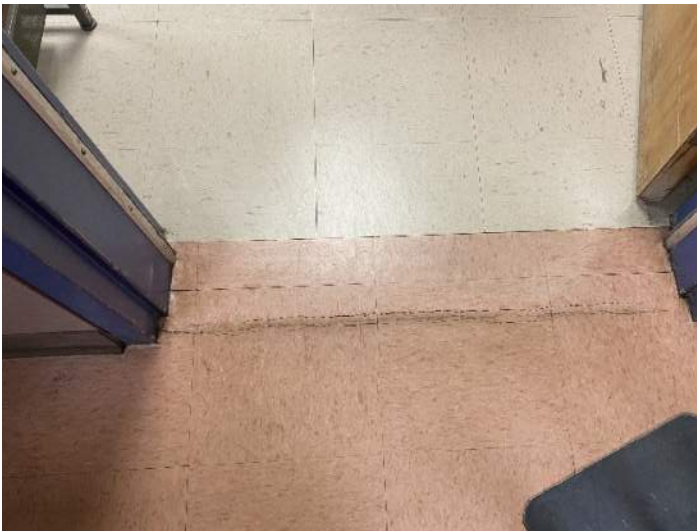


Figure 5



Figure 6



Figure 7

Kraxberger Middle School Assessment

Kraxberger Middle School

17777 Webster Road, Gladstone, OR 97027

Year Built 1965

Floor Area 86,861 SF (Main Building); 6,562 SF (Modulars)

Assessment Date July 17, 2023

Field Review Team

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General Building Description:

Kraxberger Middle School sits on almost 20 acres and is surrounded by residences on several sides as well as a park. It also shares the site (and vehicular access) with the district administrative offices. The school is single story and includes several modular buildings in addition to the physical facility. This facility is not sprinklered.

In terms of finishes, the facility is in good to fair condition. Wood cabinetry in several classrooms show sign of wear and damage. Vertical lifts serving lower areas need replacement. The 5 building modulars are in poor condition with issues on both their interior and exterior and should be replaced in their entirety. Building systems and fixtures are nearing the end or at the end of their useful life. Roadways and pedestrian paths need repairs and improvements to site drainage are needed. Roofing systems need replacement.

A full building review of architectural, civil, structural, mechanical, electrical, and plumbing components was conducted. A district wide review of roofing was also conducted and will be referenced in this report. The fully detailed roofing report will be included in the Appendix of this report.

An educational adequacy interview with the school principal will also be part of this overall report. This information will be included in the Appendix of this report.

PART IV: BUILDING ASSESSMENT REPORTS

Kraxberger Middle School Assessment (continued)

A - SUBSTRUCTURE

ITEM	FINDING	COMMENTS
A10 Foundations		
A1010	Standard Foundations	→ No issues observed. → The main building (original and additions) has typical strip footings supporting bearing walls.
A1020	Special Foundations	→ Not applicable.
A1030	Slab on Grade	→ No issues observed. → The 1995 addition has a 4" thick slab. → The thickness of the slab on the original building is unknown.
A20 Basement Constructions		
A2010	Basement Excavation	→ Not applicable.
A2020	Basement Walls	→ Not applicable.
Recommendations		

B - SHELL

ITEM	FINDING	COMMENTS
B10 Superstructure		
B1000	General	→ Seismic connections (wall to roof and lateral transfer) are insufficient. → Structural damage was observed in the center courtyard. → General construction materials include masonry, concrete tilt-up and framing. → The original building is built primarily of wood-framed roof over concrete masonry (CMU) or brick masonry walls. The original gymnasium and the cafeteria have brick masonry walls. The music/band rooms have CMU walls.
B1010	Floor Construction	→ No issues observed. → The floor is concrete slab on grade.
B1020	Roof Construction	→ Wood soffits and soffit framing are in poor condition. → Construction is wood.
B1030	Modulars	→ The five room modular building is in very poor condition. Interior and exterior components are in varying levels of deterioration and disrepair. Significant water damage was observed in at least one room. See figures 1 and 2. → Modular foundations are posts on spread footings. Wall are wood framed construction. → There are two sets of modular buildings on site. The 5 room modulars are currently used for storage but appear to be at the end of their useful life. → There is also a 2 room modular building, also used for storage, which is in fair condition. Damage was observed to some of the resilient flooring and to interior blinds. Unless these two rooms are needed for instruction, no action is needed. → Modular exteriors are painted siding and paint trim/fascia. Doors are painted metal and windows are vinyl window systems. Modulars are accessed by stair and/or ramp. Handrails and guardrails are not present at all locations. → Interior finishes include lay-in acoustical ceilings, painted walls and carpeting or resilient floors.
B20 Exterior Enclosure		
B2000	Wall Construction	→ Surface cracks were observed in the walls of the west gymnasium. Water damage was also observed on the interior face of this wall at the southwest corner. → Cracks appear to be the result of shrinkage.

Kraxberger Middle School Assessment (continued)

ITEM	FINDING	COMMENTS
B2010 Exterior Walls	<ul style="list-style-type: none"> → The flashing between exterior materials shows signs of water exposure. See figure 3. → The exterior painted walls are in fair condition. → Tall masonry walls show signs of water damage. See figure 4. 	<ul style="list-style-type: none"> → Walls include an exterior insulated finishing system (EIFS), brick masonry and concrete masonry (painted). → There is metal flashing between the EIFS and the masonry. To determine any issues, a more invasive assessment would be necessary. It is not known the cause of the water damage to the masonry walls. See roofing report for additional information.
B2020 Exterior Windows	<ul style="list-style-type: none"> → One window in classroom 16 has a broken seal; condensation is visible. See figure 5. → Windowsills in the cafeteria are in fair condition. 	<ul style="list-style-type: none"> → Windows are a combination of newer insulated window systems and older single pane assemblies. → Although no issues were observed at the time of the assessment, it was observed that library windows are heavily caulked on the interior side. These older windows are a candidate for replacement for efficiency. → One of the gymnasiums has translucent panel window assemblies on two sides. → A skylight is present in room 27.
B2030 Exterior Doors	<ul style="list-style-type: none"> → Exterior doors need repainting. 	<ul style="list-style-type: none"> → Exterior doors are metal doors and frame assemblies. Glazing is present in most doors. → Exterior door hardware is older style hardware.
B2040 Canopies and Trim	<ul style="list-style-type: none"> → Exposed wood beams show signs of rot and damage. → Several downspouts need to be painted. → Entry canopy finishes are in fair condition. 	<ul style="list-style-type: none"> → There is a large covered play structure with multiple basketball backstops. → The entry canopies are constructed of both horizontal and wood components. Some additional canopies have painted steel posts with wood ceilings.

B30 Roofing

B3010 Roof Coverings	<ul style="list-style-type: none"> → Roofing systems are in fair condition. → Blisters in roofing materials were observed. → Roofing expansion joints are in poor conditions. 	<ul style="list-style-type: none"> → Roofing Assessments are provided in a separate report.
B3020 Roof Openings	<ul style="list-style-type: none"> → No issues observed. 	<ul style="list-style-type: none"> → Roofing Assessments are provided in a separate report.

Recommendations

- B1000 – Supplemental seismic connections should be made between the roof and walls as either part of seismic upgrades or a future re-roof project. Mitigation for structural damage in the courtyard should be addressed at the same time.
- B1020 – Provide protection (i.e., caps) to damaged/weather roof beam tails.
- B1030 – Remove 5 room modular building from site. Replace it with a new modular building (includes new HVAC, plumbing and lighting).
- B2010 – Conduct a more invasive study of material transition details and masonry wall issues with a specialized building envelope consultant. Mitigate issues per their recommendations.
- B2010 – Repaint all exterior painted walls. Repaint all exterior trim.
- B2020 – Replace glazing in one window in classroom 16.
- B2020 – Replace exterior windows in the library.
- B2030 – Prep and repaint all exterior doors and frames (approximately 30 doors and frames).
- B2040 – If removing rotted wood beams is not feasible, provide metal caps at all exposed beam ends.
- B2040 – Repaint 2 metal downspouts.
- B2040 – Repaint all wood canopy ceilings, fascia, and trim. Repaint all wood canopy posts.
- B3010 – Replace roofing at gymnasium.

PART IV: BUILDING ASSESSMENT REPORTS

Kraxberger Middle School Assessment (continued)

ITEM	FINDING	COMMENTS
B3010	Budget for replacement of built-up roofing with aluminum emulsions.	
B3010	Budget for replacement of built-up roofing.	
B3010	Repair all roof blisters.	
B3010	Repair and/or replace expansion joints in EIFS to CMU walls. Provide elastomeric coating at exposed CMU and sealer at exposed brick masonry.	
B3010	Determine if additional structure is needed for solar panels when re-roofing projects are addressed.	
C - INTERIORS		
ITEM	FINDING	COMMENTS
C10 Interior Construction		
C1010	Partitions	<ul style="list-style-type: none"> → No issues observed. → The interior walls are painted gypsum board and both painted non-painted masonry. → Operable partition walls occur in several locations and appear to be in good condition, considering their age.
C1020	Interior Doors	<ul style="list-style-type: none"> → Select doors are in poor condition. → Door frames in the main office area need to be repainted. → Interior door assemblies are wood doors with painted metal frames. Glazing type and size (where present) vary throughout this facility. → Wire glass was observed throughout this facility. Wire glass is no longer permitted in educational facilities. → Door protection (kickplates) were present on select doors.
C1030	Fittings (HW)	<ul style="list-style-type: none"> → Classroom 27 is missing a door closer. → Hardware is a combination of lever-style and doorknobs. The knob style is not permitted by current code (accessibility). Replacement to lever style is at the discretion of the district.
C20 Stairs		
C2010	Stairs Construction	<ul style="list-style-type: none"> → No issues observed. → Stairs exist at the stage and in two hallways.
C2020	Stair Finishes	<ul style="list-style-type: none"> → Hallway stairs are missing a rubber stringer. → Stage stairs show signs of wear and age. → Hallway stairs are concrete with cast nosings. → The band room ramp and stairs have rubber flooring and painted handrails attached to partial height walls (with wood cap). → The stage stairs are wood.
C30 Interior Finishes		
C3010	Wall Finishes	<ul style="list-style-type: none"> → The walls in the storage room adjacent to classroom 22 are damaged. → One walls in classroom 24 is damaged and is missing the rubber base. → Hallway walls are painted gypsum board or painted masonry with rubber base. In general, they all are in good condition. → There is fiber reinforced paneling on classroom hallways walls for the room signage. → Classroom walls include painted gypsum board and both painted and non-painted masonry. Some classrooms have wainscot on the walls. → The cafeteria walls are both painted assemblies and with fiber reinforced paneling on the wall at the kitchen.

Kraxberger Middle School Assessment (continued)

ITEM	FINDING	COMMENTS
C3020 Floor Finishes	<ul style="list-style-type: none"> → Select exterior doors lack entry mat flooring. → The flooring in the hallway adjacent to the main gymnasium is damaged. → The main gymnasium flooring is in fair condition. See figure 6. → The stage floor is fair condition; the stage edge is in poor condition. → There are several locations throughout this facility where the resilient flooring (VCT) appears to separate (larger joint gaps than usual) or does not appear to be lying flush on the floor slab. See figure 7. 	<ul style="list-style-type: none"> → The lack of entry (walk-off) mats can pose a safety issue. → Carpeting occurs in office areas and in the library and is in good condition. → Most of the flooring in this facility is vinyl composition tile (VCT). → The observed cracking could be the result of building settlement or deterioration of flooring material (due to the material's age). A more invasive study is needed to correctly determine the issues. → Both gymnasiums have wood flooring and rubber base (no vented). Both spaces have court striping. → Both the band and choir classrooms have VCT flooring. The ramp within the space has a rubber flooring surface. → Kitchen flooring is ceramic tile.
C3030 Ceiling Finishes	<ul style="list-style-type: none"> → Ceilings are in good to fair condition, with minimal staining or damaged tiles observed throughout the facility. The ceiling at the stage is in fair condition with numerous water stained tiles. → The art room ceiling (direct applied ceiling tiles) is in fair condition. 	<ul style="list-style-type: none"> → Both 2'x4' lay-in acoustic ceiling assemblies and 1'x1' direct applied (glue-up tiles) are present. Classrooms with direct applied tiles have painted wood structure (exposed). → Some smaller instructional spaces have exposed wood ceilings. → Both the band and choir classrooms have acoustical ceiling treatment (pyramidal diffusers). → One of the gymnasiums has direct applied ceiling tiles; the other has perforated decking and beams (painted). → Locker rooms have exposed wood decking and painted beams. Select areas of both locker rooms have painted gypsum board ceilings. → The kitchen ceilings are a vinyl base lay-in ceiling tile assembly.
C40 Toilet Room Facilities		
C4010 Ceiling Finishes	→ No issues observed.	→ Ceilings in restrooms are painted gypsum board.
C4020 Floor Finishes	→ Transition between flooring types at select multi-user restrooms is in poor condition. See figure 8.	<ul style="list-style-type: none"> → The restrooms near classrooms 12 and 25 do not have a transition strip between the resilient flooring. → The flooring in the multi-user restrooms is ceramic tile. One set of student restrooms has a resilient flooring (linoleum) with a coved base. → Single user/all-user restrooms have sheet vinyl flooring with a coved base.
C4030 Wall Finishes	→ No issues observed.	<ul style="list-style-type: none"> → Multi-user restrooms have ceramic tile walls and painted gypsum above the tile. Some fiber reinforced panels (FRP) were observed. → Single user restrooms have painted gypsum board walls and/or FRP panels.
C4040 Accessories	→ No issues observed.	<ul style="list-style-type: none"> → Both locker rooms have been retrofitted with private changing stalls. → Wash sinks in the multi-user restrooms are an older model (original to construction). See Plumbing for additional information.

PART IV: BUILDING ASSESSMENT REPORTS

Kraxberger Middle School Assessment (continued)

ITEM		FINDING	COMMENTS
C50 Specialties			
C5010	Equipment	<ul style="list-style-type: none"> → One of the glass display case doors is damaged. See figure 9. → Masonry seats/benches in both locker rooms need to be painted. 	<ul style="list-style-type: none"> → Classrooms are equipped with a variety of instructional equipment including markerboards, projectors and screens, Smartboards, and display areas (tackboards or tackable panels). → The choir classroom has a markerboard with staff lines. → Display cases are present in multiple areas. A flat panel television was also observed. → Both gymnasiums have wall padding. → The main gymnasium has both wood and plastic bleachers. It also houses a scoreboard, projection screen and six basketball backstops. → The second gymnasium also has 6 basketball backstops and a scoreboard. → The girl's locker room has 4-tier metal lockers (Superior), both at the perimeter and in the middle (Island). There are fixed wood benches. → The boy's locker room has single tier and 4-tier lockers (Superior), both at perimeter walls and in island configurations. Fixed wood benches are also present. → Hallways lockers are 2-tier lockers both by Lyon and Superior. They vary in overall height.
C5020	Acoustics/Specialty	<ul style="list-style-type: none"> → Larger classrooms with multiple egress doors do not have exit signage. → Window treatment is damaged in several classrooms. 	<ul style="list-style-type: none"> → Both the band and choir rooms have acoustical wall treatment. → Classroom 27 has foam panels adhered to the wall; it is assumed this is for acoustics. → Window coverings for both interior and exterior glazing is horizontal blinds.
C5030	Accessibility (General)	<ul style="list-style-type: none"> → Changing stalls in the boys' locker room are in the existing shower area, which has a raised lip at its entry way. → The ramp access to the stage is made of plywood, lacks handrails and it is not known the slope to which it was constructed. The stairs to the stage also lack handrails. → The drinking fountain in the second gymnasium is not at accessible height. → Casework in select areas such as science, science support rooms, fixed reception and circulation desks are not accessible. Science cabinetry is also not accessible. → It was noted the vertical lifts are not operational, making access to several instructional spaces not feasible. → Locker room benches do not meet current accessibility requirements. 	<ul style="list-style-type: none"> → The girls' locker room shower is also not accessible, but it is currently not in use (storage area). → Dual height drinking fountains in other parts of the facility were observed. → Restrooms have grab bars, but the type does not meet the current code requirements. → Casework is either too tall to meet current accessibility requirements or a lower portion in the fixed desks for accessibility has not been provided. → Benches either need a fixed back or be directly attached to a wall (in lieu of a back). There are also requirements for the bench's dimensions to be considered accessible.

Kraxberger Middle School Assessment (continued)

ITEM	FINDING	COMMENTS
Recommendations		
C1020 – Replace doors and frames in classrooms 17 and 29.		
C1020 – Repaint door frames in the main office area (total of 20).		
C1030 – Replace interior door hardware at classroom 27.		
C3010 – Patch and repair damaged walls in storage room and repaint entire wall.		
C3010 – Patch and repair damaged walls in classroom 24 and repaint entire wall. Remove wall base entire length of wall and replace (same color and height as adjacent walls).		
C3020 – Conduct an invasive study of floor slab and mitigate issues as recommended. Install new VCT or other resilient flooring in hallways. Remove and install new rubber base if flooring is replaced.		
C3020 – Replace main gymnasium wood flooring and base.		
C3020 – Refinish wood trim at stage edge.		
C3030 – Replace 10% of the lay-in acoustical ceiling tiles (throughout the facility).		
C3030 – Replace 10% of the direct applied ceiling tiles (throughout the facility).		
C3030 – Remove and replace art room ceiling with similar product (direct applied).		
C4020 – Install metal transition strip at multi-user restroom to hallways thresholds (full length of each threshold).		
C5010 – Replace damaged display case glass door.		
C5010 – Repaint all CMU locker room benches.		
C5020 – Add (4) additional exits signs.		
C5020 – Replace blinds in classrooms 22, 23, and 24.		
C5030 – Accessibility upgrades vary in scope and require further investigation on implementation (based on priority and cost). Upgrades to existing facilities would be required if a remodel is considered for this school site.		
D - SERVICE		
ITEM	FINDING	COMMENTS
D10 Conveying		
D1010	Elevators & Lifts	→ It is noted existing chair lifts are not operational.
		→ There are two lifts. The manufacturer is Concord.
D1020	Escalators & Moving Walks	→ Not applicable.
	Other Conveying Systems	→ Not applicable.
D20 Plumbing		
D2010	Plumbing Fixtures	→ Plumbing fixtures are at the end of their life cycle.
		→ Classroom/lab fixtures have reached the end of their life cycle.
		→ Mop sinks were provided with a splitter valve to serve water to soap dispensers.
		→ Water closets are floor mount with manual (dual flush) flush valves. Some areas, especially in locker room observed with Wall-hung fixtures.
		→ Urinals are wall-hung with sensor operated flush valves w/ manual override. Fixtures in Locker rooms are floor mount with manual flush valves.
		→ Lavatories are wash fountain style with sensor faucets.
		→ Drinking fountains dual height stainless steel and single height w/ filtered bottle fillers.
		→ Classroom/Lab sinks have stainless steel bowls with manual gooseneck style faucets, pedestal style emergency shower/face wash, and lab gas connectors. Select lab fixtures are labeled as non-operational.
		→ The mop sink configuration will not allow for the integral vacuum breaker in faucets to activate to avoid cross contamination.
		→ Showers observed are only in Locker rooms. Fixtures are surface mounted ADA showers. The showers do not appear to be operational and have been abandoned.

PART IV: BUILDING ASSESSMENT REPORTS

Kraxberger Middle School Assessment (continued)

ITEM	FINDING	COMMENTS
D2020 Domestic Water Distribution	<ul style="list-style-type: none"> → The domestic water main is located right next to electrical panels and wiring with little space for maintenance. → The water heating system lacks a master mixing valve. → The water heaters and storage tank did not appear to have any insulation. This also applies to hot water piping visible in the space. 	<ul style="list-style-type: none"> → The domestic water main is in the water entry room and provided with a double check valve assembly. → Due to wash fountain layouts, availability of point of use mixing valves were not confirmed on site. → A large gas water heater, a large storage tank, and a circulation pump are housed in a janitor's room. This centralized system provides domestic hot water to the building.
D2030 Sanitary Waste	→ No issues observed.	→ The building is served by a 4-inch cast iron main, connecting to civil point of connection just outside Heath Room. Underground cast iron mains were replaced with new piping in 1995.
D2040 Rainwater Distribution	→ It was stated by the district and the facilities personnel that central courtyard and catch basin overflows during heavy rainstorms.	→ The existing roof system consists of internal drains, scupper drains and downspouts. All connects to civil's point of connections around the perimeter of the building.
D2090 Other Plumbing Systems	→ Not applicable.	
D30 HVAC		
D3010 Energy Supply	→ No issues observed.	→ The energy supply is natural gas.
D3020 Heat Generating Systems	→ No issues observed.	<ul style="list-style-type: none"> → Roof top units are in fair condition. → Rooftop units will be at the end of their service life in the next 3-5 years. → The kitchen make-up air unit will be at the end of its service life in the next 1-3 years. → The modular buildings have integrated heat pumps, these systems have reached their service life. See section B1030.
D3030 Cooling Generating Systems	→ No issues observed.	<ul style="list-style-type: none"> → Roof top units are in fair condition. → Rooftop units will be at the end of their service life in the next 3-5 years. → The kitchen make-up air unit will be at the end of its service life in the next 1-3 years. → The modular buildings have integrated heat pumps, these systems have reached their service life. See Section B1030.
D3040 Distribution Systems	→ No issues observed.	→ Most ductwork is near the end of its service life. Below grade ductwork serves the original building and will need to be capped and abandoned in place when new systems are installed.
D3050 Terminal & Package Units	→ No issues observed.	→ Overhead terminal or zone control equipment was installed during the 1995 remodel and is beyond its useful life.
D3060 Controls & Instrumentation	→ Control issues at the facility have been identified.	→ The system is aged and provides limited controllability with existing controls system.
D3070 Systems Testing & Balancing	→ No issues observed.	→ The existing systems are balanced.
D3090 Other HVAC Systems & Equipment	→ Not applicable.	
D40 Fire Protection		
D4010 Sprinklers	→ Not applicable.	
D4020 Standpipes	→ Not applicable.	

Kraxberger Middle School Assessment (continued)

ITEM	FINDING	COMMENTS
D4030	Fire Protection Specialties → No issues observed.	→ Fire extinguisher cabinets are present throughout this facility. → Only one science classroom (room 22) has a fire extinguisher cabinet with blanket.
D4090	Other Fire Protection Systems → Not applicable.	
D50 Electrical		
D5010	Electrical Services & Distribution	→ No issues observed with distribution could be verified onsite. → Several branch panelboards are approaching the end of their useful life. → Panelboards need to be replaced within the next 5-10 years. → Building power distribution is not well documented. → The building is supplied by at least (1) 480V service and (2) 208V services. → There is an existing 125A 480Y/277V 125A EM lighting panel. → The building has an existing 99.8kW 480V PV system.
D5020	Lighting & Branch Wiring	→ The storage room between rooms 21 and 23 does not have lighting and the light switch appears to be removed. See figure 10. → Exterior receptacles are missing their weatherproof cover. See figure 11. → Existing lighting is a mixture of fluorescent and LED lamping. → The lighting is controlled with line voltage switches. → Emergency lighting is powered through an inverter.
D5030	Communications & Security	→ It is unclear if door release buttons are located at the reception area. → Data rooms lack adequate conditioning/cooling. → The North modular building does not appear to have network or communication services, save for two way paging system. → There is no IBC 1009.8 two-way communication (not required) or ERCES DAS system in place. → Digital video surveillance system with IP cameras present. Abandoned analog cameras and cabling were observed throughout the facility. → A secured entry is in place, including video/audio intercom at exterior, and appropriate signage. → PIR motion sensors noted near most entries. Intrusion detection keypads noted at select entries. → Hartman Controls card readers noted at exterior locations. → Carrier service enters building in utility / storage (MPOP/MDF) room on east side of building south of main entrance. → Wall mounted infrastructure includes abandoned hardware supporting T1, analog voice service, CATV / coax service enters the building here. ISP fiber service entry is also at this location – wall mounted carrier entry equipment is mounted immediately adjacent to water entry. An unanchored 2-post rack distributes fiber to the library, administration, computer lab, and office IDF. → Typical IDFs (library, admin, computer lab, office): one 2-post rack unsecured to floor. Backbone and horizontal cabling feeds in via (1) 4" conduit above finished ceiling in corridor. Horizontal cabling is cat5e, cat6, patching is cat5. No active cooling or transfer grill in space. Inadequate front and rear cooling. Normal power only. No bonding observed, no cable management were observed. Access control panels are wall mounted in IDF spaces. → Typical classroom instructional technology buildout includes overhead projector and smart board. Cabling to projector is bundled and run above ceiling to instructor desk location, where it is routed down through the ceiling (often via modified ACT tile). Some classrooms have lightspeed IR microphones and ceiling recessed loudspeakers for local voice reinforcement. Portable assisted listening equipment is available at the district level for deployment at any of the school sites. Portable / cart mounted document cameras noted in some classrooms.

PART IV: BUILDING ASSESSMENT REPORTS

Kraxberger Middle School Assessment (continued)

ITEM	FINDING	COMMENTS
		<ul style="list-style-type: none">→ Clocks are Primex, fed from a 72MHz wireless transmitter on the roof at GHS. Bells are run by Acro Vista Bell Commander on Windows XP laptop in MDF. Legacy hardwired clocks are in place in multiple locations.→ IP/analog Bogen / Valcom hybrid paging system noted with one interior zone and one exterior zone. Switches were noted for two way voice communication.→ District level mass notification system is School Messenger.→ Old gymnasium / auditorium includes proscenium stage with stereo point-source loudspeakers and power retractable projection screen. Microphone/line inputs are provided at various points throughout the gym. Supporting equipment (mixer, amplifier, etc.) not located. Portable AV equipment cart, including projector and active speaker located in vestibule.→ The new gymnasium features overhead point source loudspeakers. A wall mounted audio visual equipment rack in an attached closet houses a mixer, amplifier, optical media player and several channels of wireless microphone receivers. Scoreboard control station is also located in this closet.→ The east bank of modular buildings is fed horizontal cabling via below grade pathways. Cabling daylight at exterior and enters modular building attic space. A desktop router is in a cabinet in the south modular room and feeds additional horizontal cabling to outlets and devices via the attic space.

Recommendations

D1010 – Replace both vertical lifts.

D2010 – Replace existing fixtures with new water efficient fixtures. Replace all lab fixtures with new fixtures.

D2010 – Provide a separate and dedicated hose bib in janitor's rooms to serve the soap dispenser to avoid any cross contamination.

D2020 – Reconfigure the Water entry room layout to house only water main and equipment and to separate water piping from any electrical gear/panel to meet current building codes.

D2020 – Provide a master mixing valve at water heater. Provide point of use mixing valves for hand washing lavatory sinks.

D2020 – Provide pipe insulation to meet the current energy code at a minimum. Provide insulation around water heater/storage tank to minimize heat rejection.

D3020 – Replace aged make up air unit.

D3030 – Replace all rooftop units.

D3060 – Install new controls with new building systems.

D5010 – Perform additional research/assessments to verify the existing building distribution.

D5010 – Plan for replacement of branch panels. Electrical panelboards will need to be metered to determine capacity and modified with branch breakers as required to accommodate mechanical replacements noted above.

D5020 – Upgrade lighting to LED and provide new modern lighting controls for energy efficiency.

D5030 – Remove abandoned cabling and equipment not labeled for reuse, including security cameras and power supplies, analog voice distribution equipment and cabling, backbone, and horizontal cabling.

D5030 – Standardize secure entry across district.

D5030 – Replace structured cabling to Wireless Access Points (WAPs) with (2) Cat6A cables each.

D5030 – Upgrade structured cabling throughout facility to minimum Cat6 for wired outlet locations, Cat6A for WAP locations. Cat5 / Cat5e cable plant is a bottleneck for network upgrades.

D5030 – Secure all 2-post equipment racks to floor.

D5030 – Provide cable management strategy in communication rooms, including overhead ladder racks for support, approved pathways for cable entry/exit, vertical and horizontal cable managers at equipment racks.

Kraxberger Middle School Assessment (continued)

ITEM	FINDING	COMMENTS
D5030	Label data jacks, patch panels and permanent link cables throughout campus to indicate Comm Rm/Rack#/PP# at each port.	
D5030	Relocate equipment racks to rooms with adequate space to house them and that do not share space with water-based utilities. Where proximity to water cannot be avoided, provide leak mitigation strategies, including drip trays, alarms, and overflow strategies.	
D5030	Provide conformed bell software with all other district sites.	
D5030	Bundle cables with Velcro ties in lieu of plastic zip ties	
D5030	Provide telecommunication bonding system, including busbars in each communication room, and Telecommunication Bonding Backbone. Bond system to building steel or division 26 earth ground. Bond elements of telecommunication system to bonding system, including equipment racks, pathways, switches, and power equipment.	
D5030	Remove abandoned equipment in former MPOP, including analog voice and T1 infrastructure.	
D5030	Unify all district campuses / buildings around a single integrated security platform, including Video Management System (VMS), Physical Access Control System (PACS) and Intrusion Detection System (IDS) both to realize cost efficiencies and to enable more efficient central monitoring and management.	

E – EQUIPMENT & FURNISHINGS

ITEM	FINDING	COMMENTS
E10 Equipment		
E1010	Commercial Equipment	<ul style="list-style-type: none"> → The existing cooler and freezer are older models. → Wood top worktables were observed. → The ventilation system for the hood and dishwasher system has issues with the controls; the venting does not turn on when switched on, so they are not easily controlled. → The dry storage area is undersized to meet current needs. → The serving line is outdated and lacks modern hot wells (uses steam coils). → There are no available floor outlets to support the desktop needed for the current food service software.
E1020	Institutional Equipment	<ul style="list-style-type: none"> → No known issues with these older equipment pieces as well as the dishwasher. → Wood worksurfaces are not appropriate in a food service setting. → Kitchen fixtures are all stainless steel and provided with commercial grade kitchen fixtures and equipment. A recessed grease interceptor is in the kitchen floor.
E1020	Institutional Equipment	<ul style="list-style-type: none"> → One of the wall mounted eyewash stations is missing in classroom 23. → The electric kiln, located in a storage room off the art room is manufactured by Skutt. It is not clear where venting is discharging to. → Classroom 21 has a dishwasher at the teacher's demonstration island. → Science classrooms (21, 22 and 23) have varying number of perimeter and fixed workstations. All have gas and air spigots. Shutoffs for these were observed. Eyewash station types also varied in each room. Classroom 21 has a full height eyewash and shower while the others have a portable device and/or a device attached to one of the sinks. → There are several pieces of equipment in the art room with no visible issues.
E1090	Other Equipment	<ul style="list-style-type: none"> → No issues observed. → Music instrument and other premanufactured storage cabinets are present in band and choir. Their manufacturer is Wenger. → The choir room has portable risers. → There are four premanufactured practice rooms in the band room, manufactured by Wenger.

PART IV: BUILDING ASSESSMENT REPORTS

Kraxberger Middle School Assessment (continued)

ITEM	FINDING	COMMENTS
E20 Furnishings		
E2010 Fixed Furnishings	<ul style="list-style-type: none"> → Plastic laminate counters and wood cabinets in the art room show damage and wear. → The science room countertops are in fair condition. → The classroom cabinetry is in fair condition. See figure 12. 	<ul style="list-style-type: none"> → Plastic laminate is not the most appropriate countertop for art rooms. → Science rooms have both perimeter cabinetry and/or fixed tables. The tops are all made from plastic laminate and some perimeter cabinetry does not have a vertical backsplash. → Fixed cabinetry in classroom spaces is a combination of laminate countertops and either wood or laminate cabinets. The classrooms with wood cabins are showing signs of wear and damage. → Some fixed casework exists in band and choir classrooms. → Tall open shelving in science storage rooms has been retrofitted with a lip (required on open shelving in a seismic event).
E2020 Movable Furnishings	<ul style="list-style-type: none"> → The art room and science room tables have laminate tops. 	<ul style="list-style-type: none"> → Laminate horizontal surfaces are not the most appropriate material for art rooms. → Furnishings vary in style and age throughout this facility. → Classrooms are equipped with desks and/or tables and chairs; bookshelves or storage is also present. → The cafeteria has newer mobile cafeteria tables; the fixed ones built into the walls are still present but do not appear to be used.

Recommendations

- E1010 – Plan for replacement of walk-in cooler and freezer.
- E1010 – Replace one worktable with a new stainless steel top worktable.
- E1010 – If the ventilation systems cannot be repaired, replace in its entirety.
- E1010 – Replace serving line in its entirety.
- E2010 – Replace all counters and cabinets in the art room with new plastic laminate cabinets and stainless steel countertops.
- E2010 – Replace all counters in classrooms 21, 22 and 23. Replace tops of any fixed workstations. All new tops to be chemical resistant plastic laminate. Install 6” high backsplash at all perimeter cabinets.
- E2010 – Replace cabinetry (counters and cabinets) in classrooms 7, 8,9, 12, 13, 25 and 25. New cabinetry to match length and type.
- E2020 – Replace all tables in art room and in three science classrooms (assume 40 30”x60” tables). Tabletops should be chemical resistant plastic laminate and height adjustable.
- E2020 – Plan for replacement of classroom furnishings (assume 22 classrooms).

G – BUILDING SITE WORK

ITEM	FINDING	COMMENTS
G10 Site Preparation	<ul style="list-style-type: none"> → Not applicable. 	
G20 Site Improvements		
G2010 Roadways	<ul style="list-style-type: none"> → Asphalt is showing wear and in need of some surfacing maintenance. → There is significant asphalt cracking in the area between the building and covered play. → The extruded curb along southwest fire lane is broken in places. 	

Kraxberger Middle School Assessment (continued)

ITEM		FINDING	COMMENTS
G2020	Parking Lots	<ul style="list-style-type: none"> → Asphalt is showing wear and in need of some surfacing maintenance. → There are enough ADA stalls based on the total number of parking stalls provided. → The transformer and vault located in parking stall along the southside of the building do not have enough bollards to fully protect equipment. 	<ul style="list-style-type: none"> → There are requirements for the required number of accessible stalls per total amount of parking stalls.
G2030	Pedestrian Paving	<ul style="list-style-type: none"> → The accessible (ADA) landing closest to the front door is not compliant. → The asphalt path along the north side of the northern driveway is at same grade at the parking lot and separated by curb that is exposed on both sides. The exposed curb also intersects a light pole and fire hydrant. → The asphalt around the covered play area and within the basketball court area is in poor condition with lots of cracking. → The curb between playground and basketball courts may be a tripping hazard. 	<ul style="list-style-type: none"> → The landing is only 3' by 3'. → The asphalt under covered play area is in good condition. → This level condition is creating a potential tripping hazard for pedestrians.
G2040	Site Development	<ul style="list-style-type: none"> → The garage/shed has been vandalized/damaged. → This site lacks a trash compactor. → The fence along the entry drive is in poor condition. → There is no fire lane striping or signage in the northeast corner of building. 	
G2050	Landscaping	<ul style="list-style-type: none"> → Upper fields are not irrigated. 	<ul style="list-style-type: none"> → Landscaping is minimal around the building. There are large expanses of grass areas and sports fields. There are some raised planters near the main entry.
G30 Site Mechanical Utilities			
G3010	Water Supply	<ul style="list-style-type: none"> → No issues observed. 	<ul style="list-style-type: none"> → The water meter is located at Webster Road on the east side of the site. The assembly is a Sensus dual range meter with an 8-inch and 2-inch meter and strainer. Typically, this configuration is used in fire service applications instead of water services. The assembly is housed in a below grade concrete vault. A small number of debris was observed in the bottom of the vault, but evidence of standing water was not visible. No vault drain or sump pump was visible. → The vault lid and ladder were in working order. → A six-inch double-check valve assembly is located at Ridgeway Dr on the west side of the site. The assembly appears to be in working order. Evidence of past standing water and sediment was present in the bottom of the vault. A small gravity drain line connects to the side wall of the vault. The outlet of this gravity drain was not found. The vault lid and ladder were in working order. → Other water and fire infrastructure was not visible, and the site as-builts do not appear to be complete.
G3020	Sanitary Water	<ul style="list-style-type: none"> → No issues observed. 	<ul style="list-style-type: none"> → On-site sewer infrastructure was not visible.

PART IV: BUILDING ASSESSMENT REPORTS

Kraxberger Middle School Assessment (continued)

ITEM	FINDING	COMMENTS
G3030 Storm Water	<ul style="list-style-type: none"> → The courtyard area drain is undersized, clogged, or not functioning. → The drain near the south accessible parking stalls is sloped steeply to the grate and the surrounding concrete is painted red to denote a potential tripping hazard. → The downspout and wall near trash area are stained. → The curb island in southeast corner of lot appears to impede storm water route. → The public storm drain has an exposed pipe near the west fence. → There is only one area drain at end of long corridor between west modular and main building. → The north modular downspouts are not connected to storm system below grade, eroding a hole in asphalt below. → Standing water at the bleacher bench north of covered play area was observed. → Covered play area downspouts are not connected to storm system. → A potential storm pipe is leaking across fields. → Storm system maintenance is needed throughout system. 	<ul style="list-style-type: none"> → Courtyard floods during any major rain event. This drain collects flow from the roof which should be directed elsewhere. → The staining indicates possible frequent roof overflow and potential roof drain clogging. → Soggy field conditions at this site were mentioned. During the visit, these conditions were not present. The fields are not irrigated, but there was a clear stripe of green grass in alignment with a storm drain line from the covered play area to the east. As-builts indicate this line daylight at the top of the slope.
G3040 Heating Distribution	→ Not applicable.	
G3050 Cooling Distribution	→ Not applicable.	
G3060 Fuel Distribution	→ Not applicable.	
G3090 Other Site Mechanical Utilities	→ Not applicable.	
G40 Site Electrical Utilities	→ No issues observed.	
G4010 Electrical Distribution	→ No issues observed.	
G4020 Site Lighting	→ No issues observed.	
G4030 Site Communications & Security	→ No issues observed.	
G4090 Other Site Electrical Utilities	→ No issues observed.	
Recommendations		
G2010 – Minor resurfacing of all asphalt is recommended.		
G2010 – Major surface repair needed for area between school and covered play (approximately 8,000SF).		
G2020 – Minor resurfacing of all asphalt is recommended.		
G2020 – Review ADA parking count with total parking counts and add ADA parking to meet required number.		
G2030 – Remove asphalt path along north side of north driveway and replace with concrete sidewalk.		
G2030 – Replace out-of-compliance ADA ramp near building entry approximately 2,000 SF).		
G2030 – Major asphalt surface repair needed for area around covered play and basketball courts (approximately 16,200 SF).		
G2030 – Replace asphalt between modulars and school building (approximately 3,200 SF).		

Kraxberger Middle School Assessment (continued)

ITEM	FINDING	COMMENTS
	G2030 – Repair cracking and seal asphalt on all other pedestrian asphalt.	
	G2040 – Replace damaged fencing (match existing fencing type and height).	
	G3010 – Remove sediment from DCVA vault, flush gravity drain line, locate outlet, improve outlet outfall with erosion protection and install a backwater valve on the drain line to eliminate water backing up into vault.	
	G3030 – Redirect roof runoff away from courtyard area.	
	G3030 – Raise area drain rim to eliminate tripping hazard.	
	G3030 – Regrade grassy area around public storm main to provide cover over PVC storm pipe.	
	G3030 – Add 4 area drains along paved area between building and modulars to collect runoff from pedestrian pavement surfaces.	
	G3030 – Connect modular and covered play area roof drains and to storm system.	
	G3030 – Add 1 area drain to bleachers north of covered play area and connect to storm system.	
	G3030 – Provide pedestrian rated lids to storm drains in courtyards.	
	G3030 – Provide maintenance service on stormwater pump. Remove all standing water, inspect wet well structure, perform system testing, and replace components as required.	
	G3030 – Replace area drain grates with pedestrian-rated lids for all areas of pedestrian traffic.	
	G3030 – Clear out all drainage structures and flush/jet storm system to remove debris.	

PART IV: BUILDING ASSESSMENT REPORTS

Kraxberger Middle School Assessment (continued)



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7



Figure 8

Kraxberger Middle School Assessment (continued)



Figure 9



Figure 10



Figure 11



Figure 12

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone High School Assessment

Gladstone High School

18800 Portland Avenue, Gladstone, OR 97027

Year Built 1965 (Additions or Remodels in 1974, 1998, 2001 and 2007)

Floor Area 174,000 SF

Assessment Date July 18, 2023

Field Review Team

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General Building Description:

Gladstone High School is the district only high school, serving grades 9-12. The school sits on approximately 12 acres and includes multiple sports fields and site buildings. The football field and stadium are across the street from the main campus. The school is surrounded by residential neighborhoods. It is a single story school and is sprinkled.

Older portions of the high school are in fair to poor condition; windows need replacement and exterior doors need paint. Flooring in both the weight room and fitness room are candidates for replacement. The modulares onsite should be replaced with newer models.

Pedestrian and vehicular surfaces need repair and/or replacement. Drainage issues onsite need to be addressed.

A full building review of architectural, civil, structural, mechanical, electrical, and plumbing components was conducted. A district wide review of roofing was also conducted and will be referenced in this report. The fully detailed roofing report will be included in the Appendix of this report.

An educational adequacy interview with the school principal will also be part of this overall report. This information will be included in the Appendix of this report.

Gladstone High School Assessment (continued)

A - SUBSTRUCTURE

ITEM		FINDING	COMMENTS
A10 Foundations			
A1010	Standard Foundations	→ No issues observed.	→ The original portion of the facility and subsequent additions have typical strip footings supporting bearing walls.
A1020	Special Foundations	→ No issues observed.	→ There is a craw space with concrete pan joists at the locker rooms and the original science rooms. → The foundation at the 1995 school addition are tilt-up concrete walls.
A1030	Slab on Grade	→ No issues observed.	→ Typically, the slab is a 4” slab on grade, except for the original gymnasium and science wing area.
A20 Basement Constructions			
A2010	Basement Excavation	→ No issues observed.	
A2020	Basement Walls	→ No issues observed.	→ Basement walls are concrete.
Recommendations			

B - SHELL

ITEM	FINDING	COMMENTS
B10 Superstructure		
B1000	General	<div><div>→ At the original 1965 building, there is a wood ledger against the concrete that is lacking proper out-of-plane and in-plane connections.</div><div>→ The lateral connections at the 1974 addition lacks proper in plane and out of plane connections. The roof lacks out of plane connections.</div><div>→ The 1965 building is a combination of concrete pan joists with girder beams and wood framing with plywood. Some portions of the roof have glu-laminated beams. Walls are wood and concrete.</div><div>→ The 1974 addition has concrete masonry walls and steel column supporting glu-laminated beams. Classrooms have wood framing.</div><div>→ The 1995 addition is constructed of tilt-up concrete and masonry walls. Roofs are plywood over joists with glu-laminated beams. The interior walls are wood framed.</div><div>→ The 2007 addition has concrete masonry walls and steel trusses and steel decking. Lateral bracing and masonry shear walls were part of the addition's design.</div></div>
B1010	Floor Construction	<div><div>→ No issues observed.</div><div>→ Construction is slab on grade except at science classrooms (concrete form planks).</div></div>
B1020	Roof Construction	<div><div>→ No issues observed.</div><div>→ The roof construction is steel joists with metal decking.</div></div>
B1030	Modulars	<div><div>→ Modular buildings and circulation are in poor condition. See figure 1.</div><div>→ There are 4 modular classrooms onsite. Both interior and exterior finishes show signs of age, damage, and wear.</div><div>→ Doors are in fair condition. Both carpeting and resilient flooring are in poor condition.</div><div>→ There are noted issues with the modulars roofing and systems.</div></div>
B1040	Other Structures	<div><div>→ No issues observed.</div><div>→ There is a greenhouse onsite, adjacent to the modulars. It is in good condition.</div><div>→ The campus also includes a batting cage building, baseball dugouts and a stadium at the football field.</div></div>
B20 Exterior Enclosure		
B2000	Wall Construction	

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone High School Assessment (continued)

ITEM	FINDING	COMMENTS
B2010 Exterior Walls	<ul style="list-style-type: none"> → There are numerous cracks in the walls (at the auditorium). See figure 2. → There is some damage to masonry wall, several holes were observed. → The masonry wall at the boys' locker room hallway has visible water damage. See figure 3. 	<ul style="list-style-type: none"> → The cracks could be the result of settlement or panel joints could be spaced too far apart. → It is not known the cause of the water damage to the masonry walls. → Exterior wall materials include painted masonry, exterior insulated finishing systems (EIFS) and metal siding. Painted tilt-up concrete walls are present at the auditorium. → The freestanding shop building is clad in metal siding.
B2020 Exterior Windows	<ul style="list-style-type: none"> → Exterior wood window trim in the art room (classroom C123) is in fair condition. → The exterior windows are classroom F111 are in poor condition. See figure 4. 	<ul style="list-style-type: none"> → Window systems vary in age and style on this building. Aluminum storefront assemblies are present on newer portions of the building, while the older portion have single pane glazing in metal frames. The older window styles are not energy efficient. → The exterior windows at classroom F111 appear to be glazing in a wood frame without glazing stops. → There are painted metal sunshades on portions of the building. → Tubular skylights are present in several hallways. Skylights are also present in the cafeteria.
B2030 Exterior Doors	<ul style="list-style-type: none"> → Select exterior doors need to be repainted, both on the main building and the exterior doors at the batting cage. → Classroom F103 has an exterior sliding glass door assembly and the change in grade to the exterior courtyard exceeds what is allowed for accessibility. → Exterior doors (and handrails) at the gym are in fair condition, and rust was observed. 	<ul style="list-style-type: none"> → Exterior doors are painted metal door and frame assemblies. Glazing is present in select but not all exterior doors. → There are also aluminum storefront door assemblies on the newer portions of the facility. → This style of sliding glass exterior door assemblies is not common in educational facilities; it cannot be used as egress door. → Shop spaces (for example classroom B109) have sectional glass overhead doors. The older shop building has solid overhead doors.
B2040 Canopies and Trim	<ul style="list-style-type: none"> → Several downspouts are damaged. → The guardrail at the main entry needs to be repainted. → Wood soffits are in fair condition. → Select canopies are rusted. 	<ul style="list-style-type: none"> → Downspouts are both Schedule 40 pipe and sheet metal. Schedule 40 downspouts are in good condition. → Canopies vary in size and are made of both painted metal horizontal and vertical components. Some doors have minimal weather protection in lieu of a canopy. → Vented soffits are present.

B30 Roofing

B3010 Roof Coverings	→ Roofing systems are in fair condition.	→ Roofing Assessments are provided in a separate report.
B3020 Roof Openings	→ No issues observed.	→ Roofing Assessments are provided in a separate report.

Recommendations

B2010 – Improve in- plane and out of plane connections on the original portions of the building. Strengthen the lateral connections at concrete masonry walls in portions built in 1974. Investigate methods to provide a lateral system at the 1974 clerestory windows.

B2010 – Repair holes in masonry and repaint to match existing wall color.

B2010 – A more invasive study by a waterproofing consultant is recommended to provide solutions to mitigate the water issues.

B2020 – Remove damaged wood exterior window trim and replace with new pressure treated wood, paint trim.

B2020 – Plan for replacement of exterior windows in 10 classrooms.

B2020 – Remove glazing in classroom F111 and replace it with a new window system (including flashing). Replace the sill on the interior side with new plastic laminate sills.

B2030 – Repaint select exterior doors and frames (assume 20 doors and associated frames).

B2030 – Replace one set of door doors and their associated frames at the gymnasium.

B2040 – Replace three downspouts.

Gladstone High School Assessment (continued)

ITEM	FINDING	COMMENTS
B2040	Repaint handrails and guardrails at the main entry.	
B2040	Refinish or repaint wood soffits (patch and repair as needed).	
B2040	Replace rusted metal canopies.	
B3010	Replace of all built-up roofing assemblies. Redesign edges and interior gutters at main entry to improve drainage.	
B3010	Apply aluminum emulsion to areas where roof granule loss is significant or replace roof in its entirety.	
B3010	Replace sealant at all scuppers where sealant has lost elasticity, missing or in need of repair.	
B3010	Replace shingle roofing and repair gutter at structure south of the main building.	

C - INTERIORS

ITEM	FINDING	COMMENTS
C10 Interior Construction		
C1010	Partitions	→ No issues observed.
		→ Walls include painted gypsum board walls and masonry walls. Wall base is rubber.
C1020	Interior Doors	→ Gymnasium doors lack kickplates.
		→ Interior doors assemblies are either wood doors with painted metal frames or wood door ends and frames. Not all doors have a doorlite (windows).
		→ Select interior door frames need to be repainted.
		→ The student store has a counter door/grille. Roll-up door assemblies separate the cafeteria and kitchen.
		→ The door and frame in classroom E105 are in poor condition.
		→ Wire glass was observed throughout this facility. Wire glass is no longer permitted in educational facilities.
C1030	Fittings (HW)	→ No issues observed.
		→ Hardware is a combination of lever-style and doorknobs. The knob style is not permitted by current code (accessibility). Replacement to lever style is at the discretion of the district.
C20 Stairs		
C2010	Stairs Construction	→ No issues observed.
C2020	Stair Finishes	→ The handrails in the cafeteria need to be repainted.
		→ The stair finishes are rubber flooring (rubber tread/riser).
		→ The stairs in the auditorium are carpeted.
		→ Stair leading to the wrestling room are concrete.
C30 Interior Finishes		
C3010	Wall Finishes	→ The wainscot panel is damaged at the exterior doors near classroom D108, as well as one panel along the ramp (adjacent to classroom F109).
		→ Walls are painted gypsum board and/or masonry systems. There are also unpainted concrete masonry walls.
		→ The wall base is not adhered to the partial height walls in the cafeteria. See figure 5.
		→ Hallways have wainscot material (wheatboard) with a wood cap and wall protection at corners.
		→ Select walls in the kitchen have fiber reinforced paneling (FRP).
		→ Wall base is missing in classrooms C106 and F108.

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone High School Assessment (continued)

ITEM	FINDING	COMMENTS
C3020 Floor Finishes	<ul style="list-style-type: none"> → Select exterior doors lack permanent entry or walk-off mat, including the kitchen exterior doors. → The weight room and wrestling room flooring are in poor condition. See figure 6. → There are several locations in this facility where there are cracks in the resilient flooring, or large gaps between tiles, particularly at the cafeteria and the hallways by the auditorium. See figures 7 and 8. → Damaged flooring was observed in classroom F107. → The kitchen flooring is in fair condition. 	<ul style="list-style-type: none"> → The lack of fixed door even loose entry mat at exterior doors can pose a safety issue. → The weight room and the wrestling room have rubber flooring or rubber mats. → The observed cracking could be the result of building settlement, lack of control joints in the building slab or deterioration of flooring material (due to the material's age). A more invasive study is needed to correctly determine the issues. → The kitchen flooring is a slip resistant sheet good product with coved base. → Most instructional spaces have vinyl composition tile (VCT) flooring. Shops and specialty areas have polished or sealed concrete floors. → Hallway ramps and the ramp in the cafeteria have rubber flooring. The stairs at the auditorium have a rubber tread and riser system. → The library and administrative areas are carpeted. Carpet is also present in the band room. → The auditorium is carpeted (broadloom product) on its aisles. → Gymnasiums have wood floors. The wall base is not vented. → Locker rooms have rubber flooring, while team rooms have concrete floors.
C3030 Ceiling Finishes	<ul style="list-style-type: none"> → Ceiling tiles in classrooms E103 and E105 are loose. 	<ul style="list-style-type: none"> → Ceiling systems include 2'x4' lay-in acoustic ceilings and 1'x1' direct applied (glue-up) ceiling tiles. → Some of the larger spaces have exposed structure and ductwork (painted.) → Art classrooms have exposed wood ceilings and ceiling clouds.
C40 Toilet Room Facilities		
C4010 Ceiling Finishes	<ul style="list-style-type: none"> → No issues observed. 	<ul style="list-style-type: none"> → Multi-user restrooms and single use restrooms have painted gypsum board ceilings.
C4020 Floor Finishes	<ul style="list-style-type: none"> → Flooring in the staff restroom at the main office is in poor condition. 	<ul style="list-style-type: none"> → Multi-user restrooms have ceramic tile floors. → Single user restrooms have sheet vinyl flooring. → Single user restrooms at the shop building have VCT flooring. The restroom adjacent to classroom F109 also has VCT flooring. → The main office staff restroom and health room have VCT flooring. VCT flooring in a health room is not the most appropriate flooring type.
C4030 Wall Finishes	<ul style="list-style-type: none"> → A hole was observed in one student restroom wall (room A114). 	<ul style="list-style-type: none"> → Multi-user restrooms have ceramic tile walls. → Single user restrooms have painted gypsum board walls. → Single user restrooms at the shop building have fiber reinforced paneling (FRP). The health room also has FRP on its walls.
C4040 Accessories	<ul style="list-style-type: none"> → No issues observed. 	<ul style="list-style-type: none"> → Changing compartments have been added to both locker rooms.

Gladstone High School Assessment (continued)

ITEM	FINDING	COMMENTS
C50 Specialties		
C5010 Equipment	<ul style="list-style-type: none"> → One locker was observed to be damaged (near classroom E103). → Benches in the team room adjacent to the boys' locker room are in fair condition. 	<ul style="list-style-type: none"> → Instructional spaces include markerboards, protectors (and screens) and display opportunities (tackable wall panels or bulletin boards). The band room has a markerboard with staff lines. → There is a gallery space near the auditorium (and off classroom C136). → There is a flat panel television outside the library used for announcements. A mobile television is present in classroom F108. → There are multiple computer labs, all with desktop computers. → The library has a book detection system. → The main gymnasium has six backstops, wall padding and bleachers on two sides. → The upper gymnasium has five backstops. → The lower gymnasium also has six backstops. → The walls of the wrestling room have wall padding. → The weight room houses free weights and a variety of exercise machines. → Locker rooms have single tier, two-tier and five tier lockers. The single tier lockers are in islands and have a sloped top. → Hallway lockers are two-tier lockers manufactured by Republic.
C5020 Acoustics/Specialty	<ul style="list-style-type: none"> → The window coverings in classroom F111 are sagging. 	<ul style="list-style-type: none"> → Wall and/or ceiling acoustic treatment is present in the auditorium, band room, choir room, cafeteria, wrestling room, room B107 and in science classrooms. → Window coverings for both interior and exterior glazing are horizontal blinds. Some classrooms have vertical shades (older style assemblies). → Display cases are present in several hallways, near the gymnasiums.
C5030 Accessibility (General)	<ul style="list-style-type: none"> → The level change at the exterior sliding door in classroom F103 is taller than allowed by current code. → Some of the older portions of the building do not meet current code requirements, particularly the height of cabinetry or sink depths. → Ramp access for modulars appears steeper than what is currently allowed by code; modular also lack restroom facilities. See section B1030. 	<ul style="list-style-type: none"> → Some single user restrooms are too small to be considered accessible. Restrooms have grab bars, but the type installed does not meet the current code requirements. → Benches in locker and team rooms either need a fixed back or be directly attached to a wall (in lieu of a back) to meet current accessibility requirements. There are also requirements for the bench's dimensions to be considered accessible. → An accessible shower was observed in the locker room. → Fixed desks in the administration wing offer a lower portion for accessibility. → Dual height drinking fountains are present in multiple locations.

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone High School Assessment (continued)

ITEM	FINDING	COMMENTS
Recommendations		
C1020 – Add kickplates to 12 doors (at the gymnasiums).		
C1020 – Repaint a total of 10 interior doors and frames.		
C1020 – Replace door, frame, and hardware at classroom E105.		
C2020 – Repaint all handrails and guardrails at the cafeteria stair/ramp.		
C3010 – Remove and replace the damaged wainscot panels (new panels to match existing ones).		
C3010 – Remove and replace all rubber base and the partial height walls at the cafeteria (serving the ramp and stairs).		
C3010 – Install wall base on walls in classrooms C106 and F108.		
C3020 – install fixed entry (walk-off) mat at 6 exterior door locations.		
C3020 – Replace rubber flooring in the weight room.		
C3020 – Replace wrestling mats in the wrestling room.		
C3020 – Conduct an invasive study of floor slab and mitigate issues as recommended. Install new VCT or other resilient flooring in hallways and in the cafeteria.		
C3020 – Replace flooring in classroom F107.		
C3020 – Remove existing flooring (and base in kitchen) and replace with new slip resilient flooring and coved base.		
C3030 – Re-adhere or replace the ceiling tiles in classrooms E103 and E105.		
C4020 – Remove VCT flooring from the main office restrooms; replace it with sheet vinyl flooring and coved base.		
C4030 – Repair hole in room A114 and install ceramic tile to match existing adjacent walls.		
C5010 – Replace damaged locker door.		
C5010 – Replace all benches in the team room.		
C5020 – Replace all window coverings in room F111.		
C5030 – Install door threshold at the sliding doors to provide accessibility.		
C5030 – Accessibility upgrades to cabinetry vary in scope and require further investigation on implementation (based on priority and cost). Upgrades to existing facilities would be required if a remodel is considered for this school site.		
D - SERVICE		
ITEM	FINDING	COMMENTS
D10 Conveying		
D1010	Elevators & Lifts	→ The chairlift serving the wrestling room is no longer functional.
		→ There is an elevator serving the auditorium area.
		→ There are additional vertical lifts at the gymnasium.
D1020	Escalators & Moving Walks	→ Not applicable.
	Other Conveying Systems	→ Not applicable.

Gladstone High School Assessment (continued)

ITEM	FINDING	COMMENTS
D20 Plumbing		
D2010 Plumbing Fixtures	<ul style="list-style-type: none"> → Most plumbing fixtures are at the end of their life cycle. → Most fixtures did not appear to meet the current code for allowable maximum flow/flush rates. → Mop sinks were provided with a splitter valve to serve water to soap dispensers. 	<ul style="list-style-type: none"> → Fixtures observed in the new classroom wing appeared to be in good condition. → This configuration at mop sinks will not allow for integral vacuum breaker in faucets to activate to avoid cross contamination. → Water closets consist of both floor mount and wall-hung with manual (dual flush) flush valves. Some areas (single user restrooms), have floor mount tank type fixtures. → Urinals are floor mount with manual flush valves. → Lavatories are wash fountain style with sensor faucets. Single user restrooms have wall hung lavatory sinks with manual metering faucets. → Drinking fountains are dual height units with bubblers and older stainless steel units. → Some of the classrooms have stainless steel bowls with manual faucets.
D2020 Domestic Water Distribution	<ul style="list-style-type: none"> → The larger hot water storage tank appears to be wrapped with asbestos insulation. → The hot water piping between the heater and storage tank did not appear to have any insulation. → The master mixing valve is in a manner that it was not readily accessible. → No water pressure gauges were observed at the domestic water main or at double check valve assembly. 	<ul style="list-style-type: none"> → The domestic water main is in the water entry/chiller room (adjacent to boiler room) and provided with a double check valve assembly. → A 100 gallon gas water heater and a large hot water storage tank (approximately 1500-1700 gallons), circulation pump, master mixing valve were in a water entry/boiler room. This centralized system serves the entire school. → A smaller electric water heater is also located in the attic space of the old wood shop (construction technology space). The unit was not observed during the site visit. → Another smaller electric water heater is in the modular classrooms. This is serving the modular units with plumbing fixtures.
D2030 Sanitary Waste	<ul style="list-style-type: none"> → No issues observed. 	<ul style="list-style-type: none"> → The building is served by a 6-inch cast iron main, connecting to the civil point of connection just outside the building in the main parking lot. The main is then routed to the convention on Portland Ave.
D2040 Rainwater Distribution	<ul style="list-style-type: none"> → The wood shop appeared to have a roof leak at the roof top unit penetration. 	<ul style="list-style-type: none"> → It was stated that this has already been addressed and no leaks are present. → Existing roof consist of some internal drains that are routed to below grade connections while majority of the drains routed to downspout nozzles and scupper drains. All connects to civil's point of connections around the perimeter of the building.
D2090 Other Plumbing Systems	<ul style="list-style-type: none"> → No issues observed. 	<ul style="list-style-type: none"> → The newest classroom wing is provided with a central air compressed system. A compressor and air dryer are present in a janitor's closet.
D30 HVAC		
D3010 Energy Supply	<ul style="list-style-type: none"> → No issues observed. 	<ul style="list-style-type: none"> → The energy supply is natural gas.
D3020 Heat Generating Systems	<ul style="list-style-type: none"> → Boilers are at the end of their service life, and condensate piping has failed. → Boiler condensate is visible throughout equipment service pad, see figure 9. 	<ul style="list-style-type: none"> → Existing condensing boilers are in poor condition.
D3030 Cooling Generating Systems	<ul style="list-style-type: none"> → Maintenance personnel described issues with chiller performance. 	<ul style="list-style-type: none"> → Existing centrifugal chiller is in poor condition and at the end of its service life. → The existing cooling tower is in good condition.

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone High School Assessment (continued)

ITEM	FINDING	COMMENTS
D3040	Distribution Systems	<ul style="list-style-type: none"> → No issues observed. → Existing ductwork and air distribution systems are in good condition. → Existing heating water pumps are in good condition. → Existing chilled and condenser water pumps are in good condition.
D3050	Terminal & Package Units	<ul style="list-style-type: none"> → No issues observed. → Terminal units are in good condition. → Cabinet unit heaters are in good condition.
D3060	Controls & Instrumentation	<ul style="list-style-type: none"> → No issues observed. → Existing controls include all systems in the main building. Exclude modular packaged building systems.
D3070	Systems Testing & Balancing	<ul style="list-style-type: none"> → No issues observed. → Existing systems are properly balanced.
D3090	Other HVAC Systems & Equipment	<ul style="list-style-type: none"> → The existing woodshop uses portable dust collectors. → These portable units have limited capability. → Existing roof-mounted exhaust fans are in good condition.
D40 Fire Protection		
D4010	Sprinklers	<ul style="list-style-type: none"> → No issues observed. → The building consists of four main fire sprinkler zones. → Fire sprinkler zone risers/headers located in the boiler room, behind existing boilers. → An anti-freeze system is serving the existing eastern building, adjacent to construction technology building.
D4020	Standpipes	<ul style="list-style-type: none"> → Not applicable.
D4030	Fire Protection Specialties	<ul style="list-style-type: none"> → No issues observed. → Fire extinguishers cabinets are present throughout this facility. Science classrooms have the fire extinguisher cabinets with blanket.
D4090	Other Fire Protection Systems	<ul style="list-style-type: none"> → Not applicable.
D50 Electrical		
D5010	Electrical Services & Distribution	<ul style="list-style-type: none"> → Panels serving the old woodshop building are near the end of life. → The CTE wing breakers trip. → Noted utility power quality concerns throughout the school distribution system have been stated. → The issues with CTE breakers are most likely due to the woodshop loads being added. → The main distribution board provides 480Y/277V 2000A service and was manufactured by Eaton and installed in 2009. → There is a 480/277V PV system present with a maximum output of 96.2A per phase. → The school has an existing generator with a 24hr subbase diesel tank providing power to a 100A NEC 700 ATS and a 100A NEC 702 automatic transfer switch. The generator capacity was not able to be field verified.
D5020	Lighting & Branch Wiring	<ul style="list-style-type: none"> → No issues observed. → Existing lighting is fluorescent. → No documentation was available on the lighting control system.
D5030	Communications & Security	<ul style="list-style-type: none"> → Cabling to roof mounted cameras and antennas sitting on roof. → Exterior cameras at west wing addition have exposed cabling. → The roof mounted cabling is not likely to encounter physical damage but is exposed to UV damage. → A digital video surveillance system with IP cameras is present. Abandoned analog cameras and cabling are noted throughout. → A secured entry is in place, including video/audio intercom at exterior, and appropriate signage. → PIR motion sensors noted near most entries. → Hartman Controls card readers noted at exterior locations. → Intrusion detection keypads noted at main office entry.

Gladstone High School Assessment (continued)

ITEM	FINDING	COMMENTS
D5030	Communications & Security(continued)	<ul style="list-style-type: none"> → At the main distribution room (MDF) J105, an overhead cable ladder is installed. Multiple 4" pathways overhead for backbone and horizontal cabling (2 are conduits firestopped, 2 are not firestopped), (3) 2-post racks installed for equipment mounting. → A 2-way radio repeater is installed, bonding busbar noted in space, racks, cable pathways bonded appropriately, patching, and structured cabling. → Both Cat6, Cat5e to some outlets, clock transmitter noted with pathway to roof. Wall mounted access control cans noted. → 2-way paging speakers noted. → Carrier service enters building from east side of campus along Harvard Ave. → Main Gym H113 – overhead point source loudspeakers, unable to locate headend equipment. Wall mounted paging horns noted. → Storage J108 houses a fair amount of legacy equipment, including a former clock controller, analog phone punchdown, legacy access control and fire alarm equipment, and PA. PA system is in current operation. → At data (IDF) room A111 there are (2) 2-post equipment racks for cable patching. (4) 4-inch conduits serving into space from overhead are also present. No bonding busbar was noted. → The wood shop has an overhead industrial cable tray routed throughout (12'-0" AFF). Classroom instructional technology matches other locations. AV input and data outlet at cable tray. A manual pull down projection screen was noted. → The manufacturing / computer lab includes large format displays and overhead power/data distribution to workstations. → The computer lab includes a large format projection display and mixer/amplifier powering overhead loudspeakers. → The auditorium has microphone/line inputs at front of stage. The backstage equipment rack in amp room housing DSP, assisted listening, and audio power amplifiers. Wall mounted projector and PTZ cameras are present. Room C101 includes analog sound mixer, legacy iPod dock, optical media player, PTZ camera control, production intercom, wireless mic receivers, CCTV distribution equipment and offboard effects. Loudspeakers in auditorium appear to be arranged and wired for 4.2 surround sound. → Room B107 is a demonstration lecture hall; Instructional technology matches other classrooms on site. → The old woodshop / production studio includes chroma key soundstage with cameras, lighting, portable performance audio system, vocal/podcast recording booth, photography studio. Also includes computer lab. Small IDF in building serves horizontal Cat6 cabling to local outlets. Intrusion detection. 2-post rack in IDF not secured to floor. Intrusion detection keypad at metal shop entry. Video surveillance cameras noted at interior of entries and at covered exterior area. → The baseball field press box includes point source loudspeakers covering spectator areas. Mixer amplifier and optical media player located in press box.

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone High School Assessment (continued)

ITEM	FINDING	COMMENTS
D5030	Communications & Security(continued)	<p>→ The softball field booth includes mixer and amplifier driving point source loudspeakers mounted at backstop to cover spectator areas.</p> <p>→ Dick Baker stadium grandstand includes roof hung loudspeaker, fed from equipment rack in press box. Sources include CD/ cassette deck and wired and wireless mics. The rack mounted mixer and power amplifiers complete the system. Loudspeakers are mounted to a light pole at the far side for guest bleachers. The booth is served by MM fiber from the GCCF MDF. The scoreboard controller is in the press box. Small network switch mounted in cabinet serves horizontal cabling to booth.</p> <p>→ The modular building includes a 2-way Bogen paging – unclear if still in operation. Modular building for classrooms includes standard instructional technology. Shelf mounted network switch serves horizontal cabling to local outlets. Fiber is served to modular buildings below grade. Access control and intrusion detection field devices noted in modular buildings.</p>

Recommendations

- D2010 – Replace existing fixtures with new water efficient fixtures that meet current code maximum flow/flush rates.
- D2010 – Provide a separate and dedicated hose bib in janitor's rooms to serve the soap dispenser to avoid any cross contamination.
- D2020 – Relocate the master mixing valve to an accessible location in room and to be not in conflict with other existing equipment.
- D2020 – Provide pipe insulation to hot water piping without insulation.
- D2020 – Remove asbestos insulation from storage tank and provide with Fiberglass or elastomeric around water storage tank to minimize heat rejection.
- D3020 – Replace existing condensing boilers with new condensing boilers.
- D3030 – Replace existing chiller with new chiller.
- D3030 – Replace existing cooling tower with new cooling tower.
- D3060 – Review existing controls sequence for improved controllability and comfort when in cooling mode.
- D3090 – Install a central dust collection system at new woodshop.
- D5010 – Meter power usage of panels serving the CTE wing to determine what additional infrastructure may be needed to accommodate the addition of a dust collection system and reduce breaker tripping.
- D5010 – Meter power to determine the severity of power quality issues in the school grid. Coordinate with utility provider to request utility power quality information.
- D5010 – Replace end of life panels in the old woodshop and have a contractor review existing branch circuits to provide accurate panel schedules.
- D5020 – Upgrade lighting to LED fixtures and replace the existing lighting control system for user experience and energy efficiency. Transitioning to LED fixtures may also help relieve some power quality issues.
- D5030 – Standardize secure entry across district, including secured entry vestibule.
- D5030 – Remove abandoned cabling and equipment not labeled for reuse, including security cameras and power supplies, analog voice distribution equipment and cabling, backbone, and horizontal cabling.
- D5030 – Replace structured cabling to Wireless Access Points (WAPs) with (2) Cat6A cables each.
- D5030 – Upgrade structured cabling throughout facility to minimum Cat6 for wired outlet locations, Cat6A for WAP locations. Cat5 / Cat5e cable plant (where present) is a bottleneck for network upgrades.
- D5030 – Secure all 2-post equipment racks to floor.
- D5030 – Provide consistent cable management strategy in communication rooms, including overhead ladder racks for support, approved pathways for cable entry/exit, vertical and horizontal cable managers at equipment racks.
- D5030 – Label data jacks, patch panels and permanent link cables throughout campus to indicate Comm Rm/Rack#/PP# at each port.
- D5030 – Provide conformed bell software with all other GSD sites.

Gladstone High School Assessment (continued)

ITEM	FINDING	COMMENTS
	D5030 – Provide Telecommunication bonding system, including busbars in each communication room, and Telecommunication Bonding Backbone. Bond system to building steel or division 26 earth ground. Bond elements of telecommunication system to bonding system, including equipment racks, pathways, switches, and power equipment.	
	D5030 – Recommend unifying all GSD campuses / buildings around a single integrated security platform, including Video Management System (VMS), Physical Access Control System (PACS) and Intrusion Detection System (IDS) both to realize cost efficiencies and to enable more efficient central monitoring and management.	
	D5030 – Plan for replacement of outdoor sound reinforcement systems currently exposed to the environment.	

E – EQUIPMENT & FURNISHINGS

ITEM	FINDING	COMMENTS
E10 Equipment		
E1010	Commercial Equipment	<div><div><div>→ The serving line has issues with the heat wells and the heating elements. There are leaks in the piping.</div><div>→ The walk-in cooler has numerous leaks.</div><div>→ The ventilation system for the hood and dishwasher system has issues with the controls; the venting does not turn on when switched on, so they are not easily controlled.</div><div>→ The convection dishwasher is at the end of its useful life.</div></div><div><div>→ The kitchen includes all code required ventilation. HVAC systems are in good condition.</div><div>→ The ovens and stainless steel tables are newer.</div><div>→ The freezer has no known issues but it is undersized to accommodate current nutritional requirement/ guidelines.</div></div></div>
E1020	Institutional Equipment	<div><div><div>→ The wood shop does not have a permanent dust collection system.</div><div>→ It was noted several printers in the computer lab are not operational.</div><div>→ Classroom (F103) does not appear to have hoods or venting for the ranges.</div><div>→ Classroom B109 lacks an eye wash or an eyewash/shower.</div></div><div><div>→ A portable dust collector was observed (Gyro G-700 Dust Processor). See Section D3090.</div><div>→ The wood shop has numerous pieces of equipment (including saws and drills), all are in good condition. Classroom B109 has a metal flammable storage cabinet.</div><div>→ Classroom F103 contains six ranges, multiple refrigerators, a commercial dishwasher (Hobart) and a washer and dryer. It is not clear where the dryer vent is discharging to.</div><div>→ Science classrooms have gas and air spigots with emergency gas shut off. Classroom B101 has both single and double sided fume hoods (manufacturer is Mott) and an eyewash/shower in addition to a goggle cabinet.</div><div>→ Prep/storage rooms have metal flammable storage cabinets.</div><div>→ The art room has six pugmills with overhead power. Three kilns (Skutt and Cress) occupy a room adjacent to the art room. They have an exhaust hood above them.</div><div>→ The stage's lighting, rigging and curtain are all in good condition.</div><div>→ The training room has one whirlpool.</div></div></div>
E1090	Other Equipment	<div><div><div>→ No issues observed.</div></div><div><div>→ Music instrument and other premanufactured storage cabinets are present in band and choir. Their manufacturer is Wenger.</div><div>→ The choir room has portable risers.</div><div>→ There are three premanufactured practice rooms in the band room, manufactured by Wenger.</div></div></div>

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone High School Assessment (continued)

ITEM	FINDING	COMMENTS
E20 Furnishings		
E2010 Fixed Furnishings	<ul style="list-style-type: none">→ Art room counters are in fair condition.→ The countertops in classroom F103 are in fair to poor condition.→ Tall cabinetry in classroom F107 does not appear to be attached to the floor.	<ul style="list-style-type: none">→ Art room counters are plastic laminate and may not be the most appropriate material for art classrooms.→ Cabinetry exceeding a certain height needs to be attached to a wall or floor for seismic reasons. If not permanently attached, they could pose a safety issue.→ The library has both fixed and mobile bookshelving.→ The main office area has several fixed desks, with laminate panels and tops; the tops have wood trim.→ The theater seating is in good condition.→ Cabinetry throughout this facility is a variety of colors and styles. Countertops are laminated (epoxy in science), and cabinets are either wood or laminate.→ Classroom B101 has fixed octagonal workstations.→ Open shelving storage in science prep areas has been retrofitted with a lip on the open end (required for a seismic event).
E2020 Movable Furnishings	<ul style="list-style-type: none">→ Furnishings in classroom F103 are in fair condition.	<ul style="list-style-type: none">→ The library, meeting rooms and administration areas have a combination of tables and chairs and soft seating pieces. These are all in very good condition.→ Tables and chairs/stools in the shop areas and in the science classrooms are in good condition.→ Classroom furnishings vary in style and age.

Recommendations

- E1010 – Replace serving line in its entirety.
- E1010 – Replace walk-in cooler.
- E1010 – Replace convection dishwasher.
- E1010 – If the ventilation systems cannot be repaired, replace in its entirety.
- E1020 – See mechanical section for additional information.
- E1020 – Replace non-working printers in computer lab.
- E1020 – Provide hoods or exhaust in classroom F103.
- E1020 – Provide faucet mounted eyewash to one of the sinks in classroom B109.
- E2010 – Replace all art room countertops with stainless steel counters.
- E2010 – Replace all laminate countertops in classroom F103 with new laminate countertops.
- E2010 – Permanently attach cabinetry to floor or relocate to a wall or storage room if floor attachment is not viable.
- E2020 – Plan for replacement of classroom furniture (20 classrooms).
- E2020 – Replace tables and chairs in classroom F103.

G – BUILDING SITE WORK

ITEM	FINDING	COMMENTS
G10 Site Preparation	<ul style="list-style-type: none">→ Not applicable.	
G20 Site Improvements		
G2010 Roadways	<ul style="list-style-type: none">→ Significant fatigue (alligator) cracking is in the back parking drive aisle behind shop building.→ Striping in back parking and back service road is in fair condition.	

Gladstone High School Assessment (continued)

ITEM	FINDING	COMMENTS
G2020	Parking Lots	<ul style="list-style-type: none"> → Minor cracking in asphalt is present throughout the main parking lot. → The accessible (ADA) parking stall sizes meet the current standard, and the number of ADA stalls meets the required percentage of total parking lot.
G2030	Pedestrian Paving	<ul style="list-style-type: none"> → The accessible (ADA) paths are out of compliance. → The bollards at north lot do not provide protection from vehicles. → ADA landings are insufficient size at curb ramps at the main parking lot ADA stalls. → Bollards at north lot are removable and may not be sturdy enough to withstand a substantial impact.
G2040	Site Development	<ul style="list-style-type: none"> → Perimeter fencing near the greenhouse is broken. → Approximately two fence panels are missing between the house at 215 Nelson Lane and the school property. → Modular buildings have holes in the skirting. See Section B1030.
G2050	Landscaping	<ul style="list-style-type: none"> → Storm facilities and landscaping are overgrown. → The site has a mixture of landscaping, plants, and trees. One side of the building is overgrown with vines. → There are both grass and turf sports fields. → There is a six lane track around the football field.
G30 Site Mechanical Utilities		
G3010	Water Supply	<ul style="list-style-type: none"> → The water meter vault is full of standing water. → The water meter is located west of the baseball field on the sidewalk of Portland Avenue. → The fire water DCDA is in good condition: vault is dry and free of sediment and lid and ladder are in working order. It is located off Harvard Ave. → Other water infrastructure was not visible and not shown on as-built drawings. → No information could be seen about the size of meter or service line.
G3020	Sanitary Water	<ul style="list-style-type: none"> → No issues observed. → Onsite sewer infrastructure is not visible.
G3030	Storm Water	<ul style="list-style-type: none"> → The drain grates are in poor condition in most locations, including the area drain behind shop building and a wooden grate at area drain in northeast landscaped area. → There are signs of failing roof drains present as several unconventional fixes were observed to divert drainage from overflow scuppers. → The scupper from canopy roof at primary entrance to school discharges onto a large boulder and may be causing splashing. → Modular buildings and outbuildings' downspouts are failing or in poor condition. Modular roof drains have fully collapsed and are non-functional. → The greenhouse downspout is rusted out. → Overflow scuppers should only flow if primary roof drains are clogged or failing. → There is an exposed PVC retrofit at the overflow drains from the north side of the 1974 addition which indicates they must be receiving regular flow. → The scupper discharge could present a slipping hazard. → There is also a makeshift scupper diverting an overflow drain at the rear basement door behind gym. → A small area drain located within the gas meter chain-link enclosure appears to accept stormwater runoff from a large catchment area. → The runoff from the steep driveway from Harvard Ave flows toward the ramp to the lower level on the backside of the gym. To prevent large flows from entering the lower level, they have created an asphalt berm to divert runoff west toward the small area drain in the gas meter area.
G3040	Heating Distribution	<ul style="list-style-type: none"> → Not applicable.
G3050	Cooling Distribution	<ul style="list-style-type: none"> → Not applicable.
G3060	Fuel Distribution	<ul style="list-style-type: none"> → Not applicable.
G3090	Other Site Mechanical Utilities	<ul style="list-style-type: none"> → Not applicable.
G40 Site Electrical Utilities		<ul style="list-style-type: none"> → No issues observed.
G4010	Electrical Distribution	<ul style="list-style-type: none"> → No issues observed.
G4020	Site Lighting	<ul style="list-style-type: none"> → No issues observed.

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone High School Assessment (continued)

ITEM		FINDING	COMMENTS
G4030	Site Communications & Security	→ No issues observed.	
G4090	Other Site Electrical Utilities	→ No issues observed.	→ See Section D5010.
Recommendations			
G2020 – Replace full depth AC in back parking lot where cracking is severe (approximately 8,000 SF).			
G2030 – Remove and replace tactile warning strip and bollards at north side of the main parking lot with standard 6-inch concrete site bollards.			
G2030 – Widen ADA landings at the heads of all ADA stall curb ramps at the main parking lot.			
G2040 – Replace missing fence panels near greenhouse (20 LF).			
G2050 – Trim back all overgrown landscaped areas and clean out overgrown stormwater facilities.			
G3010 – Install sump pump in water meter vault. Vault and meter may require additional upgrades after all excess water is removed. The meter or valves may have a leak that is causing the vault to be fully flooded.			
G3030 – Replace drain grates (plan for a total of 6).			
G3030 – Inspect and repair all failed roof drains.			
G3030 – Provide additional smaller riprap or rain chain to dissipate energy from canopy scupper at front entry and prevent splashing.			
G3030 - Replace all failing downspouts at the modular buildings and greenhouse and reconnect to the storm system below grade.			
G3030 – Replace undersized drain at gas meter with 24-inch catch basin and add one additional catch basin in drive aisle.			
G3030 – Clear out all drainage structures and flush/jet storm system to remove debris.			

Gladstone High School Assessment (continued)



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5

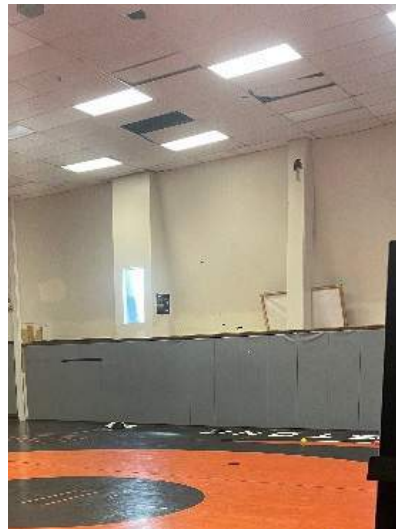


Figure 6

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone High School Assessment (continued)



Figure 7



Figure 8



Figure 9

Gladstone Center for Children and Families Assessment

Gladstone Center for Children and Families

18905 Portland Avenue, Gladstone, OR 97027

Year Built 1970 (Original Building, 2008 Remodel/TI)

Floor Area 35,000 SF

Assessment Date July 18, 2023

Field Review Team

Nancy Rad, BRIC Architecture Inc.

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General Building Description:

The Gladstone Center for Children and Families (GCCF) is a former grocery store that was converted into an early childhood center for the Gladstone School District. The facility is utilized for both Head Start programs and kindergarten classes in addition to providing physical space for outside agencies. It is near the Gladstone High School campus.

The original structure, built in 1970, is made of concrete masonry walls and wood roof trusses. The physical building is single story and is equipped with sprinklers.

In terms of finishes, this facility is in good condition. Flooring throughout shows signs of damage and age. Lighting upgrades are recommended. The outdoor playground surfaces are in fair to poor condition. The parking lot needs to be re-stripped. The roof needs replacement.

A full building review of architectural, civil, structural, mechanical, electrical, and plumbing components was conducted. A district wide review of roofing was also conducted and will be referenced in this report. The fully detailed roofing report will be included in the Appendix of this report.

An educational adequacy interview with the school principal will also be part of this overall report. This information will be included in the Appendix of this report.

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone Center for Children and Families Assessment (continued)

A - SUBSTRUCTURE

ITEM	FINDING	COMMENTS
A10 Foundations		
A1010	Standard Foundations	→ No issues observed. → Foundations are concrete stem walls.
A1020	Special Foundations	→ Not applicable.
A1030	Slab on Grade	→ No issues observed. → The slab is 4" thick.
A20 Basement Constructions		
A2010	Basement Excavation	→ Not applicable.
A2020	Basement Walls	→ Not applicable.
Recommendations		

B - SHELL

ITEM	FINDING	COMMENTS
B10 Superstructure		
B1000	General	→ No issues observed.
B1010	Floor Construction	→ No issues observed. → The floor is slab on grade.
B1020	Roof Construction	→ No issues observed. → The roof is constructed of 2x12's at 16" on center spanning between glu-laminated girders.
B20 Exterior Enclosure		
B2000	Wall Construction	→ No issues observed.
B2010	Exterior Walls	→ No issues observed. → Exterior wall finishes include brick, painted masonry units and metal siding.
B2020	Exterior Windows	→ No issues observed. → Windows are aluminum storefront assemblies. → Translucent panel skylights are present at this facility.
B2030	Exterior Doors	→ No issues observed. → Exterior doors are aluminum storefront assemblies. → The indoor play area has two sectional overhead doors, fully glazed.
B2040	Canopies and Trim	→ Metal elements at the building entry are in good to fair condition. → Fascia and trim are metal. The soffit at the front of the building is equipped with venting. → One of the playground areas is covered with metal covered play structure. → The metal signage at the front as well as the front playground fencing need touch-up paint.
B30 Roofing		
B3010	Roof Coverings	→ The roofing assembly is in poor condition. → Roofing Assessments are provided in a separate report.
B3020	Roof Openings	→ No issues observed. → Roofing Assessments are provided in a separate report.
Recommendations		
B2040 – Repaint entry canopy signage and front playground fencing enclosure.		
B3010 – Replace built-up roof assembly in its entirety. Conduct a moisture study to identify wet insulation and potential dry rot prior to re-roofing. Review insulation and ventilation conditions. Review solar panel structural support and provide additional support if needed (during re-roofing).		

C - INTERIORS

ITEM	FINDING	COMMENTS
C10 Interior Construction		
C1010	Partitions	→ No issues observed. → Partitions are framed walls with painted gypsum board. Not all partitions go full height.

Gladstone Center for Children and Families Assessment (continued)

ITEM		FINDING	COMMENTS
C1020	Interior Doors	→ No issues observed.	<ul style="list-style-type: none"> → Interior doors are wood doors with a painted metal frame. → Glazing in doors is present. → Doors and doorlites have blinds. → The community room has a folding glass door on two sides.
C1030	Fittings (HW)	→ No issues observed.	→ Hardware is lever-style.
C20 Stairs			
C2010	Stairs Construction	→ Not applicable.	
C2020	Stair Finishes	→ Not applicable.	
C30 Interior Finishes			
C3010	Wall Finishes	<ul style="list-style-type: none"> → Minimal damage was observed to the wall of one office (near the front entry) and by the student restrooms. → One of the tackable wall panels in the Community Room has come loose from the wall. 	<ul style="list-style-type: none"> → Walls are painted gypsum board. Walls have rubber base, and stainless steel wall protection at most wall corners (corner guards). → There is wall protection in the form of wainscoting panels with a wood cap, both in the hallways and in the indoor play area. → Tackable wall panels and/or bulletin boards are also present throughout the facility.
C3020	Floor Finishes	<ul style="list-style-type: none"> → The carpet is in fair condition. → The kitchen flooring is in good to fair condition. See Figure 1. → There is a large visible crack in the hallway near the kitchen; floor tiles do not appear to be fully adhered and/or damaged. See Figure 2. → There are several locations where the flooring appears to be separating or there are large gaps between tiles. See Figure 3. 	<ul style="list-style-type: none"> → Most of the flooring is resilient flooring (linoleum tile). → The flooring issues in the hallway could be the result of building settlement or lack of joints in the floor slab. → Carpeting is present in office and meeting rooms spaces. → Loose carpets are present in classrooms. → The enclosed entry vestibule has entry mat carpeting; classroom exterior doors do not have any fixed or loose entry mat. This could cause safety issues in inclement weather. → An additional loose entry mat is inside the building. Loose flooring may cause a safety issue. → The kitchen flooring a slip resistant flooring used in food service areas. → The indoor play area has rubber floor tiles.
C3030	Ceiling Finishes	→ Ceiling tiles in classrooms E103 and E105 are loose.	<ul style="list-style-type: none"> → Ceiling systems include 2'x4' lay-in acoustic ceilings and 1'x1' direct applied (glue-up) ceiling tiles. → Some of the larger spaces have exposed structure and ductwork (painted.) → Art classrooms have exposed wood ceilings and ceiling clouds.
C40 Toilet Room Facilities			
C4010	Ceiling Finishes	→ No issues observed.	<ul style="list-style-type: none"> → The main circulation areas are wood ceilings, acoustical ceiling clouds and exposed structures. Exposed structure and systems (ductwork) are painted. → Instructional and administrative spaces have a lay-in acoustical ceiling assembly. Classrooms have a wood soffit (lowered ceiling area). → The kitchen also has a lay-in ceiling with vinyl faced ceiling tile.
C4020	Floor Finishes	→ The flooring in one of the single user restrooms is badly damaged. See Figure 4.	<ul style="list-style-type: none"> → Single user restrooms have linoleum flooring with coved base. Linoleum flooring does not provide slip resistance properties as some resilient flooring products more often specified in restrooms. → Student restrooms (both single user and multi-user) have ceramic tile with a tile base.

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone Center for Children and Families Assessment (continued)

ITEM	FINDING	COMMENTS
C4030 Wall Finishes	→ No issues observed.	<ul style="list-style-type: none"> → Walls are painted gypsum board and wall protection called fiber reinforced laminate (FRL). → Student restrooms (both single user and multi-user) are a combination of ceramic tile and painted gypsum board.
C4040 Accessories	→ No issues observed.	
C50 Specialties		
C5010 Equipment	→ No issues observed.	<ul style="list-style-type: none"> → Classrooms have markerboards and projection screens and a variety of tackable wall surfaces. Smartboards are also present. → Offices and meeting spaces are equipped with markerboards. → Work rooms have printers and copiers. → The check-in desk at the entry has a television monitor behind the desk.
C5020 Acoustics/Specialty	→ No issues observed.	<ul style="list-style-type: none"> → The indoor play areas have acoustical treatment on multiple walls. → Blinds are present on exterior windows. → The large windows in each classroom lack any window coverings.
C5030 Accessibility (General)	→ No issues observed.	
Recommendations		
C3010 – Repair damaged walls and repaint to match existing finishes/colors. Add wall protection to these walls (cornerguards).		
C3010 – Re-adhere tackable wall panel to the wall.		
C3020 – Replace carpet in offices, conference rooms and administration area.		
C3020 – Remove flooring and base in the kitchen and replace with the same flooring product.		
C3020 – Conduct an invasive study of floor slab and mitigate issues as recommended. Install new resilient flooring in hallways.		
C4020 – Remove the linoleum flooring in both adult single user restrooms and replace it with slip resistant sheet vinyl flooring and coved base.		
D - SERVICE		
ITEM	FINDING	COMMENTS
D10 Conveying		
D1010 Elevators & Lifts	→ Not applicable.	
D1020 Escalators & Moving Walks	→ Not applicable.	
Other Conveying Systems	→ Not applicable.	
D20 Plumbing		
D2010 Plumbing Fixtures	→ Plumbing fixtures are in average to good condition.	<ul style="list-style-type: none"> → Water closets are floor mount with manual (dual flush) flush valves. → Urinals are wall-hung with manual flush valves. override. → Lavatories are both wash fountain style with sensor faucets and wall hung type with metering faucets. → Drinking fountains are dual height with filtered bottle fillers.
D2020 Domestic Water Distribution	→ No issues observed.	<ul style="list-style-type: none"> → The domestic water main is in the water entry room. → Minor water discharged from the drain pan/drain line from water heater was observed.
D2030 Sanitary Waste	→ No issues observed.	<ul style="list-style-type: none"> → A grease interceptor is located just outside the kitchen space. → The building is served by a 6-inch main connecting to civil point of connection, towards parking lot near Portland Ave.

Gladstone Center for Children and Families Assessment (continued)

ITEM	FINDING	COMMENTS
D2040	Rainwater Distribution → No issues observed.	→ The existing roof consists of gutters and downspouts. Downspouts were tied to underground Civil connections around the perimeter of the building.
D2090	Other Plumbing Systems → No issues observed.	→ The building is provided with a smaller medical grade compressed air system. There is also a dental vacuum system and an amalgam separator located in the mechanical room. Two systems are serving the dental office space in the building.
D30 HVAC		
D3010	Energy Supply → No issues observed.	→ The energy supply is natural gas.
D3020	Heat Generating Systems → Boilers are at the end of their service life, and one has failed.	→ It is noted that the district has initiated a project to replace the two existing condensing boilers with two new condensing boilers.
D3030	Cooling Generating Systems → No issues observed.	→ The existing indoor air handlers are in good condition. → The existing outdoor air handling units are in fair condition. → Most air handling units appear in fair condition.
D3040	Distribution Systems → No issues observed.	→ Existing ductwork and air distribution systems are in good condition. → Existing heating water piping is in good condition. → Existing heating water pumps (HWP1 & HWP-2) appear to be in good condition.
D3050	Terminal & Package Units → No issues observed.	→ The terminal units are in good condition. → The cabinet unit heaters are in good condition.
D3060	Controls & Instrumentation → Maintenance staff reported limited controls.	→ Existing controls include all systems in main building; however, exclude rooftop units at south addition.
D3070	Systems Testing & Balancing → No issues observed.	→ Existing systems are properly balanced.
D3090	Other HVAC Systems & Equipment → No issues observed.	→ Existing roof-mounted exhaust fans are in good condition.
D40 Fire Protection		
D4010	Sprinklers → No issues observed.	→ The building consists of 2 main fire sprinkler zones. One zone serves the interior spaces, and the second zone (anti-freeze system) serves the exterior canopies that are prone to freezing. → All fire protection zone risers/headers are in the mechanical room.
D4020	Standpipes → Not applicable.	
D4030	Fire Protection Specialties → No issues observed.	→ Fire extinguishers were observed.
D4090	Other Fire Protection Systems → Not applicable.	
D50 Electrical		
D5010	Electrical Services & Distribution → No issues observed.	→ The existing main board is 208Y/120V and rated for 1200A and was manufactured by Eaton. → The kitchen panels appear to be in good working order. → The main distribution board has a 400A breaker for solar equipment. Solar equipment was not observed at the time of the site visit. → The existing fire alarm system was within service life and well maintained.

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone Center for Children and Families Assessment (continued)

ITEM		FINDING	COMMENTS
D5020	Lighting & Branch Wiring	→ No issues observed.	→ Existing lighting fixtures are a mixture of LED and fluorescent fixtures.
D5030	Communications & Security	→ No issues observed.	<ul style="list-style-type: none">→ Digital video surveillance system with IP cameras present. There are abandoned analog cameras and cabling.→ A secure entry vestibule is in place, including video/audio intercom at exterior, appropriate signage, and door release button(s) in main office.→ PIR motion sensors were noted near most entries.→ Hartman Controls card readers were noted at exterior locations.→ Intrusion detection keypads noted at select entries.→ Commons area includes projection system and point source sound reinforcement.→ Primex wireless clocks are present in the building.→ Multiple digital signage locations noted.→ The main distribution room (MDF) includes overhead cable ladder, (2) 2-post equipment racks, analog punch down blocks, intrusion detection and access control head equipment, switching and patching to multiple entities in building. A Telecenter IP paging headend (manufactured by Rauland) is mounted in this location.→ The equipment is bonded, and 4" pathways enter/exit overhead. Private and carrier fiber enters MDF below grade and a maintenance loop is provided on the wall. The strike has been removed from MDF door.→ The carrier service enters building overhead on south side at Abernathy Lane.

Recommendations

D3020 – Replace the failed boiler(s).

D3030 – Replace all air handling units.

D3050 – Add new rooftop units on the south addition to controls system.

D5010 – Meter power usage to determine existing load and available capacity for mechanical upgrades.

D5020 – Upgrade existing lighting to all LED fixtures with modern control system as an energy efficiency measure.

E – EQUIPMENT & FURNISHINGS

ITEM		FINDING	COMMENTS
E10 Equipment			
E1010	Commercial Equipment	→ No issues observed.	<ul style="list-style-type: none">→ There is one table in the kitchen with a wood top; this top material is not the most appropriate in a food service environment.→ Recent issues with equipment have been rectified.→ The kitchen includes all code-required ventilation. HVAC systems are in good condition.
E1020	Institutional Equipment	→ Not applicable.	
E1090	Other Equipment	→ It is noted that there is not a dedicated laundry room onsite.	→ A washer and dryer are in the health room restroom and is a stacking unit. The dryer is vented but it is not clear where the venting discharges.

Gladstone Center for Children and Families Assessment (continued)

ITEM	FINDING	COMMENTS
E20 Furnishings		
E2010 Fixed Furnishings	→ No issues observed.	→ The reception desk in the main office is constructed of laminate and offers a lowered height for accessibility. → Cubbies and tall lockable storage cabinets are present in hallways. → Classrooms have a variety of fixed cabinetry and offers sinks at both adult and student heights.
E2020 Movable Furnishings	→ No issues observed.	→ Classroom furnishings are sized appropriate and offer both hard and soft seating options. The main open area has cafeteria tables and a variety of seating types for adults and children as well as movable storage and bookcases. → Offices and meeting rooms have tables and chairs.

Recommendations

E1090 – If a dedicated laundry room is a high priority, further study of an appropriate location is recommended.

G – BUILDING SITE WORK

ITEM	FINDING	COMMENTS
G10 Site Preparation	→ Not applicable.	
G20 Site Improvements		
G2010 Roadways	→ Not applicable.	
G2020 Parking Lots	→ Slopes in accessible (ADA) stalls exceed 2%. → The site lacks a vehicle barrier at the head-in parking near the front entrance. → Striping is in fair condition.	→ Asphalt is in good condition. → The lack of barrier could be security concern.
G2030 Pedestrian Paving	→ The curb by the playground is cracked and separating.	→ The concrete pedestrian pavement is mostly flat and in good condition.
G2040 Site Development	→ Several manhole and utility lids are present within the play areas.	
G2050 Landscaping	→ Playground surfacing is in fair to poor condition.	→ Both outdoor playgrounds have rubberized floor material that shows wear and damage. → Low vegetation and trees surround this facility. → There are two play areas onsite with a variety of play equipment; both locations have an enclosure or fence.
G30 Site Mechanical Utilities		
G3010 Water Supply	→ No issues observed.	→ There is a row of water meters in for the different businesses in the strip mall that contains the GCCF. It is not clear which one served the GCCF or if there were any issues with it. Appeared to be in a small box indicating it is a small service size.
G3020 Sanitary Water	→ No issues observed.	→ The sanitary sewer infrastructure was not visible.
G3030 Storm Water	→ No issues observed.	
G3040 Heating Distribution	→ Not applicable.	
G3050 Cooling Distribution	→ Not applicable.	
G3060 Fuel Distribution	→ Not applicable.	
G3090 Other Site Mechanical Utilities	→ Not applicable.	

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone Center for Children and Families Assessment (continued)

ITEM		FINDING	COMMENTS
G40 Site Electrical Utilities			
G4010	Electrical Distribution	→ The concrete lid on the PGE box (south side of site) is loose.	
G4020	Site Lighting	→ No issues observed.	
G4030	Site Communications & Security	→ No issues observed.	
G4090	Other Site Electrical Utilities	→ No issues observed.	→ See Section D5010.
Recommendations			
G2020 – Re-stripe the main parking area (arrows, stalls, and speedbumps).			
G2020 – Add heavy-duty vehicle bollards at head in parking stalls where they abut large glass windows.			
G2020 – Sawcut and replace ADA parking stalls that do not meet slope requirements.			
G2030 – Replace damaged curb (approximately 60 LF).			
G2040 – Cover utility lids with soft covering in play areas.			
G2050 – Replace soft play surfacing (approximately 9,500 SF).			
G4010 – Replace or secure concrete lid to vault.			

PART IV: BUILDING ASSESSMENT REPORTS

Gladstone Center for Children and Families Assessment (continued)



Figure 1



Figure 2



Figure 3



Figure 4

PART IV: BUILDING ASSESSMENT REPORTS

District Administration Office Assessment

District Administration Office

17789 Webster Road, Gladstone, OR 97027

Year Built 1956

Floor Area 6,000 SF

Assessment Date July 17, 2023

Field Review Team

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General Building Description:

The district administration office is located on the same site as Kraxberger Middle School, sharing vehicular access and circulation. This facility houses offices for district staff as well as support spaces and the board room. This facility has a main level in addition to a basement level.

This wood framed building was built by the students of a past high school wood shop class. The building has a basement under much of the main floor space. The roof consists of 2x8 and 2x10 rafters in a gable profile, with clerestory windows along roughly the western half of the building's length.

In terms of finishes, this facility is in good condition. Accessibility is a challenge at this facility. Systems are nearing the end of their useful life. The floor has sagging issues, most likely the result of using residential joist spans for framing. Building systems are nearing the end or at the end of their useful life. The roofing material needs to be replaced.

A full building review of architectural, civil, structural, mechanical, electrical, and plumbing components was conducted. A district wide review of roofing was also conducted and will be referenced in this report. The fully detailed roofing report will be included in the Appendix of this report.

District Administration Office Assessment (continued)

A - SUBSTRUCTURE		
ITEM	FINDING	COMMENTS
A10 Foundations		
A1010	Standard Foundations	→ No issues observed.
A1020	Special Foundations	→ Not applicable.
A1030	Slab on Grade	→ No issues observed. → The basement is slab on grade.
A20 Basement Constructions		
A2010	Basement Excavation	→ No issues observed.
A2020	Basement Walls	→ Vertical cracking was observed on one wall. → Cracking is most likely the result of shrinkage; no water intrusion or efflorescence was observed. → Basement walls are cast in place concrete with unknown footing depth or size. → There are no as-built drawings for this building.
Recommendations		
B - SHELL		
ITEM	FINDING	COMMENTS
B10 Superstructure		
B1000	General	→ No issues observed. → Construction is light framed wood construction on cast in place concrete walls.
B1010	Floor Construction	→ Floor joists are sagging near the building's entrance. → Floor framing is most likely 2x10 wood joists at 16" on center.
B1020	Roof Construction	→ No issues observed. → Roof framing consists of 2x8 rafters below clerestory windows and 2x10 framing at 16" on center elsewhere.
B20 Exterior Enclosure		
B2000	Wall Construction	→ See Section A2020. → Exterior walls are cast in place concrete and 2x wood framing.
B2010	Exterior Walls	→ No issues observed. → Exterior wall finishes are vertical siding and trim, painted.
B2020	Exterior Windows	→ No issues observed. → Windows are aluminum clad window systems and in general appear in good condition. → Exterior painted trim is present around windows.
B2030	Exterior Doors	→ No issues observed. → Doors and frames are painted. Select doors are painted metal assemblies.
B2040	Canopies and Trim	→ Trim and fascia have peeling paint in select areas. → The main entrance has an overhang/canopy. → Exterior trim is painted.
B30 Roofing		
B3010	Roof Coverings	→ Roofing needs replacement. → Roofing Assessments are provided in a separate report.
B3020	Roof Openings	→ No issues observed. → Roofing Assessments are provided in a separate report.
Recommendations		
B1010 – Strengthen the existing floor by adding extra joists or adding intermediate supports. Coordinate repairs with existing head clearances and or utilities.		
B2040 – Remove peeling paint and repaint all fascia.		
B3010 – Replace asphalt shingle roofing with new shingles over ice and water shield. Replace all the rake boards with fascia boards wrapped in vapor barrier and metal. Review attic insulation and insulation levels and make modifications as needed to increase the life of the new shingle roofing.		

PART IV: BUILDING ASSESSMENT REPORTS

District Administration Office Assessment (continued)

C - INTERIORS

ITEM	FINDING	COMMENTS
C10 Interior Construction		
C1010	Partitions	<p>→ No issues observed.</p> <p>→ See section C5020.</p> <p>→ Partitions are framed walls with painted gypsum board.</p>
C20 Stairs		
C1020	Interior Doors	<p>→ No issues observed.</p> <p>→ Interior windowsills/trim are worn. No visible damaged was observed.</p> <p>→ Interior doors are either painted wood with wood frames or wood doors with a painted metal frame. Glazing in doors is present.</p> <p>→ Wire glass was observed throughout this facility. Wire glass could pose a safety issue when broken.</p>
C1030	Fittings (HW)	<p>→ No issues observed.</p> <p>→ Hardware is a combination of lever-style and doorknobs. The knob style is not permitted by current code (accessibility). Replacement to lever style is at the discretion of the district.</p>
C2010	Stairs Construction	<p>→ No issues observed.</p> <p>→ The stair connects the main level with the lower level storage and offices.</p>
C2020	Stair Finishes	<p>→ No issues observed.</p> <p>→ The stairs have a rubber stair tread and riser. The stair stringer is also rubber.</p> <p>→ Handrails are painted metal.</p>
C30 Interior Finishes		
C3010	Wall Finishes	<p>→ No issues observed.</p> <p>→ Walls are painted gypsum board, either smooth or with a textured finish. Walls have rubber base.</p> <p>→ The board room has some wood walls.</p>
C3020	Floor Finishes	<p>→ Walk-off or entry mat is laid over the resilient flooring at lower level exterior doors (not permanently adhered).</p> <p>→ The carpet in the kitchen area/break room is in fair condition.</p> <p>→ Carpet in general is in fair condition.</p> <p>→ Most flooring in this facility is carpet. Specialty carpet (entry or walk-off mat) is present at the main entry.</p> <p>→ The kitchen area/break room has carpet. This flooring is not the most appropriate in front of sink/wet areas.</p> <p>→ The lower level has concrete floors and carpet (in office spaces). Some vinyl composition tile (VCT) is present on the lower level.</p>
C3030	Ceiling Finishes	<p>→ No issues observed.</p> <p>→ Ceilings are painted gypsum board, either smooth or with a textured finish.</p> <p>→ The board room has some wood as part of the ceiling.</p> <p>→ The lower level has a few spaces open to the floor above.</p>
C40 Toilet Room Facilities		
C4010	Ceiling Finishes	<p>→ No issues observed.</p> <p>→ Ceilings are painted gypsum board.</p>
C4020	Floor Finishes	<p>→ No issues observed.</p> <p>→ Flooring is a resilient flooring material.</p>
C4030	Wall Finishes	<p>→ No issues observed.</p> <p>→ Floors are painted gypsum board.</p>
C4040	Accessories	<p>→ No issues observed.</p>
C50 Specialties		
C5010	Equipment	<p>→ No issues observed.</p> <p>→ Equipment such as computers, monitors, phones were observed. The board room has a flat panel television mounted to one wall in addition to a white board.</p> <p>→ The lower level has several copiers.</p>

District Administration Office Assessment (continued)

ITEM	FINDING	COMMENTS
C5020 Acoustics/Specialty	→ No issues observed.	→ There are known acoustical issues between offices spaces; however, none were observed at the time of the assessment. → Acoustic wall panels were observed in the board room. → Blinds are present on exterior windows.
C5030 Accessibility (General)	→ There are several accessibility issues at this site. → See Section C1030 for additional information.	→ The main entry is accessed via stairs with a handrail on one side only. → Toilet rooms are not sized to meet accessibility requirements. → The lower level (basement) is only accessible by stairs. The addition of an elevator would take up space and may be cost prohibitive. → Hallways seem narrow in terms of accessibility. → Fixed casework is either too tall for current accessibility guidelines or does not include a lowered portion for those needing it. → The cabinets in the break room do not meet current accessibility requirements (height or hardware type).

Recommendations

C3020 – Replace carpet throughout this facility with a carpet tile that has a cushioned or acoustic backing.

C3020 – Remove carpeting from kitchen/break room and replace with a resilient flooring system.

C5020 – Further investigation of acoustic issues and solutions by an acoustical engineer is recommended.

C5030 – Modifying this facility to be more accessible may result in the loss of restrooms or other adjacent spaces. The main reception desk would need to be modified (if feasible) or replaced in its entirety to provide a lowered portion for accessibility needs.

D - SERVICE

ITEM	FINDING	COMMENTS
D10 Conveying		
D1010 Elevators & Lifts	→ Not applicable.	
D1020 Escalators & Moving Walks	→ Not applicable.	
D1090 Other Conveying Systems	→ Not applicable.	
D20 Plumbing		
D2010 Plumbing Fixtures	→ All plumbing fixtures are at the end of their life cycle.	→ There are a limited number of plumbing fixtures serving the building. → Water closets are tank type manual flush and floor mounted units. → Lavatories are manual faucets with wall hung sinks. → The break room sink is a drop-in style stainless steel sink with manual kitchenette style faucet, provided with a separate Insta-hot spout.
D2020 Domestic Water Distribution	→ No issues observed.	→ The heater is a residential grade unit to serve the limited number of plumbing fixtures. → The domestic water main is in the basement level. → A smaller (50 gallon) electric water heater is in the basement, right next to the domestic water main.

PART IV: BUILDING ASSESSMENT REPORTS

District Administration Office Assessment (continued)

ITEM	FINDING	COMMENTS
D2030 Sanitary Waste	→ One small floor drain was visible just outside the basement storage room. This drain is also exposed from the exterior and located at the bottom of exterior accessible stairs. It was noted by the facilities that this drain body will overflow during heavy rain fall events and overflow into the basement space.	→ Due to lack of existing information and visible cleanouts, existing sanitary main was unable to be evaluated onsite. → The sanitary main appears to be routed and connecting at street main on Webster Rd to the East or Clayton Way to the South in the neighborhood behind the building.
D2040 Rainwater Distribution	→ No issues observed.	→ The existing roof consists of gutters and downspouts. Downspouts were tied to underground Civil connections around the perimeter of the building.
D2090 Other Plumbing Systems	→ Not applicable.	
D30 HVAC		
D3010 Energy Supply	→ No issues observed.	→ The energy supply is natural gas.
D3020 Heat Generating Systems	→ No issues observed.	→ Three existing gas furnaces are in good condition.
D3030 Cooling Generating Systems	→ No issues observed.	→ Three existing furnaces with DX cooling appear to be in good condition.
D3040 Distribution Systems	→ No issues observed.	→ Existing ductwork is in good condition.
D3050 Terminal & Package Units	→ Not applicable.	
D3060 Controls & Instrumentation	→ Not applicable.	
D3070 Systems Testing & Balancing	→ No issues observed.	→ Existing systems are properly balanced.
D3090 Other HVAC Systems & Equipment	→ Not applicable.	
D40 Fire Protection		
D4010 Sprinklers	→ Not applicable.	
D4020 Standpipes	→ Not applicable.	
D4030 Fire Protection Specialties	→ No issues observed.	→ Fire extinguishers were observed on both levels.
D4090 Other Fire Protection Systems	→ Not applicable.	
D50 Electrical		
D5010 Electrical Services & Distribution	→ The single phase panel did not have a panel schedule. → It was noted the fire alarm panel has issues.	→ Storage equipment was observed in front of the single phase panels. → The existing service configuration/ equipment was not able to be field verified on site. → There is a 3-phase and a 1-phase panel, both located adjacent to each other in the basement. It does not appear that the 3 phase panel is supplying power to the 1-phase panel.
D5020 Lighting & Branch Wiring	→ No issues observed.	→ Existing lighting is fluorescent. Overall light levels felt dim. → Lighting is controlled with line voltage switches.

District Administration Office Assessment (continued)

ITEM	FINDING	COMMENTS
D5030 Communications & Security	→ Systems are not on an integrated security platform.	<ul style="list-style-type: none"> → A large antenna mast is located on the west side of the building, served by an RF radio repeater, presumably for handheld 2-way communication enhancement. → A digital video surveillance system with IP cameras was present. → A secured entry is in place, including video/audio intercom at the exterior. → PIR motion sensors noted near most entries. → Hartman Controls card readers noted at exterior locations. → Intrusion detection keypads noted at select entries. → The basement area houses storage, IT workshop, offices, and utility space. A RF repeater is located at the west end of the basement. The carrier service comes directly into building; private fiber infrastructure also appears to connect to Kraxberger. Wall-mounted access control and intrusion detection equipment are located on this level. → Open MDF located in basement storage area, includes 2-post racks, bonding.

Recommendations

E – EQUIPMENT & FURNISHINGS

ITEM	FINDING	COMMENTS
E10 Equipment		
E1010 Commercial Equipment	→ Not applicable.	
E1020 Institutional Equipment	→ Not applicable.	
E1090 Other Equipment	→ Not applicable.	
E20 Furnishings		
E2010 Fixed Furnishings	→ No issues observed.	<ul style="list-style-type: none"> → Fixed cabinetry and workstations are located throughout this facility. → The casework in the kitchen area is wood, and while it appears in good condition is subject to damage especially at the sink area.
E2020 Movable Furnishings	→ No issues observed.	<ul style="list-style-type: none"> → Furniture includes desks, chairs, and tables, all varying in style. → The main entry/reception area has multiple desks and tables in addition to a seating/waiting areas.

Recommendations

G – BUILDING SITE WORK

ITEM	FINDING	COMMENTS
G10 Site Preparation	→ Not applicable.	
G20 Site Improvements		
G2010 Roadways	→ Not applicable.	
G2020 Parking Lots	<ul style="list-style-type: none"> → There is no access path from the striped ADA (accessible) landing at parking stall to the concrete ramp at building. → The curb in the south parking lot corner is shallow. 	<ul style="list-style-type: none"> → The accessible stall is adequately sized. However, the pavement slope does exceed 2%. → The only accessible access point is the side entrance. → This shallow curb could impact stormwater.

PART IV: BUILDING ASSESSMENT REPORTS

District Administration Office Assessment (continued)

ITEM		FINDING	COMMENTS
G2030	Pedestrian Paving	<ul style="list-style-type: none"> → The concrete steps to the front door are sloped and degrading. → The accessible ramp to the side entrance needs to be upgraded. 	→ Ramp slopes are over what is allowable for accessibility and the handrail is not compliant.
G2040	Site Development	→ Not applicable.	
G2050	Landscaping	→ No issues observed.	→ Low vegetation and trees surround this facility.
G30 Site Mechanical Utilities			
G3010	Water Supply	→ No issues observed.	→ The water infrastructure was not visible and not shown on as-built drawings.
G3020	Sanitary Water	→ No issues observed.	→ Sewer infrastructure was not visible and not shown on as-built drawings.
G3030	Storm Water	<ul style="list-style-type: none"> → There appears to be a low spot where stormwater ponds at the east side of the building near the retaining wall. → At the southeast corner of the parking lot the catch basin is set back from the curb line and the curb is shorter than typical. 	→ Given the slope of the parking lot, this may be an area for concern in heavy storm events where runoff overtops the curb and drains off the site.
G3040	Heating Distribution	→ Not applicable.	
G3050	Cooling Distribution	→ The electrical service panel for air conditioning on the south side of the building is not secured to the wall.	
G3060	Fuel Distribution	→ Not applicable.	
G3090	Other Site Mechanical Utilities	→ Not applicable.	
G40 Site Electrical Utilities			
G4010	Electrical Distribution	→ Reference Section D5010.	→ Electrical service configuration could not be confirmed.
G4020	Site Lighting	→ No issues observed.	
G4030	Site Communications & Security	→ No issues observed.	
G4090	Other Site Electrical Utilities	→ No issues observed.	
Recommendations			
G2020 – Re-stripe ADA parking stall to create a pedestrian path within the parking lot from the ADA stall to the concrete ramp.			
G2030 – Replace out of compliance ramp and failing sidewalk (approximately 300SF). Add detectable warning to onsite ramp.			
G3030 – Clear out all drainage structures and flush/jet storm system to remove debris.			
G4010 – Conduct site investigation to confirm incoming utility transformer location.			

Educational Adequacy Assessment

School Information

School Name	Wetten Elementary School	Grade Levels	K-5
Address	250 E Exeter Street, Gladstone, OR 97027	Date of Assessment	December 8, 2023
Principal Name	John McAndrews	Assessor Name	Elisa Warner

Assessment **Excellent:** Meets all aspects of criteria. **Good:** Meets most aspects of criteria with minor exceptions. No serious deficiencies noted.
OK: Meets some aspect of criteria, but falls notably short in other aspects.
Fair: Criteria is mostly not met. **Poor:** Does not meet any aspects of criteria and serious deficiencies are present.

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
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The school building and campus have the physical spaces and resources needed to promote student engagement, collaboration, and ownership of learning.

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Classrooms are spacious, allowing teachers more options with classroom arrangements. Extended learning areas are present, but more are desired. Most are not easily viewed from adjacent classrooms. The library has a makerspace. A secure courtyard is present.

590 students currently. Average class size is in the mid-20s. Currently have some open classroom spaces; some are used for offices.

Learning environments accommodate differentiated instruction, flexible groupings, and scaffolding. The facility supports implementation of desired teaching and learning approaches.

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General classrooms are generously sized, allowing sufficient space for different activity zones, flexible groupings, etc. Extended learning areas are present.





















There is an L-shaped classroom with “secret garden” area used for reading intervention.

Teachers are able to maintain comfortable conditions within all classrooms (e.g. temperature, lighting, acoustics, etc.). All learning spaces have access to natural daylighting, views to the outdoors, and/or connections to nature.

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The principal reports temperature variations among the classrooms; some areas run colder than others. Lighting is generally adequate. Learning spaces have access to natural light, with the exception of the gym. Acoustics are reportedly good, with the exception of the cafeteria (loud).

APPENDIX

Assessment (Continued)					
Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
The facility includes spaces that support STEAM instruction (e.g. makerspace, labs, art room, CTE areas, etc.).					
<p>A dry makerspace is positioned within the library (no sink).</p> <p>A dedicated music room is present. There is a stage off of the main gym, but it is not often utilized. It is not ADA accessible.</p> <p>Art activities largely occur within classrooms; all classrooms have sinks.</p> <p>A secure courtyard is present but not typically used for STEAM activities.</p>					
The facility has extended learning areas, allowing students to break away from formal instructional settings and engage in more independent activities while within sight and sound of staff.					
<p>Multiple extended learning areas are present, but difficult to supervise.</p>					
The facility supports daily routines and transitions. The organization of spaces, wayfinding and circulation support the effective flow of students throughout times of the day.					
<p>A bit of a sprawling building. Navigating the building can be confusing for first-time visitors.</p> <p>Regarding circulation, transitioning out to recess can be busy; narrow corridor with noise transference to adjacent classrooms.</p>					
Technology is seamlessly integrated into the facility. Teachers and students have the equipment and infrastructure to access, stream and project digital content throughout the building.					
<p>No issues reported in classrooms. Classrooms are mostly equipped with ceiling-mounted data projectors. Some Smart Boards are also present. Most classrooms also have document cameras. A few classrooms have portable voice amplification systems (available by request).</p> <p>The cafeteria lacks a sound system; this is highly desired. The sound system in the gym is old and inadequate; for example, it's hard to hear at movie night.</p> <p>No installed AV equipment in gym or cafeteria. Data projector on a cart in the library and also a clear touch on a cart.</p>					

Assessment (Continued)

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
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The facility supports principles of trauma-informed design, such as promoting a feeling of connectedness, minimizing environmental stressors, providing adequate personal space, and supporting multisensory experiences.

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Spaces support culture of care and trauma informed practices. Access to sensory items and calming corners. Check-in / wellness room is present.

The facility includes adequate spaces to support the efficient preparation and serving of meals, including kitchen and dining areas.

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Kitchen, server, and cafeteria are all reportedly functional. Have 5 lunch periods total. The space can be loud.

Principal would ideally like an updated cafeteria as more of a multi-use space that could accommodate staff meetings, etc. This would include an integrated sound system and projection capabilities.

The library is an inviting and functional space that is sized, equipped, and furnished to flexibly accommodate a variety of activities and group sizes.

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Old furniture is present. Safety concerns with furniture on casters - students could pull them over. Need appropriate height tables. Makerspace is a nice resource. Engaging, multicultural mural is present. Data projector and Clear Touch available on carts. High windows provide some natural light, but no views of outdoors.

The facility has adequate space for administrative offices and functions including meeting rooms as well as other administrative supports.

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Adequate administrative space is present. Two health offices (nurse + health specialist). Trillium has an office in the 1st grade wing near the library (offering mental health services). They are present a couple days per week.

Special Education staff have their home base in resource classrooms; no separate office(s) provided.

No official meeting rooms are present.

APPENDIX

Assessment (Continued)					
Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
The facility and grounds have adequately sized and equipped spaces to support the District's P.E. curriculum.					
<p>The school has a main gym within the building, as well as a smaller standalone gym. The main gym cannot comfortably accommodate the entire student body; split assemblies are held. Some bleachers are present in the main gym, as well as a stage. After school (extended day) program is positioned in the small gym. Used by 2nd PE teacher also.</p> <p>A well-sized covered play structure is provided, but more is reportedly needed. Backstops are aging and in poor condition.</p> <p>A well-sized covered play structure is provided, but more is reportedly needed. Backstops are aging and in poor condition.</p> <p>Small playground equipment area is present near 2nd gym. Playground at east side of the building is well-sized. The school does not have ready access to grass - play areas are mostly paved. A small turf field is desired.</p>					
The facility and campus serve as a hub for community activities and include dedicated space(s) for community use or services.					
<p>Extended day care is offered in the 2nd gym. Trillium Services has a space within the building. SMART reading program is offered. Everything else is connected to the school or district.</p> <p>GHS cheer practices in Wetten's gym after-hours. Otherwise, Wetten does not host many recreational sports.</p>					
The facility is culturally responsive – a place where students of all backgrounds and identities feel a sense of belonging, like they are seen, represented, and celebrated.					
<p>A 5th grade team is currently talking to a native artist about opportunities to integrate indigenous artwork. A prominent mural along a corridor features a stereotypical view of Native Americans that appears to lack authenticity and sensitivity.</p> <p>The library has a visually eye-catching mural in the library featuring children's faces from a variety of cultural backgrounds.</p>					
The grounds support efficient drop-off and pick-up experiences. There are separate lanes or areas for buses vs. parents. Pedestrian paths are contiguous and clearly delineated. Vehicles generally move smoothly with minimal congestion.					
<p>Bus drop-off occurs along the street in back of the school, whereas the front loop is used exclusively for parent drop-off/pick-up. After school pickup is the busiest, but vehicles are cleared out within about 10 minutes. A lot of students walk to school (often accompanied by a parent) - as such, there is always the potential for pedestrian-vehicle conflicts. However, crosswalks are well-placed and school crossing guards are present.</p>					

Assessment (Continued)

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
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The building and site are thoughtfully designed and equipped to provide safe and secure environments with effective passive supervision, access control, and territorial reinforcements. A welcoming yet secure entry vestibule is present. Signage directs visitors to the main office. The facility supports the District's lockdown / lockout protocols.

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The main entry is equipped with a camera and remote buzzer entry - no issues reported. The vestibule does not funnel people through the main office. The main entry doors reportedly sometimes do not latch properly. The alarm system does not alert administrative staff if a door is unlatched or propped during the day - only when arming the system. Alarm key pads are placed by the main entry and back doors. Good electronic door access via key fobs - all major exterior doors equipped with this feature. Good interior and exterior camera coverage.

The red and blue play area is not fenced - dogs come though at times. Signage to distinguish school grounds from adjacent park would be helpful, but it hasn't really been an issue. All classroom doors can be locked from both sides. Exterior room numbers (for first responders) are not present. Interior transparency could be improved - observed door relites that were covered.

The school building is adaptable to changing needs.

○ ○ ○ ⊙ ○

Generally speaking, the building is adequate in this regard. Enrollment growth is an unknown factor that could limit the school's ability to accommodate additional students without compromising flexibility.

The number, placement, and type of restrooms are adequate to meet the needs of students, staff, and visitors. Gender-neutral options are available and not burdensome to access. ADA accessible stalls are well integrated.

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Some restrooms with doorless entries are present; others have doors. Handwashing occurs within restrooms (cannot be supervised from corridors). Gender-neutral restroom option is provided. No other issues reported.

APPENDIX

Assessment (Continued)					
Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
<p>Outdoor recreational amenities align with the ages of students. Playing fields are free of significant drainage issues or other conditions limiting use. For elementary schools, a variety of playground equipment options are provided, including surfacing and equipment to support ADA access. An adequately-sized covered play area is present.</p> <p>Dated playground equipment. Very limited ADA playground equipment options. Would like to replace wood chips with rubberized playground surfacing. Expansive blacktop area but little grass.</p>					
<p>The facility supports the school's approach to delivering special education programs and services. Special education learning spaces are appropriately sized and equipped. Any dedicated special education rooms or spaces are well integrated into the larger facility to promote a sense of inclusion. Students with physical disabilities are easily able to travel alongside able-bodied peers when accessing different areas of the building and transitioning between spaces. Accessible restroom facilities are conveniently placed, offer dignity and privacy, and are appropriately equipped to meet the needs of enrolled special education students.</p> <p>Wetten only provides SPED resource rooms - no specialized SPED classrooms are present. Such programs are offered through the ESD (if high acuity needs are present). Resource rooms are general CRs with calming spaces. They are used for pull out services (academic and social). 3 teachers and 5 IAs for SPED. ADA access seems mostly adequate - the principal is not aware of any issues with the exception of the stage (which is not really used).</p>					
If you could make three (3) changes to your school building tomorrow, what would you change?					
<p>1) More covered space outside. Rubberized surfacing, turf, and new playground equipment.</p> <p>2) Design of cafeteria as a more functional, technologically equipped, multi-use space that could accommodate staff meetings, large group events, etc.</p> <p>3) Update the library to be more inviting. New flexible furnishings.</p> <p>4) Building is a bit "drab". Colors and finishes could be improved - aesthetics make a difference!</p>					
Overall Ratings			18	52	
Total Score	70 /100				

Educational Adequacy Assessment

School Information				
School Name	Kraxberger Middle School	Grade Levels	6-8	
Address	17777 Webster Rd. Gladstone. OR 97027	Date of Assessment	December 8, 2023	
Principal Name	Heather Bailey	Assessor Name	Elisa Warner	





















Assessment **Excellent:** Meets all aspects of criteria. **Good:** Meets most aspects of criteria with minor exceptions. No serious deficiencies noted. **OK:** Meets some aspect of criteria, but falls notably short in other aspects. **Fair:** Criteria is mostly not met. **Poor:** Does not meet any aspects of criteria and serious deficiencies are present.

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
The school building and campus have the physical spaces and resources needed to promote student engagement, collaboration, and ownership of learning.	○	⊙	○	○	○
<p>Spaces within the school are neither inviting nor effectively arranged. It is an older building that has undergone a number of “haphazard modifications” over the years. Poor connectivity between spaces. The aging finishes do not create an appealing or inspiring learning environment. The principal reports that it is “hard to get parents in the door” as it’s just not an inviting atmosphere. The building feels “closed off” and difficult to navigate. Poor lighting is a huge issue. Broken skylights are present. The principal feels that the condition of the building communicates a negative message to students.</p> <p>Students tend to congregate in hallways, the cafeteria, or the library during unstructured time. The school also has a flex space “movement center” with a foosball table. However, it is not accessible or particularly welcoming and requires a staff member to be directly present (cannot be passively supervised from another area).</p> <p>The school has a wellness center; an existing room was updated for this purpose with funding from a small grant. It is a small room (not quite classroom-sized).</p>					

Learning environments accommodate differentiated instruction, flexible groupings, and scaffolding. The facility supports implementation of desired teaching and learning approaches.	○	⊙	○	○	○
<p>Classrooms are generally spacious. However, the school lacks extended learning areas (with the exception of one on the east side next to rooms 1-4). Flexible but old accordion-style walls are present in “pod area” of school, leading to noise transference between spaces. The walls are almost never opened up.</p> <p>Total enrollment of 350 students, with an average class size of 25 students.</p>					

Teachers are able to maintain comfortable conditions within all classrooms (e.g. temperature, lighting, acoustics, etc.). All learning spaces have access to natural daylighting, views to the outdoors, and/or connections to nature.	⊙	○	○	○	○
<p>The building experiences very inconsistent temperatures; the principal reports that it is “too hot or too cold everywhere.” The building is equipped with AC throughout, though it still “feels warm” when outside temps are high. There are four (4) interior classrooms without windows. Some classrooms have aging skylights that are “damaged and dirty.”</p> <p>Poor lighting throughout, especially in the library. Old fluorescent lighting is often kept off as it creates an unpleasant sensory experience, even triggering migraines.</p> <p>Accordion style walls in lead to noise transference between spaces. No voice amplification systems are present.</p> <p>The enclosed courtyard previously flooded into adjacent classrooms (Room 22, 9, etc.).</p>					

APPENDIX

Assessment (Continued)					
Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
The facility includes spaces that support STEAM instruction (e.g. makerspace, labs, art room, CTE areas, etc.).					
<p>Curriculum is very “tech-forward” yet the building lacks sufficient outlets. Learning spaces lack accessibility to water. Would like to replace water fountains with water bottle filling stations. Technology class is in Room 10 - it’s a larger room used for robotics, etc. The space has inadequate power. Would like to repurpose Room 13 into a FACS-style room to support cooking and sewing.</p> <p>There are two (2) dedicated science labs with sinks and gas spigots but no hoods (Rooms 21 and 22). One has an emergency shower. The labs have aging finishes. Fixed teacher demonstration tables limit flexibility of space. A non-working built-in dishwasher is present. Room 23 was also designed as a science lab but it is currently being used for math. The 6th grade wing uses a general classroom for science.</p> <p>The school has a large art room with kilns, sinks, and an instructor office (Room 28). The school has nicely sized band and choir rooms with practice rooms (though used for storage).</p>					
The facility has extended learning areas, allowing students to break away from formal instructional settings and engage in more independent activities while within sight and sound of staff.					
<p>The school has only one true extended learning area, in the middle of the newer addition next to rooms 1-4.</p>					
The facility supports daily routines and transitions. The organization of spaces, wayfinding and circulation support the effective flow of students throughout times of the day.					
<p>Narrow corridors lead to lots of bottlenecks. Bottlenecks occur at each corner as well as near room 11, the girls’ locker room and gym hallway.</p> <p>Wayfinding is inadequate- corridors look the same with no defining features.</p>					
Technology is seamlessly integrated into the facility. Teachers and students have the equipment and infrastructure to access, stream and project digital content throughout the building.					
<p>Newer pod has poor technology. Aging technological equipment and infrastructure in classrooms. Many classrooms are equipped with old data projectors or aging smartboards. No voice amplification systems are present. Old sound system in gym. No integrated AV in core areas.</p>					

Assessment (Continued)

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
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The facility supports principles of trauma-informed design, such as promoting a feeling of connectedness, minimizing environmental stressors, providing adequate personal space, and supporting multisensory experiences.

○ ○ ○ ⊙ ○

The principal reports that in spite of the limitations of the aging building, students feel very connected. Attendance rates are reportedly high. Staff inspire this sense of belonging.

A wellness room is present. The wellness center has different stations and movement areas.

A former conference room serves as a deescalation space or movement center. Special education teachers do “walk and talks” to help students manage emotions. Some of the 6th grade classrooms have “quiet corners.”

The facility includes adequate spaces to support the efficient preparation and serving of meals, including kitchen and dining areas.

○ ⊙ ○ ○ ○

The school holds three (3) lunches. the size of the cafeteria is very small. Servery does not move smoothly. The principal did not know of any issues or concerns related to the kitchen equipment.

The library is an inviting and functional space that is sized, equipped, and furnished to flexibly accommodate a variety of activities and group sizes.

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The library was recently renovated, but lighting is poor and the furniture is old and not flexible. The principal would like to make it a more warm and inviting space.

The facility has adequate space for administrative offices and functions including meeting rooms as well as other administrative supports.

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An adequate number of staff offices is provided in the main office. The school has a conference room which is used frequently; another is needed, as the space is often double booked. Staff lounge and workroom are adequate. Health room with 2 cots is present; the school does not have continuous nursing services and nurse's have commented that they aren't happy with the space (but lack specifics). Counseling office is positioned next to the library and Room 9. Room 20 hosts Trillium Services; the adjacent space hosts NW Family Services. Both only see students (not members of the public).

APPENDIX

Assessment (Continued)					
Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
The facility and grounds have adequately sized and equipped spaces to support the District's P.E. curriculum.					
Two gyms - one older and one newer. Multiple "layers" of gym flooring present. No weight room is present, although there is high student interest in this. Two locker rooms - recently installed some single stall changing where showers were previously located. Three (3) FTE PE teachers; 2 teach PE and 1 health at all times.					
The gym can fit the entire student body for an assembly.					
The facility and campus serve as a hub for community activities and include dedicated space(s) for community use or services.					
Public frequently uses the facility and grounds after hours. Not able to close off academic wings when core areas are in use after hours. Fire doors and gates are ill-placed. Restrooms are cut off from the public due to placement of fire door.					
Frisbee golf course and outdoor picnic tables receive frequent community use. The school is used nearly every night from 4:30-9:00 pm. A lot of dog walkers use school grounds. Fields are used by GHS for athletics.					
The facility is culturally responsive – a place where students of all backgrounds and identities feel a sense of belonging, like they are seen, represented, and celebrated.					
This is an area of active improvement. Working to find ways to integrate more culturally representative artwork. Ability to change artwork displays over time is important. Principal feels that students do feel a sense of belonging - staff have contributed to this.					
The grounds support efficient drop-off and pick-up experiences. There are separate lanes or areas for buses vs. parents. Pedestrian paths are contiguous and clearly delineated. Vehicles generally move smoothly with minimal congestion.					
The school shares a parking lot with the District Office, though this has not been an issue. Most walkers access the school via "ant hill trails" off fields. No major issues reported.					

Assessment (Continued)

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
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The building and site are thoughtfully designed and equipped to provide safe and secure environments with effective passive supervision, access control, and territorial reinforcements. A welcoming yet secure entry vestibule is present. Signage directs visitors to the main office. The facility supports the District's lockdown / lockout protocols.

○ ⊙ ○ ○ ○

No secure entry vestibule is present. The main entry doors are equipped with a camera and remote buzzer entry. There is signage directing people to report to the main office, though it is possible to disregard and proceed into the building. The receptionist interacts with visitors via a transaction window once they enter. The principal has received feedback from some families that arrival experience is not welcoming. Staff try to greet people at the door at times. Exterior fencing is not complete but it reportedly has not been a problem. Interior cameras are described as "horrible" and exterior cameras are ill-placed. Areas near the courtyard are difficult to monitor. During lockdowns, "it's a long of running around to secure stuff vs. pushing just pushing a button." Fire door placements are problematic. Broken window coverings in areas. Trying different approaches to keep students out of sight, as first responders have reportedly asked to be able to see through door relites. Alarm system is "very poor." It is able to be armed even when exterior doors ajar or not closed all the way. One keypad at front door. Fob access to exterior doors is good.

The school building is adaptable to changing needs.

○ ⊙ ○ ○ ○

The principal does not feel that the school is very adaptable long-term. Currently, lower enrollment levels have allowed greater flexibility - this will change if enrollment increases in the future. As mentioned previously, the building's infrastructure and lack of outlets does not support growth of STEAM activities.

The number, placement, and type of restrooms are adequate to meet the needs of students, staff, and visitors. Gender-neutral options are available and not burdensome to access. ADA accessible stalls are well integrated.

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Five single-stall, gender-neutral restrooms are present - 3 for staff and two for students. More staff restrooms are reportedly needed. Cannot monitor handwashing from corridors. Mostly student restrooms are doorless but some with doors. One is particularly difficult to supervise - had to block off a door to limit access (girls restroom next to Room 9).

APPENDIX

Assessment (Continued)

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
Outdoor recreational amenities align with the ages of students. Playing fields are free of significant drainage issues or other conditions limiting use. For elementary schools, a variety of playground equipment options are provided, including surfacing and equipment to support ADA access. An adequately-sized covered play area is present.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
The school has a community frisbee golf course that extends through the grounds. Fields are used by GHS for athletics after hours.					
The facility supports the school’s approach to delivering special education programs and services. Special education learning spaces are appropriately sized and equipped. Any dedicated special education rooms or spaces are well integrated into the larger facility to promote a sense of inclusion. Students with physical disabilities are easily able to travel alongside able-bodied peers when accessing different areas of the building and transitioning between spaces. Accessible restroom facilities are conveniently placed, offer dignity and privacy, and are appropriately equipped to meet the needs of enrolled special education students.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Three (3) resource rooms (rooms 2, 12, 25) and one (1) specialized functional life skills classroom (room 1). Some rooms have connecting doors. LEEP is room 11 (county based). Up to 8 students in the functional life skills classroom. Would be beneficial to have access to a kitchenette. Does not have an adjacent ADA restroom.					
LEEP has a restroom across the hall that has a changing table.					
No dedicated SPED offices. SLP in room 18. Have drop in OT/PT only.					
Old lifts are present in many areas.					
If you could make three (3) changes to your school building tomorrow, what would you change?					
1. Secure entry vestibule 2. Lighting upgrades 3. Improved ADA access					
Overall Ratings	1	18	18	16	0
Total Score	52 /100				

Educational Adequacy Assessment

School Information

School Name	Gladstone High School	Grade Levels	9-12
Address	18800 Portland Avenue Gladstone OR 97027	Date of Assessment	December 8, 2023
Principal Name	Amy Mikesell (Cody Aker)	Assessor Name	Thea Wayburn

Assessment

Excellent: Meets all aspects of criteria. **Good:** Meets most aspects of criteria with minor exceptions. No serious deficiencies noted.
OK: Meets some aspect of criteria, but falls notably short in other aspects.
Fair: Criteria is mostly not met. **Poor:** Does not meet any aspects of criteria and serious deficiencies are present.

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
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The school building and campus have the physical spaces and resources needed to promote student engagement, collaboration, and ownership of learning.

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Yes there is physical space to accomplish this. However, there are instructional spaces without windows, creating a parity issue among classrooms' physical components.

Not all classrooms have permanent storage amenities. Those without storage often have brought in mobile pieces.

The shop classrooms at the rear of the school are not conducive to collaboration and engagement - they are older and need to be remodeled to meet current instructional needs.

Learning environments accommodate differentiated instruction, flexible groupings, and scaffolding. The facility supports implementation of desired teaching and learning approaches.

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Most classrooms are not sized to move furniture in a fluid way. There are a few classrooms that are oversized that would easily accommodate this but it is not across the board.

The weight room has accessibility and safety issues. Accessibility issues are present at the south side entry of the building. Lifts are not operational; this affects adaptive PE classes.

The shops are not accessible. Technology and science tables are too high to be utilized by a student in a wheelchair.

Teachers are able to maintain comfortable conditions within all classrooms (e.g. temperature, lighting, acoustics, etc.). All learning spaces have access to natural daylighting, views to the outdoors, and/or connections to nature.

○ ⊙ ○ ○ ○

The current mechanical system is inadequate and airflow is not desirable. Windows are not operable. There have been several times where airflow has decreased significantly. Not all classrooms have windows or views to the outside. Existing doors have issues staying closed, which affects airflow within the school.

APPENDIX

Assessment (Continued)					
Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
The facility includes spaces that support STEAM instruction (e.g. makerspace, labs, art room, CTE areas, etc.).					
<p>The art program has two large classrooms.</p> <p>There is a dedicated CTE wing. As noted in the facility assessment, there is need for a dust collection system. It is noted the school will be providing a health sciences program, but there is currently not a physical space available with plumbing/sinks for this program’s needs.</p> <p>There is an an elective called history of foods (not a dedicated culinary program) but the room’s infrastructure is outdated and undersized although it is utilized on a regular basses. Special Education students also use this room..</p> <p>The school lacks adequate electrical infrastructure to support this type of instruction. Classrooms lack an adequate amount of outlets to accommodate current and future instructional needs. WIFI issues are present throughout the school.</p> <p>Shop buildings lack storage, classroom space, heat and airflow. There are no “makerspace” areas. Doors do not close properly and there are issues with the alarm.</p>					
The facility has extended learning areas, allowing students to break away from formal instructional settings and engage in more independent activities while within sight and sound of staff.					
<p>The Student Center (back side of the library) is used for this purpose.</p> <p>The hallway outside the science wing has been used for group work but in general the other hallways are not wide enough to be utilized for breakout space.</p>					
The facility supports daily routines and transitions. The organization of spaces, wayfinding and circulation support the effective flow of students throughtout times of the day.					
<p>This school lacks wayfinding. It is desired to use paint to identify halls (i.e. blue hall, etc.). The goal is to only utilize the main entry doors but there are so many doors at this site that they get used even if they are marked not for use.</p>					
Technology is seamlessly integrated into the facility. Teachers and students have the equipment and infrastructure to access, stream and project digital content throughout the building.					
<p>All students are 1:1, using Chromebooks. There is a lack of connectivity that is definitely affected by the amount of devices being used (i.e .accessing Wi-Fi).</p> <p>Classrooms utilize Smartboards, document cameras and mostly projectors and whiteboards. Flat panels are not present in classrooms spaces.</p> <p>There is not a dedicated computer lab; there are a few labs throughout the building but not a general lab.</p> <p>Classrooms lack an adequate amount of outlets to accommodate current and future instructional needs. WIFI issues are present throughout the school.</p>					

Assessment (Continued)

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
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The facility supports principles of trauma-informed design, such as promoting a feeling of connectedness, minimizing environmental stressors, providing adequate personal space, and supporting multisensory experiences.

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The school does support it but staff have had to create spaces with what is available. For example, a conference room near the counseling area has been converted into a calming room. This room is also used for students if they have a concussion or for outside therapy appointments (private areas). There is just one of these spaces for the entire student population. The school also has a counseling area located near the main office.

The facility includes adequate spaces to support the efficient preparation and serving of meals, including kitchen and dining areas.

○ ○ ○ ⊙ ○

There is one lunch period. Juniors and seniors are allowed off campus for lunch though it is hard to regulate.

The kitchen is a full production kitchen; they also provide meals to GCCF and for special events. The kitchen is designed for four staff members. There are not issues with kitchen deliveries impacting students.

Students can eat anywhere in the building and are allowed outside when weather permits. The courtyard is also widely used.

The library is an inviting and functional space that is sized, equipped, and furnished to flexibly accommodate a variety of activities and group sizes.

○ ○ ○ ○ ⊙

The library is open all hours and staffed the majority of the time. English departments bring students through each trimester. The library is used as an overflow study space. It has been used for testing in past, but not currently. It is not used by after school clubs (clubs utilize classroom space). It is large enough to support a variety of group sizes.

The facility has adequate space for administrative offices and functions including meeting rooms as well as other administrative supports.

○ ○ ○ ⊙ ○

It is noted that acoustics in the main office and counseling is lacking and impedes confidentiality and privacy. Ceilings and walls lack insulation.

There is an adequate amount of space for meetings and conference rooms; currently GHS is housing several district staff (in office space). It would be ideal to have spaces other than cubicles for disciplinary spaces or for students who need quiet space to do their work.

The school has several offices dedicated for outside agencies (i.e Drug and Alcohol). There is not an SRO officer currently but that is being worked on from a hiring process. The school has a security monitor.

For professional development or staff meetings, the Demo Room is used but lacks the proper furnishings. The cafeteria and student center are also used but not ideal in terms of size; however their location allows staff to see what is going on outside these rooms.

APPENDIX

Assessment (Continued)

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
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The facility and grounds have adequately sized and equipped spaces to support the District's P.E. curriculum.

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Students must take at least one year of PE to graduate. PE elective options are available if students want to take PE beyond what is required - Team Sports, Weights, PE, Healthy Alternatives. There are two FTO PE teachers.

The weight room is in need of improvements. There is direct access to the weight room from the boys' locker room but not the girls'. Staff utilize the breezeway to ensure parity in access to this space.

The mat room is in need of a re-design to make it more functional. There was a wall removed about 9 years ago but an operable wall is desired so that multiple groups could use it. The height of the space makes it hard to maintain the lighting; ceiling tiles need to be repaired. The training room is less than ideal. It lacks internet access, ventilation and adequate power and is hard to supervise.

The main gymnasium scoreboards are 45 years old but cannot accommodate current and future needs. There are acoustic issues in the gymnasium; it is hard to play videos. The stadium sound system is non-functional. Repairs have been made but are short terms fixes.

The high school uses the middle school's baseball and softball fields. They are flipping the fields at the middle school for softball and baseball. However there are no concessions or dugouts here.

There are community requests to use athletic spaces. At GHS, the 2 gyms, cafeteria and weight room are consistently in use; there is no availability for outside agencies to use at the high school level unless it is after 8pm. GHS does not have proper space for cheer so it occurs at multiple locations/buildings.

The facility and campus serve as a hub for community activities and include dedicated space(s) for community use or services.

○ ○ ○ ○ ○

Community Schools Program (a districtwide program) uses a number of spaces at this school (e.g. cafeteria, art room, foods room, auditorium, library and classrooms).

The facility is culturally responsive – a place where students of all backgrounds and identities feel a sense of belonging, like they are seen, represented, and celebrated.

○ ○ ○ ○ ○

No- this school does not provide this. There is a mural in one of the hallways that show different cultures. Teachers will put up posters of different cultures. Families might have a hard time navigating the school if English is not their first language.

The gallery space outside CTE and tackboards area available but they are not used in that way. Some signage is in Spanish. Cafeteria has some Latino activities but it doesn't feel very inviting.

The grounds support efficient drop-off and pick-up experiences. There are separate lanes or areas for buses vs. parents. Pedestrian paths are contiguous and clearly delineated. Vehicles generally move smoothly with minimal congestion.

○ ○ ○ ○ ○

Before school and after school vehicular congestion is a huge concern. Cars block access for buses and student are blocked in. There are issues with exiting the site and vehicles being hit. Parking is an issue for events.

Assessment (Continued)

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
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The building and site are thoughtfully designed and equipped to provide safe and secure environments with effective passive supervision, access control, and territorial reinforcements. A welcoming yet secure entry vestibule is present. Signage directs visitors to the main office. The facility supports the District's lockdown / lockout protocols.

○ ○ ⊙ ○ ○

There are many access points to this building that make it hard to supervise.

Students transition from the main building to the shop - there are security issues with supervising students while transitioning between buildings. When stadium is used for outdoor instruction, there are safety concerns. School track is used by the community 16-17 hours a day. Lighting needs to be replaced; light poles and several of them are leaning. The school has a great relationship with PGE (parents of former students) who help out when there are issues. Many security cameras do not work or there are areas that lack coverage. Glazing in the newer parts of the building are not conducive for safety and security. Glazing is not opaque. The front lacks a entry vestibule - it would be highly desired.

The school building is adaptable to changing needs.

○ ○ ⊙ ○ ○

With the continued demand for expanded CTE opportunities, programs have specific needs that the facility cannot support. Some classrooms lack voice amplification systems or access to teacher microphone for students with special auditory needs.

It is noted the simplicity of the instruction all spaces make it easy to be adaptable for program changes.

The number, placement, and type of restrooms are adequate to meet the needs of students, staff, and visitors. Gender-neutral options are available and not burdensome to access. ADA accessible stalls are well integrated.

○ ○ ⊙ ○ ○

Not all student restrooms are accessible. Student restrooms are not easily supervised. Doors have been removed on a number of them or are locked (which causes issues to access single-use restrooms).

The health room has a single use restroom. There is also one near the theater (but this one is not accessible).

There are 2 dedicated staff restrooms in the main office. There are restrooms near the band and choir but are locked, although staff use them.

Changing stalls are available in the locker rooms. In the girls restrooms the changing stalls are connected to individual showers. Changing stalls in the boys locker rooms are floor to ceiling so they cannot be supervised.

APPENDIX

Assessment (Continued)					
Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
Outdoor recreational amenities align with the ages of students. Playing fields are free of significant drainage issues or other conditions limiting use. For elementary schools, a variety of playground equipment options are provided, including surfacing and equipment to support ADA access. An adequately-sized covered play area is present.					
<p>The turf field across the street is used for football, boys and girls soccer, games. This field is booked all day every weekend. It is also used for track and field, and for baseball and softball practices. The track is in need of repair, partly due to the community usage. It is noted that because of the high use there is little damage or graffiti. However, the area would benefit from lighting upgrades, additional security cameras, and restrooms. The track shed on the south ends is often used as a locker room/meeting room but it lacks restrooms or the ability to be secured; a secure permanent locker room would be ideal.</p> <p>Turf for the baseball and softball fields is highly desired. The fields are situated on wetlands (stream located underneath) - frequent water and drainage issues. City piping (runoff and maybe sewer) runs under the fields and there are manhole grates that have to be covered. It is noted that these fields were graded for a parking lot so it is not ideal for field playing conditions. This impacts playing abilities, especially for baseball. Grass areas at baseball and softball are used as practice fields and take a lot of wear and are used 9 months a year. The softball field lacks concessions (although it has announcer box).</p>					
The facility supports the school's approach to delivering special education programs and services. Special education learning spaces are appropriately sized and equipped. Any dedicated special education rooms or spaces are well integrated into the larger facility to promote a sense of inclusion. Students with physical disabilities are easily able to travel alongside able-bodied peers when accessing different areas of the building and transitioning between spaces. Accessible restroom facilities are conveniently placed, offer dignity and privacy, and are appropriately equipped to meet the needs of enrolled special education students.					
<p>There are three learning specialists located in typical classrooms. It is not an inclusive model, more pullout (students spend significant time in one space). There are offices that are interconnected. There is a LEEP classroom at this site. An adult transitions program is housed in a modular building; not sized adequately.</p> <p>Ideally would like these special education spaces to be larger to provide calming areas within these classrooms. Accessible bathrooms are located near the current spaces. Classrooms themselves lack handwashing sinks.</p>					
If you could make three (3) changes to your school building tomorrow, what would you change?					
<p>Improvements to all athletic facilities. A pool would be ideal at this site.</p> <p>Upgrades and replacements to HVAC systems.</p> <p>Windows at that operable and door hardware improvements to keep doors closed when desired.</p>					
Overall Ratings	0	12	24	20	5
Total Score	61 /100				

Educational Adequacy Assessment

School Information

School Name	Gladstone Center for Children and Families	Grade Levels	Up to Age 7
Address	18905 Portland Avenue Gladstone OR 97027	Date of Assessment	December 8, 2023
Principal Name	Sarah Dunkin	Assessor Name	Thea Wayburn

Assessment **Excellent:** Meets all aspects of criteria. **Good:** Meets most aspects of criteria with minor exceptions. No serious deficiencies noted.
OK: Meets some aspect of criteria, but falls notably short in other aspects.
Fair: Criteria is mostly not met. **Poor:** Does not meet any aspects of criteria and serious deficiencies are present.

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
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The school building and campus have the physical spaces and resources needed to promote student engagement, collaboration, and ownership of learning. ○ ○ ○ ⊙ ○

Within the building there are a number of places that allow for collaboration. There are also two outdoor areas for play and instruction but they are usually filled/scheduled. A third unscheduled play area is highly desired to serve the students at this facility.

There are small alcoves and areas of the building that are utilized for small group instruction. There are also a few small offices but they are not located near the classrooms (off a hallway).

Learning environments accommodate differentiated instruction, flexible groupings, and scaffolding. The facility supports implementation of desired teaching and learning approaches. ○ ○ ⊙ ○ ○

Access to the rear play area is through the gymnasium, which affects instruction when access to the playground is needed.

There are small alcoves and areas of the building that are utilized for small group instruction. There are also a few small offices but they are not located near the classrooms (off a hallway).

The site would like a commercial washer and dryer. There is a washer and dryer in the health room but it is not adequate for the needs of this facility. Laundering happens often and the current equipment cannot support this.

Staff utilize classroom space for meetings but the furniture is geared toward children in terms of size. The furnishings are older and there are issues with breakage. All classrooms should have durable seating and a variety of sizes for both student and staff.

Teachers are able to maintain comfortable conditions within all classrooms (e.g. temperature, lighting, acoustics, etc.). All learning spaces have access to natural daylighting, views to the outdoors, and/or connections to nature. ○ ○ ○ ⊙ ○

In general the classrooms do not have issues. The main conference room has had instances of being too warm, but these issues seem to be addressed in a timely manner.

There are many large windows in the lobby and classrooms have windows to the exterior (as well as doors).

APPENDIX

Assessment (Continued)					
Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
The facility includes spaces that support STEAM instruction (e.g. makerspace, labs, art room, CTE areas, etc.).	○	○	○	⊙	○
<p>Students do art/messy activities within their classrooms and the spaces seem adequate. At this time there is not a need for a dedicated art room space.</p> <p>At Rooms 7 and 8, it is in the works to provide access to the outdoors (as an extension of the classroom). This work is being done through grants.</p>					
The facility has extended learning areas, allowing students to break away from formal instructional settings and engage in more independent activities while within sight and sound of staff.	○	○	○	⊙	○
<p>Students, due to their age groups, are supervised all the time outside of the classrooms. As noted above, alcoves in the building get utilized for group instruction. Hallways are wide enough to support some group instruction although staff have located mobile storage in the hallways (not the original intent).</p>					
The facility supports daily routines and transitions. The organization of spaces, wayfinding and circulation support the effective flow of students throughout times of the day.	○	○	⊙	○	○
<p>Students arrive and enter the building through the main entry vestibule; Head Start has a separate entry. Signage is present for these programs.</p> <p>Dental patients have to be met at the door to know where to check in and go (dental hygienist picks them up). The two sets of main entry doors are for Pre-K and K and then Head Start, so it is not clear to those coming for dental services where to go (lack of signage).</p>					
Technology is seamlessly integrated into the facility. Teachers and students have the equipment and infrastructure to access, stream and project digital content throughout the building.	○	○	○	⊙	○
<p>Teachers use Smartboards and document cameras. However the setup is awkward in which they have to use technology and face the students for instruction. Students aren't often on devices. The preschool has utilized technology - they take photographs of themselves and then project so students can see themselves in the classroom.</p> <p>Flat panels are present in the hallways.</p> <p>In the conference room, the projector and whiteboard are used all the time. This room is also used for instruction so sometimes extra cords have to be brought in to work. In the cafeteria, there is a screen and a mobile document camera is brought in and plugged to floor box (older device). Professional Development happens in there.</p>					

Assessment (Continued)

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
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The facility supports principles of trauma-informed design, such as promoting a feeling of connectedness, minimizing environmental stressors, providing adequate personal space, and supporting multisensory experiences.

○ ○ ○ ⊙ ○

Teachers utilize their spaces well to accommodate this (within classrooms).

A Discovery classroom is present on-site to help students with social/emotional learning. However if enrollment increases, this room would have to be utilized for instruction and there would not be a physical space available to house this.

The facility includes adequate spaces to support the efficient preparation and serving of meals, including kitchen and dining areas.

○ ○ ○ ⊙ ○

Site serves breakfast and lunch. There are two kitchen staff.

The kitchen is a warming kitchen. There are known refrigeration issues, but they have been addressed.

The library is an inviting and functional space that is sized, equipped, and furnished to flexibly accommodate a variety of activities and group sizes.

○ ○ ○ ⊙ ○

There is not a dedicated library at this site. The lobby has a "library" area. There is a new city library being constructed that will be utilized by the students at GCCF.

The facility has adequate space for administrative offices and functions including meeting rooms as well as other administrative supports.

○ ○ ○ ⊙ ○

The large conference room is the main meeting space, but since it also serves as an instructional space, the principal's office or the lobby are often used for meetings. For private meetings, the principal's office is often the best option.

Most of the time there is space available for meetings. There are a number of offices throughout the facility; however the dentist does not have a dedicated office space. A staff room is available but lacks a dishwasher.

APPENDIX

Assessment (Continued)					
Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
The facility and grounds have adequately sized and equipped spaces to support the District's P.E. curriculum.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
There is a one large multipurpose activity room that serves as the "gymnasium." Outdoor areas are just used for scheduled recesses. Students go to PE twice a week.					
The facility and campus serve as a hub for community activities and include dedicated space(s) for community use or services.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Head Start rooms are used for baby playgroups on Fridays when Head Start is not open. The cafeteria and conference room are used after hours by community events.					
The facility is culturally responsive – a place where students of all backgrounds and identities feel a sense of belonging, like they are seen, represented, and celebrated.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
<p>The school has a staff member who is fluent in Spanish; she greets Spanish-speaking families and visitors. This is especially helpful for dental patients coming to the site.</p> <p>The library in the lobby has some representation of cultures, but the principal acknowledges that there is room for improvement in this area.</p>					
The grounds support efficient drop-off and pick-up experiences. There are separate lanes or areas for buses vs. parents. Pedestrian paths are contiguous and clearly delineated. Vehicles generally move smoothly with minimal congestion.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to streets is always concerning. Both parents and staff utilize the parking lots near the front entry. Having one of the playgrounds near this parking lot has not been an issue (the playground is fenced).					

Assessment (Continued)

Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
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The building and site are thoughtfully designed and equipped to provide safe and secure environments with effective passive supervision, access control, and territorial reinforcements. A welcoming yet secure entry vestibule is present. Signage directs visitors to the main office. The facility supports the District's lockdown / lockout protocols.

○ ○ ○ ○ ○

Lack of window coverings is an issue. The lobby has blinds on every window but there is a time issue to get them all down. In the event of an active shooter, not all classrooms are able to be secured - there is a large amount of glass here, and not all of it is opaque. The classrooms have blinds but there are open cubby storage against the interior glazing that have no coverings. It would be idea to have motorized coverings in classrooms that could be lowered by the push of a button. Curtains could also work instead of adding opaque panels to the glass.

There is one pull station located in the back of the kitchen; this doesn't feel adequate to staff.

The school building is adaptable to changing needs.

○ ○ ○ ○ ○

The principal feels this building is somewhat adaptable for the current needs. However, enrollment increases will affect use of physical spaces. This site cannot address the needs of children beyond age 7.

The number, placement, and type of restrooms are adequate to meet the needs of students, staff, and visitors. Gender-neutral options are available and not burdensome to access. ADA accessible stalls are well integrated.

○ ○ ○ ○ ○

The boys' restroom has 4 urinals and one stall (girls' restroom has all stalls). It is an issue for kids in terms of privacy and comfort levels. Would prefer to have stalls in there with toilets (no urinals). The larger restrooms do not have lower fixtures like the preschool restrooms do.

There are 3 staff restrooms in this facility.

The health room restroom could be used as a student gender neutral restroom if needed.

APPENDIX

Assessment (Continued)					
Ratings	1 = Poor	2 = Fair	3 = OK	4 = Good	5 = Excellent
Outdoor recreational amenities align with the ages of students. Playing fields are free of significant drainage issues or other conditions limiting use. For elementary schools, a variety of playground equipment options are provided, including surfacing and equipment to support ADA access. An adequately-sized covered play area is present.	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
It was recently brought up from the preschool evaluation that that the pirate ship is high enough to warrant fall protection and it does not have it. There are potential fall issues on the front playground - students climb on the drums located adjacent to the concrete wall. Neither playground is fully accessible.					
One of the two outdoor play areas is covered.					
An additional outdoor space that is not scheduled for recesses is highly desired. There is a small staff parking lot behind the building that is not fully used that would make an ideal candidate for an additional play area.					
The facility supports the school’s approach to delivering special education programs and services. Special education learning spaces are appropriately sized and equipped. Any dedicated special education rooms or spaces are well integrated into the larger facility to promote a sense of inclusion. Students with physical disabilities are easily able to travel alongside able-bodied peers when accessing different areas of the building and transitioning between spaces. Accessible restroom facilities are conveniently placed, offer dignity and privacy, and are appropriately equipped to meet the needs of enrolled special education students.	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
This site has inclusive classrooms for students that meet those needs. When specific furniture or equipment is needed, the school has access to it, but nothing is on hand/on site.					
There aren’t rooms specifically designed for special education, but the staff are able to use the building itself to accommodate certain needs.					
If you could make three (3) changes to your school building tomorrow, what would you change?					
1. Provide better window coverings throughout the facility. 2. Create additional outdoor play space. 3. Add more square footage so more preschool students could attend - more classroom space.					
Overall Ratings	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Total Score	<div></div> 72/100				

A ROOFING STUDY FOR THE

GLADSTONE SCHOOL DISTRICT

17789 WEBSTER ROAD

GLADSTONE, OREGON 97027



PREPARED BY

PAUL L. BENTLEY, ARCHITECT, AIA, P.C

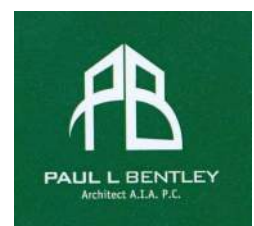
615 SE JACKSON STREET

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August 2023



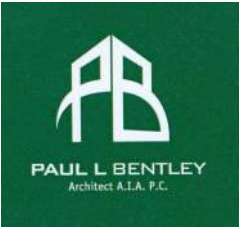
Definitions

BUR	Built Up Roofing (Standard Hot Mop)
Modified BUR	Built up Roofing (Hot Mop with modified asphalt)
Single Ply	Roofing consisting of one ply (TPO, EPDM, etc)
TPO	Thermoplastic Polyolefin (single ply roofing)
EPDM	Ethylene propylene diene terpolymer (single ply roofing)
Aluminum Emulsion	Aluminum Reflective Coating
Shingles	Asphalt Shingles
Gravel Ballast	Rocks used to weigh down and protect single ply roofs
Tremco	Roofing Manufacturer
Alligatoring	Cracking in the Cap Sheet

General Comments

The District has a variety of roofing materials, styles and issues which is common with Oregon School Districts. Overall there is much roofing work to be done, much of which should be included in a bond issue given there is either immediate roofing repairs, or replacements that should be done within the next 5 years. I would like to comment however that in comparison to many Districts I have worked in, your District maintenance staff has done a tremendous job keeping roofs maintained with limited funds. I noticed that most of your roof drains appear to have been cleaned recently and Kris Hill, of facilities, indicated that this was something he really tries to stay up on. I commend you for this as this is a simple way to extend life cycles for roofs and reduce leaks.

This report is broken down by each school/roof and includes rough SF estimates of each roofing type, a brief discussion of our observations from our roof walks, along with photos, recommendations and a roof diagram.



John Wetten Elementary School

AlphaGuard Restoration over BUR Area:	12,465 SF
Aluminum Coating Restoration over BUR Area:	20,332 SF
Older BUR Area:	43,824 SF
Metal Roofing @ Entry:	1,222 SF

Approximately 1/4 of the school was refurbished in 2019 using a Tremco restoration coating (appears to be the NR AlphaGuard BIO Restoration product). I have noted the area in the SW quadrant on the roof diagram. The product appears to have been installed with good workmanship and detailing. According to maintenance, there were leaks particularly around drains, but since being restored, this roof has not had any issues with the exception of leaking below some exposed ductwork. This area was patched. Visual appearance reflects the product is holding up well and the less foot traffic the longer it will perform. Approximately another ¼ of the school was refurbished in 2020 using an aluminum coating which does not have the same level of quality as the AlphaGuard. This roof area is noted in the SE quadrant on the roof diagram. Several blisters have appeared which should be repaired immediately prior to them opening into leaks. It appears other maintenance has been outstanding on this roof as it is clean, drains are clean, and finish appears to be holding up fairly well. Maintenance has indicated the school is still experiencing a few leaks in this area of the roof and especially around roof drains. We noted the sheet metal work in both of the roof areas which had been restored had a lower workmanship quality with visible sealants in many joints.

The remaining roof area, approximately ½ of the school, appears to be an older BUR, and is noted as such on the roof diagram. According to maintenance, this portion of the school has not experienced many leaks. However, the cap sheet is definitely showing signs of wear and is very near the end of its life cycle. Alligatoring, loss of granules, and notable patches are all areas of concern. Several areas appear to be ponding water, which is a sure way to reduce the cap sheets life expectancy as well as greatly increase your chance for leaks. These areas should be reviewed for methods to increase slope. The Kalwall skylights are showing signs of UV degradation and probably should be replaced during a re-roof. In addition, we noted many curbs in this area with worn out, cracking and alligatoring cap sheet which need replacement.



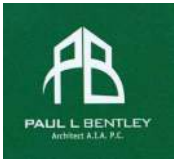
APPENDIX



ROOF AREA RESTORED IN 2019



DUCTWORK WITH PATCHED LEAKS BELOW IN 2019 REFURBISHED ROOF AREA





ALUMINUM EMULSION RESTORATION IN 2020



BLISTERS @ ALUMINUM EMULSION RESTORATION IN 2020



APPENDIX



DRAIN PATCHING DUE TO LEAKS



SHEET METAL WORKMANSHIP POOR – RELIANT UPON SEALANT



OLDER BUR HAS SIGNIFICANT GRANULE LOSS ON CAP SHEET



OLDER BUR HAS ALIGATORING AND GRANULE LOSS



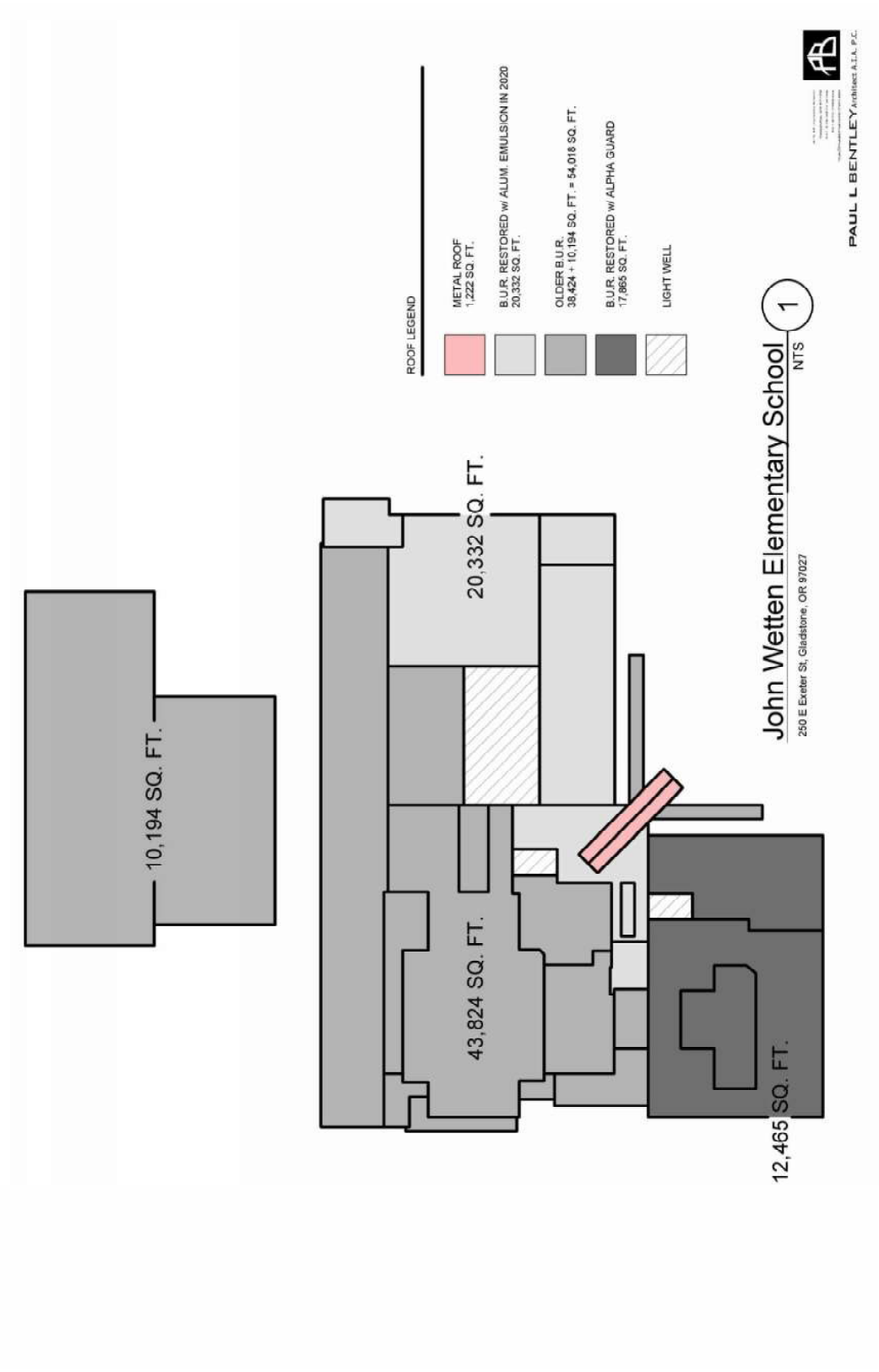


KALWALL SKYLIGHTS WITH UV DEGRADATION



OLDER BUR AREAS WEARING OUT REQUIRING PATCHING





RECCOMENDATIONS FOR JOHN WETTEN ELEMENTARY SCHOOL

- Budget for roof replacement of the area restored with the AlphaGuard in 10-15 years and continue roof maintenance. Budget should include sheet metal and flashing replacement.
- Replace roof drains which are leaking in the area restored with the aluminum restoration product and repair blisters immediately and budget for roof replacement within 5 years. Budget should include sheet metal and flashing replacement.
- The older BUR roof should be replaced as soon as possible. We recommend complete replacement within the next 1-2 years.
- Continue roof maintenance and drain cleaning on a regular basis.

Kraxberger Middle School

AlphaGuard Restoration over BUR Area:	8,705 SF
Aluminum Coating Restoration over BUR Area:	4,200 SF
Older Worn BUR Area:	79,639 SF
Composition Shingles:	1.950 SF

This roof, similar to the Child and Family Center roofs, has rollable solar panels across a majority of the roof which is an older BUR system. The gym roof at the back (west) side of the school appears to have been refurbished in 2022 using a Tremco restoration coating (appears to be the NR AlphaGuard BIO Restoration product). I have noted this area as the most westerly roof on the roof diagram. The lower area, immediately to the east is a BUR installed in 2006 which appears to be in reasonable shape but has had an aluminum Emulsion product added at all wall to roof transitions several years ago. The older modular roofs, located along the northwest quadrant are an older BUR system which has been patched and is worn out including alligating and granule loss. An aluminum emulsion was applied to the joints in an effort to help reduce leaks, but these roofs appear to be completely worn out. Replacement of these modulares is probably the best solution for these roofs. The single modular with a shingle roof, located farthest north, appears to be in reasonable shape requiring no work in the near future. The roof area noted in the NE quadrant is a BUR which appears to be newer and also has an aluminum emulsion along the roof edges. The largest roof area, middle portion of the school, noted on the roof diagram, is an older BUR which is showing signs of fatigue including alligating, granule loss and several large blisters. This area also contains rollable solar panels. These rollable panels will be removed for a re-roof and I am not familiar enough with the system to understand if they can or cannot be re-used, as they appear to be adhered to the roofing. There is one curb that has been wrapped up in a tarp as opposed to covered with sheet metal and it should be capped prior to fall. There were a few larger blisters which should be repaired immediately. We also noted some blistering and alligating in the cant above the main entry. The roof in the SE corner was replaced in the summer of 2021 and appears to be in good shape.

In addition we noted a few envelope/roofing issues such as the CMU wall near the back gym could really use an elastomeric paint to seal the block. The sealants in the EFIS and the EFIS to CMU appear to be worn and worthy of replacement as well. The exposed brick in the same area should be sealed and some flashings around sealants should be reviewed. There was some minor moss noted on one roof area.



ROLLABLE SOLAR PANELS COVER MUCH OF THE ROOF



GYM ROOF RESTORED IN 2022 WITH ALPHA GUARD COATING





2006 BUR WITH ALUMINIUM EMULSION ON EDGES



2006 BUR WITH ALUMINIUM EMULSION ON EDGES



OLDER MODULAR UNITS TO BE REPLACED



OLDER BUR WITH ROLLABLE SOLAR PANELS





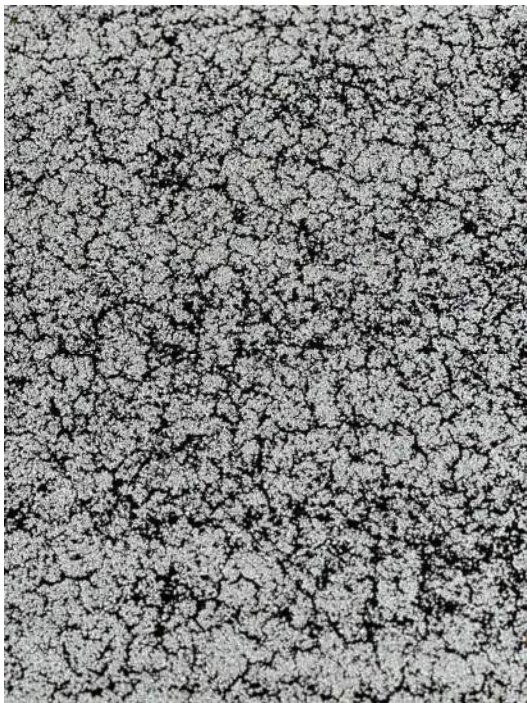
OLDER BUR CAP SHEET IS ALIGATORING AND BLISTERING



PONDING, GRANULE LOSS & NEED FOR SEALANT AT FLASHINGS



OLDER BUR PONDING ISSUES



ALIGATORING IN CAP SHEET IN OLDER BUR

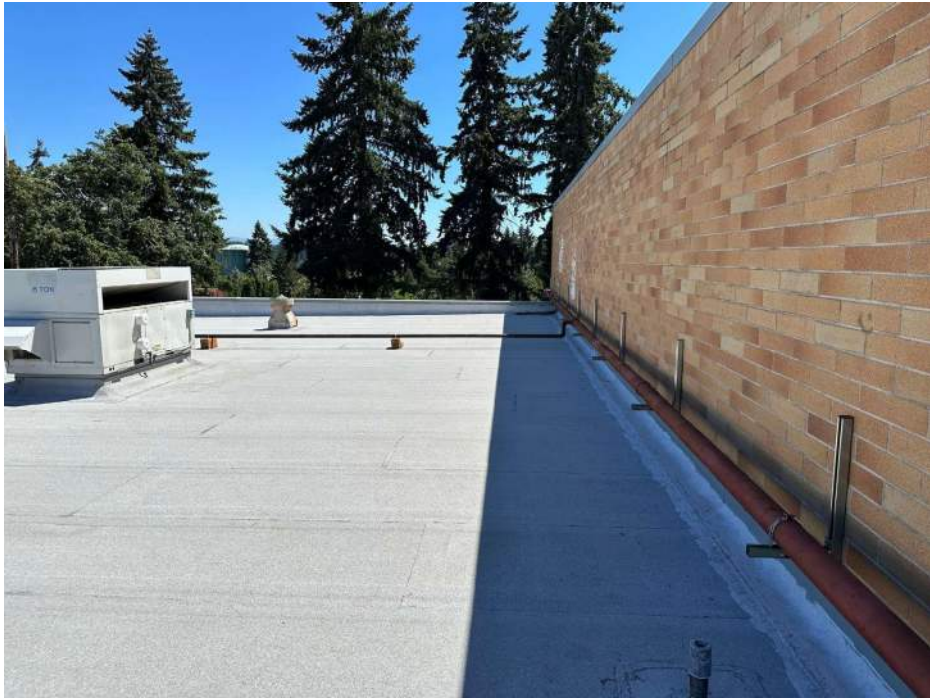




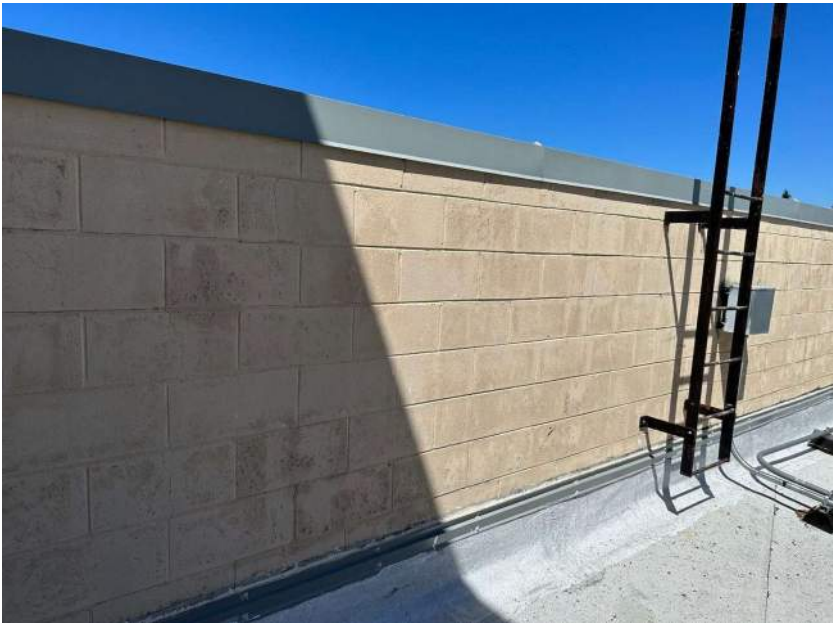
PATCHES AT OLDER BUR



PATCHES AT OLDER BUR CURBS & GRANULE LOSS



NEWER BUR 2021



CMU WALL NEEDS ELASTOMERIC PAINT TO SEAL FROM WATER INTRUSION





EFIS TO CMU JOINT REQUIRES NEW SEALANT



EFIS JOINT NEEDS TO BE RESEALED



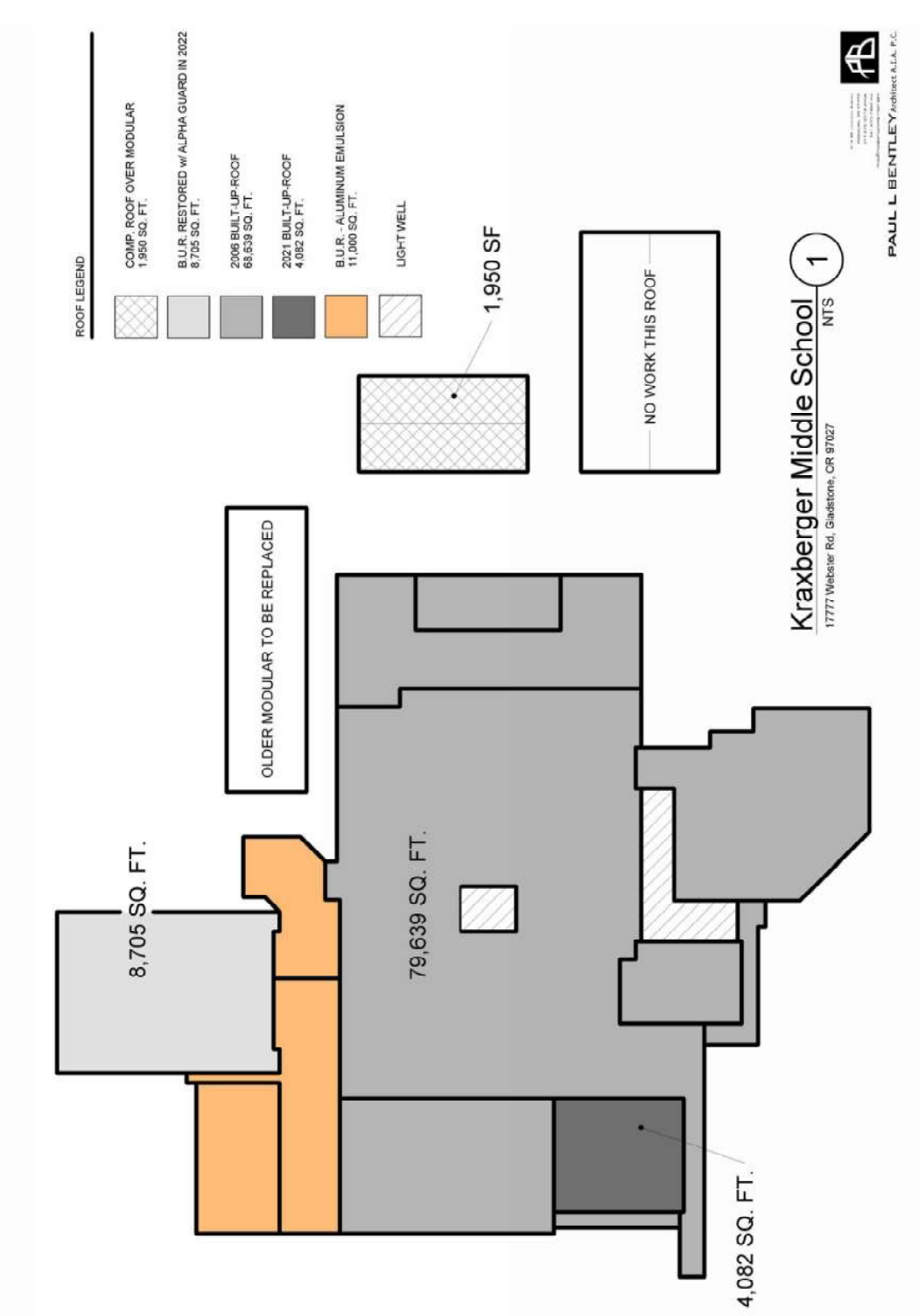


EXPOSED BRICK SHOULD BE SEALED



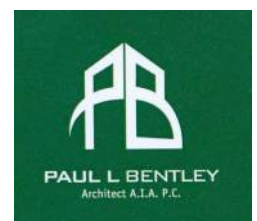
OLDER BUR WITH MOSS AND PONDING





RECCOMENDATIONS

- Budget for gym roof replacement in 10-15 years.
- Budget for areas of BUR with aluminum emulsion at edges and wall transitions in 5 years and continue with roof maintenance.
- If older modulars are to remain, replace roofs immediately or within 1 year. Shingles at northern modular should be replaced in approximately 10 years.
- Budget for BUR replacement in majority of the roof in a bond issue within the next 2 years.
- Repair blisters immediately.
- Repair/Replace expansion joints in EFIS to CMU wall immediately, along with an elastomeric paint at the exposed CMU and a sealer at the exposed brick masonry.
- Determine impacts of rollout solar panels on re-roofing.



Gladstone High School

BUR Area:	150,637 SF
Oldest BUR to Replace ASAP	8,293 SF
Asphalt Shingles	4,000 SF
Single Ply	1,118 SF

Nearly all of the high school is a BUR installed in approximately 2008 meaning it should have approximately 5 years of life remaining. The cap sheet shows normal signs of wear including blistering, and alligatoring. In general, slopes are good, maintenance has been good all of which extend the products life. There are a few areas of significant granule loss, a few low curbs, a couple of ponding areas, and some exposed ductwork. A couple of trees near the northeast corner should be cut back or removed as they are dropping leaves onto the roof which will cause decay. There is a lower roof to the north of the school entry along the front and behind a wing on an angle that appears to be older than the other BUR and is in very poor shape. This roof needs replacement ASAP. A new HVAC unit and screen was added recently and it appears the curbs have leaked and have been patched. We identified a few areas where ponding is occurring and a few where moss has started to grow. These should be reviewed prior to re-roofing to ensure better drainage. There are a few specific repairs we have keyed in on the roof diagram. These include an internal gutter at the main entry that should be reviewed for re-design at the time of re roof, some sealant replacement at scuppers, and some worn out vent caps to be replaced.

The modular classrooms have approximately $\frac{1}{4}$ single ply membrane and $\frac{3}{4}$ BUR. Solar panels have been added on a mechanically fastened rail system and after a re-roof we would recommend looking at a ballasted system to reduce roof penetrations. The structure to the south of the main building has shingles which are near the end of their useful life and a gutter needing repair. The structural steel canopy on the south façade has significant rust and should be looked at by the architectural/structural team.





TYPICAL WORN OUT BUR CAP SHEET



ALLIGATORING IN CAP SHEET





PONDING & BLISTERING @ DRAINS



TREES DROPPING LEAVES CAUSING PREMATURE WEAR ON CAP SHEET



WORN CAP SHEET AND RUSTED VENTS



PONDING AND PATCHING





COMPLETELY WORN OUT CAP SHEET IN NEED OF IMMEDIATE REPLACEMENT OR COATING



COMPLETELY WORN OUT CAP SHEET IN NEED OF IMMEDIATE REPLACEMENT OR COATING



INTERNAL GUTTER AT MAIN ENTRY



FAILED SEALANT AT SCUPPERS





RUSTED VENT CAP



SOLAR PANELS WITH MULTIPLE PENETRATIONS

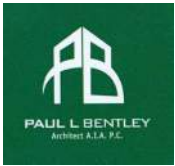


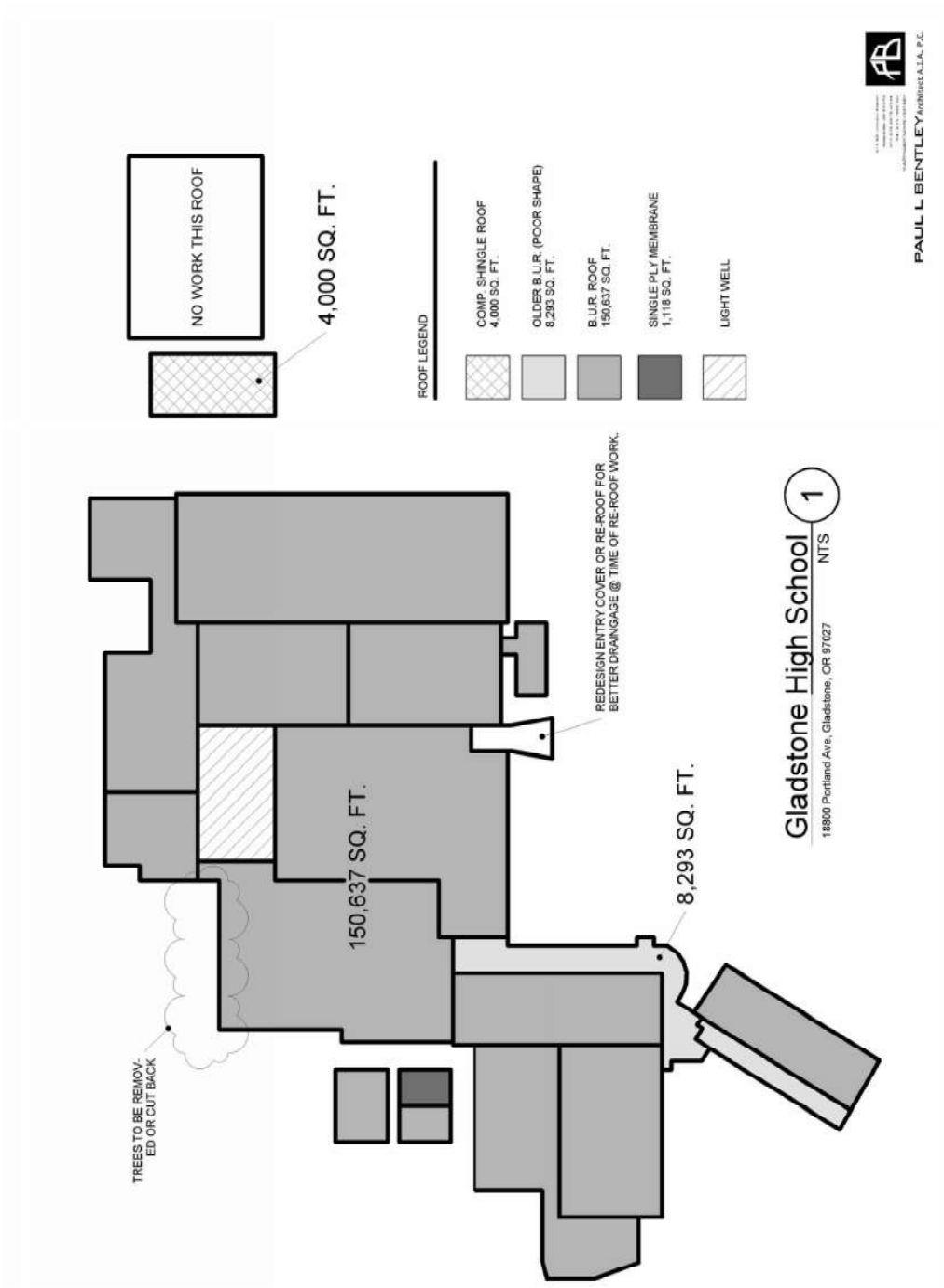


WORN OUT SHINGLES AND DAMAGED GUTTER



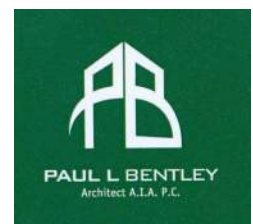
RUSTED STEEL CANOPY ROOF





RECCOMENDATIONS

- Budget for BUR Replacement over the entire school within 5 years. Consider redesigning edge and interior gutter at main entry for better drainage. Continue annual maintenance.
- Remove trees near NE corner or cutback.
- Apply aluminum emulsion at areas where granule loss is significant or replace roof immediately.
- Replace sealant at all scuppers where sealant has lost elasticity, is missing, or in need of repair.
- Replace shingles and repair gutter at structure south of main building in 1-2 years.
- Replace oldest BUR of approximately 8,293 SF ASAP.



District Office

Asphalt Shingles 4,000 SF

The asphalt shingles are on a low slope which has caused them to wear more quickly. We recommend replacement in 1-3 years with a lifetime shingle over ice and water shield. In addition, installing new rake boards, as the existing ones appear to have checked and are possibly rotted. If dry rot is discovered below the gutter cutout, we recommend cutting off, installing a ptdf fascia and wrapping all fascia's and rake boards with SAHT vapor barrier and 24 ga. Sheet metal to reduce maintenance.



LOW SLOPE HAS CAUSED PREMATURE DETERIORATION, GRANULE LOSS AND BAKING

APPENDIX

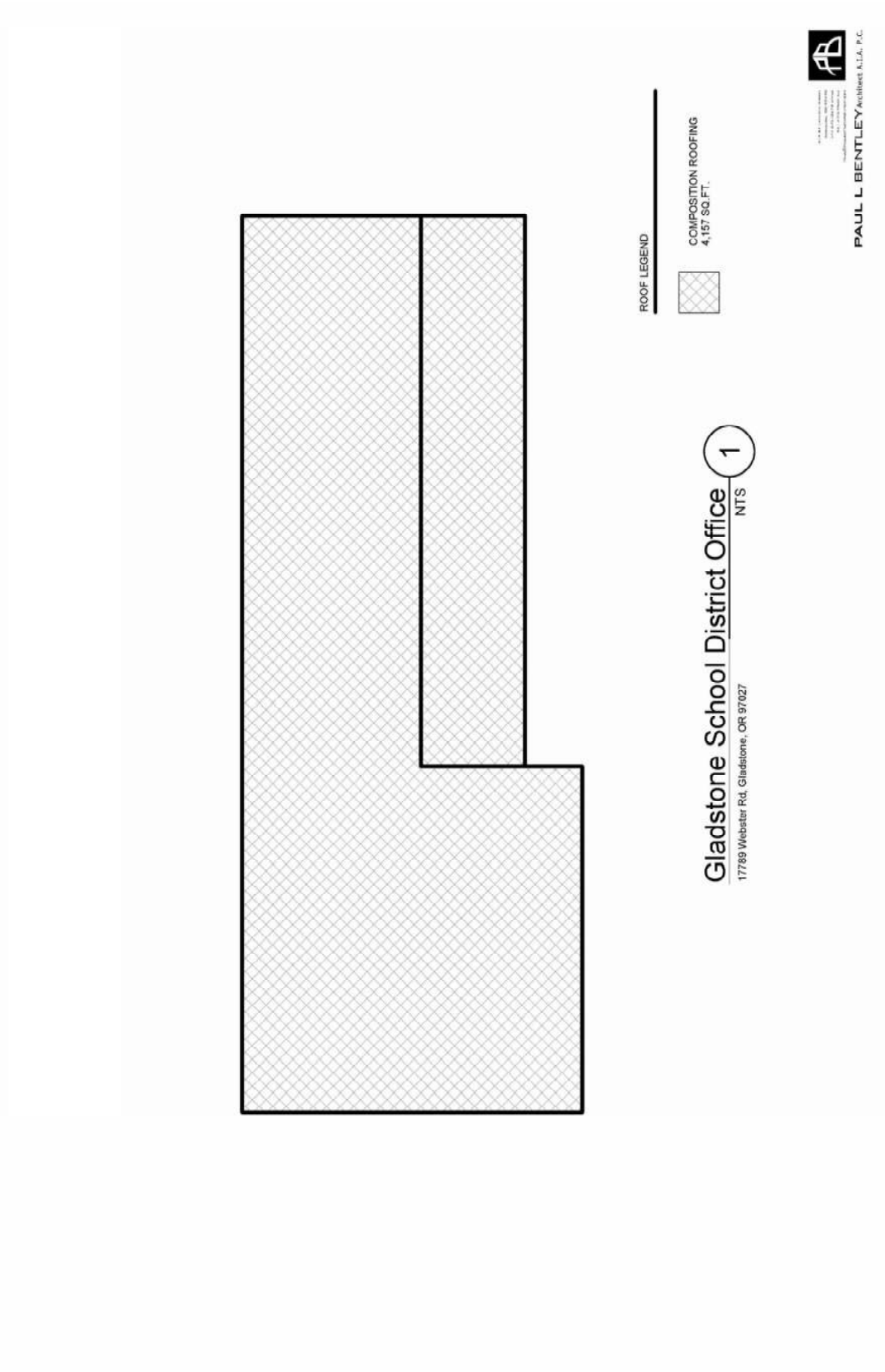


RAKES SHOULD BE REPLACED AND COVERED WITH METAL



SHINGLES SHOULD BE REPLACED OVER ICE AND WATER SHIELD DUE TO LOW SLOPE





RECCOMENDATIONS

- Budget for shingle replacement in 1-3 years over ice and water shield.
- Replace all rake boards and consider fascia boards all wrapped in SAHT vapor barrier and 24 ga. Metal at the time of re-roofing.
- Review attic ventilation and insulation levels to increase shingle life cycle.



Gladstone Center for Children & Families

Older Worn out BUR	33,288 SF
Newer BUR with Edge Reinforcement	8,940 SF

The entire building has a BUR system with the long lower roof to the north showing extensive wear, granule loss and alligatoring. The rollout solar panel system is extensive and appears adhered to the roofing similar to the middle school. Aluminum emulsion has been applied to all edges, curbs and transitions in an effort to reduce . The kalwall skylights are beginning to show UV degradation and the curbs have been patched indicating leaks. We noted several spots which felt spongy which may indicate wet insulation below. A moisture study would be reasonable prior to the re-roofing to identify wet insulation. The BUR to the south, appears to be a newer addition, is in slightly better shape but has aluminum reinforcing around all of the edges indicating previous leak issues. Maintenance reports some leaks at the skylights as well.

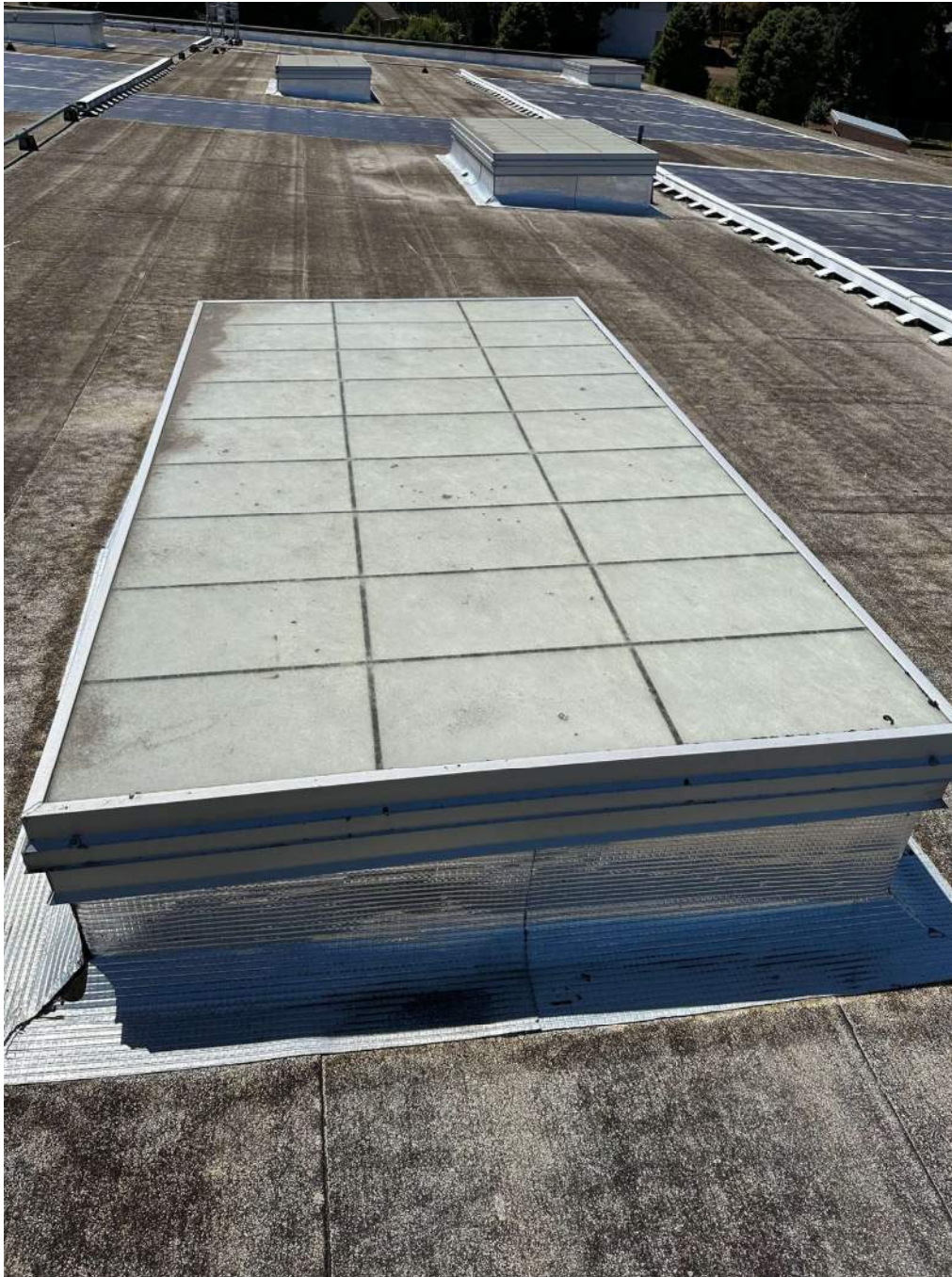


CAP SHEET IS COMPELTELY WORN WITH NO GRANULES TO PROTECT FROM UV





NEARLY ALL GRANULES ARE GONE EXPOSING BASE SHEETS TO UV



SKYLIGHT CURB LEAKS AND UV DEGRADATION

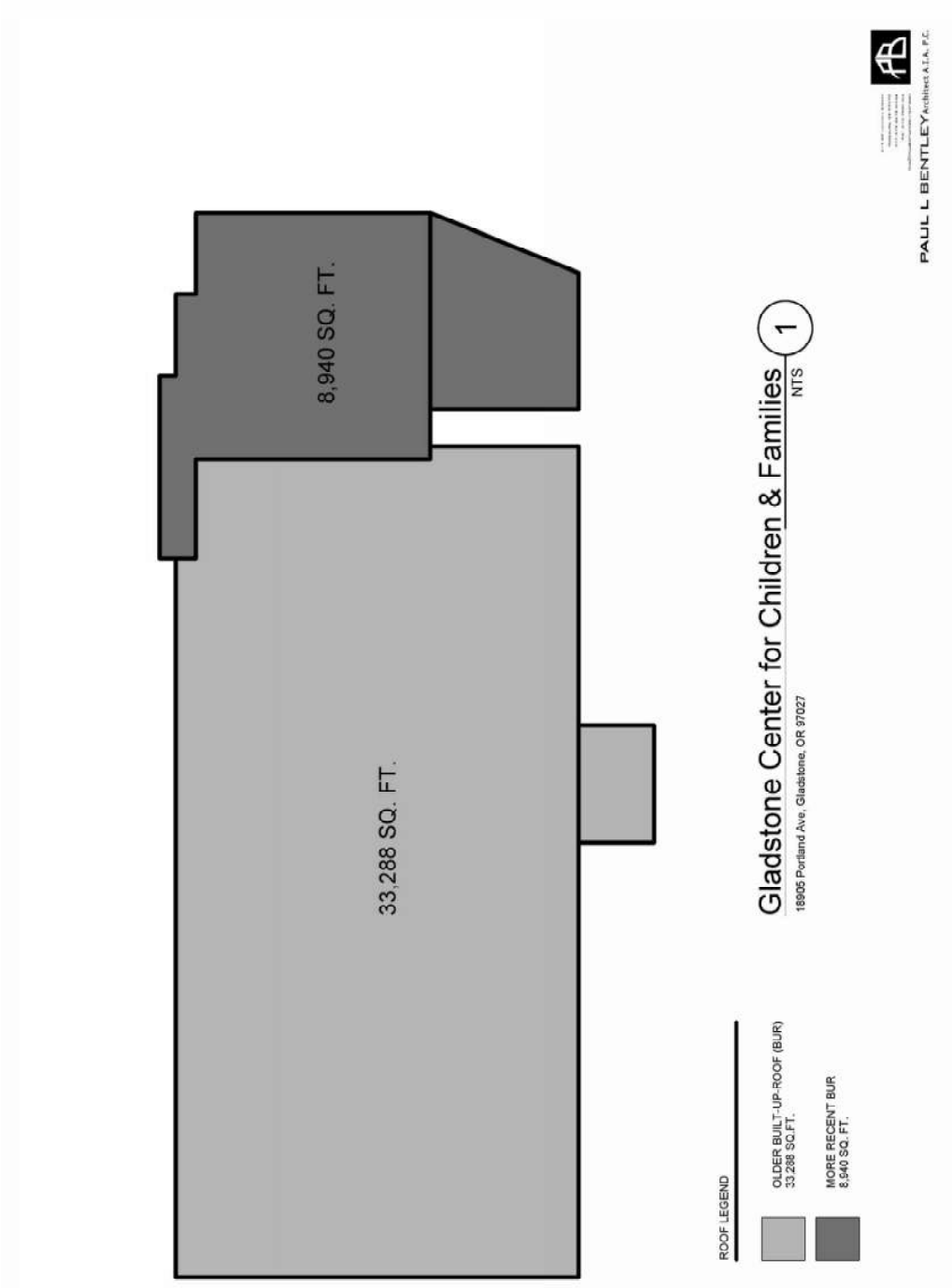
APPENDIX



NEWER BUR WITH EDGE REINFORCING – BEGINNING TO WEAR

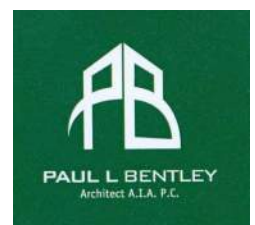


NEWER BUR WITH EDGE REINFORCING – BEGINNING TO WEAR



RECCOMENDATIONS

- Budget to replace entire roof next year.
- Consider a moisture study to identify wet insulation and potential dry rot prior to roofing.
- Determine impacts of rollout solar panels on re-roofing.
- Review insulation and ventilation conditions prior to re-roofing.



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