

Maintenance & Operations, Transportation, Child Nutrition
EXECUTIVE SUMMARY



Capacity Assessment							Percent Occupied: N/A 85% Capacity is assumed full	
Design Capacity:	N/A							
Functional Capacity:	N/A							
Current Staff	206							
Building Constructed : 1970								
Building Current Square Footage : 109,733								
Assessment Grading		1-Pass		5- Fail				
		Scale:	1	2	3	4	5	Note: Score over 3 recommend replacement
Site	Parking and Drives							Various conditions; some asphalt & some concrete
	Sidewalks							Fair condition
	Landscape/Irrigation							Minimal landscaping; majority at front entry; overall fair condition
	Play Grounds							N/A
	ADA Accessibility							No H/C parking provided, non ADA routes to building from street
	Utilities& Drainage							Fair condition
	Site Lighting							Adequate lighting
	Security							Chain link fence/gates around site perimeter
Exterior	Exterior Walls							Fair condition, painted pre-engineered steel bldg
	Structure/Foundation							Fair condition
	Windows							Fair condition
	Doors/Entrances							Fair/poor condition. Recommend maintenance
	Roofing							Maint-fair condition. Transportation- new. other is existing& fair
	Weather/Waterproofing							Weather/waterproofing in fair condition
	Canopies							N/A
Interior	TEA Compliance							N/A
	Educational Adequacy							N/A
	Finishes							Maintenance-Fair/poor; Nutrition:Fair; Transportation:Good
	Restrooms							Sheet vinyl floor & GYP wall fair/poor condition; non complaint
	Food Service							N/A
	Doors/Hardware							Interior doors and hardware in fair/good condition. Minimal wear
	Accessibility							Generally non compliant throughout
	ACM materials							ACM present
Code requirements							Unknown at this time	
MEP	Mechanical							
	Units							No roof mounted all dx split system or ventilation fans only
	Ductwork							No roof mounted all dx split system or ventilation fans only
	Exhaust							Local residential type exhaust for R/R.
	Electrical							
	Building service							Good condition
	Panels							Fair condition
	Distribution							N/A
	Plumbing							
	Infrastructure							Condition of water supply
	Fixtures							Non compliant
	Life Safety Systems							
	Fire Sprinkler							Not sprinklered
	Fire Alarm							Not observed/located during this review
	Emergency Lighting							Not present at this time
	Exit Signage							Minimum amount provided
	Technology							
	Data							Adequate data drops
Wi Fi							Was not present at this time	

Total Score - 3.19

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OVERALL SUMMARY & RECOMMENDATION

The Child Nutrition, Transportation & Maintenance buildings are 43 year old metal clad buildings that are in fair condition. Although site circulation and shared parking are sufficient to serve the building functions, the facilities are not to current standards. Many of the building finishes have exceeded their useful life span and should be replaced. The facility should also be upgraded to meet current accessibility codes. Deficiencies were observed at the parking lots, drives, and circulation around the site. Non-functional cold food storage at the Child Nutrition building should be converted to provide other acceptable functions.

RECOMMENDATION: These facilities have fair infrastructure and fair acceptable functionality. The district should address some of the non compliant accessibility issues and upgrade systems and finishes due to normal wear and age.