

## NETTIE E. KARCHER SCHOOL

### Building Information

This 3-story facility is located on a 10 acre lot. The building has an aggregate area of approximately 182,728 square feet. The facility was originally constructed in 1924, with subsequent additions and renovations in 1956, 1959, 1963 and 1968.

### Site

#### Paving

The sidewalks and concrete paved areas around the site are in poor deteriorating condition. Although the front sidewalk is in fair condition, the other concrete paved areas have large cracks, uneven walking surfaces, spalled and missing concrete. Concrete curb cuts for wheel chair access are deteriorating. The joint sealant between the building wall and the concrete pavement is missing or deteriorated.



The asphalt driveway is in poor condition with large areas of crocodile cracking. Asphalt repair, resurfacing and paint stripping will be required. The asphalt paving at the south parking lot is eroding along the fence line. There is a 12" to 18" gap between the bottom of the wire mesh and the pavement in several areas.





### Circulation

The quantity of parking spaces appears limited, with the majority of the parking spaces located south of the football field. Limited handicap parking is located near the front entrance of the building along the circular single lane drop-off drive. A long concrete ramp provides wheel chair access to the entry doors.

### Athletic Facilities

The track is in poor condition with cracked and uneven surfaces and worn out paint stripes. The football field is in fair condition; however, the bleachers are in poor condition with all the benches missing and rusted and bent steel framework. The tennis courts are in poor condition with large cracks and uneven surfaces. The wire mesh fencing is rusted and is bent in several locations.



### Building Exterior

The building exterior cladding primarily consists of red face brick with lime stone sills and banding. The bricks generally appear to be in good with some rust stains on various areas of the building. The lime stone sills are heavy stained and approximately 15% of the limestone sills and caps are heavily deteriorated.



The building addition located at the southwest corner has an aluminum curtain wall system that is in poor condition. The wall system has uninsulated single glazing and the sealant joints are missing or deteriorated. Some of the window panels appeared to have been blocked off with insulation in an effort to conserve energy.





There is wood frame structure addition located on the southwest corner just of the Receiving area. The wood siding, soffit and fascia boards are badly stained and discolored. It appears that some of the boards are starting to rot.



There is a wood canopy supported by steel posts located at the south side of the building by Door #12. The paint on the wood canopy is stained and peeling. Some boards appear to be rotted. The painted wood doors under the canopy are also stained and show some damage.



The entrance soffit at northwest corner located at Door #18 appears to be painted wood. The soffit is baldy stained and the light fixture is discolored and filled with dirt and debris.







The aluminum storefront doors at the building entrances appear to be in fair condition, with some dents and scratches. The steel doors have some rust stains near the threshold and on some hinges. The wood overhead wood garage door #7 has stains and damaged weather stripping.

Most of the brick mortar joints appear to be in good condition, except at the front entry planter wall.



The sealant joints on the brick walls, window and door perimeter, and pavement are in poor condition or missing.

Most of the exterior light fixtures mounted on the building have discolored lens and housing.

## Building Interior

The building does not have an automatic sprinkler system.

### Corridors

The acoustical ceiling panels in the corridors are in poor to fair condition with approximately 15% requiring replacement due to water damage, physical damage and/or staining. The walls mostly consist of painted plaster and painted concrete masonry unit (CMU). Some corridor walls have a tile wainscot with approximately 8% of the tiles are damaged or missing. The paint on the walls is in fair condition, but is showing wear. Most of the doors are stained and varnished oak veneer and are in fair condition with some scratches, marks and dents. Approximately 5% of the doors are in poor condition and could be replaced. Most of painted steel door frames are scratched and could be repainted.



Some areas have gypsum board soffits that are cracked, stained, and/or water damaged.





Classroom 11 on the first floor appears to have a persistent moisture infiltration through the VCT flooring. According to the classroom teacher, mold has been previously scrubbed off the surface. However, it appears that it is again starting to grow again.

Some classrooms on the second floor are in poor condition with moisture infiltration through the walls and ceilings; causing the paint finish to bubble and peel. The insulation board infill at the aluminum curtain walls are also in poor condition. Staining and corrosion on the aluminum frame is visible around the insulation board, possible due to condensation. Corrosion on the sill plate of the curtain wall on the first floor is also evident.

Lockers along the corridors are old, but in fair condition and could use repainting. Approximately 5% of the lockers, have some dents or missing hardware. 70% of the lockers could be repainted.

The corridors have terrazzo and vinyl composition tile (VCT) floors and are in fair to good condition.

### Interior Rooms

Most rooms have walls that are painted plaster or CMU and are in fair condition, with stained and/or discolored walls. Interior wood doors are generally in fair to good condition, however; the painted steel door frames in most rooms show scratches and wear. Most classrooms have VCT floor or VAT (vinyl asbestos tile) finishes and are in fair condition. 60% of the classrooms have 8" x 8" VAT flooring.





Some classrooms on the second and third floors have wood flooring that are in fair condition, but are creaky and uneven. High use rooms that are carpeted are in poor to fair condition, with wear patterns leading from the room door to main destination areas. Most (approximately 85%) of the acoustical ceiling tiles in the classrooms are in poor condition and should be replaced. They are badly stained, damaged, and/or sagging.



Several rooms throughout the building and most of the third floor appear to be unused. Some rooms are being used for maintenance storage.

The Small Gym #28 is being for used for gymnastics. There are several cracks on the concrete slab ceiling which cuts diagonally through the structural concrete ribs in several locations. Also the concrete aggregate is clearly visible in several areas of the slab, which is an indication of a poor installation and possibly a compromised structural integrity of the slab. This slab supports the auditorium floor above. It is critical that structural integrity of the concrete slab be analyzed, before resuming the use of the auditorium and small gym.

Locker Room 28A is in poor condition. A wood ramp was constructed for handicap access; however, it resulted in blocking access to a couple of rooms. The showers, toilets and lockers in this space appears to be unused. However, it appears that the space is being used primarily as a running start for the gymnastic equipment located in the small gym.



The Wrestling Training room 180 on the second floor is in poor condition with damaged plaster walls and ceiling tiles.



The Large Gym Room 41 and Locker Rooms 40 are in fair to good condition.

The library is in fair condition, but has stained carpeting with some seams fraying. The casework appears to be in fair condition. The ceiling tiles appears newer than most in the building, but are discolored and stained in some areas.





The auditorium has worn carpeting and linoleum flooring. The wood arm rests were removed from all the seats and a couple of the seats appears to be broken and unusable.

The Kitchen area appears in good condition except for a couple of damaged porcelain floor tiles.

The Main Office area is generally in good condition, however; the carpeting is worn at the main foot traffic areas.

### **Accessibility**

The building interior appears to be partially accessible to people with disabilities. Several of the toilet rooms are not arranged to be compliant with the ADA (American Disabilities Act) and with current standards for accessible design. Two elevators are located at the northeast and southwest corners of the facility.