PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on May 19, 2011. The site visit examined the school grounds, the exterior and all floors on the interior of the building. The roof was not accessible for review, and mechanical and electrical systems were not reviewed. No invasive or destructive review techniques were employed.

The team also reviewed written information provided by the owner. These documents included:
- 2006 Building Dialogue (dated 12/6/2006) - dialogue was incomplete; building conditions remain similar to those noted in 2006.
- CADD floor plans -- basically accurate.

CONDITION RATING: ***

The building is structurally sound. The exterior envelop is in good condition with remaining usable life for some of the envelop components. Building envelop requires repair to or replacement of the majority of the glazing systems and to masonry repair in multiple areas. Interior finishes are in fair condition with typical wear from use. The mechanical and electrical systems appear to be sufficient and in fair condition for immediate building use. The exterior site requires repairs to damaged areas, including parking and playground areas.

HISTORIC RATING: *****

Excellent example of a Modern-era school with a sprawling plan, curtain wall fenestration, and long glazed corridors. Designed by Kivett and Myers, one of Kansas City’s leading architecture firms of the post-World War II period. Building appears eligible for listing on the National Register.

PHYSICAL OBSTACLES TO REUSE: Structure is sound, but curtain wall is heavily deteriorated in multiple locations.

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Building Structure
- Foundation: Concrete, generally in good condition.
- Floor Framing: Undetermined. Assumed to be concrete.
- Roof Framing: Roof framing where visible is steel.

Note: No items were noted for further in-depth review by structural consultant.

Exterior Envelope
- Exterior Wall Construction: Blond brick walls; concrete spandrel panels have heavy aggregate; some brick exposed on interior. Masonry is generally in good to fair condition with multiple areas requiring repointing, as noted. Rear (SW) corner of CMU greenhouse addition is failing.
- Exterior Windows: Curtain wall window system contains horizontal bands of windows. Each opening has three vertically stacked parts consisting of two smaller sashes flanking a larger sash. Bottom sashes are operable hoppers, most retain screens. On most elevations a heavier mullion divides the wall into bays of...
paired window openings. Materials appear to be in poor condition.

- **Exterior Entrances:** Entries have pairs of glazed aluminum doors. Main entrance (on north) is fully glazed along the corridor flanking the doors; two concrete slabs form a canopy in front of this entrance. Loading dock with overhead door on west end of north elevation. Materials appear to be in fair to poor condition.

- **Roof:** Most sections of the roof are flat with tight eaves. Eaves at main entrance corridor are wide and flat concrete. The auditorium and gymnasium have folded concrete plate roof structures. The folded plates of the auditorium roof are legible at the ceiling of the auditorium. All eaves are metal-wrapped. Condition unknown.

### Building Interior

- **Corridors:** Blond brick and painted CMU walls, terrazzo floors, and acoustical grid ceilings with lay-in tiles and integral light fixtures. Ceilings are dropped to varying degrees. High windows in the corridor walls at some classroom locations. Banks of lockers (some lockers have been removed). Some walls have a recessed metal base; others have terrazzo base. Some classrooms have storefront glazing. Materials appear to be in fair condition.

- **Classroom Entries:** Aluminum doors with glazed sidelights and transoms in fair condition.

- **Classrooms:** Painted CMU walls; carpet, vinyl or linoleum flooring; and dropped acoustical grid ceilings with lay-in tiles and integral light fixtures. Materials appear to be in fair condition.

- **Trim:** Marble slab window sills. A few classrooms have built-in floor-to-ceiling metal cabinets. Materials appear to be in fair condition.

- **Stairwells/Egress:** Metal structure with terrazzo treads and landings; thin wood handrails supplement metal railing with thin pickets. Materials appear to be in fair condition.

- **Restrooms:** Terrazzo floor, high ceilings with concrete beams exposed, and glazed block walls; modern fixtures and stall partitions. Materials appear to be in fair condition.

### Conveying System

- The building has an elevator. It was not operational for review during the site visit.

### Fire Protection Systems

- Fire Alarm system is a simple manual system with horns, strobes and pulls located in corridors. Some corridors have smoke detectors. (Information from the 2006 Building Dialog)

### Mechanical / Electrical Systems (Information from the 2006 Building Dialog)

- Two Kewanee boilers provide steam for heating. Unit ventilators with steam heating and OA ventilating capabilities are located on the perimeter wall in each classroom, and other academic areas to provide space heating and ventilation. Fin-tube radiators are located in administration offices, hallways and vestibules. An AHU provides heating and outside ventilation for science labs on the first floor. A rooftop gas-fired MAU provides ventilation in the greenhouse. Partial air-condition by AHU’s for the library, cafeteria, administration offices, and computer room. All equipment appears original and in below average condition. Operational condition is unknown.

- Electrical system consists of a 2000A 208Y/120V service with a 2000A main breaker. The service and distribution equipment are entirely original and appear to be in good condition.

### Site

- **Sidewalks:** Concrete, generally in fair to poor conditions. Poor conditions were noted along the south side of the building and along the north parking lot. The stair at the north parking lot is damaged. City owned sidewalks surrounding the site are generally in fair condition.

- **Parking Lots:** Asphalt is in poor condition. In need of plant removal, milling, topping, resealing and striping. The northwest corner of the lot ponds a significant amount of water. This area should be
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regraded to provide positive drainage.

- **Playground:** Asphalt is in poor condition. In need of plant removal, milling, topping, resealing and striping.
- **Playground Equipment:** There is no playground equipment.
- **Lawn and Landscaping:** Fair condition, with a significant amount of weeds in the lawn areas. Landscaping is minimal mostly located along the southeast corner of the building and in fair condition. Both courtyard spaces are completely overgrown.
- **Fencing:** Chain link in fair condition. Galvanized coating has worn off large portions of the fencing.
- **Exterior railings:** Typical steel pipe, fair to poor condition. Some areas require repair, all require painting.

**Key Public Spaces**

- **Auditorium:** Wood seats with decorative metal end plates; concrete beam ceiling reflects folded plate roof structure; Modern-style can lights; painted plaster walls. Raised stage has a wood floor and plain painted proscenium.
- **Gym:** wood floor; beamed concrete ceiling; brick walls.
- **Cafeteria:** beamed concrete ceiling; glazed brick walls; terrazzo floor.
- **Library:** in basement; carpet, low dropped ceiling; building originally had a swimming pool in this location.
- **Office:** glazed corner windows; large walk-in safe; carpet; dropped ceiling.

**Other Special/Distinct Features**

- Sprawling plan with multiple building components linked by long, glazed corridors and organized around a central courtyard.
- Curtain wall windows have heavily textured concrete spandrel panels and metal fin sun screens.
- Flat concrete awning at main entrance and wide flat concrete eaves on roof.
- Distinctive asymmetrical blond wood display case in main corridor.
- Science rooms have built-in lab stations with long L-shaped counters, lower cabinets and drawers and some upper shelves.