



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

AKARD ELEMENTARY

Address: 224 Mount Area Drive, Bristol, TN 37620
Phone: 423-354-1675
Fax: 423-354-1681
Principal: Garry Booker
Grades: K-5

Year Constructed: 1963
Renovations/Additions: 0
Total GSF: 38,165
Site Acreage: 14.56

ASSESSMENT SUMMARY

Assessment date: 6/24/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	83.6	8
Codes/Accessibility	72.5	15
Electrical	67.7	14
Environmental	60.0	6
Mechanical	68.6	14
Roof	40.0	4
Site	85.5	4
Structural	90.0	5

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 69

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARYSchool: **AKARD ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	4	Brick and CMU. Brick needs cleaning.
Windows	5	New insulated aluminum frames.
Exterior Doors	4	Hollow metal doors and frames, painted.
Interior Doors	4	Wood doors and hollow metal frames.
Partitions (Interior)	5	Brick and CMU. Glazed tile in bathrooms.
Floors	4	Terrazo in corridors and bathrooms. VCT in classrooms.
Ceilings	4	ACT - some stains in cafeteria.
Finishes (General)	4	Finishes are adequate.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	New furniture in cafeteria.
Aesthetics	4	
RAW CONDITION RATING (MAX. 55)	46.0	
		STANDARDIZED CONDITION RATING (MAX. 100)
		83.6

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **AKARD ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	3	No sprinkler system. Stair railings heights are not ADA compliant.
Codes - Mechanical	4	Accessible lavatories need insulated drains.
Codes - Electrical	4	Fire alarm needs code updates.
Electrical Devices	4	ADA issues.
Accessibility	3	No accessible toilets. No interior ADA access to 2nd floor.
Elevators	1	Needs elevator for accessibility.
Parking	5	
Access Parking	5	
<i>RAW CONDITION RATING (MAX. 40)</i>	29.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">72.5</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **AKARD ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Overhead transformer bank.
Secondary Service	2	1200A, 208V, 3-phase service needs to be replaced.
Emergency Power	2	Battery back up emergency lights.
Electrical Distribution	2	Replace old panels with new.
Branch Circuit Wiring	4	Provide additional receptacles in heavily loaded areas.
Lighting	4	Lighting has been updated.
Fire Alarm	3	Fire alarm needs code updates.
Telecom/Auxiliary System	4	Existing system is working fine.
Energy Mgmt. System	3	Could use more connection points.
Capacity for Growth	3	Limited capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	No access to control systems.

<i>RAW CONDITION RATING (MAX. 65)</i>	44.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	67.7
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **AKARD ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	3	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	3.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1052 1717 1323 1812"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div data-bbox="1339 1696 1477 1812" style="border: 1px solid black; padding: 5px;"> 60.0 </div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **AKARD ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	3	Window air conditioning units and original steam convection heaters. Gym is cooled by 4 split system units.
Steam/Water Distribution Sys.	3	Piping is original but valves have been replaced. System has not had very many leaks.
Controls	3	Old pneumatic controls for steam valves.
Plumbing , Piping, Fixtures	3	Some fixtures are cracked. Faucets are leaking. Water is rusty. Piping is original and needs to be replaced.
Fire Protection	4	No sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	4	Piping is original but have not experienced any problems. Waste treatment plant is in good condition.
Energy Conservation	4	New windows and T8 lighting.

<i>RAW CONDITION RATING (MAX. 35)</i>	24.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	68.6
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **AKARD ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	Classroom, office, and kitchen membrane roof is 21 years old. Gym roof was new in 2005 and is 5,600 s.f. Kindergarten roof is 9,100 s.f. and is 15 years old.
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<p style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></p> <div style="float: right; border: 1px solid black; padding: 5px;">40.0</div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARYSchool: **AKARD ELEMENTARY**

Item	Condition Rating	Notes / Remarks
Walks	3	Above average wear.
Paving	2	Very rough in some areas.
Drainage	5	No issues observed.
Signage	4	
Transport / Movement	5	
Vehicular Access / Vicinity Circulation	5	
Parking	5	
Recreation / Sports	5	
Landscaping	4	Landscaping is adequate.
Aesthetics	4	
Expansion Cap. / Buildable Area	5	
RAW CONDITION RATING (MAX. 55)	47.0	STANDARDIZED CONDITION RATING (MAX. 100)
		85.5

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **AKARD ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	4	Some minor cracks.
Roof Structure	5	
Exterior Walls	4	
Interior Walls	4	Some cracking in wall tile in restrooms.
Elevated Floor Structure	5	
Retaining Structures	5	
Equipment Supports	5	
Miscellaneous Structures	4	Canopies are in good condition.
Hoisting Equipment and	5	None.

<i>RAW CONDITION RATING (MAX. 50)</i>	45.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	90.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.*



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

BLOUNTVILLE ELEMENTARY

Address: 155 School Avenue, Blountville, TN 37664
Phone: 423-354-1650
Fax: 423-354-1656
Principal: Evangeline Montgomery
Grades: K-5

Year Constructed: 1948
Renovations/Additions: Renovation 1979
Total GSF: 63,711
Site Acreage: 9.9

ASSESSMENT SUMMARY

Assessment date: 6/24/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	76.4	8
Codes/Accessibility	62.5	13
Electrical	81.5	16
Environmental	60.0	6
Mechanical	85.7	17
Roof	40.0	4
Site	80.0	4
Structural	84.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 72

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	4	Brick and CMU.
Windows	5	New insulated aluminum windows.
Exterior Doors	4	Hollow metal doors and frames.
Interior Doors	4	Wood doors and hollow metal frames.
Partitions (Interior)	3	Brick and CMU. Glazed tile in toilets. Some moisture issues at lower level walls.
Floors	3	Carpet in corridors and classrooms. Terrazzo in restrooms. VCT in classrooms.
Ceilings	4	Acoustical tile. Some staining is present.
Finishes (General)	3	Finishes are adequate but need some updates.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	Much of the furniture is old and damaged.
Aesthetics	4	Adequate. Newly painted foundation walls.

<i>RAW CONDITION RATING (MAX. 55)</i>	42.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	76.4
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.*

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	3	No door ratings. Handrail and guardrail heights are not ADA compliant. Spinklers are on lower level but not upper.
Codes - Mechanical	4	Some accessible toilet issues. Insulated drains on handicap lavatories.
Codes - Electrical	4	Fire alarm needs code updates.
Electrical Devices	4	ADA issues.
Accessibility	2	No access to upper level. Door hardware is not ADA compliant. No accessible toilets.
Elevators	1	Needs elevator for accessibility.
Parking	4	
Access Parking	3	

<i>RAW CONDITION RATING (MAX. 40)</i>	25.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	62.5
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.*

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Pad mounted transformer with underground service.
Secondary Service	5	800A, 208V, 3-phase service new in 2001, in good condition.
Emergency Power	4	Battery back up emergency lighting.
Electrical Distribution	4	Electricity updated in 2001. Remainder of existing panels need to be replaced.
Branch Circuit Wiring	3	Provide additional receptacles in heavily loaded areas.
Lighting	4	Lighting has been updated.
Fire Alarm	4	Fire alarm has been updated.
Telecom/Auxiliary System	4	Existing system is working fine.
Energy Mgmt. System	5	EMS is in use.
Capacity for Growth	3	Limited capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	No access to control systems.
<i>RAW CONDITION RATING (MAX. 65)</i>	53.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		81.5

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	3	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	3.0	<p style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></p> <p style="text-align: right;">60.0</p>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	5	Water source heat pump system served from the middle school. Equipment was installed in 2000 and is in good shape.
Steam/Water Distribution Sys.	5	Water source heat pump loop was installed in 2000 and is in good condition.
Controls	5	DDC control system was installed in 2000. System is tied into Central Maintenance Office.
Plumbing , Piping, Fixtures	4	Fixtures are generally in good condition. Piping is original and has leaks. Sewer has had problems.
Fire Protection	4	First floor (basement) is the only floor that has sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	3	Piping is original. Sewer has had several problems. First floor has had humidity problems due to storm water.
Energy Conservation	4	EMS is in place.

<i>RAW CONDITION RATING (MAX. 35)</i>	30.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	85.7
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	Shingle roof is 28 years old.
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<div style="display: flex; justify-content: space-between;"> <div> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div style="border: 1px solid black; padding: 5px;"> 40.0 </div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.

SITE CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE ELEMENTARY**

Item	Condition Rating	Notes / Remarks	
Walks	3		
Paving	3		
Drainage	5		
Signage	4		
Transport / Movement	4		
Vehicular Access / Vicinity Circulation	4		
Parking	4		
Recreation / Sports	4		
Landscaping	4	Landscaping is minimal.	
Aesthetics	4		
Expansion Cap. / Buildable Area	5		
RAW CONDITION RATING (MAX. 55)	44.0	STANDARDIZED CONDITION RATING (MAX. 100)	80.0

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	4	
Roof Structure	4	
Exterior Walls	4	
Interior Walls	4	
Elevated Floor Structure	4	
Retaining Structures	4	
Equipment Supports	5	
Miscellaneous Structures	4	2 modulares and exterior canopies.
Hoisting Equipment and	5	None.

<i>RAW CONDITION RATING (MAX. 50)</i>	42.0		<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	84.0
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

BLOUNTVILLE MIDDLE

Address: 1651 Blountville Blvd., Blountville, TN 37617
Phone: 423-354-1600
Fax: 423-354-1606
Principal: Mike Wilson
Grades: 6-8

Year Constructed: 1932
Renovations/Additions: Additions 1953, 1958, 1962. Renovations 1979,2007.
Total GSF: 64,230
Site Acreage: 20.4

ASSESSMENT SUMMARY

Assessment date: 6/17/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	76.4	8
Codes/Accessibility	57.5	12
Electrical	87.7	18
Environmental	40.0	4
Mechanical	88.6	18
Roof	40.0	4
Site	78.2	4
Structural	82.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 70

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	3	Brick and CMU
Windows	5	Aluminum frames with insulated glass.
Exterior Doors	3	Hollow metal doors and frames.
Interior Doors	3	Wood doors.
Partitions (Interior)	4	Gypsum board and plaster.
Floors	4	VCT primarily - about 50% is new. Some separating tiles.
Ceilings	4	50% new ACT. Some 12x12 perforated tile.
Finishes (General)	4	Finishes are adequate.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	Furniture is average.
Aesthetics	4	

<i>RAW CONDITION RATING (MAX. 55)</i>	42.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	76.4
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.*

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARYSchool: **BLOUNTVILLE MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	3	Door labels for ratings are missing. Guardrail heights are not to code. No sprinklers.
Codes - Mechanical	4	Some accessible toilet issues.
Codes - Electrical	4	Fire alarm needs current code updates.
Electrical Devices	2	ADA compliance issues.
Accessibility	2	Some floor transitions are not accessible. Door push/pull clearance and hardware not ADA.
Elevators	1	Needs elevator for accessibility.
Parking	4	Adequate.
Access Parking	3	
RAW CONDITION RATING (MAX. 40)	23.0	STANDARDIZED CONDITION RATING (MAX. 100) 57.5

*Best possible rating is 5 per category.**Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.*

ELECTRICAL CONDITIONS ASSESSMENT SUMMARYSchool: **BLOUNTVILLE MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks	
Primary Service	4	500 KVA pad mounted transformer with UG service.	
Secondary Service	5	1600A, 208V, 3-phase service in good shape.	
Emergency Power	4	Battery back up emergency lights. Replace exit signs in some areas.	
Electrical Distribution	3	Part of electrical distribution system needs to be replaced. Replace panel in cafeteria.	
Branch Circuit Wiring	4	Provide additional receptacles in heavily loaded areas.	
Lighting	5	Lighting has been updated to T8. Supplement exterior security lighting.	
Fire Alarm	4	Fairly new. Needs additional devices to meet current codes.	
Telecom/Auxiliary System	4	Existing system is working fine.	
Energy Mgmt. System	5	EMS in use.	
Capacity for Growth	5	Electrical distribution system has spare capacity.	
Computer Accommodations	5	Could use additional computers.	
Multimedia Retrieval Accom.	5	Cahnnel 1 system is working fine.	
Security	4	No access to control systems. Could use additional CCTV cameras.	
<i>RAW CONDITION RATING (MAX. 65)</i>	57.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	87.7

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	2	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<p style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></p> <div style="float: right; border: 1px solid black; padding: 5px;">40.0</div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	5	Water source heat pump system was installed in 2000. All equipment is in good condition and operating properly.
Steam/Water Distribution Sys.	5	Water source heat pump loop was installed in 2000 and is in good condition.
Controls	5	DDC control system was installed in 2000. System is tied into Central maintenance office.
Plumbing , Piping, Fixtures	4	Fixtures are generally in good condition. Piping is original but have not had any problems.
Fire Protection	4	No sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	4	Piping is original but have not had any problems.
Energy Conservation	4	EMS in place.
RAW CONDITION RATING (MAX. 35)	31.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>STANDARDIZED CONDITION RATING (MAX. 100)</p> </div> <div style="border: 1px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">88.6</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	Shingled roof is at least 30 years old. Concrete copings are deteriorating. Some built up areas were replaced in 1994.

<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	40.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE MIDDLE**

Item	Condition Rating	Notes / Remarks	
Walks	2	Above average wear.	
Paving	4	Normal wear.	
Drainage	4	Drainage appears adequate.	
Signage	5		
Transport / Movement	4		
Vehicular Access / Vicinity Circulation	4		
Parking	4	Parking is adequate.	
Recreation / Sports	4	Some Title IX issues with girl's softball field.	
Landscaping	4	Landscaping is average.	
Aesthetics	4		
Expansion Cap. / Buildable Area	4		
RAW CONDITION RATING (MAX. 55)	43.0	STANDARDIZED CONDITION RATING (MAX. 100)	78.2

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **BLOUNTVILLE MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	4	
Roof Structure	4	
Exterior Walls	4	
Interior Walls	5	
Elevated Floor Structure	4	
Retaining Structures	4	
Equipment Supports	4	
Miscellaneous Structures	3	Portable building and stone building.
Hoisting Equipment and	5	Not Applicable.

<i>RAW CONDITION RATING (MAX. 50)</i>	41.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	82.0
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

BLUFF CITY ELEMENTARY

Address: 282 Maple Street, Bluff City, TN 37618
Phone: 423-354-1825
Fax: 423-354-1831
Principal: Kerwin Nelson
Grades: K-5

Year Constructed: 1948
Renovations/Additions: Addition in 1999. Renovation in 1978.
Total GSF: 52,260
Site Acreage: 3.1

ASSESSMENT SUMMARY

Assessment date: 6/24/2008

Category	CONDITION RATING		
	Standard	Weighted	
Architectural	90.9	9	Weighting System Architectural: 10 Codes/Accessibility: 20 Electrical: 20 Environmental: 10 Mechanical: 20 Roof: 10 Site: 5 Structural: 5
Codes/Accessibility	85.0	17	
Electrical	84.6	17	
Environmental	80.0	8	
Mechanical	74.3	15	
Roof	40.0	4	
Site	56.4	3	
Structural	92.0	5	
Overall Weighted Condition Rating (/100): 77			

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	4	Brick and CMU.
Windows	5	New insulated aluminum windows.
Exterior Doors	4	Hollow metal doors and frames.
Interior Doors	4	Wood doors and hollow metal frames.
Partitions (Interior)	5	CMU
Floors	5	Primarily VCT. Carpet in kindergarten/pre-k areas and library. Ceramic tile in restrooms.
Ceilings	5	Acoustical tile.
Finishes (General)	5	Finishes are above average.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	4	Furniture is adequate.
Aesthetics	4	Adequate.

<i>RAW CONDITION RATING (MAX. 55)</i>	50.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	90.9
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	4	Building is sprinklered.
Codes - Mechanical	5	Handicap lavatories need insulation on drains.
Codes - Electrical	5	No issues.
Electrical Devices	5	No issues.
Accessibility	5	Some push/pull and door hardware issues at old section.
Elevators	5	Existing elevator.
Parking	1	Not adequate on site.
Access Parking	4	

<i>RAW CONDITION RATING (MAX. 40)</i>	34.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	85.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.*

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Pad mounted transformer with underground service.
Secondary Service	5	2500A, 208V, 3-phase service is in good condition.
Emergency Power	4	Battery back up emergency ligths.
Electrical Distribution	4	Electrical distribution has been replaced.
Branch Circuit Wiring	4	Provide additional receptacles in heavily loaded areas.
Lighting	4	Lighting has been updated.
Fire Alarm	5	Fire alarm is in good shape.
Telecom/Auxiliary System	4	Existing system is working fine.
Energy Mgmt. System	5	EMS is in use.
Capacity for Growth	3	Limited capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	No access to control systems.

<i>RAW CONDITION RATING (MAX. 65)</i>	55.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	84.6
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">80.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	3	Old part of building still has window units and old heaters. The rest of the building has water source heat pumps that were installed in 1999.
Steam/Water Distribution Sys.	4	Old section has original piping. The new section had hydronic system installed in 1999.
Controls	3	The old steam controls need to be replaced. The new systems have DDC controls tied in to the Central Maintenance Office.
Plumbing , Piping, Fixtures	4	Fixtures are in good condition. Piping is original.
Fire Protection	5	The building has a combination of wet and dry sprinklers.
Water, Sewer (Storm, Sanitary)	3	Piping is original and has had some problems.
Energy Conservation	4	EMS is in place for new systems.

<i>RAW CONDITION RATING (MAX. 35)</i>	26.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	74.3
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	Gym roof is EPDM and is 8 years old. Kitchen and cafeteria built up roof is over 20 years old. Shingle roof over classrooms is over 20 years old. Wood trim is
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<div style="text-align: right;"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> 40.0 </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.

SITE CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY ELEMENTARY**

Item	Condition Rating	Notes / Remarks
Walks	3	
Paving	3	
Drainage	4	
Signage	4	
Transport / Movement	2	Limited on site.
Vehicular Access / Vicinity Circulation	2	Parking is mostly off site and is very congested.
Parking	1	Parking on site is not adequate.
Recreation / Sports	5	Many playground areas.
Landscaping	3	Landscaping is limited.
Aesthetics	3	
Expansion Cap. / Buildable Area	1	No room on site.
<i>RAW CONDITION RATING (MAX. 55)</i>	31.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		56.4

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	4	
Roof Structure	5	
Exterior Walls	4	
Interior Walls	4	
Elevated Floor Structure	5	
Retaining Structures	5	None observed.
Equipment Supports	5	
Miscellaneous Structures	5	None.
Hoisting Equipment and	5	
RAW CONDITION RATING (MAX. 50)	46.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>STANDARDIZED CONDITION RATING (MAX. 100)</p> </div> <div style="border: 1px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">92.0</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

BLUFF CITY MIDDLE

Address: 337 Carter Street, Bluff City, TN 37618
Phone: 423-354-1801
Fax: 423-354-1818
Principal: Jack Walling
Grades: 6-8

Year Constructed: 1932

Renovations/Additions: Additions 1949, 1955, 1962, 1968. Renovation 1978.

Total GSF: 81,164

Site Acreage: 5.8

ASSESSMENT SUMMARY

Assessment date: 6/24/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	63.6	6
Codes/Accessibility	57.5	12
Electrical	75.4	15
Environmental	60.0	6
Mechanical	85.7	17
Roof	80.0	8
Site	43.6	2
Structural	72.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 70

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	3	Major crack at precast at gym entry. Mortar joint failures at floor and ceiling transitions.
Windows	5	Aluminum sotrefront with insulated glass.
Exterior Doors	3	Some existing wood frames.
Interior Doors	3	Wood doors.
Partitions (Interior)	4	Some metal stud in old auditorium. Also CMU present.
Floors	2	Carpet in classrooms is iin bad condition. VCT separating in corridors.
Ceilings	2	ACT and grid in poor condition. Plaster in kitchen.
Finishes (General)	2	Finishes need to be updated.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	Furniture is adequate.
Aesthetics	3	

<i>RAW CONDITION RATING (MAX. 55)</i>	35.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	63.6
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.*

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	2	No sprinklers and no rated doors. Dead end corridor. Guardrail and handrail heights are not to code.
Codes - Mechanical	4	Need fusible link on concession roll-up door.
Codes - Electrical	3	Fire alarm needs to be brought up to current codes.
Electrical Devices	4	Elevator and chair lift are in use.
Accessibility	3	
Elevators	3	Existing elevator and lift need repair work.
Parking	2	Inadequate.
Access Parking	2	Remote points of entry.

<i>RAW CONDITION RATING (MAX. 40)</i>	23.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	57.5
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.*

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Pad mounted transformer with underground services.
Secondary Service	4	2000A, 208V, 3-phase fairly new and in good condition.
Emergency Power	4	Battery back up emergency lighting.
Electrical Distribution	2	Replace old Federal Pacific Electric (FPE) panels throughout buildings.
Branch Circuit Wiring	4	Replace receptacles and wiring in heavily loaded areas.
Lighting	4	Lighting has been updated to T8 supplement exterior security lighting.
Fire Alarm	2	Fire alarm system needs to be replaced.
Telecom/Auxiliary System	3	Intercom needs updates, hard to hear class bells in office.
Energy Mgmt. System	4	EMS in use.
Capacity for Growth	5	Electrical distribution system has spare capacity.
Computer Accommodations	5	Could use additional computers.
Multimedia Retrieval Accom.	4	Channel 1 system is working.
Security	4	No access to control systems. Could use additional CCTV camera.

<i>RAW CONDITION RATING (MAX. 65)</i>	49.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	75.4
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	3	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	3.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1052 1717 1323 1812"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div data-bbox="1339 1696 1477 1812" style="border: 1px solid black; padding: 5px;"> 60.0 </div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	4	Water source heat pump system installed in 2000 and is in good condition. Several classrooms and library appear to have humidity problems.
Steam/Water Distribution Sys.	5	Loop pumps need guards installed on shafts. Water souce heat pump loop installed in 2000 and is in good condition.
Controls	5	DDC system controls all HVAC equipment and is tied into Central office.
Plumbing , Piping, Fixtures	3	Fixtures are old in some areas and need to be replaced. The boys dressing room in the gym lost hot water when the elevator was installed. Gym showers are not
Fire Protection	4	No sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	4	Outside piping is original but have not experienced any problems. Roof drainage problems in gym has caused floor to warp.
Energy Conservation	5	EMS system works well. Connected to Central office.
<i>RAW CONDITION RATING (MAX. 35)</i>	30.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		85.7

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	4	Shingles replaced in 2005. Cafeteria EPDM replaced in 2006. Gym shingles replaced in 2006.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">80.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARYSchool: **BLUFF CITY MIDDLE**

Item	Condition Rating	Notes / Remarks
Walks	2	Above average wear.
Paving	1	Major wear on paved areas.
Drainage	2	Some paved areas are sloping to building, causing drainage issues and water in school.
Signage	3	Signage is average.
Transport / Movement	2	Constricted.
Vehicular Access / Vicinity Circulation	2	Vehicular access is constricted.
Parking	2	Parking is inadequate.
Recreation / Sports	3	No field lighting. Some Title IX issues with girl's softball field.
Landscaping	3	
Aesthetics	3	
Expansion Cap. / Buildable Area	1	Expansion is limited due to site constraints.
RAW CONDITION RATING (MAX. 55)	24.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1052 1675 1323 1772">STANDARDIZED CONDITION RATING (MAX. 100)</div> <div data-bbox="1339 1675 1472 1772">43.6</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **BLUFF CITY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	3	
Slabs	4	
Roof Structure	4	
Exterior Walls	4	
Interior Walls	3	
Elevated Floor Structure	2	Some sagging at wood structure.
Retaining Structures	4	
Equipment Supports	4	
Miscellaneous Structures	3	Stone building has major foundation leaks. Cafeteria building is adequate.
Hoisting Equipment and	5	Not Applicable.

<i>RAW CONDITION RATING (MAX. 50)</i>	36.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	72.0
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

BROOKSIDE ELEMENTARY

Address: 149 Brookside School Lane, Kingsport, TN 37660
Phone: 423-354-1730
Fax: 423-354-1736
Principal: Debbie Morelock
Grades: K-4

Year Constructed: 1957
Renovations/Additions: Addition in 1961.
Total GSF: 25,144
Site Acreage: 18

ASSESSMENT SUMMARY

Assessment date: 6/24/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	85.5	9
Codes/Accessibility	62.5	13
Electrical	67.7	14
Environmental	60.0	6
Mechanical	68.6	14
Roof	80.0	8
Site	70.9	4
Structural	96.0	5

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 71

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **BROOKSIDE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	5	Brick and CMU.
Windows	5	New insulated aluminum windows.
Exterior Doors	4	Hollow metal doors and frames.
Interior Doors	4	Hollow metal frames and wood doors.
Partitions (Interior)	4	Brick and CMU in corridors. CMU in classrooms. Glazed tile and CMU in restrooms.
Floors	5	Colored concrete in corridors. Tile in classrooms. Terrazzo in restrooms.
Ceilings	4	2x2 acoustical tile.
Finishes (General)	3	Finishes need updates.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	4	Furniture is adequate.
Aesthetics	4	Adequate.
<i>RAW CONDITION RATING (MAX. 55)</i>	47.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		85.5

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **BROOKSIDE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	3	No rated doors. No sprinklers. Guardrail dimensions an issue.
Codes - Mechanical	4	Lavatory in handicap toilet is not accessible.
Codes - Electrical	1	Fire alarm needs to be updated.
Electrical Devices	4	No issues.
Accessibility	2	Door hardware compliance. No ADA access to 2nd floor. Toilets and clearances are an issue.
Elevators	1	Needs elevator for accessibility.
Parking	5	
Access Parking	5	

<i>RAW CONDITION RATING (MAX. 40)</i>	25.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	62.5
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.*

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **BROOKSIDE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Overhead transformer bank.
Secondary Service	3	Service needs to be updated.
Emergency Power	3	Battery pack emergency lights.
Electrical Distribution	2	Replace old panels.
Branch Circuit Wiring	3	Add to existing in heavily loaded areas.
Lighting	3	Lighting has been updated. Exterior lighting needs to be updated.
Fire Alarm	1	Needs fire alarm system.
Telecom/Auxiliary System	4	System is working fine.
Energy Mgmt. System	4	Limited space.
Capacity for Growth	4	Limited capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	No access to control systems.

<i>RAW CONDITION RATING (MAX. 65)</i>	44.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	67.7
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **BROOKSIDE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	3	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	3.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1039 1711 1323 1806"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div data-bbox="1339 1711 1469 1806" style="border: 1px solid black; padding: 5px;"> 60.0 </div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **BROOKSIDE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	2	Window air conditioning units and electric resistance heaters are old and need to be replaced.
Steam/Water Distribution Sys.	5	Not applicable.
Controls	3	DDC system can enable/disable window units and heaters.
Plumbing , Piping, Fixtures	4	Fixtures are in good condition. Piping is original.
Fire Protection	4	No sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	3	Main sewer line has had problems.
Energy Conservation	3	Very limited EMS.
RAW CONDITION RATING (MAX. 35)	24.0	STANDARDIZED CONDITION RATING (MAX. 100)

68.6

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **BROOKSIDE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	4	Membrane roof is 5 years old. Some wood trim at gutters is deteriorating.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">80.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

School: **BROOKSIDE ELEMENTARY**

Item	Condition Rating	Notes / Remarks
Walks	3	
Paving	2	Above average wear.
Drainage	2	Building sets in a low area.
Signage	4	
Transport / Movement	4	
Vehicular Access / Vicinity Circulation	4	
Parking	4	
Recreation / Sports	5	
Landscaping	3	Landscaping is very limited.
Aesthetics	4	
Expansion Cap. / Buildable Area	4	
RAW CONDITION RATING (MAX. 55)	39.0	<p style="text-align: right;">STANDARDIZED CONDITION RATING (MAX. 100)</p> <div style="float: right; border: 1px solid black; padding: 5px;">70.9</div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **BROOKSIDE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	4	
Roof Structure	5	
Exterior Walls	5	
Interior Walls	5	
Elevated Floor Structure	5	
Retaining Structures	5	None observed.
Equipment Supports	5	
Miscellaneous Structures	5	None.
Hoisting Equipment and	5	None.

<i>RAW CONDITION RATING (MAX. 50)</i>	48.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	96.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.*



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

CEDAR GROVE ELEMENTARY

Address: 100 Coley Street, Kingsport, TN 37660
Phone: 423-354-1720
Fax: 423-354-1726
Principal: Clarence Marshall
Grades: K-4

Year Constructed: 1928
Renovations/Additions: Additions 1934, 1941, 1949, 1954, 1966
Total GSF: 46,672
Site Acreage: 6

ASSESSMENT SUMMARY

Assessment date: 6/24/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	65.5	7
Codes/Accessibility	50.0	10
Electrical	72.3	14
Environmental	80.0	8
Mechanical	62.9	13
Roof	20.0	2
Site	54.5	3
Structural	82.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 60

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **CEDAR GROVE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	2	CMU and brick. Above average brick damage.
Windows	5	New insulated aluminum windows.
Exterior Doors	3	Some hollow metal doors and frames. Some hollow metal frames with wood and glass doors.
Interior Doors	3	Wood doors and hollow metal frames.
Partitions (Interior)	4	Some plaster and wood walls. Some CMU and brick. Glazed tile and CMU in restrooms.
Floors	2	VCT in corridors - many tiles are popping out. Terrazzo in toilet. Gym needs floor refinished. Some hardwood in classrooms.
Ceilings	3	Acoustical tile. 12x12 perforated tile in cafeteria.
Finishes (General)	3	Finishes need updates.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	Need updated furniture.
Aesthetics	3	

<i>RAW CONDITION RATING (MAX. 55)</i>	36.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	65.5
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **CEDAR GROVE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	3	No sprinklers. Head clearance an issue at one stair. No rated doors. Classroom door in fire stair vest.
Codes - Mechanical	4	Urinals have "s" traps.
Codes - Electrical	1	Fire alarm needs code updates.
Electrical Devices	4	No issues.
Accessibility	2	Door hardware compliance. No ADA access to cafeteria. Toilets are partially accessible.
Elevators	1	Needs elevator for accessibility.
Parking	2	Lack of adequate spaces.
Access Parking	3	Remote.

<i>RAW CONDITION RATING (MAX. 40)</i>	20.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	50.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.*

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **CEDAR GROVE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Overhead transformer bank.
Secondary Service	4	Service entrance panel has been updated.
Emergency Power	4	Battery pack emergency lights.
Electrical Distribution	2	Replace old panels with new.
Branch Circuit Wiring	3	Supplement existing receptacles in some areas.
Lighting	3	Lighting has been updated. Exterior lighting needs to be updated.
Fire Alarm	3	Fire alarm system needs code updates.
Telecom/Auxiliary System	4	Existing system is working fine.
Energy Mgmt. System	4	Limited space.
Capacity for Growth	3	Limited capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	No access to control systems.

<i>RAW CONDITION RATING (MAX. 65)</i>	47.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	72.3
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **CEDAR GROVE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		80.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **CEDAR GROVE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	3	Window air conditioning units and original steam radiant heaters. Gym is served by 4 rooftop units with concentric vent.
Steam/Water Distribution Sys.	3	Piping is original. Steam piping has had problems and is not insulated in small crawl space.
Controls	2	DDC system can enable/disable boiler only.
Plumbing , Piping, Fixtures	3	Fixtures and piping are original.
Fire Protection	4	No sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	3	Piping is original. Rear of building is connected to city sewer. Toilets in front are still connected to septic field lines.
Energy Conservation	4	Very limited EMS.

<i>RAW CONDITION RATING (MAX. 35)</i>	22.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	62.9
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **CEDAR GROVE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	1	Shingled roof is 11,000 s.f. and is 11 years old. Gym roof is 6,000 s.f. and is over 28 years old. Classroom roof is 15,000 s.f. and is 15 years old.
<i>RAW CONDITION RATING (MAX. 5)</i>	1.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">20.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARYSchool: **CEDAR GROVE ELEMENTARY**

Item	Condition Rating	Notes / Remarks	
Walks	3	Above average wear.	
Paving	2	Very rough shape in some areas.	
Drainage	3	Some issues.	
Signage	3		
Transport / Movement	2		
Vehicular Access / Vicinity Circulation	2		
Parking	2	Lack of adequate spaces.	
Recreation / Sports	4		
Landscaping	4		
Aesthetics	3		
Expansion Cap. / Buildable Area	2	Expansion is very limited.	
RAW CONDITION RATING (MAX. 55)	30.0	STANDARDIZED CONDITION RATING (MAX. 100)	54.5

*Best possible rating is 5 per category.**Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.*

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **CEDAR GROVE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	3	Some cracking.
Slabs	4	
Roof Structure	4	
Exterior Walls	3	Some cracks.
Interior Walls	4	
Elevated Floor Structure	3	Sagging present in some areas.
Retaining Structures	5	None observed.
Equipment Supports	5	
Miscellaneous Structures	5	None.
Hoisting Equipment and	5	None.

<i>RAW CONDITION RATING (MAX. 50)</i>	41.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	82.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.*



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

CENTRAL HEIGHTS ELEMENTARY

Address: 158 Central Heights Road, Blountville, TN 37617
Phone: 423-354-1575
Fax: 423-354-1581
Principal: Jeff Hickam
Grades: K-5

Year Constructed: 1979
Renovations/Additions: Renovation in 2004.
Total GSF: 33,850
Site Acreage: 9.3

ASSESSMENT SUMMARY

Assessment date: 6/24/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	78.2	8
Codes/Accessibility	87.5	18
Electrical	72.3	14
Environmental	80.0	8
Mechanical	74.3	15
Roof	20.0	2
Site	72.7	4
Structural	86.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 73

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **CENTRAL HEIGHTS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	4	Brick and CMU.
Windows	2	Single pane, hollow metal frames, painted windows.
Exterior Doors	4	Hollow metal doors and frames.
Interior Doors	5	Wood doors and hollow metal frames.
Partitions (Interior)	5	Metal stud and gypsum board.
Floors	4	Terrazzo in corridors. Carpet in classrooms and library. Much of the carpet is in bad shape.
Ceilings	3	Some sagging is present due to humidity. Some staining.
Finishes (General)	4	Finishes are adequate.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	New cafeteria furniture.
Aesthetics	4	
<i>RAW CONDITION RATING (MAX. 55)</i>	43.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		78.2

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **CENTRAL HEIGHTS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	5	
Codes - Mechanical	4	Accessible lavatories need insulated drains.
Codes - Electrical	4	Fire alarm needs code updates.
Electrical Devices	5	No issues.
Accessibility	4	Push/pull compliance an issue at some doors. Hardware compliance.
Elevators	5	Not required - one story building.
Parking	4	
Access Parking	4	
RAW CONDITION RATING (MAX. 40)	35.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"> <p>STANDARDIZED CONDITION RATING (MAX. 100)</p> </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>87.5</p> </div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **CENTRAL HEIGHTS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Pad mounted transformer with underground service.
Secondary Service	2	2500A, 208V, 3-phase service. Replace FPE switchgear.
Emergency Power	4	Battery back up emergency lights.
Electrical Distribution	2	Replace all Federal Pacific Electric (FPE) panels.
Branch Circuit Wiring	4	Provide additional receptacles in heavily loaded areas.
Lighting	3	Lighting has been updated. Provide new lighting in gym.
Fire Alarm	3	Fire alarm needs code updates.
Telecom/Auxiliary System	4	Existing system is working fine.
Energy Mgmt. System	4	EMS is limited in scope.
Capacity for Growth	4	Limited capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	No access to control systems.

<i>RAW CONDITION RATING (MAX. 65)</i>	47.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	72.3
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **CENTRAL HEIGHTS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1052 1717 1323 1812"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div data-bbox="1339 1717 1469 1812" style="border: 1px solid black; padding: 5px;"> 80.0 </div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **CENTRAL HEIGHTS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	3	Classrooms have unit ventilators with electric heat. Interior areas served by packaged roof top units with electric heat. All units are original and need to be
Steam/Water Distribution Sys.	5	Not applicable.
Controls	3	Very limited control system.
Plumbing , Piping, Fixtures	4	Fixtures are in good shape.
Fire Protection	4	No sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	4	Piping is original. Waste treatment plant.
Energy Conservation	3	Need to update EMS system.
RAW CONDITION RATING (MAX. 35)	26.0	STANDARDIZED CONDITION RATING (MAX. 100)

74.3

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **CENTRAL HEIGHTS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	1	Standing seam roof is 28 years old. Major gutter issues are present.
<i>RAW CONDITION RATING (MAX. 5)</i>	1.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">20.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

School: **CENTRAL HEIGHTS ELEMENTARY**

Item	Condition Rating	Notes / Remarks
Walks	3	Above average wear.
Paving	3	Above average wear.
Drainage	5	
Signage	4	
Transport / Movement	4	
Vehicular Access / Vicinity Circulation	4	
Parking	4	
Recreation / Sports	4	
Landscaping	4	Landscaping is adequate.
Aesthetics	4	
Expansion Cap. / Buildable Area	1	Expansion is very limited.
RAW CONDITION RATING (MAX. 55)	40.0	STANDARDIZED CONDITION RATING (MAX. 100)
		72.7

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.*

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **CENTRAL HEIGHTS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	3	Some cracking observed.
Roof Structure	4	
Exterior Walls	3	Large crack at corner observed.
Interior Walls	4	
Elevated Floor Structure	5	None.
Retaining Structures	5	None observed.
Equipment Supports	5	
Miscellaneous Structures	5	Canopy.
Hoisting Equipment and	5	None.
<i>RAW CONDITION RATING (MAX. 50)</i>	43.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></p> <p>86.0</p> </div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

CENTRAL HIGH

Address: 131 Shipley Ferry Road, Blountville, TN 37617
Phone: 423-354-1200
Fax: 423-354-1206
Principal: Melanie Riden
Grades: 9-12

Year Constructed:

Renovations/Additions:

Total GSF: 203,381

Site Acreage:

ASSESSMENT SUMMARY

Assessment date: 5/19/2008

Category	CONDITION RATING		
	Standard	Weighted	
Architectural	74.5	7	Weighting System Architectural: 10 Codes/Accessibility: 20 Electrical: 20 Environmental: 10 Mechanical: 20 Roof: 10 Site: 5 Structural: 5
Codes/Accessibility	85.0	17	
Electrical	72.3	14	
Environmental	80.0	8	
Mechanical	62.9	13	
Roof	40.0	4	
Site	67.3	3	
Structural	86.0	4	
Overall Weighted Condition Rating (/100): 71			

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	4	Existing brick/block masonry.
Windows	4	Windows are aluminum.
Exterior Doors	4	Aluminum and steel.
Interior Doors	4	Solid core wood doors, some with glass. Doors appear to be non-rated.
Partitions (Interior)	4	Painted CMU primarily. Received new restroom partitions in 2008.
Floors	5	Floors are primarily terrazo.
Ceilings	2	Some of the acoustical ceilings are in adequate condition. Sprayed acoustical stained severely throughout. There is a plan in place to clean.
Finishes (General)	3	Many areas could be updated.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	Many show significant wear and tear. New gym bleachers were received in 2007.
Aesthetics	3	Normal wear and tear for a 40 year old building. Needs cleaning and some minor improvements.

<i>RAW CONDITION RATING (MAX. 55)</i>	41.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	74.5
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	4	Stair risers in one area are greater than 90 degrees.
Codes - Mechanical	4	
Codes - Electrical	4	Fire alarm needs code updates including device locations, candela, and decibel levels.
Electrical Devices	5	No issues.
Accessibility	3	Adequate. No lever hardware on doors.
Elevators	5	Existing elevator in gym installed in 2005.
Parking	5	Adequate.
Access Parking	4	Parking lot needs paving. A new plan is in place to address vehicular conflicts for 2008.
<i>RAW CONDITION RATING (MAX. 40)</i>	34.0	<p style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></p> <div style="border: 1px solid black; display: inline-block; padding: 5px;">85.0</div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks	
Primary Service	4	Underground, pad-mounted transformer.	
Secondary Service	4	1600A, 480V, 3-phase service. Needs to be replaced.	
Emergency Power	5	Battery back up for lighting.	
Electrical Distribution	3	Distribution system is original and in need of replacement.	
Branch Circuit Wiring	2	Need additional outlets in classrooms and labs.	
Lighting	3	Lighting has been updated to T8 fixtures. Need new exterior lighting in some areas.	
Fire Alarm	4	New addressible fire alarm systems were installed in 2005. No voice annunciation in assembly areas. Strobe/horns need to be supplemented.	
Telecom/Auxiliary System	5	Intercom system needs to be replaced in halls and in gym.	
Energy Mgmt. System	3	Energy management system needs expansion.	
Capacity for Growth	3	Electrical updates for renovated and building additions and boiler replacement.	
Computer Accommodations	4	Need additional computer labs.	
Multimedia Retrieval Accom.	4	Channel 1 system is working fine.	
Security	3	Need additional cameras outside. Monitors are needed in office. They desire an access control system.	
<i>RAW CONDITION RATING (MAX. 65)</i>	47.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	72.3

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **CENTRAL HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		80.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	3	The gym needs air conditioning and the heat doesn't work. The kitchen needs cooling. The classroom units are noisy. Pool needs new HVAC unit.
Steam/Water Distribution Sys.	2	Lines need to be replaced. They are deteriorating.
Controls	2	Need to replace unit controls with electronics.
Plumbing , Piping, Fixtures	4	Original domestic water lines need to be replaced. Need emergency gas shut off valve in science labs.
Fire Protection	4	Building is not sprinkled.
Water, Sewer (Storm, Sanitary)	4	All lines are original but are working.
Energy Conservation	3	The energy management needs to be expanded.

<i>RAW CONDITION RATING (MAX. 35)</i>	22.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	62.9
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	The gym dome was replaced in 2006 (membrane). 41,000 square feet of flat roof was replaced in 2008 (membrane) - 100,000 square feet is critical. The little theater
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1039 1711 1323 1806"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div data-bbox="1339 1711 1469 1806"> 40.0 </div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL HIGH**

Item	Condition Rating	Notes / Remarks
Walks	4	Normal wear to walks was observed.
Paving	1	The original paving is present in many locations. There is major wear and tear in student lot.
Drainage	4	Drainage appears adequate.
Signage	3	There is minimal circulation signage.
Transport / Movement	4	Adequate.
Vehicular Access / Vicinity Circulation	3	There is a parking plan in progress to improve the current conditions.
Parking	5	Parking is adequate.
Recreation / Sports	3	There have been some recent renovations. The visitor's bleachers at stadium are in bad shape. There is a need for a practice field.
Landscaping	4	Landscaping is adequate.
Aesthetics	4	Adequate.
Expansion Cap. / Buildable Area	2	Expansion appears minimal.
<i>RAW CONDITION RATING (MAX. 55)</i>	37.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></p> <p>67.3</p> </div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	4	Slabs look typical for age of building.
Roof Structure	4	
Exterior Walls	4	
Interior Walls	4	
Elevated Floor Structure	4	
Retaining Structures	5	None observed.
Equipment Supports	4	
Miscellaneous Structures	5	
Hoisting Equipment and	5	

<i>RAW CONDITION RATING (MAX. 50)</i>	43.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	86.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.*



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

CENTRAL VOCATIONAL BUILDING

Address: 131 Shipley Ferry Road, Blountville, TN 37617
Phone: 423-354-1200
Fax: 423-354-1206
Principal: Melanie Riden
Grades: 9-12

Year Constructed:

Renovations/Additions:

Total GSF:

Site Acreage:

ASSESSMENT SUMMARY

Assessment date:

CONDITION RATING

Category	Standard	Weighted
Architectural	76.4	8
Codes/Accessibility	70.0	14
Electrical	80.0	16
Environmental	80.0	8
Mechanical	80.0	16
Roof	80.0	8
Site	67.3	3
Structural	96.0	5

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 78

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	4	Brick/block masonry.
Windows	4	Windows are aluminum.
Exterior Doors	4	Aluminum and hollow metal.
Interior Doors	4	Solid core wood doors.
Partitions (Interior)	4	Primarily CMU.
Floors	4	Floors are terrazo, concrete, and carpet.
Ceilings	2	Ceilings are plaster, gypsum board, and ACT.
Finishes (General)	4	Some recent improvements.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	Significant wear and tear.
Aesthetics	4	Adequate.

<i>RAW CONDITION RATING (MAX. 55)</i>	42.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	76.4
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	4	Adequate.
Codes - Mechanical	4	
Codes - Electrical	1	Modular classrooms do not hear fire alarms.
Electrical Devices	5	No issues.
Accessibility	4	Adequate
Elevators	1	Needs elevator for accessibility.
Parking	5	Adequate.
Access Parking	4	Parking lot needs paving. A new plan is in place to address vehicular conflicts for 2008.
<i>RAW CONDITION RATING (MAX. 40)</i>	28.0	
		<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		70.0

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks	
Primary Service	4	Underground from pad-mounted transformer.	
Secondary Service	4	2000A, 480V service.	
Emergency Power	5	Battery back up for lighting.	
Electrical Distribution	4	Main switchgear is in good condition. Recommend panelboard replacements throughout.	
Branch Circuit Wiring	4	Branch wiring is in good condition.	
Lighting	4	Lighting has been updated to T8 fixtures. Theater needs new dimming and lighting system.	
Fire Alarm	3	Fire alarm was replaced in 1999. It was replaced with a conventional zone type. It is not networked to main building.	
Telecom/Auxiliary System	4	Intercom needs to be supplemented in a few locations.	
Energy Mgmt. System	3	Needs expansion.	
Capacity for Growth	5		
Computer Accommodations	5	Need additional computer outlets in a few locations.	
Multimedia Retrieval Accom.	4	Channel 1 system is working.	
Security	3	Need additional cameras.	
RAW CONDITION RATING (MAX. 65)	52.0	STANDARDIZED CONDITION RATING (MAX. 100)	80.0

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **CENTRAL VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1052 1717 1323 1812"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div data-bbox="1339 1696 1477 1812">80.0</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	4	Yearbook room is humid. Hood needs upgrading in Culinary Arts.
Steam/Water Distribution Sys.	4	Piping is good.
Controls	4	Need to expand.
Plumbing , Piping, Fixtures	4	Plumbing is in good shape.
Fire Protection	4	Half of building is sprinkled.
Water, Sewer (Storm, Sanitary)	4	Original piping. No maintenance needed presently.
Energy Conservation	4	Need to expand.
RAW CONDITION RATING (MAX. 35)	28.0	<div style="display: flex; justify-content: space-between; align-items: center;"> STANDARDIZED CONDITION RATING (MAX. 100) 80.0 </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.

ROOF CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	4	The roof was replaced in 1998 (single ply fiber tile).
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<div style="display: flex; justify-content: space-between;"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> 80.0 </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL VOCATIONAL BUILDING**

Item	Condition Rating	Notes / Remarks
Walks	4	Normal wear to walks was observed.
Paving	1	The original paving is present in many locations. There is major wear and tear in student lot.
Drainage	4	Drainage appears adequate.
Signage	3	There is minimal circulation signage.
Transport / Movement	4	Adequate.
Vehicular Access / Vicinity Circulation	3	There is a parking plan in progress to improve the current conditions.
Parking	5	Parking is adequate.
Recreation / Sports	3	There have been some recent renovations. The visitor's bleachers at stadium are in bad shape. There is a need for a practice field.
Landscaping	4	Landscaping is adequate.
Aesthetics	4	Adequate.
Expansion Cap. / Buildable Area	2	Expansion appears minimal.
<i>RAW CONDITION RATING (MAX. 55)</i>	37.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></p> <p>67.3</p> </div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **CENTRAL VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	5	
Slabs	4	There was minor cracking observed in slabs.
Roof Structure	5	
Exterior Walls	4	
Interior Walls	5	
Elevated Floor Structure	5	
Retaining Structures	5	None observed.
Equipment Supports	5	
Miscellaneous Structures	5	
Hoisting Equipment and	5	

<i>RAW CONDITION RATING (MAX. 50)</i>	48.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	96.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.*



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

COLONIAL HEIGHTS MIDDLE

Address: 415 Lebanon Drive, Kingsport, TN 37663
Phone: 423-354-1360
Fax: 423-354-1365
Principal: Cathy Horton
Grades: 6-8

Year Constructed: 1957
Renovations/Additions: Additions 1959, 1961, 1967. Renovation 1989.
Total GSF: 54,142
Site Acreage: 16

ASSESSMENT SUMMARY

Assessment date: 6/17/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	80.0	8
Codes/Accessibility	75.0	15
Electrical	72.3	14
Environmental	80.0	8
Mechanical	74.3	15
Roof	40.0	4
Site	69.1	3
Structural	82.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 72

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **COLONIAL HEIGHTS MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	4	Brick and CMU.
Windows	5	Aluminum storefront windows with insulated glass.
Exterior Doors	4	Hollow metal doors need paint.
Interior Doors	4	Wood doors with hollow metal frames.
Partitions (Interior)	4	Brick and CMU.
Floors	4	Stained concrete in halls. VCT in classrooms, terrazo in toilets, and new VCT in cafeteria.
Ceilings	4	ACT
Finishes (General)	4	Finishes are adequate.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	Furniture is adequate.
Aesthetics	3	
<i>RAW CONDITION RATING (MAX. 55)</i>	44.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		80.0

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **COLONIAL HEIGHTS MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	3	Need egress from lockers. Door/frame ratings. No sprinklers. Some new fire doors.
Codes - Mechanical	4	Accessible lavatories need drains insulated.
Codes - Electrical	4	Fire alarm needs code updates.
Electrical Devices	4	ADA issues with fire alarm devices.
Accessibility	4	No ADA access to band room. Elevator to upper floor.
Elevators	5	Existing elevator.
Parking	3	
Access Parking	3	Remote entry.
<i>RAW CONDITION RATING (MAX. 40)</i>	30.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">75.0</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **COLONIAL HEIGHTS MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Overhead transformer bank.
Secondary Service	3	2500A, 208V, 3-phase service. Replace for future building additions.
Emergency Power	4	Battery back up emergency lights.
Electrical Distribution	2	Old panels need to be replaced.
Branch Circuit Wiring	4	Provide additional receptacles in heavily loaded areas.
Lighting	3	Lighting has been updated. Replace dimming system at stage.
Fire Alarm	3	Fire alarm needs code updates.
Telecom/Auxiliary System	4	Intercom system is working fine.
Energy Mgmt. System	4	Could use more connection points.
Capacity for Growth	3	Limited capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system working fine.
Security	4	Provide additional CCTV cameras. No access control system.

<i>RAW CONDITION RATING (MAX. 65)</i>	47.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	72.3
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **COLONIAL HEIGHTS MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks	
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.	
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	80.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **COLONIAL HEIGHTS MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	2	Window air conditioning units and electric resistance wall heaters. All equipment is original and needs to be replaced.
Steam/Water Distribution Sys.	5	Not applicable.
Controls	4	DDC controls are limited to on/off window units. Boiler can be controlled but not the spaces.
Plumbing , Piping, Fixtures	4	New toilet fixtures throughout. Piping is original but have not experienced any problems.
Fire Protection	4	No sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	4	Outside lines are original, but have not had any problems.
Energy Conservation	3	Limited EMS in use.
RAW CONDITION RATING (MAX. 35)	26.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"> <p>STANDARDIZED CONDITION RATING (MAX. 100)</p> </div> <div style="border: 1px solid black; padding: 5px; font-size: 24pt; font-weight: bold;">74.3</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **COLONIAL HEIGHTS MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	Band, music, and gym roof is EPDM and was replaced in 1996. The school roof is built-up and was installed in 1981. Gutters and downspouts need to be replaced.
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1052 1717 1323 1812"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div data-bbox="1339 1690 1477 1812" style="border: 1px solid black; padding: 5px;"> 40.0 </div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

School: **COLONIAL HEIGHTS MIDDLE**

Item	Condition Rating	Notes / Remarks
Walks	2	Above average wear.
Paving	1	Unpaved parking. There is major wear at other paved areas.
Drainage	4	Adequate.
Signage	4	
Transport / Movement	5	
Vehicular Access / Vicinity Circulation	5	
Parking	3	
Recreation / Sports	4	
Landscaping	3	
Aesthetics	3	
Expansion Cap. / Buildable Area	4	
RAW CONDITION RATING (MAX. 55)	38.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>STANDARDIZED CONDITION RATING (MAX. 100)</p> </div> <div style="border: 1px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">69.1</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **COLONIAL HEIGHTS MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	4	
Roof Structure	5	
Exterior Walls	3	Some moisture issues. Some cracks in brick. Major crack at one window head.
Interior Walls	5	
Elevated Floor Structure	5	
Retaining Structures	5	
Equipment Supports	4	
Miscellaneous Structures	2	Six modulars with seven classrooms.
Hoisting Equipment and	4	

<i>RAW CONDITION RATING (MAX. 50)</i>	41.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	82.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.*



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

EAST HIGH

Address: 4180 Weaver Pike, Bluff City, TN 37618
Phone: 423-354-1900
Fax: 423-354-1906
Principal: Angela Buckles
Grades: 9-12

Year Constructed:

Renovations/Additions:

Total GSF: 195,631

Site Acreage:

ASSESSMENT SUMMARY

Assessment date: 5/19/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	63.6	6
Codes/Accessibility	70.0	14
Electrical	69.2	14
Environmental	80.0	8
Mechanical	65.7	13
Roof	40.0	4
Site	61.8	3
Structural	82.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 67

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	3	Brick/block masonry - brick needs repair in some areas.
Windows	4	Received new windows in 1994.
Exterior Doors	2	Hollow metal/AWM - 80% of the doors are not working properly.
Interior Doors	3	Solid core wood, some with glass. They appear to be non-rated.
Partitions (Interior)	4	CMU - painted. Received new toilet partitions in 2008.
Floors	3	Terrazo, carpet, VCT present. VCT is popping up in some areas. Above average wear. Settlement in one area. Some of the flooring has been replaced recently.
Ceilings	4	Ceilings are mostly ACT. Plaster in the cafeteria.
Finishes (General)	2	Many of the finishes are out of date and are above average wear.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	2	Many show very significant wear and tear. Received new gym bleachers in 2006. Also have new cafeteria furniture.
Aesthetics	3	Above average wear and tear. Exterior upgrades are needed.

<i>RAW CONDITION RATING (MAX. 55)</i>	35.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	63.6
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	3	
Codes - Mechanical	4	Some ADA issues.
Codes - Electrical	4	Fire alarm does not meet current codes including device locations, candela, and decibel levels.
Electrical Devices	4	ADA additions in gym.
Accessibility	2	No lever hardware on doors. No accessibility from main building to vocational building.
Elevators	3	Existing chair lift. Elevator is recommended.
Parking	4	Adequate.
Access Parking	4	Adequate.
<i>RAW CONDITION RATING (MAX. 40)</i>	28.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">70.0</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Underground pad-mounted transformer.
Secondary Service	4	2000 amp, 480v, 3-phase service.
Emergency Power	5	Emergency generator is not used anymore. Battery backup is provided on lights in lieu of generator.
Electrical Distribution	3	Distribution system is original and is in need of replacement.
Branch Circuit Wiring	2	Need additional outlets in classrooms and labs.
Lighting	3	Lighting has been updated to T8 flourscent in 2000. Exterior lighting needs improvement.
Fire Alarm	3	No voice annunciation in assembly areas. Strobe/horns are minimal. Need to network main and vocational building.
Telecom/Auxiliary System	3	There are two separate intercom phone systems in the building and they are not tied together. Audible problems in some areas.
Energy Mgmt. System	4	Updated in 2000.
Capacity for Growth	4	Electrical updates for renovated and building addition areas are needed.
Computer Accommodations	3	Need additional computer lab space in library.
Multimedia Retrieval Accom.	4	Channel 1 system is operational.
Security	3	Need additional CCTV cameras outside.
<i>RAW CONDITION RATING (MAX. 65)</i>	45.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		69.2

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **EAST HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		80.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	3	Computer labs get hot, need additional HVAC. Boiler needs additional fuel tank. Pool needs new HVAC unit. Classroom units are in good shape. Kitchen hood is
Steam/Water Distribution Sys.	4	Hydronic system in good condition.
Controls	4	Need to replace old pneumatics with electronics.
Plumbing , Piping, Fixtures	3	Domestic water lines are in need of replacement. Science lab plumbing fixtures need to be replaced. Need to replace old drinking fountains and make them ADA
Fire Protection	4	Building is not sprinkled.
Water, Sewer (Storm, Sanitary)	1	Needs a grease trap for kitchen sewer line.
Energy Conservation	4	Building has an EMS system.
<i>RAW CONDITION RATING (MAX. 35)</i>	23.0	<div style="float: right;"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> 65.7 </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.

ROOF CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	The gym dome membrane was replaced in 1998. The library dome membrane was replaced in 2000. A-circle membrane was replaced in 2005. 100,000 square feet
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<div style="display: flex; justify-content: space-between;"> <div data-bbox="1039 1711 1323 1806"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div data-bbox="1339 1711 1469 1806"> 40.0 </div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.

SITE CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST HIGH**

Item	Condition Rating	Notes / Remarks
Walks	3	Above average wear to walks.
Paving	2	There are many areas of damaged asphalt.
Drainage	4	Drainage appears adequate.
Signage	3	There is minimal circulation signage.
Transport / Movement	4	Adequate.
Vehicular Access / Vicinity Circulation	2	There are major problems with traffic flow, especially with the left hand turn out of the school.
Parking	4	Parking is adequate.
Recreation / Sports	3	There is a lack of practice areas. There are some facility needs - Title IX compliance issues.
Landscaping	4	Landscaping is adequate.
Aesthetics	4	Adequate.
Expansion Cap. / Buildable Area	1	Expansion appears very limited.
RAW CONDITION RATING (MAX. 55)	34.0	<p style="text-align: right;">STANDARDIZED CONDITION RATING (MAX. 100)</p> <div style="border: 1px solid black; display: inline-block; padding: 5px;">61.8</div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	4	
Roof Structure	4	
Exterior Walls	4	
Interior Walls	4	
Elevated Floor Structure	3	Some new settlement was observed in one classroom.
Retaining Structures	5	None observed.
Equipment Supports	4	
Miscellaneous Structures	4	
Hoisting Equipment and	5	
<i>RAW CONDITION RATING (MAX. 50)</i>	41.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">82.0</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

EAST VOCATIONAL BUILDING

Address: 4180 Weaver Pike, Bluff City, TN 37618
Phone: 423-354-1900
Fax: 423-354-1906
Principal: Angela Buckles
Grades: 9-12

Year Constructed:

Renovations/Additions:

Total GSF:

Site Acreage:

ASSESSMENT SUMMARY

Assessment date: 5/19/2008

Category	CONDITION RATING		
	Standard	Weighted	
Architectural	69.1	7	Weighting System Architectural: 10 Codes/Accessibility: 20 Electrical: 20 Environmental: 10 Mechanical: 20 Roof: 10 Site: 5 Structural: 5
Codes/Accessibility	67.5	14	
Electrical	81.5	16	
Environmental	80.0	8	
Mechanical	77.1	15	
Roof	20.0	2	
Site	61.8	3	
Structural	94.0	5	
Overall Weighted Condition Rating (/100): 70			

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	3	Brick/block - some repairs needed.
Windows	4	Windows are painted metal.
Exterior Doors	3	Hollow metal - above average wear.
Interior Doors	4	Solid core wood. Doors appear to be non-rated.
Partitions (Interior)	4	Mostly CMU.
Floors	3	50% concrete, 50% VCT and carpet. Carpet needs to be replaced.
Ceilings	3	Ceilings are ACT and show above average wear.
Finishes (General)	3	Finishes show above average wear and tear.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	Above average wear. Some new shop equipment observed.
Aesthetics	3	Above average wear.
<i>RAW CONDITION RATING (MAX. 55)</i>	38.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		69.1

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	4	
Codes - Mechanical	3	ADA and hood.
Codes - Electrical	4	Fire alarm device locations need to be updated.
Electrical Devices	5	No issues.
Accessibility	2	No elevator access to second floor. Some push/pull doors. Clearance violations.
Elevators	1	Needs elevator for accessibility.
Parking	4	Adequate.
Access Parking	4	Adequate.

RAW CONDITION RATING (MAX. 40)	27.0	STANDARDIZED CONDITION RATING (MAX. 100)	67.5
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.*

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Underground from transformer.
Secondary Service	3	1000A, 480V, 3-phase service. Needs to be replaced.
Emergency Power	5	Battery back up for lighting.
Electrical Distribution	4	Distribution system needs to be updated.
Branch Circuit Wiring	4	Need additional outlets for computers.
Lighting	5	Recently updated to T8 fixtures.
Fire Alarm	3	Need additional fire alarm devices.
Telecom/Auxiliary System	3	Need additional intercom speakers.
Energy Mgmt. System	5	
Capacity for Growth	5	
Computer Accommodations	4	Need additional locations for computers.
Multimedia Retrieval Accom.	5	Channel 1 system is working.
Security	3	Need additional cameras.

<i>RAW CONDITION RATING (MAX. 65)</i>	53.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	81.5
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **EAST VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		80.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	3	HVAC systems need to be renovated. Classrooms have poor temperature control. Wood Shop needs new dust collection system. Hood needs to be replaced to meet
Steam/Water Distribution Sys.	4	Good shape.
Controls	4	Replace old pneumatics with electronic controls.
Plumbing , Piping, Fixtures	4	Old but adequate.
Fire Protection	4	Building is sprinkled.
Water, Sewer (Storm, Sanitary)	4	Old but adequate.
Energy Conservation	4	Has EMS system.
RAW CONDITION RATING (MAX. 35)	27.0	STANDARDIZED CONDITION RATING (MAX. 100)

77.1

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	1	100,000 square feet of modified asphalt - 1993. 17,000 square feet of tar/gravel - mid 1980's. Both need to be replaced.
<i>RAW CONDITION RATING (MAX. 5)</i>	1.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">20.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST VOCATIONAL BUILDING**

Item	Condition Rating	Notes / Remarks	
Walks	3	Above average wear to walks.	
Paving	2	There are many areas of damaged asphalt.	
Drainage	4	Drainage appears adequate.	
Signage	3	There is minimal circulation signage.	
Transport / Movement	4	Adequate.	
Vehicular Access / Vicinity Circulation	2	There are major problems with traffic flow, especially with the left hand turn out of the school.	
Parking	4	Parking is adequate.	
Recreation / Sports	3	There is a lack of practice areas. There are some facility needs - Title IX compliance issues.	
Landscaping	4	Landscaping is adequate.	
Aesthetics	4	Adequate.	
Expansion Cap. / Buildable Area	1	Expansion appears very limited.	
<i>RAW CONDITION RATING (MAX. 55)</i>	34.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	61.8

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **EAST VOCATIONAL BUILDING**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	4	
Roof Structure	5	
Exterior Walls	4	
Interior Walls	5	
Elevated Floor Structure	5	
Retaining Structures	5	None observed.
Equipment Supports	5	
Miscellaneous Structures	5	
Hoisting Equipment and	5	
RAW CONDITION RATING (MAX. 50)	47.0	<p style="text-align: right;">STANDARDIZED CONDITION RATING (MAX. 100)</p>

94.0

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

EMMETT ELEMENTARY

Address: 753 Emmett Road, Bristol, TN 37620
Phone: 423-354-1865
Fax: 423-354-1871
Principal: Robin McClellan
Grades: K-5

Year Constructed: 1940
Renovations/Additions: Additions 1954, 1962, 1999.
Total GSF: 34,680
Site Acreage: 3.25

ASSESSMENT SUMMARY

Assessment date: 6/24/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	100.0	10
Codes/Accessibility	95.0	19
Electrical	87.7	18
Environmental	80.0	8
Mechanical	91.4	18
Roof	80.0	8
Site	89.1	4
Structural	98.0	5

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 90

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARYSchool: **EMMETT ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks	
Walls (Exterior)	5	Brick and CMU. Some brick repair is needed at old section.	
Windows	5		
Exterior Doors	5	Hollow metal doors and frames. Some painting is needed.	
Interior Doors	5	Wood doors and hollow metal frames.	
Partitions (Interior)	5	CMU	
Floors	5	VCT and carpet in office and kindergarten classrooms. Ceramic tile in toilets and VCT in classrooms. Some carpet blisters are present.	
Ceilings	5	ACT	
Finishes (General)	5	Finishes are up to date.	
Energy Conservation	5	School wide plan in place.	
Fixtures / Furniture and Equipment	5	Fairly new and in good condition.	
Aesthetics	5		
<i>RAW CONDITION RATING (MAX. 55)</i>	55.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	100.0

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **EMMETT ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	5	No major issues observed.
Codes - Mechanical	5	Accessible lavatory drain in main hallway is not insulated.
Codes - Electrical	5	No issues.
Electrical Devices	5	No issues.
Accessibility	5	No major issues observed.
Elevators	5	Existing elevator.
Parking	5	
Access Parking	3	
RAW CONDITION RATING (MAX. 40)	38.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>STANDARDIZED CONDITION RATING (MAX. 100)</p> </div> <div style="border: 1px solid black; padding: 5px; font-size: 1.2em; font-weight: bold;">95.0</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **EMMETT ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Pad mounted transformer.
Secondary Service	5	1600A, 480V, 3-phase service is in good shape.
Emergency Power	4	Battery back up emergency lights.
Electrical Distribution	3	Replace panels in cafeteria and in kitchen.
Branch Circuit Wiring	4	Adequate for school.
Lighting	5	Lighting is in good condition.
Fire Alarm	5	Fire alarm is new.
Telecom/Auxiliary System	5	System is working fine.
Energy Mgmt. System	5	EMS is in use.
Capacity for Growth	4	Some capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	System is working fine.
Security	4	No access to control systems.

<i>RAW CONDITION RATING (MAX. 65)</i>	57.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	87.7
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **EMMETT ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		80.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **EMMETT ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	5	Most of the building had water source heat pump system installed in 1999.
Steam/Water Distribution Sys.	5	Hydronic loop installed in 1999 and is in good condition.
Controls	5	DDC system installed in 1999 and is tied into Central Maintenance Office.
Plumbing , Piping, Fixtures	4	System is in good condition. Kitchen is original.
Fire Protection	5	Sprinkler system installed.
Water, Sewer (Storm, Sanitary)	4	Sewer field lines are fairly new.
Energy Conservation	4	EMS system installed.
RAW CONDITION RATING (MAX. 35)	32.0	<div style="text-align: right;"> STANDARDIZED CONDITION RATING (MAX. 100) 91.4 </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **EMMETT ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	4	EPDM roof is 9 years old. Cafeteria/kitchen roof is 13,500 s.f. built-up and is 15 years old.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1039 1711 1323 1806"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div data-bbox="1339 1711 1469 1806" style="border: 1px solid black; padding: 5px;"> 80.0 </div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

School: **EMMETT ELEMENTARY**

Item	Condition Rating	Notes / Remarks	
Walks	4		
Paving	4		
Drainage	4		
Signage	5		
Transport / Movement	5		
Vehicular Access / Vicinity Circulation	5		
Parking	5		
Recreation / Sports	4		
Landscaping	5		
Aesthetics	5		
Expansion Cap. / Buildable Area	3		
RAW CONDITION RATING (MAX. 55)	49.0	STANDARDIZED CONDITION RATING (MAX. 100)	89.1

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **EMMETT ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	5	
Slabs	5	
Roof Structure	5	
Exterior Walls	5	
Interior Walls	5	
Elevated Floor Structure	5	None.
Retaining Structures	5	None observed.
Equipment Supports	5	
Miscellaneous Structures	4	Cafeteria building and exterior canopy.
Hoisting Equipment and	5	None.

<i>RAW CONDITION RATING (MAX. 50)</i>	49.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	98.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.*



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

HOLSTON ELEMENTARY/MIDDLE

Address: 2348 Hwy 75, Blountville, TN 37617
Phone: 423-354-1500
Fax: 423-354-1505
Principal: John Weaver/Billy Miller
Grades: K-8

Year Constructed: 1979
Renovations/Additions: 0
Total GSF: 64,800/97,200
Site Acreage: 31.5

ASSESSMENT SUMMARY

Assessment date: 6/24/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	76.4	8
Codes/Accessibility	85.0	17
Electrical	72.3	14
Environmental	80.0	8
Mechanical	71.4	14
Roof	20.0	2
Site	80.0	4
Structural	94.0	5

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 72

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON ELEMENTARY/MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	5	Brick and CMU.
Windows	4	Original aluminum storefronts.
Exterior Doors	4	Hollow metal and aluminum storefront doors.
Interior Doors	3	Wood doors - some have damage.
Partitions (Interior)	3	CMU - metal stud and gypsum need paint. Metal partitions in some areas. Ceramic tile in toilets.
Floors	4	Terrazo in entry and cafeteria. VCT present and ceramic tile in toilets. Carpet in office, elementary school, and library.
Ceilings	3	ACT - stains from roof leaks.
Finishes (General)	4	Carpet needs to be replaced. New rubber base needed.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	
Aesthetics	4	

<i>RAW CONDITION RATING (MAX. 55)</i>	42.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	76.4
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON ELEMENTARY/MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	4	Building is sprinkled. No panic hardware on classroom exits. Dead end at Special Education.
Codes - Mechanical	5	Need to insulate hanicapped lavatories.
Codes - Electrical	4	Fire alarm needs to meet current codes.
Electrical Devices	4	ADA issues with fire alarm devices.
Accessibility	5	Adequate.
Elevators	5	Not required - one story building.
Parking	3	
Access Parking	4	
<p>RAW CONDITION RATING (MAX. 40)</p>	<p>34.0</p>	<p>STANDARDIZED CONDITION RATING (MAX. 100)</p> <p>85.0</p>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.*

ELECTRICAL CONDITIONS ASSESSMENT SUMMARYSchool: **HOLSTON ELEMENTARY/MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Underground from pad mounted transformer.
Secondary Service	2	2500A, 480V, 3-phase and 1600A, 480V, 3-phase. Replace FPE equipment.
Emergency Power	3	Battery back up emergency lights. Add emergency lights in gym.
Electrical Distribution	2	Replace old Federal Pacific Electric (FPE) panels throughout buildings.
Branch Circuit Wiring	4	Replace and add receptacles in heavily loaded areas.
Lighting	3	Need flourescent lights in the gym.
Fire Alarm	3	Fire alarm needs code updates.
Telecom/Auxiliary System	4	Existing system is working fine. PA system in gym needs to be updated.
Energy Mgmt. System	5	Not applicable.
Capacity for Growth	4	Some spare capacity available.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	No access to control systems. Could use additional CCTV cameras.
<i>RAW CONDITION RATING (MAX. 65)</i>	47.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		72.3

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON ELEMENTARY/MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		80.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON ELEMENTARY/MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	2	Original water source heat pump system. Large units have been replaced but the small perimeter units are in poor condition and need to be replaced.
Steam/Water Distribution Sys.	3	There are several leaks in te mechanical room. The circulation pumps are very noisy.
Controls	3	Existing DDC system is limited and needs to b e updated.
Plumbing , Piping, Fixtures	4	Fixtures are in good condition. Piping is original but have not experienced any problems.
Fire Protection	5	Building is fully sprinklered. Have hydrants as required.
Water, Sewer (Storm, Sanitary)	4	Outside piping is original but have not had any problems.
Energy Conservation	4	EMS is limited.
RAW CONDITION RATING (MAX. 35)	25.0	STANDARDIZED CONDITION RATING (MAX. 100)

71.4

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON ELEMENTARY/MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	1	Built-up roof is 22 years old. Mansards need paint and are damaged in some areas.
<i>RAW CONDITION RATING (MAX. 5)</i>	1.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">20.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON ELEMENTARY/MIDDLE**

Item	Condition Rating	Notes / Remarks	
Walks	3	Average wear.	
Paving	3	Average wear.	
Drainage	4		
Signage	4		
Transport / Movement	5		
Vehicular Access / Vicinity Circulation	4		
Parking	3		
Recreation / Sports	4		
Landscaping	5		
Aesthetics	4		
Expansion Cap. / Buildable Area	5		
<i>RAW CONDITION RATING (MAX. 55)</i>	44.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	80.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.*

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON ELEMENTARY/MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	5	
Slabs	5	
Roof Structure	5	
Exterior Walls	5	
Interior Walls	4	
Elevated Floor Structure	5	
Retaining Structures	4	
Equipment Supports	4	
Miscellaneous Structures	5	
Hoisting Equipment and	5	
RAW CONDITION RATING (MAX. 50)	47.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"> <p>STANDARDIZED CONDITION RATING (MAX. 100)</p> </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>94.0</p> </div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

HOLSTON VALLEY MIDDLE

Address: 1717 Bristol Caverns Hwy, Bristol, TN 37620
Phone: 423-354-1880
Fax: 423-354-1891
Principal: Jess Lockart
Grades: 6-8

Year Constructed: 1935

Renovations/Additions: Additions 1954, 1958, 1962, 1968. Renovation 1989.

Total GSF: 63,714

Site Acreage:

ASSESSMENT SUMMARY

Assessment date: 6/18/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	72.7	7
Codes/Accessibility	45.0	9
Electrical	66.2	13
Environmental	40.0	4
Mechanical	60.0	12
Roof	40.0	4
Site	69.1	3
Structural	74.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 57

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON VALLEY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	3	Brick
Windows	5	Aluminum storefront windows with insulated glazing. Replaced in 2000.
Exterior Doors	3	Painted wood doors and frames. Hollow metal doors as well.
Interior Doors	4	Wood doors.
Partitions (Interior)	4	Plaster and CMU.
Floors	3	Floors are primarily VCT. Epoxy painted concrete in kitchen. Carpet in band, special education, and library needs to be replaced.
Ceilings	4	ACT in good condition.
Finishes (General)	3	Finishes need updating.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	2	Below average condition.
Aesthetics	4	

<i>RAW CONDITION RATING (MAX. 55)</i>	40.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	72.7
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON VALLEY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	2	No sprinklers. No rated doors or frames. Push cabinets in kitchen.
Codes - Mechanical	4	Facility needs outside air provided for air quality. Accessible toilets need to be installed for current codes.
Codes - Electrical	1	ADA issues in toilets. Fire alarm needs to meet current codes.
Electrical Devices	3	ADA issues.
Accessibility	2	No accessible toilets. Door hardware is not ADA compliant. Push/pull clearances on doors. Auditorium is not accessible.
Elevators	1	Needs elevator for accessibility.
Parking	3	Ok for day to day but inadequate for events.
Access Parking	2	Limited.

<i>RAW CONDITION RATING (MAX. 40)</i>	18.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	45.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.*

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON VALLEY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Overhead service, 3 - 75 KVA transformers.
Secondary Service	2	1200A, 208V, 3-phase overhead secondaries between buildings.
Emergency Power	4	Battery back-up lights.
Electrical Distribution	2	Replace old Federal Pacific Electric (FPE) panels throughout buildings.
Branch Circuit Wiring	4	Provide additional receptacles in heavily loaded areas.
Lighting	4	Updated to T8 supplement exterior security lighting.
Fire Alarm	2	Fire alarm needs to be replaced to meet current codes.
Telecom/Auxiliary System	4	Intercom is hard to hear in cafeteria and kitchen.
Energy Mgmt. System	3	EMS limited in scope.
Capacity for Growth	3	No capacity for growth.
Computer Accommodations	4	Two labs adequate for school.
Multimedia Retrieval Accom.	3	No channel 1 system.
Security	4	No access to control systems.

<i>RAW CONDITION RATING (MAX. 65)</i>	43.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	66.2
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON VALLEY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	2	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>

40.0

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON VALLEY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	2	Window air conditioning units and original steam radiators. The gym has heating only, no ventilation and it gets very hot. Most equipment is in poor condition and
Steam/Water Distribution Sys.	2	Original steam piping routed below floor is in poor condition and has had numerous leaks.
Controls	3	DDC controls limited to on/off control of boiler. Large areas are controlled together for heating and classrooms overheat.
Plumbing , Piping, Fixtures	3	Piping is original and is in poor condition. Water is rusty. Fixtures are in good condition. Lavatories have "s" traps, which is not code compliant.
Fire Protection	4	No sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	4	Outside piping is original but have not experienced any problems.
Energy Conservation	3	Very limited EMS system.

<i>RAW CONDITION RATING (MAX. 35)</i>	21.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	60.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON VALLEY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks	
Roof	2	Gym roof shingles need to be replaced. There is currently no insulation and there is bird infestation. Gutters and downspouts need paint.	
RAW CONDITION RATING (MAX. 5)	2.0	STANDARDIZED CONDITION RATING (MAX. 100)	40.0

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.

SITE CONDITIONS ASSESSMENT SUMMARYSchool: **HOLSTON VALLEY MIDDLE**

Item	Condition Rating	Notes / Remarks	
Walks	2	Above average wear.	
Paving	5		
Drainage	2	Problems with off site back-ups flooding site at lower area.	
Signage	3		
Transport / Movement	5		
Vehicular Access / Vicinity Circulation	5		
Parking	3	Ok for day to day parking. Inadequate for events.	
Recreation / Sports	2	Fields are in good shape. Bleachers are in poor condition. Some Title IX issues with girl's softball field.	
Landscaping	4		
Aesthetics	4		
Expansion Cap. / Buildable Area	3		
RAW CONDITION RATING (MAX. 55)	38.0	STANDARDIZED CONDITION RATING (MAX. 100)	69.1

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **HOLSTON VALLEY MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	3	Some minor cracking.
Slabs	2	Major repairs due to steam line ruptures in slab.
Roof Structure	4	
Exterior Walls	3	Some separation at wall in classroom.
Interior Walls	4	
Elevated Floor Structure	4	
Retaining Structures	5	
Equipment Supports	5	
Miscellaneous Structures	2	Football concrete bleachers are in poor condition.
Hoisting Equipment and	5	

<i>RAW CONDITION RATING (MAX. 50)</i>	37.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	74.0
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

INDIAN SPRINGS ELEMENTARY

Address: 333 Hill Road, Kingsport, TN 37660
Phone: 423-354-1685
Fax: 423-354-1691
Principal: Karen Nave
Grades: K-5

Year Constructed: 1935
Renovations/Additions: Additions 1955, 1964, 1969, 1972.
Total GSF: 47,948
Site Acreage: 10

ASSESSMENT SUMMARY

Assessment date: 7/9/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	70.9	7
Codes/Accessibility	65.0	13
Electrical	70.8	14
Environmental	60.0	6
Mechanical	71.4	14
Roof	60.0	6
Site	58.2	3
Structural	86.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 68

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **INDIAN SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	3	Brick and CMU. Some minor brick repairs are needed.
Windows	5	New insulated aluminum windows.
Exterior Doors	4	Hollow metal doors and frames.
Interior Doors	3	Some pre-hung doors in pod classrooms. Hollow metal frames and wood doors. Wood doors and frames in old section.
Partitions (Interior)	3	CMU corridors with some brick. Glazed tile in restrooms. Metal partitions and stud walls in pods.
Floors	3	Terrazzo in corridors. Some cracks are present. VCT in classrooms and other areas.
Ceilings	3	ACT - some stained. Some new in classrooms. Sprayed acoustical is yellow and dirty.
Finishes (General)	4	
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	New cafeteria furniture. Much of the furniture is outdated.
Aesthetics	3	
RAW CONDITION RATING (MAX. 55)	39.0	STANDARDIZED CONDITION RATING (MAX. 100)
		70.9

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.*

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **INDIAN SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	3	Rooms open to corridors in some areas.
Codes - Mechanical	4	Accessible toilets do not meet code.
Codes - Electrical	4	Fire alarm needs code updates.
Electrical Devices	4	No issues.
Accessibility	3	Toilets are semi-accessible. Ramp in corridor is non compliant. Hardware compliant.
Elevators	3	Existing chair lift. Elevator is recommended.
Parking	2	Inadequate.
Access Parking	3	Remote.
<i>RAW CONDITION RATING (MAX. 40)</i>	26.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></p> <p>65.0</p> </div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **INDIAN SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Overhead transformer bank.
Secondary Service	2	2500A, 208V, 3-phase service needs to be replaced.
Emergency Power	4	Battery pack emergency lights.
Electrical Distribution	2	Replace old system with new.
Branch Circuit Wiring	3	Add to existing in heavily loaded areas.
Lighting	4	Lighting has been updated.
Fire Alarm	3	Fire alarm needs code updates.
Telecom/Auxiliary System	4	Existing system is working fine.
Energy Mgmt. System	4	Could use more connection points.
Capacity for Growth	3	Limited capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	no access to control systems.

<i>RAW CONDITION RATING (MAX. 65)</i>	46.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	70.8
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **INDIAN SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	3	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	3.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1039 1711 1323 1812"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div data-bbox="1339 1711 1469 1812" style="border: 1px solid black; padding: 5px;"> 60.0 </div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **INDIAN SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	3	Most classrooms have window units. Pod classrooms have unit ventilators or PTAC units. Electric heat throughout. The gym has packaged roof top units with
Steam/Water Distribution Sys.	5	Not applicable.
Controls	3	DDC is for on/off control only.
Plumbing , Piping, Fixtures	3	Fixtures are in fair condition but piping is original and water is rusty.
Fire Protection	4	No sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	3	Piping is original and have had problems. Kitchen p-traps are rotted out and have had bad drainage problems.
Energy Conservation	4	Very limited EMS.
<i>RAW CONDITION RATING (MAX. 35)</i>	25.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">71.4</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **INDIAN SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	3	Shingled roof is 7,300 s.f. and is 11 years old. Built-up roof is 20,900 s.f. and is 17 years old.
<i>RAW CONDITION RATING (MAX. 5)</i>	3.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">60.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

School: **INDIAN SPRINGS ELEMENTARY**

Item	Condition Rating	Notes / Remarks
Walks	3	Above average wear.
Paving	3	Above average wear.
Drainage	4	
Signage	4	
Transport / Movement	2	Congested.
Vehicular Access / Vicinity Circulation	2	Congested.
Parking	2	Parking is inadequate.
Recreation / Sports	4	
Landscaping	4	
Aesthetics	3	
Expansion Cap. / Buildable Area	1	Expansion is very limited.
<i>RAW CONDITION RATING (MAX. 55)</i>	32.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
58.2		

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **INDIAN SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	3	Minor cracking.
Slabs	4	
Roof Structure	4	
Exterior Walls	4	
Interior Walls	5	
Elevated Floor Structure	3	Minor buckling observed.
Retaining Structures	5	
Equipment Supports	5	
Miscellaneous Structures	5	
Hoisting Equipment and	5	

<i>RAW CONDITION RATING (MAX. 50)</i>	43.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	86.0
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

KETRON INTERMEDIATE

Address: 3301 Bloomingdale Road, Kingsport, TN 37660
Phone: 423-354-1750
Fax: 423-354-1759
Principal: Michael Surgenor
Grades: 5-7

Year Constructed: 1953
Renovations/Additions: Addition in 1960. Renovations in 1987, 2005.
Total GSF: 87,581
Site Acreage: 22

ASSESSMENT SUMMARY

Assessment date: 6/18/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	83.6	8
Codes/Accessibility	75.0	15
Electrical	69.2	14
Environmental	60.0	6
Mechanical	62.9	13
Roof	40.0	4
Site	74.5	4
Structural	86.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 68

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **KETRON INTERMEDIATE**

Building/Space:

Item	Condition Rating	Notes / Remarks	
Walls (Exterior)	4	CMU and brick. Some water stains present.	
Windows	5	Aluminum storefront with insulated glass.	
Exterior Doors	4	Hollow metal doors.	
Interior Doors	4	Wood doors (some with wood frames).	
Partitions (Interior)	4	CMU and brick. Some gypsum board.	
Floors	5	Stained concrete in corridors and VCT.	
Ceilings	4	ACT	
Finishes (General)	4	Finishes are adequate.	
Energy Conservation	5	School wide plan in place.	
Fixtures / Furniture and Equipment	3	Furniture is in average condition.	
Aesthetics	4		
<i>RAW CONDITION RATING (MAX. 55)</i>	46.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	83.6

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **KETRON INTERMEDIATE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	4	No sprinkler or door ratings. Railing heights are not to code.
Codes - Mechanical	3	Facility needs outside air provided for air quality. Accessible toilets need to be installed for current codes.
Codes - Electrical	4	Fire alarm needs code updates.
Electrical Devices	4	ADA issues with fire alarm devices.
Accessibility	3	Toilets are not accessible on lower floor. Push/pull at doors. Hardware is not ADA compliant.
Elevators	5	Existing elevator.
Parking	4	
Access Parking	3	
RAW CONDITION RATING (MAX. 40)	30.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>STANDARDIZED CONDITION RATING (MAX. 100)</p> </div> <div style="border: 1px solid black; padding: 5px; font-size: 24pt; font-weight: bold;">75.0</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **KETRON INTERMEDIATE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Overhead transformer bank.
Secondary Service	2	5 overhead services need to be replaced.
Emergency Power	3	Batterhy back up emergency lights. Provide additional in zone areas.
Electrical Distribution	2	Old panels need to be replaced.
Branch Circuit Wiring	4	Need to replace receptacles and wiring in heavily loaded areas.
Lighting	3	Lighting has been updated. Supplement exterior security lights. Replace dimming system at stage.
Fire Alarm	3	Fire alarm needs code updates.
Telecom/Auxiliary System	4	Existing system is working fine.
Energy Mgmt. System	4	Could use more connection points.
Capacity for Growth	3	Limited capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	No access to control system.

<i>RAW CONDITION RATING (MAX. 65)</i>	45.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	69.2
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **KETRON INTERMEDIATE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	3	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	3.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">60.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **KETRON INTERMEDIATE**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	2	Window air conditioning units and original steam radiators. Most equipment is in poor condition and needs to be replaced.
Steam/Water Distribution Sys.	1	Steam lines are original and need constant repair. Have to cut up floor to find leaks and repair steam trap leaks.
Controls	3	DDC controls limited to on/off of boiler.
Plumbing , Piping, Fixtures	4	Fixtures in lower teacher's toilet need to be replaced. All other fixtures in good condition.
Fire Protection	4	No sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	4	Outside piping is original but have not had any problems.
Energy Conservation	4	Limited EMS.

<i>RAW CONDITION RATING (MAX. 35)</i>	22.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	62.9
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **KETRON INTERMEDIATE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	Over half of the roof needs new EPDM.
RAW CONDITION RATING (MAX. 5)	2.0	<p style="text-align: right;">STANDARDIZED CONDITION RATING (MAX. 100)</p> <div style="float: right; border: 1px solid black; padding: 5px;">40.0</div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.

SITE CONDITIONS ASSESSMENT SUMMARYSchool: **KETRON INTERMEDIATE**

Item	Condition Rating	Notes / Remarks	
Walks	2	Above average wear.	
Paving	2	Above average wear.	
Drainage	4		
Signage	4		
Transport / Movement	5		
Vehicular Access / Vicinity Circulation	5		
Parking	4		
Recreation / Sports	4		
Landscaping	3		
Aesthetics	3		
Expansion Cap. / Buildable Area	5		
RAW CONDITION RATING (MAX. 55)	41.0	STANDARDIZED CONDITION RATING (MAX. 100)	74.5

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **KETRON INTERMEDIATE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	Minor cracks.
Slabs	2	Minor cracks. Steam lines in slabs cause problems.
Roof Structure	4	
Exterior Walls	4	
Interior Walls	5	
Elevated Floor Structure	5	
Retaining Structures	4	
Equipment Supports	5	
Miscellaneous Structures	5	
Hoisting Equipment and	5	
<i>RAW CONDITION RATING (MAX. 50)</i>	43.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>

86.0

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

KINGSLEY ELEMENTARY

Address: 100 Emory Lane, Kingsport, TN 37660
Phone: 423-354-1740
Fax: 423-354-1746
Principal: Sandra Ramsey
Grades: K-4

Year Constructed: 1940
Renovations/Additions: Additions 1948, 1955, 1959, 1967. Renovation 1988.
Total GSF: 39,338
Site Acreage: 3.7

ASSESSMENT SUMMARY

Assessment date: 7/9/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	72.7	7
Codes/Accessibility	52.5	11
Electrical	66.2	13
Environmental	60.0	6
Mechanical	60.0	12
Roof	40.0	4
Site	45.5	2
Structural	78.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 59

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **KINGSLEY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	3	CMU and brick. Water stains present. Brick shows damage.
Windows	5	New aluminum insulated windows.
Exterior Doors	4	Hollow metal frames. Wood doors.
Interior Doors	3	Hollow metal frames. Wood doors.
Partitions (Interior)	4	Some plaster and wood. Some CMU. Glazed tile in restrooms.
Floors	3	Terrazo restrooms. Some carpet in corridors and classrooms. Some wood and some VCT.
Ceilings	4	Acoustical tile.
Finishes (General)	3	
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	Furniture needs updates.
Aesthetics	3	Needs improvement.

<i>RAW CONDITION RATING (MAX. 55)</i>	40.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	72.7
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.*

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **KINGSLEY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	2	No sprinklers, no rated doors and corridors. One classroom door opens in stairwell.
Codes - Mechanical	4	Toilets are not accessible and do not have vents. Older lavatories have "s" traps.
Codes - Electrical	4	Fire alarm needs code updates.
Electrical Devices	4	No issues.
Accessibility	2	No elevator to access 2nd floor. Door hardware compliance. No accessible toilets.
Elevators	1	Needs elevator for accessibility.
Parking	1	Inadequate.
Access Parking	3	Remote.
<i>RAW CONDITION RATING (MAX. 40)</i>	21.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		52.5

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **KINGSLEY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Overhead transformer bank.
Secondary Service	2	Service entrance needs to be updated.
Emergency Power	3	Battery pack emergency lights. Could use more.
Electrical Distribution	2	Replace old distribution system.
Branch Circuit Wiring	3	Provide additional in some areas.
Lighting	3	Lighting has been updated. Exterior lighting needs to be updated.
Fire Alarm	3	Fire alarm system needs code updates.
Telecom/Auxiliary System	4	Existing system is working fine.
Energy Mgmt. System	4	Limited space.
Capacity for Growth	3	Limited capacity for growth.
Computer Accommodations	3	Could use additional computers.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	Add more security cameras. No access control system.
<i>RAW CONDITION RATING (MAX. 65)</i>	43.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		66.2

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **KINGSLEY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	3	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	3.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1052 1717 1323 1812"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div data-bbox="1339 1717 1472 1812" style="border: 1px solid black; padding: 5px;"> 60.0 </div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **KINGSLEY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	3	Window air conditioning units and original steam radiant heaters. Gym is cooled by roof top units with concentric vents.
Steam/Water Distribution Sys.	4	All piping is original but has not experienced many problems.
Controls	3	DDC system can enable/disable boiler only. No control of window units.
Plumbing , Piping, Fixtures	3	Fixtures are in fair condition. The urinal drains are deteriorated.
Fire Protection	4	No sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	1	Main sewer line needs to be replaced.
Energy Conservation	3	Very limited EMS.

<i>RAW CONDITION RATING (MAX. 35)</i>	21.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	60.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **KINGSLEY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	Built-up roof at gym is 13 plus years old. Shingles are 14 years old.
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1039 1711 1323 1812"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div data-bbox="1339 1711 1469 1812" style="border: 1px solid black; padding: 5px;"> 40.0 </div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

School: **KINGSLEY ELEMENTARY**

Item	Condition Rating	Notes / Remarks
Walks	3	Above average wear.
Paving	1	Paving is very bad in some areas.
Drainage	2	Paving slopes to building in some areas causing major water issues.
Signage	3	
Transport / Movement	2	Congested.
Vehicular Access / Vicinity Circulation	2	Congested.
Parking	1	Parking is inadequate.
Recreation / Sports	3	
Landscaping	3	
Aesthetics	3	
Expansion Cap. / Buildable Area	2	Expansion is limited.
<i>RAW CONDITION RATING (MAX. 55)</i>	25.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1052 1675 1323 1774"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div data-bbox="1339 1675 1472 1774">45.5</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **KINGSLEY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	3	Cracks observed in some areas.
Slabs	4	
Roof Structure	4	
Exterior Walls	3	Some brick damage. Chimney is unstable.
Interior Walls	4	CMU
Elevated Floor Structure	3	Partial wood floor structure.
Retaining Structures	5	
Equipment Supports	4	
Miscellaneous Structures	4	Stair structure with canopy.
Hoisting Equipment and	5	None.

<i>RAW CONDITION RATING (MAX. 50)</i>	39.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	78.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.*



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

MARY HUGHES SCHOOL

Address: 240 Austin Springs Road, Piney Flats, TN 37686
Phone: 423-354-1835
Fax: 423-354-1841
Principal: Mark Mason
Grades: K-8

Year Constructed: 1941
Renovations/Additions: Additions 1953, 1957, 1959, 1961, 1968, 1986.
Total GSF: 64,614
Site Acreage: 15

ASSESSMENT SUMMARY

Assessment date: 6/18/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	70.9	7
Codes/Accessibility	55.0	11
Electrical	76.9	15
Environmental	40.0	4
Mechanical	60.0	12
Roof	40.0	4
Site	67.3	3
Structural	80.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 61

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **MARY HUGHES SCHOOL**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	4	CMU and brick.
Windows	5	Aluminum storefront with insulated glass.
Exterior Doors	1	Wood and hollow metal doors. There is a bid in progress to replace doors.
Interior Doors	3	Wood with hollow metal and wood frames.
Partitions (Interior)	4	CMU and plaster.
Floors	3	VCT in halls. Classrooms have VCT and carpet.
Ceilings	4	ACT
Finishes (General)	3	Finishes need to be updated.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	Furniture is average.
Aesthetics	4	

<i>RAW CONDITION RATING (MAX. 55)</i>	39.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	70.9
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARYSchool: **MARY HUGHES SCHOOL**

Building/Space:

Item	Condition Rating	Notes / Remarks	
Primary Service	4	Overhead pole mounted transformers.	
Secondary Service	4	1000A and 800A, 3-phase service. Recommend replacement of 1000A service.	
Emergency Power	4	Battery back up emergency lights.	
Electrical Distribution	3	Part of electrical distribution system needs to be replaced. Panel in gym needs to be replaced.	
Branch Circuit Wiring	4	Replace receptacles and wiring in heavily loaded areas.	
Lighting	4	Lighting has been updated to T8 lighting. Supplement exterior security lighting.	
Fire Alarm	3	Fire alarm panel is new. FA devices need to be replaced and new devices added per NFPA.	
Telecom/Auxiliary System	4	Existing system is working fine.	
Energy Mgmt. System	4	EMS system is working. Could be expanded as HVAC renovations occur.	
Capacity for Growth	3	Update electric distribution system to accommodate building additions.	
Computer Accommodations	5	Could use additional computers.	
Multimedia Retrieval Accom.	4	Cannel 1 system installed but not complete.	
Security	4	No access control system. Could use additional CCTV cameras.	
<i>RAW CONDITION RATING (MAX. 65)</i>	50.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	76.9

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **MARY HUGHES SCHOOL**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	2	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">40.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **MARY HUGHES SCHOOL**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	The main roof is shingle and is 8 years old. The wood fascia is damaged and rotting
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">40.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **MARY HUGHES SCHOOL**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	3	
Slabs	4	
Roof Structure	4	
Exterior Walls	3	
Interior Walls	3	
Elevated Floor Structure	4	
Retaining Structures	5	
Equipment Supports	4	
Miscellaneous Structures	5	
Hoisting Equipment and	5	
<i>RAW CONDITION RATING (MAX. 50)</i>	40.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">80.0</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

MILLER PERRY ELEMENTARY

Address: 904 Fordtown Road, Kingsport, TN 37663
Phone: 423-354-1760
Fax: 423-354-1766
Principal: Karen Broyles
Grades: K-5

Year Constructed: 1949
Renovations/Additions: Additions 1967, 1969, 2000.
Total GSF: 83,080
Site Acreage: 8

ASSESSMENT SUMMARY

Assessment date: 7/9/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	85.5	9
Codes/Accessibility	95.0	19
Electrical	83.1	17
Environmental	80.0	8
Mechanical	68.6	14
Roof	80.0	8
Site	74.5	4
Structural	92.0	5

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 82

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **MILLER PERRY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks	
Walls (Exterior)	4	Brick and CMU.	
Windows	5	New insulated aluminum windows.	
Exterior Doors	4	Hollow metal doors and frames.	
Interior Doors	5	New and existing wood doors and hollow metal frames.	
Partitions (Interior)	4	CMU and brick. Glazed tile in restrooms and some CMU.	
Floors	4	VCT in gym. Concrete in corridors. Ceramic tile in restrooms. VCT and carpet in classrooms. Some bad carpet is present.	
Ceilings	4	Acoustical tile.	
Finishes (General)	4	Finishes are adequate.	
Energy Conservation	5	School wide plan in place.	
Fixtures / Furniture and Equipment	4		
Aesthetics	4		
<i>RAW CONDITION RATING (MAX. 55)</i>	47.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	85.5

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **MILLER PERRY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	5	No major issues.
Codes - Mechanical	5	No issues.
Codes - Electrical	5	No issues.
Electrical Devices	5	No issues.
Accessibility	5	No major issues.
Elevators	5	Existing elevator.
Parking	3	Remote for facility.
Access Parking	5	
RAW CONDITION RATING (MAX. 40)	38.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"> <p>STANDARDIZED CONDITION RATING (MAX. 100)</p> </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>95.0</p> </div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **MILLER PERRY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Underground pad transformer.
Secondary Service	5	2000A, 208V service has been updated.
Emergency Power	4	Battery pack emergency lights.
Electrical Distribution	3	Replace old panels.
Branch Circuit Wiring	4	Adequate for school.
Lighting	4	Lighting has been updated.
Fire Alarm	5	Fire alarm has been updated.
Telecom/Auxiliary System	4	System is working fine.
Energy Mgmt. System	4	
Capacity for Growth	4	Capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	No access to control systems.

<i>RAW CONDITION RATING (MAX. 65)</i>	54.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	83.1
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **MILLER PERRY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		80.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **MILLER PERRY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	3	Window air conditioning and steam radiant heaters. Roof top units, split systems, and ducted supply.
Steam/Water Distribution Sys.	4	Piping is original but in fair condition.
Controls	3	New units are not on EMS.
Plumbing , Piping, Fixtures	4	Fixtures are in good condition. Water pressure problems are present.
Fire Protection	4	No sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	3	Original piping. Low water pressure. Domestic water booster system.
Energy Conservation	3	Very limited EMS.
RAW CONDITION RATING (MAX. 35)	24.0	STANDARDIZED CONDITION RATING (MAX. 100)

68.6

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **MILLER PERRY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	4	Some areas of built-up roof are 17 years old. EPDM and modified bitumen is less than 10 years old.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1052 1711 1323 1812"> <p><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></p> </div> <div data-bbox="1339 1690 1477 1812" style="border: 1px solid black; padding: 5px;"> <p>80.0</p> </div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARYSchool: **MILLER PERRY ELEMENTARY**

Item	Condition Rating	Notes / Remarks
Walks	4	
Paving	4	
Drainage	4	
Signage	4	
Transport / Movement	3	
Vehicular Access / Vicinity Circulation	3	Entry/exit at top of hill.
Parking	3	Parking is remote for faculty.
Recreation / Sports	5	
Landscaping	5	Well landscaped.
Aesthetics	5	
Expansion Cap. / Buildable Area	1	Expansion is very limited.
<i>RAW CONDITION RATING (MAX. 55)</i>	41.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i> 74.5

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **MILLER PERRY ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	4	
Roof Structure	4	
Exterior Walls	4	
Interior Walls	5	
Elevated Floor Structure	5	
Retaining Structures	5	
Equipment Supports	5	
Miscellaneous Structures	5	
Hoisting Equipment and	5	

<i>RAW CONDITION RATING (MAX. 50)</i>	46.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	92.0
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

NORTH HIGH

Address: 2533 John B. Dennis Bypass, Kingsport, TN 37660
Phone: 423-354-1400
Fax: 423-354-1406
Principal: Richard Carroll
Grades: 8-12

Year Constructed:

Renovations/Additions:

Total GSF: 258,507

Site Acreage:

ASSESSMENT SUMMARY

Assessment date: 5/19/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	67.3	7
Codes/Accessibility	60.0	12
Electrical	61.5	12
Environmental	80.0	8
Mechanical	65.7	13
Roof	40.0	4
Site	72.7	4
Structural	88.0	4

Weighting System

<i>Architectural:</i>	10
<i>Codes/Accessibility:</i>	20
<i>Electrical:</i>	20
<i>Environmental:</i>	10
<i>Mechanical:</i>	20
<i>Roof:</i>	10
<i>Site:</i>	5
<i>Structural:</i>	5

Overall Weighted Condition Rating (/100): 64

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **NORTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	4	Brick masonry. There is some cracking and mold on window sill slopes.
Windows	3	Some windows show water damage and infiltration.
Exterior Doors	4	Aluminum and hollow metal.
Interior Doors	4	Solid core wood.
Partitions (Interior)	3	Gypsum board walls throughout require constant maintenance. Received new toilet partitions in 2008.
Floors	4	50% VCT, 20% carpet, and 30% concrete. Most of the carpet is in bad shape.
Ceilings	3	Many damaged areas of ACT.
Finishes (General)	2	No color in overall scheme. There are many mismatched finishes. Wall finishes are needed to hide damage.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	2	New bleachers in gym in 2007.
Aesthetics	3	Attractive exterior. Unattractive interior.

<i>RAW CONDITION RATING (MAX. 55)</i>	37.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	67.3
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.*

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **NORTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	3	Pull side door clearance, need 4" sphere at gym railings.
Codes - Mechanical	3	ADA compliance issues.
Codes - Electrical	1	Fire alarm needs to be replaced and brought up to code.
Electrical Devices	5	No issues.
Accessibility	3	Interior ramp violation. Lever hardware needed. Restrooms are not compliant.
Elevators	1	Needs elevator for accessibility. One scheduled to be installed in 2009.
Parking	4	
Access Parking	4	Adequate.
RAW CONDITION RATING (MAX. 40)	24.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"> STANDARDIZED CONDITION RATING (MAX. 100) </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> 60.0 </div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **NORTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	5	Underground from pad-mounted transformer.
Secondary Service	2	Main switchgear needs to be replaced.
Emergency Power	1	Owner is replacing genset with battery packs.
Electrical Distribution	3	Electrical distribution is original and needs to be replaced.
Branch Circuit Wiring	3	Need to upgrade wiring for computer.
Lighting	1	Lights have been updated to T8. Need to replace dimming and lighting in theater.
Fire Alarm	1	Fire alarm is original nad needs to be replaced.
Telecom/Auxiliary System	4	Intercom system is in good shape. Need additional speakers. Intercom and telephones need to be tied together.
Energy Mgmt. System	5	Energy management system has been updated.
Capacity for Growth	3	Electrical updates to accommodate renovations and additions.
Computer Accommodations	4	Need additional power for computers.
Multimedia Retrieval Accom.	5	Channel 1 system is operational.
Security	3	Need additional camera outside. No access control or ID system.

<i>RAW CONDITION RATING (MAX. 65)</i>	40.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	61.5
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **NORTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		80.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **NORTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	3	Need to replace HVAC that serve perimeter spaces. Hood needs new fire suppression system (wet type) in Culinary Arts.
Steam/Water Distribution Sys.	4	Original but adequate.
Controls	3	Existing controls do not satisfy existing zones - interior spaces.
Plumbing , Piping, Fixtures	4	Piping is original. New domestic water heater.
Fire Protection	4	Sprinkled throughout.
Water, Sewer (Storm, Sanitary)	2	Roof drain problems need to be corrected.
Energy Conservation	3	EMS system only controls parts of building. Need to expand.

<i>RAW CONDITION RATING (MAX. 35)</i>	23.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	65.7
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **NORTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	Existing roof is standing seam metal. There are critical internal leaks at gutter and flashing failures.
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">40.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **NORTH HIGH**

Item	Condition Rating	Notes / Remarks
Walks	4	Average wear on walks.
Paving	3	Paving needs some re-work/repair.
Drainage	4	Drainage appears adequate.
Signage	3	Need accessible signage and striping.
Transport / Movement	4	Adequate.
Vehicular Access / Vicinity Circulation	4	No major concerns.
Parking	4	Parking is adequate.
Recreation / Sports	4	
Landscaping	3	Minimal landscaping.
Aesthetics	3	
Expansion Cap. / Buildable Area	4	
<i>RAW CONDITION RATING (MAX. 55)</i>	40.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">72.7</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **NORTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	3	There are a few areas of settling observed at column footings.
Slabs	4	
Roof Structure	5	
Exterior Walls	4	
Interior Walls	3	There was some cracking in masonry observed in a few areas.
Elevated Floor Structure	5	
Retaining Structures	5	None observed.
Equipment Supports	5	
Miscellaneous Structures	5	Exterior space frame canopy.
Hoisting Equipment and	5	
<i>RAW CONDITION RATING (MAX. 50)</i>	44.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></p> </div> <div style="border: 1px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">88.0</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

ROCK SPRINGS ELEMENTARY

Address: 1238 Moreland Drive
Phone: 423-354-1380
Fax: 423-354-1389
Principal: Kim Harvey
Grades: K-5

Year Constructed: 1979
Renovations/Additions: 0
Total GSF: 67,530
Site Acreage: 70

ASSESSMENT SUMMARY

Assessment date:

CONDITION RATING

Category	Standard	Weighted
Architectural	83.6	8
Codes/Accessibility	90.0	18
Electrical	70.8	14
Environmental	80.0	8
Mechanical	77.1	15
Roof	40.0	4
Site	92.7	5
Structural	94.0	5

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 77

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **ROCK SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	5	Brick and CMU.
Windows	4	Existing aluminum windows.
Exterior Doors	3	Hollow metal doors and frames.
Interior Doors	5	Wood doors and hollow metal frames.
Partitions (Interior)	4	Metal stud and gypsum board. Some CMU.
Floors	4	Rubber floor in gym. Ceramic tile in toilets. VCT in corridors and classrooms. Some carpet.
Ceilings	4	Acoustical tile.
Finishes (General)	4	Finishes are adequate.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	4	Furniture is above average.
Aesthetics	4	

<i>RAW CONDITION RATING (MAX. 55)</i>	46.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	83.6
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.*

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **ROCK SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	5	Building is sprinklered.
Codes - Mechanical	4	School only has one handicap toilet.
Codes - Electrical	4	Fire alarm needs code updates.
Electrical Devices	4	No issues.
Accessibility	4	Door hardware compliance. One accessible toilet.
Elevators	5	Not required - one story building.
Parking	5	
Access Parking	5	
RAW CONDITION RATING (MAX. 40)	36.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;">STANDARDIZED CONDITION RATING (MAX. 100)</div> <div style="border: 1px solid black; padding: 5px; font-weight: bold;">90.0</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **ROCK SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Underground pad mounted transformer.
Secondary Service	2	Replace existing 1600A switchgear.
Emergency Power	4	Battery pack emergency lights.
Electrical Distribution	3	Replace existing panels.
Branch Circuit Wiring	3	Add to existing in some areas.
Lighting	4	Lighting has been updated.
Fire Alarm	2	Fire alarm system needs to be replaced.
Telecom/Auxiliary System	4	Intercom is working fine.
Energy Mgmt. System	4	Limited scope.
Capacity for Growth	3	Limited capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	No access control system.

<i>RAW CONDITION RATING (MAX. 65)</i>	46.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	70.8
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **ROCK SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		80.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **ROCK SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	3	Water source heat pumps are original and in poor condition. All units need to be replaced.
Steam/Water Distribution Sys.	3	Piping is original.
Controls	4	DDC is limited but has night set back.
Plumbing , Piping, Fixtures	4	Fixtures are in good condition. Piping is original.
Fire Protection	5	Building is sprinklered throughout.
Water, Sewer (Storm, Sanitary)	4	Piping is original.
Energy Conservation	4	Very limited EMS.
RAW CONDITION RATING (MAX. 35)	27.0	STANDARDIZED CONDITION RATING (MAX. 100)

77.1

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **ROCK SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	Standing seam metal roof is 29 years old. Some gutters are leaking. Mansards are fading and stained.
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		40.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

School: **ROCK SPRINGS ELEMENTARY**

Item	Condition Rating	Notes / Remarks
Walks	4	
Paving	5	Recently paved.
Drainage	5	
Signage	5	
Transport / Movement	4	
Vehicular Access / Vicinity Circulation	4	
Parking	5	
Recreation / Sports	5	
Landscaping	5	
Aesthetics	5	
Expansion Cap. / Buildable Area	4	
RAW CONDITION RATING (MAX. 55)	51.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1052 1675 1323 1774"> STANDARDIZED CONDITION RATING (MAX. 100) </div> <div data-bbox="1339 1675 1477 1774" style="border: 1px solid black; padding: 5px;"> 92.7 </div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **ROCK SPRINGS ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	4	
Roof Structure	5	
Exterior Walls	5	
Interior Walls	5	
Elevated Floor Structure	5	None.
Retaining Structures	5	None observed.
Equipment Supports	5	
Miscellaneous Structures	4	
Hoisting Equipment and	5	

<i>RAW CONDITION RATING (MAX. 50)</i>	47.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	94.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.*



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

SOUTH HIGH

Address: 1236 Moreland Drive, Kingsport, TN 37663
Phone: 423-354-1300
Fax: 423-354-1306
Principal: Gregg Harvey
Grades: 9-12

Year Constructed:

Renovations/Additions:

Total GSF: 257,188

Site Acreage: 70

ASSESSMENT SUMMARY

Assessment date:

CONDITION RATING

Category	Standard	Weighted
Architectural	74.5	7
Codes/Accessibility	90.0	18
Electrical	70.8	14
Environmental	80.0	8
Mechanical	68.6	14
Roof	40.0	4
Site	80.0	4
Structural	92.0	5

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 74

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **SOUTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	4	Brick/block masonry.
Windows	4	Aluminum/clerestories show gasket failures.
Exterior Doors	3	Aluminum and hollow metal. Many are operating poorly.
Interior Doors	4	Solid core wood. No partition doors in restrooms.
Partitions (Interior)	4	Removeable metal primarily. Some CMU.
Floors	3	70% of the carpet is in poor condition. Tile has recently been added at entry. VCT failure on concrete has been a constant problem.
Ceilings	3	Existing 30x30 is in decent condition but the odd size makes replacement costly and difficult.
Finishes (General)	4	Adequate.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	Much of the existing furniture shows above average wear. The theater seating is in critical need. New gym bleachers are scheduled for 2008.
Aesthetics	4	Attractive building and campus.

<i>RAW CONDITION RATING (MAX. 55)</i>	41.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	74.5
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **SOUTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	4	Adequate. Second floor needs 4" sphere protection at rails.
Codes - Mechanical	3	Some ADA issues with toilets.
Codes - Electrical	4	Fire alarm needs code updates.
Electrical Devices	5	No issues.
Accessibility	5	Above average.
Elevators	5	Existing elevator.
Parking	5	Appears to be above average.
Access Parking	5	Appears to be above average.
<i>RAW CONDITION RATING (MAX. 40)</i>	36.0	<div style="text-align: right;"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div>

90.0

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **SOUTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	5	Underground from pad-mounted transformer.
Secondary Service	4	4000A, 480V, 3-phase service. Recommend replacement.
Emergency Power	4	Battery back up for emergency power.
Electrical Distribution	3	Distribution system is original. Recommend panelboard replacement.
Branch Circuit Wiring	4	Replace wiring devices and add outlets in heavily loaded areas.
Lighting	1	Lighting updated to T8. Need new lighting in theater.
Fire Alarm	1	Fire alarm is original and does not meet current codes. No voice annunciation.
Telecom/Auxiliary System	4	Need additional intercom speakers.
Energy Mgmt. System	5	Energy management system has been updated.
Capacity for Growth	3	Update electrical distribution system to accommodate renovations and additions.
Computer Accommodations	4	Need additional data wiring.
Multimedia Retrieval Accom.	5	Channel 1 system is operational.
Security	3	Need additional cameras. No access control system.

<i>RAW CONDITION RATING (MAX. 65)</i>	46.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	70.8
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **SOUTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		80.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **SOUTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	2	Computer labs do not have adequate HVAC. RTU's leak due to holes caused by rust. Have hot and cold areas. Need to replace HVAC units. Original units are
Steam/Water Distribution Sys.	4	Hydronic lines are original.
Controls	4	Expand the DDC system. Replace old pneumatic with electronic controls.
Plumbing , Piping, Fixtures	3	Need emergency shut off on gas in science labs. Problems developing with domestic water system. Short on lavatories at toilets.
Fire Protection	4	Good.
Water, Sewer (Storm, Sanitary)	3	Kitchen sewer line needs to be replaced.
Energy Conservation	4	Building has and EMS system.
<i>RAW CONDITION RATING (MAX. 35)</i>	24.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">68.6</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.

ROOF CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **SOUTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	170,000 square feet built-up in 1991. Needs to be replaced. The roof drains are deteriorating.
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<div style="display: flex; justify-content: space-between;"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> 40.0 </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

5/19/2008

School: **SOUTH HIGH**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	4	
Roof Structure	5	
Exterior Walls	3	There is evidence of significant wall separation at the 2nd floor area. A structural engineer is evaluating.
Interior Walls	5	
Elevated Floor Structure	5	
Retaining Structures	5	None observed.
Equipment Supports	5	
Miscellaneous Structures	5	
Hoisting Equipment and	5	

<i>RAW CONDITION RATING (MAX. 50)</i>	46.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	92.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.*



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

SULLIVAN ELEMENTARY

Address: 209 Rosemont Street, Kingsport, TN 37660
Phone: 423-354-1770
Fax: 423-354-1775
Principal: Katie Litz
Grades: K-5

Year Constructed: 1949
Renovations/Additions:
Total GSF: 60,950
Site Acreage: 3.8

ASSESSMENT SUMMARY

Assessment date:

CONDITION RATING

Category	Standard	Weighted
Architectural	98.2	10
Codes/Accessibility	92.5	19
Electrical	95.4	19
Environmental	80.0	8
Mechanical	91.4	18
Roof	60.0	6
Site	80.0	4
Structural	96.0	5

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 88

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	4	Brick and CMU.
Windows	5	New insulated aluminum windows.
Exterior Doors	5	Hollow metal doors and frames.
Interior Doors	5	Hollow metal frames and wood doors.
Partitions (Interior)	5	CMU
Floors	5	VCT and ceramic tile in toilets.
Ceilings	5	ACT
Finishes (General)	5	Finishes are up to date.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	5	Furniture is up to date.
Aesthetics	5	

<i>RAW CONDITION RATING (MAX. 55)</i>	54.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	98.2
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

CODES/ACCESSIBILITY CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Codes - General	5	Building is sprinklered.
Codes - Mechanical	5	No issues.
Codes - Electrical	5	
Electrical Devices	5	No issues.
Accessibility	5	No issues observed.
Elevators	5	Existing elevator.
Parking	3	
Access Parking	4	

<i>RAW CONDITION RATING (MAX. 40)</i>	37.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	92.5
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 40 point scale to a 100 point scale.*

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	5	Underground pad mounted transformer.
Secondary Service	4	2500A, 208V service, in good shape.
Emergency Power	5	Battery pack emergency lights.
Electrical Distribution	5	Panels in good shape.
Branch Circuit Wiring	5	Adequate for school.
Lighting	5	Lighting in good condition.
Fire Alarm	5	Fire alarm in good condition.
Telecom/Auxiliary System	5	System is working fine.
Energy Mgmt. System	5	Good shape.
Capacity for Growth	4	Capacity for growth.
Computer Accommodations	5	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	No access to control systems.

<i>RAW CONDITION RATING (MAX. 65)</i>	62.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	95.4
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	4	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	4.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		80.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	5	Water source heat pump system installed in 2000.
Steam/Water Distribution Sys.	5	Piping was installed in 2000.
Controls	5	DDC control system installed in 2000. System is tied into Central Maintenance Office.
Plumbing , Piping, Fixtures	4	Fixtures are in good condition.
Fire Protection	5	Building is sprinklered throughout.
Water, Sewer (Storm, Sanitary)	3	Piping to school is original. The sewer line has had problems.
Energy Conservation	5	EMS is in place.

<i>RAW CONDITION RATING (MAX. 35)</i>	32.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	91.4
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	3	EPDM roof on new building is 7 years old. Built up roof on gym and old cafeteria needs to be replaced.
<i>RAW CONDITION RATING (MAX. 5)</i>	3.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">60.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN ELEMENTARY**

Item	Condition Rating	Notes / Remarks
Walks	4	
Paving	4	
Drainage	4	
Signage	5	
Transport / Movement	4	
Vehicular Access / Vicinity Circulation	4	
Parking	3	
Recreation / Sports	4	
Landscaping	5	
Aesthetics	5	
Expansion Cap. / Buildable Area	2	Expansion is limited.
RAW CONDITION RATING (MAX. 55)	44.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1052 1675 1323 1774">STANDARDIZED CONDITION RATING (MAX. 100)</div> <div data-bbox="1339 1675 1477 1774" style="border: 1px solid black; padding: 5px;">80.0</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	4	
Roof Structure	5	
Exterior Walls	5	
Interior Walls	5	
Elevated Floor Structure	5	
Retaining Structures	5	
Equipment Supports	5	
Miscellaneous Structures	5	
Hoisting Equipment and	5	

<i>RAW CONDITION RATING (MAX. 50)</i>	48.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	96.0
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

SULLIVAN MIDDLE

Address: 4154 Sullivan Gardens Drive, Kingsport, TN 37660
Phone: 423-354-1780
Fax: 423-354-1786
Principal: Zada Church
Grades: 6-8

Year Constructed: 1931
Renovations/Additions: Additions 1953, 1963, 2001. Renovation 1988.
Total GSF: 63,697
Site Acreage: 20

ASSESSMENT SUMMARY

Assessment date: 6/18/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	72.7	7
Codes/Accessibility	62.5	13
Electrical	73.8	15
Environmental	60.0	6
Mechanical	45.7	9
Roof	40.0	4
Site	56.4	3
Structural	78.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 60

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	3	CMU and brick. Some moisture issues at lower floor.
Windows	5	Aluminum storefront with insulated glass.
Exterior Doors	3	Hollow metal doors and frames.
Interior Doors	3	Some wood doors with hollow metal frames. Some wood doors with wood frames.
Partitions (Interior)	4	CMU and glazed block.
Floors	4	VCT
Ceilings	3	Acoustics sprayed at entry. ACT - some sagging on lower floor.
Finishes (General)	3	Paint blistering on lower floor. Walls need updated.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	
Aesthetics	4	

<i>RAW CONDITION RATING (MAX. 55)</i>	40.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	72.7
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.*

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Overhead transformer bank.
Secondary Service	4	Services have been updated.
Emergency Power	4	Batter back up emergency lights.
Electrical Distribution	2	Old panel needs to be replaced.
Branch Circuit Wiring	4	Provide additional receptacles in heavily loaded areas.
Lighting	3	Lighting has been updated. Replace dimming system at stage.
Fire Alarm	3	Fire alarm needs code updates.
Telecom/Auxiliary System	4	Intercom system is working fine.
Energy Mgmt. System	3	Limited connection points.
Capacity for Growth	4	Some spare capacity available.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system working fine.
Security	4	No access to control systems.

<i>RAW CONDITION RATING (MAX. 65)</i>	48.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	73.8
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	3	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	3.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1052 1717 1323 1812"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div data-bbox="1339 1717 1469 1812" style="border: 1px solid black; padding: 5px;"> 60.0 </div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	2	Window air conditioning units and original steam radiators. Most of the equipment is in poor condition and needs to be replaced.
Steam/Water Distribution Sys.	1	Steam lines are original and need constant repair. Some have been abandoned in place due to inaccessability and packaged thru-wall units installed.
Controls	3	DDC controls limited to on/off of boiler.
Plumbing , Piping, Fixtures	1	Piping and flush valves are original and need to be replaced. Water is rusty.
Fire Protection	4	Sprinkler system in stage area only. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	2	Outside lines are original and in questionable condition. Storm lines back up regularly. Sewer lines are believed to be leaking.
Energy Conservation	3	Very limited EMS.
RAW CONDITION RATING (MAX. 35)	16.0	<p style="text-align: right;">STANDARDIZED CONDITION RATING (MAX. 100)</p> <p style="text-align: right;">45.7</p>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	Shingled roof needs to be replaced.
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">40.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **SULLIVAN MIDDLE**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	3	
Roof Structure	4	
Exterior Walls	4	
Interior Walls	4	
Elevated Floor Structure	2	Some sagging due to steam lines.
Retaining Structures	4	
Equipment Supports	4	
Miscellaneous Structures	5	
Hoisting Equipment and	5	

<i>RAW CONDITION RATING (MAX. 50)</i>	39.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	78.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.*



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

VALLEY PIKE ELEMENTARY

Address: 2125 Carolina Avenue, Bristol, TN 37620
Phone: 423-354-1855
Fax: 423-354-1861
Principal: Mary Rouse
Grades: K-5

Year Constructed: 1948
Renovations/Additions: Additions 1954, 1963. Renovation 1989.
Total GSF: 28,970
Site Acreage: 6.3

ASSESSMENT SUMMARY

Assessment date: 7/9/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	72.7	7
Codes/Accessibility	52.5	11
Electrical	67.7	14
Environmental	40.0	4
Mechanical	54.3	11
Roof	40.0	4
Site	56.4	3
Structural	78.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 57

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **VALLEY PIKE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	3	Brick and CMU. Exterior wood portigo is in rough shape.
Windows	5	New insulated aluminum windows.
Exterior Doors	3	Hollow metal doors and frames.
Interior Doors	4	New wood doors in existing wood frames and some hollow metal frames.
Partitions (Interior)	4	Brick painted partitions.
Floors	3	Some wood, carpet, painted concrete, and VCT.
Ceilings	4	ACT and plaster.
Finishes (General)	3	Finishes need updates.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	3	Furniture is aging and out of date.
Aesthetics	3	

<i>RAW CONDITION RATING (MAX. 55)</i>	40.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	72.7
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **VALLEY PIKE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Overhead transformer bank.
Secondary Service	2	800A, 208V, 3-phase service, needs to be replaced.
Emergency Power	4	Battery back up emergency lights.
Electrical Distribution	2	Replace old panels and load centers.
Branch Circuit Wiring	3	Provide additional receptacles throughout building.
Lighting	3	Upgrade exterior lighting.
Fire Alarm	2	Fire alarm needs to be replaced.
Telecom/Auxiliary System	4	Existing system is working.
Energy Mgmt. System	4	Could use more connection points.
Capacity for Growth	3	Limited capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	No access to control systems.

<i>RAW CONDITION RATING (MAX. 65)</i>	44.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	67.7
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **VALLEY PIKE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	2	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1052 1717 1323 1812"> <i>STANDARDIZED CONDITION RATING (MAX. 100)</i> </div> <div data-bbox="1339 1717 1469 1812" style="border: 1px solid black; padding: 5px;"> 40.0 </div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **VALLEY PIKE ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	Shingles replaced in 2002 and are stained. Built-up roof is 18 years old. Wood fascia is deteriorating.
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">40.0</div> </div>

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

SITE CONDITIONS ASSESSMENT SUMMARY

School: **VALLEY PIKE ELEMENTARY**

Item	Condition Rating	Notes / Remarks
Walks	2	
Paving	2	
Drainage	2	
Signage	3	
Transport / Movement	4	
Vehicular Access / Vicinity Circulation	4	
Parking	2	
Recreation / Sports	3	
Landscaping	3	
Aesthetics	4	
Expansion Cap. / Buildable Area	2	
<i>RAW CONDITION RATING (MAX. 55)</i>	31.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">56.4</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.



SULLIVAN COUNTY SCHOOLS PHYSICAL ASSESSMENT SUMMARY

WEAVER ELEMENTARY

Address: 3341 Weaver Pike, Bristol, TN 37620
Phone: 423-354-1853
Fax: 423-354-1849
Principal: Randy Gentry
Grades: K-5

Year Constructed: 1921
Renovations/Additions: Additions 1939, 1949, 1958, 1964, 1968. Ren. 1968.
Total GSF: 45,911
Site Acreage: 6

ASSESSMENT SUMMARY

Assessment date: 7/9/2008

CONDITION RATING

Category	Standard	Weighted
Architectural	61.8	6
Codes/Accessibility	50.0	10
Electrical	72.3	14
Environmental	20.0	2
Mechanical	65.7	13
Roof	40.0	4
Site	50.9	3
Structural	76.0	4

Weighting System

Architectural:	10
Codes/Accessibility:	20
Electrical:	20
Environmental:	10
Mechanical:	20
Roof:	10
Site:	5
Structural:	5

Overall Weighted Condition Rating (/100): 56

Note: The standard score in each category is measured on a scale of 0 to 100 points: 100 is the best rating, 0 is the worst rating. The weighted score in each category is the standard score adjusted by the category weight. Figures are rounded to the nearest whole number. Refer to the chart above for assigned weights.

ARCHITECTURAL CONDITIONS ASSESSMENT SUMMARY

School: **WEAVER ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Walls (Exterior)	3	CMU and brick. Mortar deteriorating at old section.
Windows	5	New insulated aluminum windows.
Exterior Doors	3	Hollow metal frames and wood doors. Some hollow metal doors.
Interior Doors	3	New wood doors and frames in some areas. Some existing wood in rough shape.
Partitions (Interior)	4	Plaster/CMU/brick.
Floors	2	Hardwood, carpet, tile, and painted concrete. Some linoleum and terrazzo in restrooms.
Ceilings	3	ACT/gypsum board/spray-on.
Finishes (General)	2	Finishes need updating. Painting needs updated in some areas.
Energy Conservation	5	School wide plan in place.
Fixtures / Furniture and Equipment	2	Furniture is below average. Toilet partitions are in bad shape.
Aesthetics	2	Needs renovations and improvements.
<i>RAW CONDITION RATING (MAX. 55)</i>	34.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>
		61.8

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 55 point scale to a 100 point scale.*

ELECTRICAL CONDITIONS ASSESSMENT SUMMARY

School: **WEAVER ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Primary Service	4	Overhead transformer bank.
Secondary Service	2	(2) 208V, 3-phase service, needs upgrades.
Emergency Power	4	Battery back up emergency lights.
Electrical Distribution	2	Old panels need to be replaced.
Branch Circuit Wiring	4	Provide additional receptacles in some areas.
Lighting	3	Lighting has been updated. Stage lighting needs to be replaced.
Fire Alarm	4	Fire alarm needs code updates.
Telecom/Auxiliary System	4	Existing system is working fine.
Energy Mgmt. System	4	Could use more connection points.
Capacity for Growth	3	Limited capacity for growth.
Computer Accommodations	4	Adequate for school.
Multimedia Retrieval Accom.	5	Channel 1 system is working fine.
Security	4	No access to control systems.

<i>RAW CONDITION RATING (MAX. 65)</i>	47.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	72.3
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Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 65 point scale to a 100 point scale.

ENVIRONMENTAL CONDITIONS ASSESSMENT SUMMARY

School: **WEAVER ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Hazardous Materials	1	Scoring based on visual inspection and review of S&ME 2007 AHERA Re-inspection Report.
<i>RAW CONDITION RATING (MAX. 5)</i>	1.0	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"><i>STANDARDIZED CONDITION RATING (MAX. 100)</i></div> <div style="border: 1px solid black; padding: 5px;">20.0</div> </div>

Best possible rating is 5 per category.

Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.

MECHANICAL CONDITIONS ASSESSMENT SUMMARY

School: **WEAVER ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
HVAC Equipment	3	Window air conditioning units and original steam radiaters in most classrooms. Ten classrooms have new PTAC units with electric heat. Boiler is original coal-fired
Steam/Water Distribution Sys.	3	Piping is original but no problems at present.
Controls	3	Very limited DDC system.
Plumbing , Piping, Fixtures	4	Fixtures are in fair condition. Piping is original.
Fire Protection	4	No sprinkler system. Do have hydrants as required.
Water, Sewer (Storm, Sanitary)	3	Piping is original.
Energy Conservation	3	Need to update EMS.
RAW CONDITION RATING (MAX. 35)	23.0	STANDARDIZED CONDITION RATING (MAX. 100)

65.7

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 35 point scale to a 100 point scale.*

ROOF CONDITIONS ASSESSMENT SUMMARY

School: **WEAVER ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Roof	2	Membrane roof is 13,000 s.f. and is 2 years old. It is over the classrooms. Gym built up roof is 10,300 s.f. and is 18 years old. Shingled roof is 25,000 s.f. and is 14
<i>RAW CONDITION RATING (MAX. 5)</i>	2.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>

40.0

*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 5 point scale to a 100 point scale.*

STRUCTURAL CONDITIONS ASSESSMENT SUMMARY

School: **WEAVER ELEMENTARY**

Building/Space:

Item	Condition Rating	Notes / Remarks
Foundation	4	
Slabs	3	Cracking in some locations.
Roof Structure	3	
Exterior Walls	3	Evidence of repairs.
Interior Walls	4	
Elevated Floor Structure	3	Existing wood.
Retaining Structures	5	None observed.
Equipment Supports	4	
Miscellaneous Structures	4	
Hoisting Equipment and	5	

<i>RAW CONDITION RATING (MAX. 50)</i>	38.0	<i>STANDARDIZED CONDITION RATING (MAX. 100)</i>	76.0
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*Best possible rating is 5 per category.
Raw Condition Rating was standardized by converting the total raw score from a 50 point scale to a 100 point scale.*