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PROPERTY CONDITION ASSESSMENT

SUMMARY REPORT



Bentley Architects + Engineers Project Number:

2015.021.I

Inspectors:

Bentley Architects and Engineers, Inc.

Property Address:

1096 Merritt St, Altamonte Springs, FL 32701

Date of Inspection:

July 31, 2019

Weather:

Sunny, 90° F

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1.0 INTRODUCTION

Seminole County has commissioned Bentley Architects + Engineers, Inc. to conduct a property condition assessment of the Rosenwald Elementary Campus located at 1096 Merritt Street in Altamonte Springs, Florida. The purpose of this report is to assist Seminole County in determining the condition of the existing campus.

The Rosenwald Elementary Campus property is located in an urban area along the south side of Lake Mobile and west of the Seaboard Coast Line Railroad tracks on an irregularly shaped parcel of land. The parcel of land is slightly over 13 acres with approximately 4 of those acres lying in Lake Mobile.

Rosenwald Elementary School closed in June of 2011 and has remained vacant.

2.0 SCOPE OF INSPECTION

A visual inspection of the subject property was performed on Wednesday July 31, 2019 starting at 7:30 am. The weather at the time of the inspection was sunny and the temperature was in the 90's. The purpose of the visual inspection was to render an opinion on the current physical condition of the campus.

The campus was vacant and unoccupied, and no persons were present with current knowledge of the facility available during our site visit for subsequent questioning.

The following outlines the scope of this report:

1. Property/Site Features – Conduct observations to assess the type, condition and adequacy of the general topography, storm water drainage, ingress and egress, paving, curbing and parking areas, flatwork, landscaping and appurtenances, recreation facilities, amenities and ancillary structures, and utilities.
2. Foundations/Footings – Conduct observations to assess the type, condition and adequacy of the foundation systems. Structural systems are frequently concealed and may be inaccessible during an assessment. Where this occurs, the assessment will be limited to the identification of readily visible indicators of common problems.
3. Columns/Beams/Walls – Conduct observations to assess the type, condition and adequacy of the Columns, beams and wall systems. These systems are frequently concealed and may be inaccessible during an assessment. Where this occurs, the assessment will be limited to the identification of readily visible indicators of common problems.
4. Roofs – Conduct observations to assess the type, condition and adequacy of the roofs at each building.
5. Building exterior - Conduct observations to assess the type, condition and adequacy of the exterior portions of the building.

6. Interior - Conduct observations to assess the type, condition and adequacy of the interior finishes, and built in casework. Movable equipment, kitchen equipment, furnishings, and movable casework is excluded from the observations.
7. Accessibility - Limited visual assessment of the campus will be conducted to identify observed physical barriers that may not be in general compliance with the current State of Florida's Accessibility Code. A visual assessment is less accurate and does not include measurements and counts that a full accessibility audit includes.
8. Mechanical Systems – Observations were made regarding the location of the existing equipment, the operating status and general conditions.
9. Plumbing Systems - Observations were made regarding the location of the plumbing equipment, plumbing systems, and plumbing fixture general conditions.
10. Fire Protection – No observations were made since the campus buildings are not protected with a fire protection system of any kind.
11. Electrical Systems – Observations were made regarding the location of the existing electrical distribution system, panelboards, lighting and lighting control, fire alarm system, security, and telephone system for the operating status and general conditions.
12. Environmental issues and Pest infestations – Testing and considerations for environmental issues and pest infestations is beyond the scope of this report. Certain hazardous materials or pest infestations may exist at this facility.
13. Code Compliance - Considerations for Building Code compliance is beyond the scope of this report. The scope of services does not include any form of building or life safety code compliance review. For the purpose of this report, it is assumed that the facility was following all applicable codes when it received its Certificate of Occupancy from local Permitting Authority.
14. Design and Engineering – Considerations for design and engineering services for the preparation of design studies, exploratory probing, discovery, detailed measurements, space planning, alteration studies, construction documents, and opinion of probable construction costs is beyond the scope of this report.

The following attendees were present at the inspection:

REPRESENTATIVE	COMPANY
Gary Kranston, R.A. Vice President	Bentley Architects + Engineers, Inc.
Molly DeVivero, P.E. Vice President of Engineering	Bentley Architects + Engineers, Inc.

Brenton Daily, P.E. Structural Engineer, Principle	Bentley Architects + Engineers, Inc.
Austin Granger, Architectural Intern	Bentley Architects + Engineers, Inc.
Gene Youngdahl, Senior Architectural Designer	Bentley Architects + Engineers, Inc.
Sam Siciliano, Senior Mechanical Engineer	Sales O'Brien
Ken Ta, Senior Electrical Designer	Sales O'Brien
Aimee Fernandez, Plumbing & FP Designer	Sales O'Brien

Seminole County provided the following documents for use in the Property Condition Assessment report:

1. Rosenwald FISH Documents for Buildings 1, 2, 3, 4, 5, 6, 7, 9, 13, and 14.
2. Construction drawing set for Buildings 13 and 14 consisting of drawing sheets:
 - a. Cover
 - b. A201 Site Plans
 - c. S-1 SURVEY
 - d. A301 Floor Plan Roof Plan Reflected Ceiling Plan
 - e. A401 Elevations and Sections; A401 Elevations and Sections
 - f. A501 Wall Sections & Partition Sections
 - g. A601 Door & Window Schedules and Details
 - h. A701 Quarter Scale Plans & Room Elevations
 - i. A801 Building Components & Millwork Details and Canopy Details
 - j. S101 Structural
 - k. S102 Structural
 - l. S103 Structural
 - m. M101 HVAC Plumbing
 - n. E101 Electrical; E102 Electrical
 - o. D4 Typical Classroom Plan

3.0 PROPERTY DESCRIPTION

The property is slightly over 13 acres of land which contains 14 buildings (Fig. 3.0). The site is bounded by Lake Mobile on the north side, and the Seaboard Coast Line railroad along the east side, parking on the south side, and residential areas on the west side. The last occupied use of the facility was a school. A record survey was provided and is attached in Appendix B.

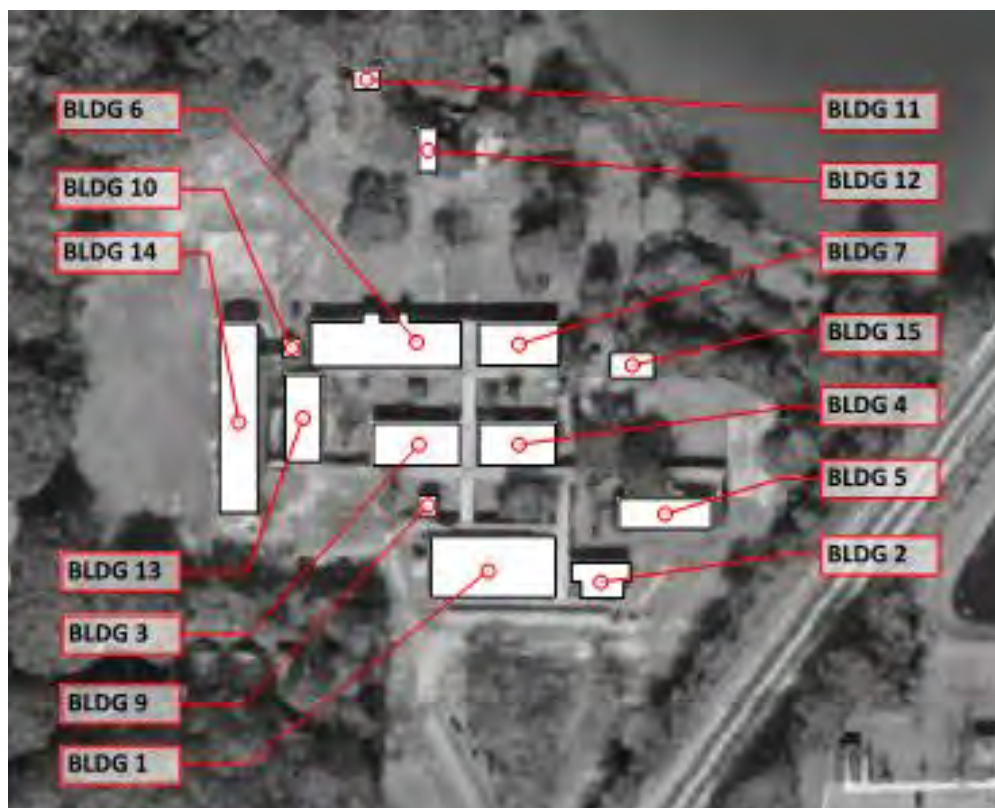


Fig. 3.0 Building Numbers

4.0 OBSERVATIONS

The following sections of this report describe key areas of interest pertaining to our inspection of the subject property.

4.1 FOUNDATION AND STRUCTURE

4.1.1 FOUNDATIONS

No foundations were visible at the time of inspection; however, the structures were visually inspected for signs of foundation failure or settlement. Typical building construction utilizes a masonry shell on a thickened edge slab built around the exterior mounted roof support posts; with the exception of Building 5 which utilized a wall footing foundation with a wood roof structure, Building 6 which utilized a wall footing foundation with a precast roof structure, Building 10 which is a wood framed shed elevated on blocks, Building 12 which is a sheet metal shed on slab, Buildings 13 and 14 which utilize a wall footing and Building 15 which is a fiberglass greenhouse. Typical indicators of foundation failure or settlement for masonry structures are step or vertical cracks. No structures on site exhibited signs of failure or settlement. Also, none of the visible exterior mounted post foundations were exhibiting stress cracks or uneven load distribution.

4.1.2 SLABS

Other than portions of Building 7, Building 9, Building 11 and Building 12, the slabs were generally covered by carpet or tile flooring and not visible at the time of inspection. The slabs mentioned above that were visible were in good condition and only exhibited minor hairline cracking. The slabs that were

not visible appear to be in acceptable condition as the floor finishes did not appear damaged, with the exception of Buildings 2, 5, 6 and 7 which have experienced substantial water intrusion from the roofs.

4.1.3 WALLS

All exterior walls were visually inspected. The majority of the exterior walls were painted masonry block walls. Other exterior walls consisted of masonry block wall assemblies with stucco finish, wood paneling, fiberglass panels, or metal panels.

Exterior walls at Buildings 1, 2, 3, 4, 5, 6,7, 9, and 11 are painted masonry block walls. These walls are in fair condition with some wall cracks around the mortar joints. Moisture intrusion at some of these walls was observed.

Walls at Buildings 13 and 14 are masonry block walls with a metal furring, insulation, and stucco finish. These walls are in fair condition. Moisture on the stucco finish was starting to telegraph the location of the metal furring. In addition, building 14 showed signs of potential moisture intrusion behind the stucco finish at locations where cracks in the stucco finish was observed (*Refer to photos #105 BACK ENTRYWAY – BUILDING 14 and # 104 PARTIAL BACK ELEVATION – BUILDING 14*).

Building 10 has wood framed walls with wood siding panels. The siding panels are in poor condition with faded paint, warping, and missing wood trim in some locations. The back side of the siding has signs of water and/or pest damage near the base of the wall (*Refer to photo #84 PERSPECTIVE – BUILDING 10*).

Building 12 has metal wall panels. The panels are in fair to poor condition with some panels bent, and others showing signs of surface rust (*Refer to photo #91 SIDING – BUILDING 12*).

Building 15 has fiberglass wall panels. the fiberglass panels are in poor condition, with numerous locations of damaged or missing. Vines and plant material are growing through and on the walls in numerous locations (*Refer to photo #114 PERSPECTIVE – BUILDING 15*).

Interior walls throughout the buildings are a combination of painted masonry block walls, gypsum wall assemblies, or wood paneling. Several classroom buildings had carpeted walls in storage rooms. Overall the interior walls are in fair condition with some exceptions were the walls are in poor condition. Of particular note are the interior walls at Building 6. These walls appear to have water damage on them, possibly due to the poor condition of the roofing (*Refer to photos #67 WINDOW – BUILDING 6 and #64 CLASSROOM – BUILDING 6*).

NOTE: Refer to Appendix C for Property Condition Assessment Checklist for more specific notes and comments on the wall observations for each building.

4.1.4 ROOF

All roofs were visually inspected, with the exception of Buildings 5, 13, 14, and 15, all roofs are either modified bitumen membrane or built-up with gravel ballast. In general, all roof membranes are in poor condition, no longer under warranty, and overdue for replacement. Building 15 was a greenhouse facility, with walls and roof constructed of fiberglass panels. Buildings 5, 13, and 14 are metal panel roofs. Fascia construction varies depending on the building; some are painted exposed wood, while others are metal. In either case, it is expected that the existing fascia would be replaced as part of any roof replacement.

The roof structures were inspected by spot checks where available, the roof structures are typically comprised of open web steel joists. The steel joists appeared to be in good shape, however given the condition of the roofing there is a possibility for rusting and/or section loss to be occurring at the interface of the joists and steel deck. Buildings 1, 2, 3, 4 and 7 used the same design with the open web steel joist supported by exterior columns. Several exterior columns are exhibiting minor surface flaking and/or corrosion, which in turn is causing more extensive surface corrosion and section loss at those column base plates.

Building 5, 9, 10 and 11 have a stick-built wood framed roof. Much of the Building 5 roof structure was covered by wood paneling, but exposed areas of framing exhibited signs of water staining, rot and insect damage. Building 9's roof structure was not visible as it had a hard ceiling. Building's 10 and 11 roof framing appeared to be in good shape.

Building 6 has a shallow precast double-tee roof structure which also cantilevers to serve as the canopy cover on the south side of the building. The roof structure itself appears to be in good condition, however the roofing has failed which is allowing water through the roof joints which is damaging the finish on the underside of the canopy area and the MEP and architectural elements supported by the roof on the interior of the building (*Refer to photos #68-71 BUILDING 6 – ROOF 1 – 4*).

Building 12 is a metal panel structure with metal frames and purlins to support the roof.

NOTE: Refer to Appendix C for Property Condition Assessment Checklist for more specific notes and comments on the roof observations for each building.

4.1.5 WALKWAY CANOPY

The site has a pre-engineered metal walkway canopy that provides a covered walkway between most of the buildings on site. From grade level, the canopies appear to be in good shape only exhibiting typical signs of weathering. However, the canopies were also inspected by walking along their length at the roof level. There were several areas where the metal decking exhibited substantial deflection and did not appear to work as a system, but instead as individual deck flutes. Several areas of the canopy had debris and standing water which will continue to corrode the deck. The canopy decking in the areas of Buildings 13 and 14 appears to have received a previous repair to keep the metal deck flutes engaged, this area was erected at a later date and not part of the original campus construction.

4.2 BUILDING EXTERIOR

4.2.1 WINDOWS

Exterior windows mostly consist of single pane painted aluminum windows at Buildings 1 through 4, 6 through 7, and 13 through 15. Building 5 consists of painted wood-framed windows. Windows in general were all worn or damaged. Window damage includes missing glass, operators, screens, rotting wood, water stained sills/frames and failed caulk joints. Windows in some locations like building 6 also had signs of active water intrusion.

Of particular note are:

1. Missing glass was observed at multiple locations, the missing glass was replaced with plywood. (*Refer to photos #13 WINDOW-1 & #108 WINDOW-2*).

2. Significant damage at one of the window frames in Building 5 (*Refer to photo #54 WINDOW-BUILDING 5*).
3. Windows at Building 6 have significant signs of water damage (*Refer to #67 WINDOW-BUILDING 6*).

NOTE: Refer to Appendix C for Property Condition Assessment Checklist for more specific notes and comments on the window observations for each building.

4.2.2 DOORS

Main entry doors consisted of painted wood doors and frames, including a few with painted wood panel transoms above. Other exterior doors were painted wood doors and frames or painted hollow metal doors and frames. Building 12 was an outlier and consisted of an overhead sectional door. Finally, building 15 had a fiberglass sliding service door on one side. All doors in general are worn with a majority of them damaged. Damage includes missing glass panels, peeling paint, delaminated door face at some locations, general deterioration, and water intrusion.

The following items were noted:

3. Missing glass panels were observed in locations at Buildings 1, 3 and 6. (*Refer to photos #5 EXTERIOR DOOR-1, #36 EXTERIOR DOOR-2 and #61 EXTERIOR DOOR-3*).
4. Significant damage to doors and Buildings 6, 7, and 12. (*Refer to photos #61 EXTERIOR DOOR-3, #73 EXTERIOR DOOR-4, and #94 EXTERIOR DOOR-5*).
5. Door is detached from structure at Building 10. (*Refer to photo #85 BUILDING 10 - DOOR*).

NOTE: Refer to Appendix C for Property Condition Assessment Checklist for more specific notes and comments on the door observations for each building.

4.3 BUILDING INTERIOR

The interior areas of each building are generally finished as illustrated in Table 4.3:

BUILDING	FLOOR	WALLS	CEILING
Building 1	VCT, Carpet, Quarry Tile	Painted CMU, Ceramic Tile, Painted GWB	ACT, GWB
Building 2	VCT, Carpet, Quarry Tile	Painted CMU, Ceramic Tile, Painted GWB, Wood Paneling	ACT, GWB
Building 3	VCT, Carpet, Quarry Tile, Sealed Concrete	Painted CMU, Ceramic Tile, Painted GWB, Fabric Lining	ACT, GWB, Fabric Lining
Building 4	VCT, Carpet, Quarry Tile, Sealed Concrete	Painted CMU, Ceramic Tile, Painted GWB	ACT, GWB
Building 5	VCT, Carpet, Quarry Tile	Painted CMU, Ceramic Tile, Painted GWB	ACT, GWB, Painted Wood Paneling

Building 6	VCT, Carpet, Quarry Tile	Painted CMU, Ceramic Tile, Painted GWB, Fabric Lining	ACT, GWB, Fabric Lining
Building 7	VCT, Carpet, Quarry Tile	Painted CMU, Ceramic Tile, Painted GWB	ACT, GWB
Building 9	Concrete	CMU	Unfinished GWB
Building 10	Plywood	Exposed Wood Framing	Exposed Wood Framing
Building 11	Concrete	Painted CMU	Exposed Wood Framing
Building 12	N/A	Exposed Framing	Exposed Framing
Building 13	VCT, Carpet, Quarry Tile	Painted CMU, Ceramic Tile, Painted GWB, Fabric Lining	ACT, GWB, Fabric Lining
Building 14	VCT, Carpet, Quarry Tile	Painted CMU, Ceramic Tile, Painted GWB, Fabric Lining	ACT, GWB, Fabric Lining
Building 15	N/A	Glass Paneling	Glass Paneling

Building interior finishes are aged and in fair to poor condition. Carpeting was observed to be worn and contain numerous stains. Some of the staining appears to be the result of moisture intrusion, possibly resulting from roof leaks (*Refer to photos #20 FRONT OFFICE – BUILDING 2, #24 BACK OFFICE SPACE – BUILDING 2, and #43 CLASSROOM – BUILDING 4*).

The acoustical ceiling tiles throughout the facilities are bowing. Some of the ceiling tiles are stained or broken from excessive moisture issues. The bowing may be the result of the buildings sitting vacant for a number of years, and roof leaks (*Refer to photos #21 ACT – BUILDING 2, #56 ACT – BUILDING 5, and #65 ACT – BUILDING 6, 1*).

The ceramic and quarry tile walls and floors observed in the bathrooms and kitchen areas were in fair condition with some staining occurring (*Refer to photos #57 BUILDING 5 – BATHROOM, #98 BUILDING 13 – BATHROOM, and #107 BUILDING 14 – BATHROOM*).

The casework observed is in fair to poor condition. Portions of some of the plastic laminate cabinets had delaminated. Door panels and drawers also were in fair to poor condition (*Refer to photo #20 FRONT OFFICE – BUILDING 2*).

Interior painting is also in fair to poor condition. Peeling paint was observed at buildings 1 and building 7 at suspected locations where water intrusion may be occurring (*Refer to photos #11 KITCHEN – 5 and #74 CMU PAINT – BUILDING 7*).

Wall paneling was observed in Building 5. The paneling is in fair condition but may need to be replaced as a result of potential insect damage (*Refer to photo #55 BUILDING 5 – WOOD PANELING*).

Of particular note:

1. Carpet located at each building was generally worn. Few locations where water intrusion is evident left more significant staining (*Refer to photos #20 FRONT OFFICE – BUILDING 2, #24 BACK OFFICE SPACE – BUILDING 2, and #43 CLASSROOM – BUILDING 4*).
2. VCT in Building 6 had major damage due to water exposure, and high humidity environments

(Refer to photo #63 VCT - BUILDING 6).

3. Locations were found with cracking at mortar joints, and/or staining from water intrusion. *(Refer to photos #100 CMU – BUILDING 13 and #109 CMU – BUILDING 14).*
4. Multiple locations found ACT warped and/or damaged from water intrusion, and high humidity environments *(Refer to photos #21 ACT – BUILDING 2, #56 ACT – BUILDING 5, and #65 and #66 ACT – BUILDING 6, 1 and 2).*

NOTE: Refer to Appendix C for Property Condition Assessment Checklist for more specific notes and comments on the interior finish observations for each building.

4.4 ACCESSIBILITY CODE

Portions of the Campus were completed prior to the implementation of the July 26, 1991 American with Disabilities Act. A limited visual assessment of the property was conducted to identify observed physical barriers that may not be in general compliance with current Accessibility codes. The accessibility observations are not to be considered an in-depth survey or audit. Therefore, Seminole County is advised that the deficiencies noted are not an indication of all possible ADA violations. Please refer to the building observation checklists (Appendix C) in the previous section for Accessibility observations at each respective building.

Overall the building entries appear to be sufficient to meet ADA requirements with the exception of some door hardware. Several restrooms appear large enough to meet ADA turn requirements. It was noted that the majority of the bathroom accessories observed appear to be outside of the reach ranges required to meet ADA accessibility. In addition, Buildings 10, 11, 12 and 15 do not appear to be on an accessible route. Refer to Appendix B – Exhibit I for approximate sidewalk slope readings.

A full ADA assessment of the facilities including measurements, verification of slopes, and fixture counts is recommended to be conducted should the buildings be re-used.

NOTE: This abbreviated survey may not address all accessibility related deficiencies within the building. Modifications to the building's interior may require full compliance with all aspects of the code. Refer to Appendix C for Property Condition Assessment Checklist for more specific notes and comments on the accessibility observations for each building.

4.5 HEATING VENTILATING AND AIR CONDITIONING (HVAC) SYSTEMS

4.5.1 EQUIPMENT

Each building is air-conditioned utilizing multiple split-system, direct expansion (DX), units (SSDXs) with electric heat. Condensing units are installed on grade-level concrete equipment pads. Most air handlers (AHUs) are installed in exterior-access mechanical rooms. Building 5 was the exception with one (1) unit installed (vertically) in the occupied space and another presumed to be installed above the ceiling *(Refer to photos #368 - #370 M1 through M3)*. Rooftop equipment on all buildings consists of exhaust fans and relief vents *(Refer to photo #371 M4)*.

The units vary in refrigeration capacity from 1.0 to 10 tons and vary in age from 9.5 years to 35 years old. All equipment utilizes R-22 refrigerant, except one (1) unit (AHU-16-6) which is noted to be factory charged with R-410a *(Refer to photo #372 M5)*. The respective condensing unit (CU-16-6) shows no sign of refrigerant compatibility.

The equipment conditions range from what appears to be beyond useful life expectancy (in disrepair) to fair (*Refer to photos #373 - #380 M6 through M12*). The equipment nameplate data was not always legible and not all mechanical spaces were accessible, but for those units with identification and access, the following table outlines the equipment information.

TABLE 4.5.1 EXISTING HVAC EQUIPMENT SUMMARY						
Equipment - Building Identifier	Split System Manufacturer	Model Number	Serial Number	Age in Yrs.	Nom Tons	Condition
AHU 1-1	American Standard/Trane	TWE120A300AB	D43170209	29.8	10	Poor
CU 1-1	Trane	NA	NA	NA	~10	Poor
AHU 2-1	American Standard/Trane	TWE120A300AB	D43170212	29.8	10	Poor
CU 2-1	NA	NA	NA	NA	NA	Missing
AHU 3-1	American Standard/Trane	TWE120A300AB	D43170311	29.8	10	Poor
CU 3-1	Trane	NA	NA	NA	~10	Poor
AHU 4-1	Trane	TWV018B140A0	D36421463	29.9	1.5	Poor
CU 4-1	American Standard/Trane	TWD712B100A0	D06245136	30.5	1.0	Poor
AHU 5-1	Goodman	NA	NA	NA	~1.0	Mini-split
CU 5-1	NA	NA	NA	NA	NA	Not found
AHU 2-2	RUUD	UBHC-21J07NFG	T M490411659	14.7	4	Fair
CU 2-2	RUUD	UPKB-048CAZ	7029 M4104 01891	14.8	4	Fair
AHU 9-3	American Standard/Trane	NA	NA	NA	3	Poor
CU 9-3	American Standard/Trane	TWA036A300A0	D11204086	30.4	3	Poor
AHU 10-3	American Standard/Trane	TWV036B140A0	D34415230	30.0	3	Poor
CU 10-3	RUUD	UPKA-037CA2	5776 MOV03 07783	15.9	3	Fair
AHU 11-3	American Standard/Trane	TWV036B140A0	D34415217	30.0	3	Poor
CU 11-3	American Standard/Trane	2TWA0036A3000AB	411NKF4F	15.4	3	Fair
AHU 7-4	American Standard/Trane	NA	NA	NA	NA	Poor
CU 7-4	American Standard/Trane	TWD730B100A0	D36262547	29.9	2.5	Poor
AHU 8-4	American Standard/Trane	TWV036B140A0	D34415214	30.0	3	Por
CU 8-4	American Standard/Trane	TWA036A300A0	D11204157	30.4	3	Poor
AHU 4-4	NA	NA	NA	NA	NA	NA

CU 4-4	RUUD	UPNE-024JAZ	7344 M3407 10763	12.0	2	Fair
AHU 1-5	NA	NA	NA	NA	NA	Above clg
CU 1-5	BDP/Carrier	501DKX0360	4085A11797	33.9	3	Poor
AHU 2-5	RHEEM	RBEA-17J10NUDAI	T M3597 03752	22.0	3	Poor
CU 2-5	RHEEM	NA	NA	NA	NA	Over-grown
WU 1-5	FRIGIDAIRE	GALLERY	NA	NA	NA	Thru-wall unit; Poor
AHU X1-6	NA	NA	NA	NA	NA	Not accessible
CU X1-6	INTER-CITY PROD CORP	CA5536VKA2	L942672620	25.1	3	Poor
AHU X2-6	NA	NA	NA	NA	NA	Not accessible
CU X2-6	Trane	XE900	NA	NA	NA	Poor
AHU X3-6	NA	NA	NA	NA	NA	Not accessible
CU X3-6	NA	NA	NA	NA	NA	Fair
AHU X4-6	NA	NA	NA	NA	NA	Not accessible
CU X4-6	American Standard/Trane	TWD730B100A0	D36262558	29.9	2.5	Poor
AHU 16-6	American Standard/Trane	4TGB3F30A1000AA	10061UHF6V	9.5	2.5	Good
CU 16-6	American Standard/Trane	NA	NA	NA	NA	Fair
AHU X1-7	American Standard/Trane	TWV030B140A0	D37425608	29.9	2.5	Poor
CU X1-7	Trane	2TWB0030A1000AB	3262YAS4F	16.2	2.5	Fair
AHU X2-7	NA	NA	NA	NA	NA	Not accessible
CU X2-7	American Standard	TWA060A300A1	D35254899	30.0	5	Poor
AHU X1-13	NA	NA	NA	NA	NA	Not accessible
CU X1-13	RHEEM	RPKB-036CAZ	7027 M1505 20802	14.4	3	Fair
AHU X2-13	Trane	BWV736P100D2	X15397411	35.4	3	Poor
CU X2-13	Ducane	2HP13B36T - 1C	4609F56368	10.2	3	Fair
AHU X1-14	TRANE	BWV736F100B2	X15397407	35.4	3	Poor
CU X1-14	GENERAL ELECTRIC	BWA036B300A0	W44235123	35.9	3	Poor
AHU X2-14	TRANE	BWV736F100D2	X15397416	35.4	3	Poor

CU X2-14	RHEEM	RPKA-035CAZ	6512 M0603 03239	16.5	3	Fair
AHU X3-14	TRANE	BWV736F100D2	X15397409	35.4	3	Poor
CU X3-14	GENERAL ELECTRIC	BWA036B300A0	W44234955	35.9	3	Poor
AHU X4-14	TRANE	BWV736F100D2	X15397412	35.4	3	Poor
CU X4-14	GENERAL ELECTRIC	BWA036B300A0	W44234838	35.9	3	Poor

Only one (1) air handling unit was observed running (AHU-X4-14), but its respective condensing unit was not. An exhaust fan serving an abandoned kitchen hood in Building 1 was operational when switched from the kitchen level but no make-up air equipment operation was observed.

The HVAC equipment is controlled by room thermostats, both mechanical and digital (*Refer to photos #381 & #382 M13 & M14*), throughout each building. No overall campus monitoring system (BMS) was evident, but a single "POWERS" control-type panel was observed in Building 1 Mechanical Room 01-001G (*Refer to photo #383 M15*). The extent of control from this panel (i.e. what equipment it may control, how the control was accomplished, etc.) was not determined. An additional building control item was observed in Building 14, Room 14-0099. A single timeclock was observed which appears based on review of existing documentation appears to control the HVAC equipment and exhaust fans in buildings 13 and 14 only (*Refer to photo #384 M16*).

There are various existing roof mounted exhaust fans and roof vents installed that appear to be in fair to good condition. These fans and vents appear to serve restroom, kitchen and washdown type spaces. Not all fans were operating at the time of the visit and it was not clear if the fans were off or inoperable due to dis-repair.

4.5.2 AIR DISTRIBUTION

Above ceiling areas were not accessed for evaluation but for those portions of the ceiling that were already exposed and/or in mechanical rooms, supply air distribution was observed to be galvanized steel construction wrapped in blanket insulation. The insulation seams were sealed with a black mastic material in most buildings (*Refer to photo #385 M17*). Insulation seams were sealed with aluminum tape in Buildings 13 & 14 (*Refer to photo #386 M18*).

Air was returned to the equipment via high or low, wall-mounted grilles or short ducted ceiling grilles. Grilles were located in close proximity to the respective mechanical rooms or equipment and all were located in open areas of the building. No ducted return paths were evident (*Refer to photos #387 & #388 M19 & M20*).

4.5.3 RECOMMENDATIONS

The average age of all equipment observed, is 26.5 years. This is well beyond the useful life expectancy of this type of equipment. ASHRAE's equipment service life database lists split DX, air-to-air systems being replaced at an average of 15.0 years. The building has been vacant since 2011 and it appears that none of the equipment has been operating consistently since that time. Nearly all of the equipment utilizes R-22 refrigerant which is no longer manufactured and is becoming difficult to procure.

Considering the age of the equipment and the refrigerant being used in each system, it is recommended that all HVAC equipment and associated air distribution systems and end devices in all buildings be replaced with new.

Mechanical rooms in Buildings 3, 4, 6, 7, 13 and 14, that are housing air handling units (AHUs), are providing minimal access to the equipment and electrical disconnects. Most rooms contained one AHU each, but several contained two (2) units. Where these rooms contained two (2) AHUs, the second unit was not accessible for service or inspection (*Refer to photos #390 - #393 M21 through M24*).

If these rooms are re-utilized, it is recommended that they be expanded or reconfigured to accommodate maintenance and service clearances to both AHUs.

Condensing units serving Buildings 13 and 14 are installed in 3-sided concrete well-type enclosures with chain link fence gates on the remaining sides. These enclosures are not allowing for proper air flow around the condensing units (*Refer to photos #392 - #394 M25 - M27*) and are likely compromising unit performance.

If these condenser wells are to be re-utilized, it is recommended that they be enlarged to accommodate proper clearance for needed airflow for each new piece of equipment.

4.6 PLUMBING SYSTEMS

Existing plumbing fixtures are in poor condition and it is recommended that all plumbing fixtures be replaced. The existing lavatories are wall hung vitreous china type and appear to be in fair to poor condition. Water closets are both floor mounted wall hung vitreous china and there is a mixture of both flush valve and tank type water closets throughout the complex (*Refer to photos #395 & #396 P1 & P2*).

All kitchen plumbing fixtures and piping serving fixtures are in poor condition. It is recommended to replace fixtures and piping back to mains (*Refer to photo #398 P4*).

The natural gas header serving the fryer in the kitchen is rusted and the gas piping installed from the gas meter appears to be in poor condition. It is recommended that all gas piping be removed back to the gas meter and replaced with new (*Refer to photo #397 P3*).

The existing air compressor serving building #6 is rusted beyond repair (*Refer to photo #399 P5*). It is recommended that the existing air compressor and all associated compressed air piping be removed and replaced.

Since water service to the complex was shut-off at the time of the visit, we were unable to verify if any of the water heating systems were operational. It appears that all existing electric water heaters are over 10 years old and appear to be in fair to poor condition. Based on the age and the fact that the water heaters likely have not been in use for some time, it is recommended that all water heating systems be replaced (*Refer to photo #400 P6*).

Similar to the water heating systems, the electric water cooler and drinking fountains/sink combination fixtures could not be operationally verified. Based on condition, it is recommended that these fixtures be replaced with new. (*Refer to photo #401 P7*).

Considering the age of the complex and extended periods of time without maintenance, it is recommended that all cold water, hot water, sanitary piping, gas piping, and grease piping systems be removed and replaced with new.

The existing grease traps serving Building #1 could not be accessed and the condition of the traps could not be determined. Assuming the grease traps were installed when the complex was built, considering the age of the complex and extended periods of time without maintenance on the traps, it is recommended the grease traps be replaced. If this building is to remain a kitchen, a new grease trap will be required.

4.7 FIRE PROTECTION

Buildings are not sprinkled.

4.8 ELECTRICAL SYSTEMS

4.8.1 POWER

The electrical distribution system consists of an overhead service to a pad mounted transformer located on the exterior of building #9 feeding the NEMA 3R CT's and Switchboard cabinet. There is only one meter for the entire site. There are 2 feeders. One feeds the main switchboard cabinet consisting of a 1600A Main, 120/208V, 3 phase, 4W. The other feeds the panelboard AC#1, 800A Main, 120/208V, 3 Phase, 4W located in the mechanical room for building #1. Both the switchboard and panelboard feed downstream panelboards, equipment disconnects and control panels for systems and lighting. The service and equipment is in fair condition but shows sign of rusting. It is anticipated that all service equipment will be replaced during any renovation to ensure a modern and reliable system is installed (*Refer to photos #402 - #406 E1 through E5*).

Much of the distribution raceways and boxes are in fair condition. All panels are fed by underground conduits located in the back of each building and each of the building panelboards feed 1 or 2 branch panelboards inside each building.

All branch circuits inside the building are surface mount conduits or wire-molded to surface mounted junction boxes. Some have signs of rusting but the majority of the branch circuits are in fair condition and could potentially be re-used during any renovation.

The overhead communication installed between Building #2 and Building #5 is a concern. The communications are installed just few feet above the ground and have a risk of coming into contact with relatively short equipment. It is recommended that these lines be elevated to avoid contact with trees and equipment.

4.8.2 LIGHTING

Interior fluorescent lighting was observed throughout the complex. A combination of surface mounted 4' strip lights as well as surface mounted 2'x4' and 2'x4' troffer fixtures are installed throughout the facility. Most of the fixtures appear to be in fair to poor condition. Since no generator or inverter was found during the field investigation, it can be assumed that emergency lighting consists of battery backup ballasts in fixtures along routes of egress.

Exit signs appear to be in fair condition, some exit signs are a combination of exit and emergency lights.

Exterior lighting consists of a combination of 4' strip lights under canopy and high-pressure sodium pole mounted fixtures. All the exterior lighting appears to be poor condition (*Refer to #407 - #410 photos E6 through E9*).

Lighting controls appear to be handled through a combination of time-clock, photocell, automatic, and manual controllers. It is recommended that all the existing lighting be replaced with LED-type fixtures and controls be upgraded for compliance with the latest edition of the Florida Energy Conservation Code and ASHRAE 90.1.

4.8.3 SECURITY

The only security devices observed were intrusion motion sensors which appear to be inactive. There were no security control panels found during the site observations (*Refer to photo #411 E10*).

4.8.4 TELECOMMUNICATION SYSTEMS

The main service telephone terminal board (TTB) is located in the electrical room on the Northeast Corner of Building #1 (*Refer to photo #412 E11*). There are also fiber optic cables located in this room.

The main wall mounted patch panel located in the electrical room of Building #1 appears to be in fair condition and potentially could be re-used.

There are wall mounted data racks located in Buildings #2, 4, 6, 13 & 14 that appear to be in fair condition and potentially could be re-used (*Refer to photos #413 - #415 E12 through E14*).

Most of the data and communications cabling was installed either in conduit or wiremold to the ceiling and appear to be in fair condition. The cabling and wiremold located below the ceiling (i.e. the cabling and wiremold that could be observed) could potentially be re-used.

4.8.5 FIRE ALARM SYSTEMS

The fire alarm system consists of a Fire Control Instruments, Inc. (a part of the Honeywell fire group), fire alarm control panel located in Building #2. The wall and ceiling mounted horn/strobes and pull stations appear to be in fair to poor condition. Based on placards observed in the field, the fire alarm system has been tested and passed inspection on May 2, 2019.

A newer Silent Knight control unit was observed on top of the fire alarm control panel. It is unknown what this unit controls and it was labelled "not in service" (*Refer to photos #416 & #417 E15 through E16*).

It is recommended that all fire alarm components be replaced for any future renovation to ensure a modern, robust, addressable system is installed.

4.8.6 OTHER ELECTRICAL

No lightning protection systems were observed on any building rooftop. It is recommended that a lightning protection system be installed and a UL Master Label provided for each building (*Refer to photo #418 E17*).

No surge protective devices were observed during the field investigations. It is recommended that the surge protective devices be added to the service entrance main panel(s) as well as downstream main panelboards as part of any future renovation.

Ceiling-mounted speakers were observed throughout the facility. No A/V system equipment was readily apparent however and it is not known if this system is functional or if the equipment has been abandoned in place (*Refer to photo #419 E18*).

4.9 SITE GENERAL CONDITIONS

The Rosenwald facility closed in 2011. During the past eight years the maintenance activities have been minimal, one of the contributing factors to the ratings herein. Another contributing factor is the age of the facility and infrastructure. Our review yields an overall site condition rating of fair, meaning the majority of the site is serviceable for the intended use, with conditions, constraints and some level of reconstruction. However, the intensity of the proposed use may have an impact on this rating, or the level of reconstruction required to meet end user expectations and code.

An individual infrastructure rating of good indicates that the rate infrastructure can be used with little to no modifications. An infrastructure rating of fair indicates that some modifications are needed for reuse or to prolong the life of the infrastructure. A rating of poor indicates that the infrastructure is not safe for reuse, is not cost effective to modify the existing infrastructure, the condition of the infrastructure is not anticipated to meet the expectations of the end user or the condition does not meet current standards or code.

4.9.1 AMENITIES: The amenities located on site include a basketball court, benches, a bike rack, a grass multipurpose open field area and an apparent volleyball area. The condition of each facility is noted below.

4.9.1.A Basketball Court

Condition: Poor

The basketball court is a concrete court. All markings have faded. The court has numerous cracks through the slab, spalling and differential settlement at several cracks possibly due to water infiltration.



Fig. 4.9.1.A Basketball Court Condition

4.9.1.B Benches

Condition Rating: Poor

The benches are constructed of concrete, wood or wood with concrete masonry unit (CMU) supports. The concrete benches may be reused but should be pressure washed to remove the buildup of dirt and mold. The wood benches are in disrepair and unsafe. The wood benches with CMU supports are memorial benches. The memorial bench wood material is in good condition and could be salvaged for incorporation into an alternate type of memorial.



Fig 4.9.1.B Memorial Bench

4.9.1.C Bicycle Rack

Condition Rating: Poor

Two two-capacity bicycle racks are located adjacent to parking and without a concrete slab or pedestrian sidewalk to the main building. The finish on the bike racks has deteriorated and the back racks are rusting.



Fig. 4.8.1.C Bike Racks

4.9.1.D Multipurpose Field

Condition Rating: Good

The purpose of and use of an open area on the western portion of the site is not known. It is presumed that the area may have been used as a multipurpose field. The area drains predominately northward, has good ground cover and appears to be free draining. There are flat areas in the southwest and western portions of the field that are relatively flat and have softer conditions. Future development of the area should take into consideration of what the area has been used for in the past.



Fig. 4.9.1.D Open Field

4.9.2 LANDSCAPE – OPEN SPACE

Condition Rating: Fair

In general, the landscaping material is what is anticipated of a facility that has not been utilized for eight years. The site appears to have some minimal level of regular maintenance including grass cutting. Lawn area are in good condition with fair to good coverage. The plant material within beds or planters has either died or is overgrown. Large oak trees are located throughout the site and appeared to be in good health. Landscape islands and beds adjacent to vehicular use areas are void of protective curb. Nor are landscape areas adjacent to parking protected by wheel stops. Rectangular concrete blocks are located along the edges of the south/front parking facility presumably to prevent vehicular traffic from parking in or traversing through landscape material.



Fig. 4.9.2 Parking Lot Oak Trees

4.9.3 PARKING

Condition Rating: Fair

Seventy (70) parking spaces are designated. Two (2) parking spaces are signed as accessible spaces. The current Florida Accessibility Code (FAC) requires three (3) parking spaces for a parking facility with seventy (70) spaces. The location of the accessible space, remote from the primary building entrance, is also a concern but subject to code interpretation. The markings do not meet current FAC requires by not having adjoining accessible routes, access aisles.



Fig. 4.9.3 Substandard Accessible Parking

4.9.4 PEDESTRIAN ACCESS

Condition Rating: Fair

There is not a delineated pedestrian route from the public sidewalk in the right of way of Merritt Street to the buildings. There is not a dedicated or marked pedestrian route from all parking facilities to the buildings. The sidewalk condition along the south face of Building 1 indicates that the sidewalk may be under water during heavy rainfall events and appears to hold standing water. Several sections of sidewalk are cracked and sufficiently broken to be unstable, vertically uneven with enough elevation difference to be classified as a trip hazard or horizontally separate to be classified as a trip hazard. Substandard pedestrian railing shields drop pedestrian drop off hazards. Sections of sidewalk that do not meet slope criteria should be reconstructed.



Fig. 4.9.4 Substandard Pedestrian Railing

4.9.5 SITE LIGHTING

Condition Rating: Poor

The site lighting was powered during the field review. Very few of the lights worked during the field review. The age of the existing lighting fixtures varies. The fixtures within the south/front parking facility appear to be at least twenty (20) years old based on the date stamped into the fixture pole. Lighting levels of the existing system is not known and was not measured.



Fig. 4.9.5 Light Pole Date Data

4.9.6 SITE PERIMETER FENCE / SITE SECURITY

Condition Rating: Poor

The fence located along the south property line and right of way of Merritt Street, is a black wrought iron type fence with wing roll gates. The fence is rusting with significant corrosion at horizontal member connections. The fence along the west, north and east property lines is chain link of various heights. The chain link fence is overgrown with vegetation. Along the north side of the stormwater management pond, the fence height is compromised by fallen plant material on the fence fabric. There are various fence enclosures throughout the site around condensing units and for other unknown purposes.



Fig. 4.9.6 Fence Impacted by Debris

4.9.7 STORM DRAINAGE & STORMWATER MANAGEMENT

Condition Rating: Poor

The site is located along the south side of Lake Mobile. The National Flood Insurance Rate Map Number 12117C0165F, dated September 28, 2007 indicates that the 100-year flood stage elevation for Lake Mobile is elevation 80 (NAVD 88). No topographic information was provided for the site or the south lake shore for evaluation as part of this report.

The St. Johns River Water Management District issued a permit (49802-1, formerly 42-117-0445NG) in 1989 and a permit modification (49802-2, formerly 42-117-0445NGM) in 1994. The 1989 permit was issued for a new discharge facility consisting of dry detention with underdrain system to treat the runoff from new vehicular use areas. The 1994 permit modification was to modify the 1989 system to provide treatment by utilization of a wet detention system. The 1994 permit modified the 1989 design by expanding the pond limits and depth and construction of new courtyard storm sewer system. Visual confirmation of the existence of Inlet #3, Inlet #4, Inlet #6, Inlet #7 and Inlet #8 associated with permit modification 49802-2 is documented in the photographs. Structures Mitered End #1, M.H. #2 and M.H. #5 were not observed. The fiberglass baffle associated with the 49802-2 modification is in very poor condition and does not extend as documented in the permit files. The control structure from the wet detention pond to Lake Mobile was not found due to overgrown vegetation. The entire stormwater management pond is overgrown. Storm event staging and system ability to function during a storm event was not observed.



Fig. 4.9.7.A – Partial Baffle Remaining

As noted above all components of the permit system were not found during the field review. The condition of the facilities observed varies. Roof runoff discharges the roof via down spouts with direct discharge to grade (or directly off the roof where downspouts are not present), to

inlet grates or are connected to storm sewer. The predominate method of discharge is to grade. Evidence of standing water and flooding over sidewalks was noted. Evidence of erosion was also found around the courtyard and inside of inlets. The erosion and transportation of suspended material is anticipated with the exiting roof runoff discharge to grade. Permanent stormwater pollution prevention methods are missing or are in a state of disrepair.



Fig. 4.9.7.B – Sedimentation Clogging Grate Inlet

4.9.8 UTILITIES

As part of the evaluation of the site a Sunshine OneCall Design Ticket was requested. The registered utilities included AT &T for fiber and communication; Charter Communications (Spectrum) for fiber, telephone and community access television; Duke Energy for power; Crown Castle for fiber; Century Link for fiber communications; MCI for fiber and communication; Teco Peoples Gas for gas; AT&T Distribution for telephone; Seminole County Traffic Engineering for fiber; Seminole County for reclaimed water, potable water and sanitary sewer; and Century Link for fiber and telephone. The Site Appendices contains a copy of the OneCall Design Ticket the OneCall Summary and any communication received from the registered utility owners.

POTABLE WATER

Condition Rating: Fair

Seminole County provides water service to the site. A water meter is located at the back of sidewalk along Merritt Street. A potable water back flow preventer was not observed on site. Numerous hose bibs are located throughout the site. It is not known if these hose bibs are fed by the irrigation line or the potable water line. No vacuum breakers were observed on the hose bibs. For compliance with current standards, the potable water line should be isolated from the main along Merritt Street with a reduce pressure back flow preventer. In addition, all hose bibs connected to a potable water source should be equipped with back flow prevention. A single fire hydrant is located on site near the southwest end of Building 1. Based on review of historical plans, a six (6) inch line ties to the main along Merritt Street and is upsized on site to eight (8) inches with a dead-end connection to the existing fire hydrant.



Fig. 4.9.8.A – Potable Water Meter & Fire Line Valve

IRRIGATION

The irrigation system is in various stages of disrepair. The irrigation backflow preventer is a Wilkins reduced pressure backflow prevention device. The irrigation appears to be tied to potable water rather than reuse water based on the color of the infrastructure used, green irrigation box. The date of the last backflow prevention test is not known. The pipe integrity of the onsite irrigation distribution is not known. At a minimum irrigation replacement of irrigation controller, timer and heads should be anticipated due to the age of the system.

Condition Rating: Fair



Fig. 4.9.8.B – Irrigation Backflow Preventer

POWER

A pole mounted transformer is located at the southwest corner of the property. Overhead power lines run northward along the westerly property line to an apparent service drop on the west of Building 9. The power meter is located on the exterior west wall of Building 9. Secondary power lines extend from Building 2 and Building 5 to a pole south of the greenhouse. Power service requirement will need to be addressed for any new uses. Communication may also be on the same poles. The clear height of the lowest utilities is of concern. These overhead lines are easily accessible as they drop below the adjacent sidewalk canopy.

Condition Rating: Fair



Fig. 4.9.8.C – Primary Point of Service



Fig. 4.9.8.D Misc. Overhead Utilities

SANITARY SEWER

Condition Rating: Fair to Poor

Sanitary sewer collection and disposal is via a septic tank with pumped above ground aeration and infiltration bed. The northeasterly corner of the sewer infiltration bed is near the mean-high-water of Lake Mobile. The pump station control panel has the contact information for Riley and Company, Inc. However, Riley and Company, Inc. indicated they have no information on this system and noted that they may have been contracted to manufacture the control panel. The access to the tank is not secured. No sanitary sewer manholes up stream of the septic tank were observed on site. The approximate location of the gravity sewer lines between the buildings and the septic tank are depicted on the plans obtained from the St. Johns River Water Management District permit portal for 49802-1. The plan documents the lines as 6" PVC lines. Pipe slopes and depth are not known. Sanitary gravity lines exceeding 100 feet without manholes should be avoided in new construction due to the inability to adequately inspect and clear lines. Department of Health permits are required for any activity associated with the septic system including abandonment or change in sewer flow.

GAS

Condition Rating: Unknown

TECO Peoples gas provides service. Service connection is on the west side of Building 1. The condition of the underground service line is not known. Coordination with TECO is required and existing line is to be marked in accordance with State law prior to any excavation.



Fig. 4.9.9.E

4.9.10 VEHICULAR USE AREAS

Condition Rating: Poor

The site access point on Merritt Street is located west of the railroad crossing. The driveway apron is relatively new and may have been reconstruction in conjunction with railroad crossing improvements. The existing vehicular use areas are asphalt. The most recent area constructed in 1989 along the east side of site. The construction plans called for a typical section consisting of 1" Type S-1, 8" Limerock base and 10" Subbase. The pavement is riddled with alligator cracking, raveling, edge joint cracks, shrinkage cracks, open cut patches, birdbaths, and heaving in parking areas subjected to tree root growth. Existing pavement markings have deteriorated. Marking appear to be paint without any thermoplastic applications. Signage does not have good reflective properties.

4.10 ENVIRONMENTAL CONDITIONS

4.10.1 HAZARDOUS MATERIAL ASSESSMENT

A hazardous material assessment of the Rosenwald Elementary Campus was not provided for review and a hazardous material assessment was outside the scope of this report. It is recommended that a hazardous material assessment be conducted for this campus. Should the County elect to purchase and occupy this property, a hazardous material assessment would be required prior to any demolition activity.

4.10.2 PEST CONTROL

A pest control assessment was outside the scope of this report and was not provided for our review. We noted during the site assessment numerous spider webs throughout the campus buildings, and other areas of potential sawdust piles around windows and interior walls. These areas were most prominent at Building 5 (Fig. 4.10.3). A pest investigation should be conducted at the site for such pests as termites, ants, bees, and other insects.



Fig. 4.10.3 Building 5 Potential insect damage

4.11 CODE COMPLIANCE

This Property Condition Assessment is not a code compliance review. It is assumed that the buildings were following all applicable codes when they received their Certificate of Occupancies from the local permitting authority.

The legal occupancy of an existing building typically is permitted to continue in compliance with the laws when the building was constructed, provided the building remains safe for the general safety and welfare of the occupants. However, repairs, alterations, additions, or changes in the occupancy type can result in portions of the building being required to be brought up to current building code requirements.

A detailed building code review was not conducted and is outside the scope of this report. It is recommended that an architect review any planned occupancy, renovations, additions or repairs to the facility for compliance with current building codes.

4.12 SUMMARY

Summary of Property Information:

PROPERTY INFORMATION	
Property Name	Rosenwald Elementary Center
Street Address	1096 Merritt St
City	Altamonte Springs
State	Florida
Site Acreage	13.006
On-Site Parking Spaces	70
On-Site Handicap Designated Spaces	2
Building Information	
Number of Buildings	14

The following is a summary of issues noted during the Property Conditions Assessment:

1. Foundation and Structure:
 - a. The building foundations appear to be in good condition but should be monitored during any on-site construction activities.
 - b. The exterior columns (Buildings 1, 2, 3, 4 and 7) should be sand blasted, inspected for corrosion and repainted. The column base plates and anchor bolts will also require sand blasting as they are exhibiting signs of significant flaking and potential section loss. Once the base plates are cleaned, the base plates and the anchor bolts should be inspected to ensure they are still acceptable, any significantly damaged material should be replaced in kind.
 - c. The interior open web steel joists will need reinspected during roof replacement activities to ensure the top chords are not exhibiting section loss, joists may require spot repairs and repainting to extend their useful life.
 - d. The buildings with stick-built wood framed roofs (Buildings 5, 9, 10 and 11) should be fully reinspected during roof replacement activities and have any damaged framing completely removed and replaced in kind, should those buildings be intended for reuse.

2. Building Exterior:
 - a. Portions of exterior walls were observed with cracks, with some locations showing signs of water intrusion issues. It is recommended that these walls be repaired or replaced and to help prevent further damage.
 - b. The roofs were observed to be in poor condition and showing signs of roofing failure as they are all beyond their expected useful service life. It is recommended that roofs be replaced and fascias repaired or replaced to prevent further damage.
 - c. Missing or broken glass was observed at windows and doors. It is recommended that glass be replaced at locations that have broken or missing glass.
 - d. Exterior doors were observed to be painted wood with several doors showing significant damage or broken windows. The damaged doors should be replaced. Consideration should be given to replace all exterior doors with hollow metal doors and frames that hold up better in the Florida climate.

3. Building Interior:
 - a. In general, the interior finishes are in poor condition and should be considered for replacement. These finishes include carpeting, CVT, Painting, wall paneling, acoustical ceiling tiles, ceramic tile, and quarry tile.

4. Accessibility:
 - a. A full ADA assessment of the facilities including measurements, verification of slopes, and fixture counts is recommended to be conducted at the time the campus is occupied or renovated.

5. HVAC:
 - a. HVAC equipment varies in age from 9.5 years to 35 years old. The youngest piece of equipment has been sitting idle for the last eight or so years.
 - b. All equipment utilizes R-22 refrigerant, except one (1) unit which is noted to be factory charged with R-410A. R-22 refrigerant is being phased out of production and will not be readily obtainable for replacement.
 - c. The equipment conditions range from what appears to be beyond useful life expectancy (in disrepair) to fair.

- d. Ductwork and air devices are similar in age of their respective equipment, or older.
- e. For all reasons above, it is recommended that all HVAC equipment and ancillary devices, currently installed, be replaced, if these buildings are to be renovated.

6. Plumbing:

- a. Water heaters vary in age, the newest water heater was installed in 2010. Other heaters either don't state date of installation or were unable to be located. All have been inactive for the past eight years and it is recommended that each water heating system be replaced.
- b. There is a mixture of floor mounted flush valves, wall hung flush valves, and tank type water closets. All are rusting and showing signs of wear. It is recommended these be replaced.
- c. All plumbing fixtures on site are in poor condition and show signs of wear.
- d. Due to the age of the site and amount of years left abandoned, it is unknown the condition of domestic water piping, hot water piping, sanitary piping, gas piping, and grease piping underground.
- e. It is recommended all plumbing piping, water heaters, and plumbing fixtures are removed and replaced if the current buildings are to be renovated.

7. Electrical

- a. Electrical equipment varies in age from 20 years to 35 years old. Most equipment has been inactive for the last 8 years and is recommended to be replaced.
- b. The fire alarm system is active. However, the system is outdated, and it would be difficult to acquire parts. It is recommended that all fire alarm systems be replaced.
- c. All lighting has been inactive. If there is a renovation, more than 50% of the space will require all lighting to be replaced in order to comply with the Florida Energy Conservation Code and ASHRAE 90.1.
- d. The intrusion system is outdated, and acquisition of replacement parts would be difficult. It is recommended that this system be removed and replaced.
- e. There are existing fiber optic cables to the MDF and each of the buildings has a wall mounted data rack that appears to be in good condition. It is recommended that this equipment be reused in the future.

5. Site Recommendations: The following recommendations are a minimum. Additional recommendations may be warranted upon the proposed use and final decisions for building repurposing and use.

- a. Perimeter fence should be repaired where damaged and the site secured
- b. The septic tank should be secured from access
- c. The stormwater management system should be cleaned of overgrowth and debris, further inspected for compliance with permit conditions and the fence adjacent to Lake Mobile
- d. For long term use, the vehicular use area should be rehabilitated
- e. A fire flow test should be conducted for comparison of needed fire flow for any future facility
- f. Future planning and design effort should include a pre-application meeting with Seminole County Environmental Services and the Seminole County Health Department regarding any future use of the septic system
- g. Sidewalk and handrail improvements should be completed prior to public access to

the facility

- h. Additional drainage around the building in conjunction with the installation of a roof drain manifold system would help to minimize standing water around the buildings and intrusion into the buildings

6. Environmental Conditions:

- a. It is recommended that a hazardous materials survey and Pest infestation survey be conducted.

Limitations and Exceptions:

The purpose of this Property Condition Assessment was to identify general items of concern designated in the scope of work and is not intended for any other use. Information gathered during this limited visual inspection and presented in this report may not address every problem that may exist with the property. This report is based on visual observations on July 31, 2019. Seminole County is advised that conditions at the property can change significantly over a short period of time due to weather conditions, property maintenance levels, acts of nature, and other factors.

The property condition assessment is based on non-destructive visual observations. No destructive testing was undertaken in concealed areas such as inside plenums, below grade, behind walls, or in inaccessible locations. In that regard Bentley Architects + Engineers and its consultants make no warranty or guaranty regarding inaccessible areas or conditions that were not readily observable and, therefore, outside the scope of work for this assessment.

The assessment of the Property's compliance with the State of Florida's Accessibility code consisted of visual observations based on the condition of the property. The information contained in the assessment was not intended to address all accessibility requirements and the assessment shall not be relied on for that purpose.




If there are any questions concerning this report, please contact Gary Kranston. Thank you for choosing Bentley Architects + Engineers, Inc.




Sincerely,
Bentley Architects + Engineers, Inc.

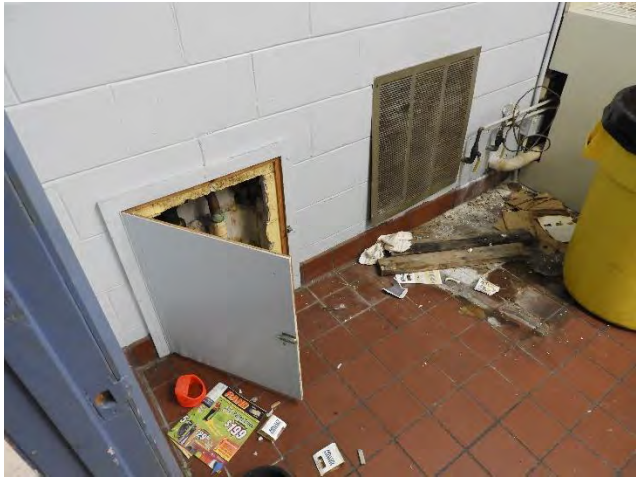


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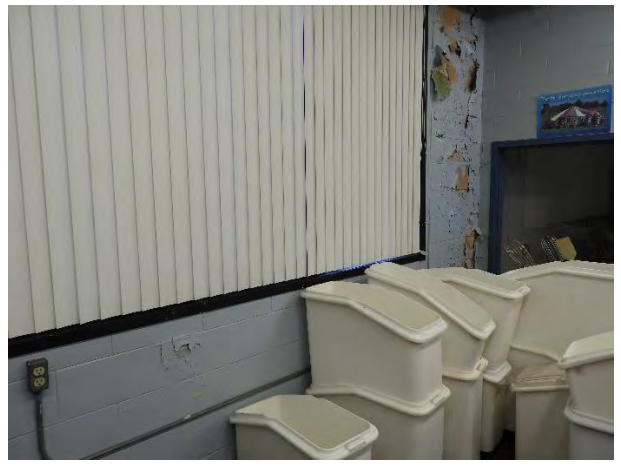
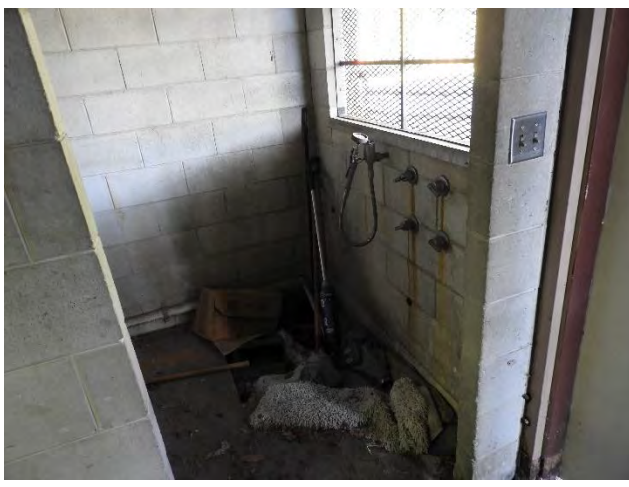
APPENDIX A
PHOTOS


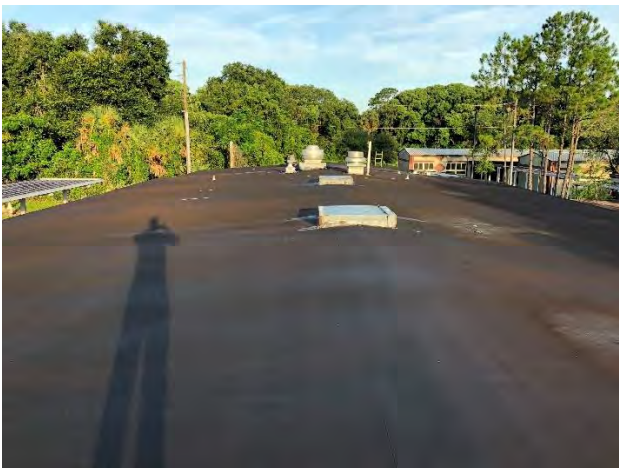

BUILDING 1:



<p>1.</p>		<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: BUILDING 1 FRONT ELEV.</p> <p>PHOTO DESCRIPTION: FRONT VIEW OF BUILDING 1.</p>
<p>2.</p>		<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: BUILDING 1 FRONT ELEV.</p> <p>PHOTO DESCRIPTION: FRONT VIEW OF BUILDING 1.</p>
<p>3.</p>		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: GAME ROOM</p> <p>PHOTO DESCRIPTION: OVERALL OF GAME ROOM</p>

<p>4.</p>		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: CAFETERIA</p> <p>PHOTO DESCRIPTION: OVERALL OF CAFETERIA</p>
<p>5.</p>		<p>REPORT SECTION: DOORS</p> <p>PHOTO: EXTERIOR DOOR – 1</p> <p>PHOTO DESCRIPTION: MISSING GLASS PANEL AT BUILDING 1</p>
<p>6.</p>		<p>REPORT SECTION: WINDOWS</p> <p>PHOTO: WINDOW IN LOUNGE</p> <p>PHOTO DESCRIPTION: MISSING SCREEN AT WINDOW</p>

<p>7.</p>		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: KITCHEN 1</p> <p>PHOTO DESCRIPTION: LOUVER AND ACCESS DOOR IN KITCHEN AREA</p>
<p>8.</p>		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: KITCHEN 2</p> <p>PHOTO DESCRIPTION: FLOOR STAINING IN KITCHEN AREA</p>
<p>9.</p>		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: KITCHEN 3</p> <p>PHOTO DESCRIPTION: KITCHEN AREA</p>


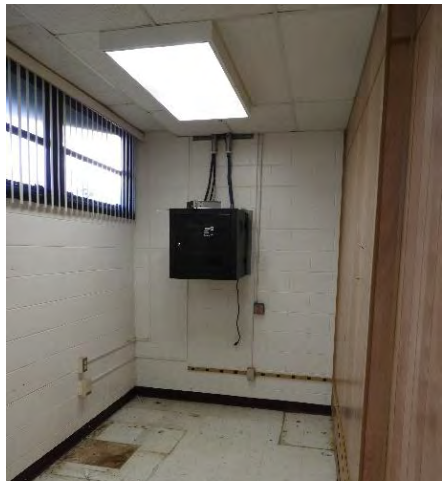

10.		<p>REPORT SECTION: N/A</p> <p>PHOTO: KITCHEN 4</p> <p>PHOTO DESCRIPTION: ELECTRICAL PANEL</p>
11.		<p>REPORT SECTION: WALLS</p> <p>PHOTO: KITCHEN 5</p> <p>PHOTO DESCRIPTION: CMU PAINT PEELING</p>
12.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: JANITOR CLOSET</p> <p>PHOTO DESCRIPTION: JANITOR CLOSET SPACE</p>




<p>13.</p>		<p>REPORT SECTION: WINDOW</p> <p>PHOTO: WINDOW-1</p> <p>PHOTO DESCRIPTION: MISSING WINDOW NEAR ELECTRICAL/MECHANICAL ROOM</p>
<p>14.</p>		<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF – BUILDING 1</p> <p>PHOTO DESCRIPTION: OVERALL OF ROOF AT BUILDING 1</p>
<p>15.</p>		<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF – BUILDING 1</p> <p>PHOTO DESCRIPTION: OPEN SEAM</p>



16.			<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF – BUILDING 1</p> <p>PHOTO DESCRIPTION: HOLES IN MEMBRANE</p>
17.			<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF – BUILDING 1</p> <p>PHOTO DESCRIPTION: STRIP FLASHING AROUND FAN CURLED</p>

BUILDING 2:



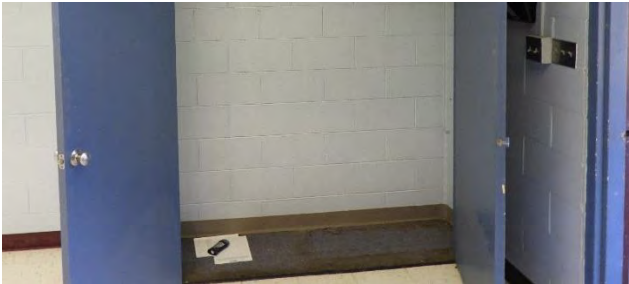
18.		<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: BUILDING 2 FRONT ELEV.</p> <p>PHOTO DESCRIPTION: BUILDING 2 FRONT VIEW</p>
19.		<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: BUILDING 2 ENTRANCE SIGN</p> <p>PHOTO DESCRIPTION: SIGNAGE AT BUILDING 2 ENTRY</p>
20.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: FRONT OFFICE - BUILDING 2</p> <p>PHOTO DESCRIPTION: OVERALL OF THE FRONT OFFICE IN BUILDING 2</p>




21.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: ACT – BUILDING 2</p> <p>PHOTO DESCRIPTION: DAMAGED CEILING TILE</p>
22.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: ELECTRICAL ROOM – BUILDING 2</p> <p>PHOTO DESCRIPTION: OVERALL OF ELECTRICAL ROOM</p>
23.		<p>REPORT SECTION: BATHROOM</p> <p>PHOTO: BATHROOM/SHOWER – BUILDING 2</p> <p>PHOTO DESCRIPTION: OVERALL OF SHOWER SPACE</p>




24.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: BACK OFFICE SPACE – BUILDING 2</p> <p>PHOTO DESCRIPTION: OVERALL OF BACK OFFICE SPACE</p>
25.		<p>REPORT SECTION: N/A</p> <p>PHOTO: ELECTRICAL CABINET</p> <p>PHOTO DESCRIPTION: ELECTRICAL CABINET</p>
26.		<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF – BUILDING 2</p> <p>PHOTO DESCRIPTION: OVERALL ROOF AT BUILDING 2</p>

27.		<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF – BUILDING 2 PHOTO DESCRIPTION: CRACKED MEMBRANE</p>
28.		<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF – BUILDING 2 PHOTO DESCRIPTION: CRACKED MEMBRANE</p>

BUILDING 3:

29.		REPORT SECTION: EXTERIOR PHOTO: FRONT ELEV. – BUILDING 3 PHOTO DESCRIPTION: FRONT VIEW OF BUILDING 3
30.		REPORT SECTION: EXTERIOR PHOTO: FRONT ELEV. – SIGNAGE BOARDS PHOTO DESCRIPTION: EXTERIOR SIGNAGE AT BUILDING 3
31.		REPORT SECTION: INTERIOR FINISH PHOTO: CLOSET 1 PHOTO DESCRIPTION: CARPET STAINING

<p>32.</p>	 A photograph showing an open wooden door with a silver handle. To the left is a window with white vertical blinds. To the right, a staircase with wooden steps is visible. The door is set in a dark frame against a light-colored wall.	<p>REPORT SECTION: DOORS</p> <p>PHOTO: BUILDING 3 – SAFE ROOM</p> <p>PHOTO DESCRIPTION: OUTSIDE VIEW OF TYPICAL SAFE ROOM</p>
<p>33.</p>	 A photograph of a grey concrete floor with several yellowish-brown stains. A wooden door is partially visible on the left side of the frame. The wall is light-colored with a single electrical outlet.	<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: VCT STAINS – BUILDING 3</p> <p>PHOTO DESCRIPTION: STAINING AT VCT IN KITCHEN AREA</p>
<p>34.</p>	 A photograph of a room containing a kiln. On the left is a metal shelving unit. In the center, a white kiln sits on a stand. To the right is a wooden shelving unit. A yellow trash bin is on the floor. The room has a concrete floor and light-colored walls.	<p>REPORT SECTION: N/A</p> <p>PHOTO: KILN ROOM</p> <p>PHOTO DESCRIPTION: OVERALL OF KILN ROOM</p>


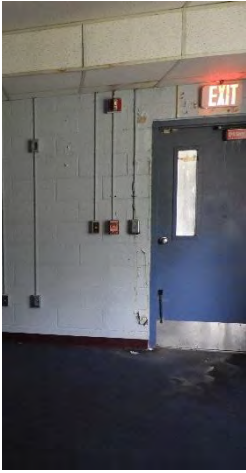

<p>35.</p>		<p>REPORT SECTION: BATHROOM</p> <p>PHOTO: BUILDING 3 - BATHROOM</p> <p>PHOTO DESCRIPTION: OVERALL OF BATHROOM</p>
<p>36.</p>		<p>REPORT SECTION: DOORS</p> <p>PHOTO: EXTERIOR DOOR - 2</p> <p>PHOTO DESCRIPTION: MISSING GLASS AT BACK EXTERIOR DOOR</p>
<p>37.</p>		<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF – BUILDING 3</p> <p>PHOTO DESCRIPTION: OVERALL VIEW OF BUILDING 3 ROOF</p>



<p>38.</p>		<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF – BUILDING 3 PHOTO DESCRIPTION: Membrane BUBBLE</p>
<p>39.</p>		<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF – BUILDING 3 PHOTO DESCRIPTION: “GATOR- BACKED” MEMBRANE</p>
<p>40.</p>		<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF – BUILDING 3 PHOTO DESCRIPTION: OPEN SEAM AT EDGE</p>

BUILDING 4:

41.		<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: FRONT ELEV. – BUILDING 4</p> <p>PHOTO DESCRIPTION: FRONT VIEW OF BUILDING 4</p>
42.		<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: FRONT ELEV. 2 – BUILDING 4</p> <p>PHOTO DESCRIPTION: FRONT VIEW OF BUILDING 4</p>
43.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: CLASSROOM – BUILDING 4</p> <p>PHOTO DESCRIPTION: OVERALL OF CLASSROOM</p>




44.	 A photograph showing an interior testing area. The room features a drop ceiling with recessed lighting and a tiled floor. In the foreground, there are several cardboard boxes on the floor. The background shows a series of cubicles with blue doors and a white door with an 'EXIT' sign above it. A fire extinguisher is mounted on the wall to the right of the door.	<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: TESTING AREA</p> <p>PHOTO DESCRIPTION: OVER OF TESTING AREA</p>
45.	 A photograph of a bathroom with white tiled walls. On the left, there is a white sink with a mirror above it. In the center, there is a white toilet. On the right, there is a white urinal mounted on the wall. A paper towel dispenser is mounted on the wall above the toilet.	<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: BUILDING 4 - BATHROOM</p> <p>PHOTO DESCRIPTION: OVERALL OF BATHROOM IN BUILDING 4</p>
46.	 A photograph of a window with black framing. The window is divided into several panes. The screening on the right side of the window is damaged and peeling away from the frame. The view outside the window shows a green lawn and trees.	<p>REPORT SECTION: WINDOW</p> <p>PHOTO: WINDOW SCREENING</p> <p>PHOTO DESCRIPTION: DAMAGE AT WINDOW SCREENING</p>

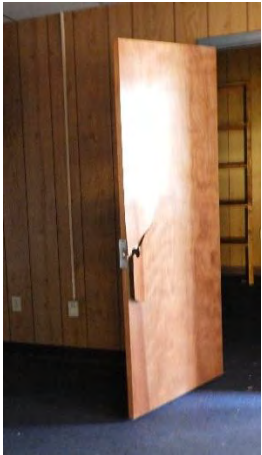


47.	 A photograph showing a hallway with three glass doors leading into rooms. The doors are white-framed and have large glass panels. The floor is light-colored and the walls are white. There is a small sign above the central door.	<p>REPORT SECTION: DOORS</p> <p>PHOTO: TIMEOUT SPACE</p> <p>PHOTO DESCRIPTION: OVERALL OF TIMEOUT ROOMS</p>
48.	 A photograph of a blue door set in a white wall. Above the door is a red "EXIT" sign. The wall around the door shows signs of peeling paint and staining. There are electrical outlets and switches on the wall to the left of the door.	<p>REPORT SECTION: DOORS</p> <p>PHOTO: BACK EXTERIOR DOOR – BUILDING 4</p> <p>PHOTO DESCRIPTION: PAINT PEELING AND STAINING AT DOORWAY</p>
49.	 A close-up photograph of a roof membrane. The membrane is dark and shows significant cracking and peeling, particularly around a concrete base. The texture is rough and uneven.	<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF – BUILDING 4</p> <p>PHOTO DESCRIPTION: “GATOR-BACKING” ROOF MEMBRANE</p>

<p>50.</p>		<p>REPORT SECTION: DOORS</p> <p>PHOTO: ROOF - BUILDING 4</p> <p>PHOTO DESCRIPTION: MEMBRANE DETERIORATION</p>
<p>51.</p>		<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF - BUILDING 4</p> <p>PHOTO DESCRIPTION: OVERALL OF BUILDING 4 ROOF</p>

BUILDING 5:

52.	 A photograph showing the front exterior of a single-story building. The building has light-colored siding and a dark roof. A large white number '5' is mounted on the wall. There are several windows with dark frames. A palm tree and a white utility box are visible in the foreground. The building is surrounded by grass and trees.	<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: FRONT ELEV. - BUILDING 5</p> <p>PHOTO DESCRIPTION: FRONT VIEW OF BUILDING 5</p>
53.	 A photograph showing the back exterior of a building. The building has light-colored block walls and a dark roof. A covered walkway with a metal roof is visible. There are some bushes and trees in the background.	<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: BACK ELEV. - BUILDING 5</p> <p>PHOTO DESCRIPTION: BACK VIEW OF BUILDING 5</p>
54.	 A close-up photograph of a window frame. The frame is heavily damaged, with peeling paint and debris. The window is partially covered by a white curtain. The surrounding wall is light-colored and shows signs of wear.	<p>REPORT SECTION: WINDOWS</p> <p>PHOTO: WINDOW – BUILDING 5</p> <p>PHOTO DESCRIPTION: WINDOW FRAME DAMAGE</p>




55.	 A photograph showing a close-up of a roof structure. The main surface is covered in light-colored, horizontally-oriented painted wood paneling. Above this paneling, a dark, fibrous material, likely insulation, is visible. A blue vertical pipe or rod runs through the center of the paneling. The lighting is bright, suggesting an outdoor or well-lit indoor environment.	<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 5 - WOOD PANELING</p> <p>PHOTO DESCRIPTION: PAINTED WOOD PANELING ABOVE ACT</p>
56.	 A photograph of a ceiling in a bathroom. A square ceiling tile is missing, revealing a dark, irregular hole. The surrounding ceiling tiles are light-colored and show signs of water damage, with yellowish-brown stains. In the background, a white door is visible with a red 'EXIT' sign mounted on it.	<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: ACT – BUILDING 5</p> <p>PHOTO DESCRIPTION: DAMAGED ACT</p>
57.	 A photograph showing the overall view of a bathroom. The walls are covered in light-colored, square tiles. A white toilet is positioned against the back wall. To the right, there is a white pedestal sink with a chrome faucet. A paper towel dispenser is mounted on the wall above the sink. A window with blue curtains is visible at the top of the frame. The floor is covered in a patterned tile.	<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: BUILDING 5 - BATHROOM</p> <p>PHOTO DESCRIPTION: OVERALL OF BATHROOM</p>




58.	 A photograph showing a wooden interior door in Building 5. The door is slightly ajar, revealing a dark interior space. The surrounding walls are covered in vertical wood paneling.	<p>REPORT SECTION: DOORS</p> <p>PHOTO: BUILDING 5 – INTERIOR DOOR</p> <p>PHOTO DESCRIPTION: DAMAGED INTERIOR DOOR</p>
59.	 A photograph showing a portion of the roof of Building 5. The roof panels are made of metal and show significant rust and discoloration. A concrete overhang is visible on the right side, and some green foliage is growing near the base of the building.	<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 5 - ROOF</p> <p>PHOTO DESCRIPTION: PORTION OF BUILDING 5 ROOF - RUSTED PANELS</p>
60.	 A photograph showing a damaged gutter on the exterior of Building 5. The gutter is overflowing with green ferns and other vegetation. The building has a concrete overhang and a white pillar is visible in the foreground.	<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 5 - GUTTER</p> <p>PHOTO DESCRIPTION: DAMAGED GUTTER</p>

BUILDING 6:

61.	 A photograph showing the exterior of Building 6. The building has a light-colored cinder block wall. A large white number '6' is mounted on the wall above a window. To the right of the window is a dark brown door that appears damaged, with a missing glass panel. A small red fire alarm pull station is visible on the wall below the number '6'. The ground is concrete with a yellow line.	<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: EXTERIOR DOOR 3</p> <p>PHOTO DESCRIPTION: FRONT VIEW OF BUILDING 6. DAMAGED DOOR AND MISSING GLASS PANEL.</p>
62.	 A photograph showing the front elevation of Building 6, looking down a long hallway. The hallway has a concrete floor with a yellow line. The walls are light-colored cinder blocks. There are several windows along the wall, some with missing glass panels. A dark brown door is visible in the distance.	<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: FRONT ELEV. 2 – BUILDING 6</p> <p>PHOTO DESCRIPTION: FRONT VIEW OF BUILDING 6.</p>


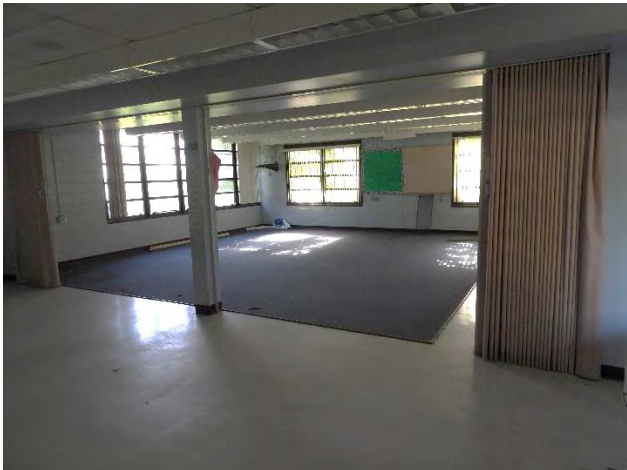

63.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: VCT – BUILDING 6</p> <p>PHOTO DESCRIPTION: DAMAGED VCT IN CLASSROOM</p>
64.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: CLASSROOM – BUILDING 6</p> <p>PHOTO DESCRIPTION: OVERALL WATER DAMAGE OF CLASSROOM</p>
65.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: ACT BUILDING 6, 1</p> <p>PHOTO DESCRIPTION: ACT DAMAGE IN CLASSROOMS</p>



<p>66.</p>		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: ACT - BULDING 6, 2</p> <p>PHOTO DESCRIPTION: ACT DAMAGE IN CLASSROOMS</p>
<p>67.</p>		<p>REPORT SECTION: WINDOW</p> <p>PHOTO: WINDOW – BUILDING 6</p> <p>PHOTO DESCRIPTION: WINDOW FRAME RUST AND STAINING</p>
<p>68.</p>		<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 6 – ROOF 1</p> <p>PHOTO DESCRIPTION: OVERALL OF BUILDING 6 ROOF</p>

69.	 An aerial photograph of a flat roof covered in gravel. A large, irregularly shaped pond of water is visible in the upper left quadrant of the roof. The surrounding area is a green lawn with trees.	<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 6 – ROOF 2</p> <p>PHOTO DESCRIPTION: PONDING AT ROOF</p>
70.	 A close-up photograph of a dark, textured membrane on a roof. The membrane is heavily cracked and appears to be peeling or delaminating in several areas. A concrete curb is visible in the upper right corner.	<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 6 – ROOF 3</p> <p>PHOTO DESCRIPTION: “GATOR-BACKING” MEMBRANE</p>
71.	 A close-up photograph of a roof edge. A concrete curb is visible, and the membrane around it is severely cracked and deteriorated. The membrane appears to be a dark, textured material, possibly a flashing membrane.	<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 6 – ROOF 4</p> <p>PHOTO DESCRIPTION: CRACKED FLASHING MEMBRANE, DETERIORATED SKYLIGHT</p>

BUILDING 7:

72.	 A photograph showing a partial view of the exterior wall of Building 7. The wall is a light, off-white color. A large, white number '7' is mounted on the wall. To the right of the wall, there is a dense area of green bushes and trees. The ground in the foreground is covered with dry leaves and twigs.	<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: FRONT ELEV. – BUILDING 7</p> <p>PHOTO DESCRIPTION: PARTIAL FRONT VIEW</p>
73.	 A photograph of an exterior door. The door is a reddish-brown color and appears to be made of metal. It is set in a light-colored wall. The door shows signs of damage, particularly around the top edge and the handle area. A small black label with the number '07-02' is visible above the door handle.	<p>REPORT SECTION: DOORS</p> <p>PHOTO: EXTERIOR DOOR – 4</p> <p>PHOTO DESCRIPTION: DAMAGED EXTERIOR DOOR</p>

74.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: CMU PAINT – BUILDING 7</p> <p>PHOTO DESCRIPTION: PAINT PEELING FROM CMU WALL</p>
75.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: CLASSROOM – BUILDING 7</p> <p>PHOTO DESCRIPTION: OVERALL VIEW OF CLASSROOMS</p>
76.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: BATHROOM – BUILDING 7</p> <p>PHOTO DESCRIPTION: OVERALL OF BUILDING 7 BATHROOM</p>

77.	 A wide-angle photograph showing a long, straight asphalt road or driveway leading towards a building in the distance. A person is standing in the middle of the road, providing a sense of scale. The surrounding area is green with trees and grass.	<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 7 - ROOF</p> <p>PHOTO DESCRIPTION: OVERALL OF BUILDING 7 ROOF</p>
78.	 A close-up photograph of a fibrous, blue material, likely a membrane fiber, showing a dense, tangled network of fibers. A dark, curved object is visible in the lower portion of the frame.	<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 7 - ROOF</p> <p>PHOTO DESCRIPTION: EXPOSED MEMBRANE FIBER</p>
79.	 A close-up photograph of a roof edge. The top part shows a dark, granular surface, possibly gravel or a membrane. Below it, a dark, curved object is visible, and the bottom part shows a reddish-brown surface, likely a metal roof edge or a different material.	<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 7 - ROOF</p> <p>PHOTO DESCRIPTION: OPEN MEMBRANE EDGE</p>

BUILDING 9:

<p>80.</p>		<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: PERSPECTIVE BUILDING 9</p> <p>PHOTO DESCRIPTION: OVERALL VIEW OF BUILDING 9</p>
<p>81.</p>		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: BUILDING 9 FINISHES</p> <p>PHOTO DESCRIPTION: INTERIOR VIEW OF BUILDING 9</p>

82.		<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 9 - ROOF</p> <p>PHOTO DESCRIPTION: OPEN MEMBRANE EDGE</p>
83.		<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 9 - SOFFITS</p> <p>PHOTO DESCRIPTION: DAMAGE AT CORNER OF SOFFIT PANEL</p>


BUILDING 10:

84.	 A photograph showing the exterior of Building 10. The building has a light-colored, vertically-slatted facade. A dark doorway is visible, and a red fire alarm pull station is mounted on the wall to the left of the door. The building is situated on a grassy area with a paved walkway leading to the entrance.	<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: PERSPECTIVE – BUILDING 10</p> <p>PHOTO DESCRIPTION: OVERALL VIEW OF BUILDING 10</p>
85.	 A close-up photograph of a detached exterior doorway. The doorway is framed by concrete and shows signs of significant wear and tear, including peeling paint and exposed rebar. The ground in front of the doorway is covered with dirt, debris, and some green vegetation.	<p>REPORT SECTION: DOOR</p> <p>PHOTO: BUILDING 10 - DOOR</p> <p>PHOTO DESCRIPTION: DETACHED EXTERIOR DOORWAY</p>



<p>86.</p>		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: BUILDING 10 - INTERIOR</p> <p>PHOTO DESCRIPTION: OVERALL INTERIOR OF BUILDING 10</p>
<p>87.</p>		<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 10 - ROOF</p> <p>PHOTO DESCRIPTION: OVERALL VIEW OF BUILDING 10 ROOF</p>

BUILDING 11:

<p>88.</p>		<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: PERSPECTIVE – BUILDING 11</p> <p>PHOTO DESCRIPTION: OVERALL VIEW OF BUILDING 11</p>
<p>89.</p>		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: INTERIOR – BUILDING 11</p> <p>PHOTO DESCRIPTION: OVERALL INTERIOR VIEW OF BUILDING 11</p>


<p>90.</p>		<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 11 - ROOF</p> <p>PHOTO DESCRIPTION: OVERALL OF BUILDING 11 ROOF</p>
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BUILDING 12:

<p>91.</p>		<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: SIDING - BUILDING 12</p> <p>PHOTO DESCRIPTION: FRONT VIEW OF BUILDING 12</p>
<p>92.</p>		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: INTERIOR – BUILDING 12</p> <p>PHOTO DESCRIPTION: OVERALL INTERIOR VIEW OF BUILDING 12</p>

<p>93.</p>		<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 12 - ROOF</p> <p>PHOTO DESCRIPTION: PORTION OF BUILDING 12 ROOF</p>
<p>94.</p>		<p>REPORT SECTION: DOOR</p> <p>PHOTO: EXTERIOR DOOR - 5</p> <p>PHOTO DESCRIPTION: BUILDING 12 EXTERIOR DOOR DAMAGE</p>

BUILDING 13:




95.		REPORT SECTION: EXTERIOR PHOTO: FRONT ELEV – BUILDING 13 PHOTO DESCRIPTION: PORTION OF BUILDING 13 FRONT ELEVATION
96.		REPORT SECTION: EXTERIOR PHOTO: BACK ELEV. BUILDING 13 PHOTO DESCRIPTION: BUILDING 13 BACK ELEVATION




<p>97.</p>		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: CLASSROOM – BUILDING 13</p> <p>PHOTO DESCRIPTION: PARTIAL VIEW OF CLASSROOM IN BUILDING 13</p>
<p>98.</p>		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: BUILDING 13 - BATHROOM</p> <p>PHOTO DESCRIPTION: OVERALL OF BATHROOM IN BUILDING 13</p>
<p>99.</p>		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: VCT STAINS – BUILDING 13</p> <p>PHOTO DESCRIPTION: STAINING ON VCT IN ELECTRICAL ROOM</p>

100.		<p>REPORT SECTION: WALLS</p> <p>PHOTO: CMU – BUILDING 13</p> <p>PHOTO DESCRIPTION: CRACKING AT THE MORTAR JOINTS</p>
101.		<p>REPORT SECTION: ROOF</p> <p>PHOTO: BUILDING 13 - ROOF</p> <p>PHOTO DESCRIPTION: OVERALL VIEW OF BUILDING 13 ROOF</p>

BUILDING 14:

102.	 A photograph showing the side elevation of Building 14. The building has a light beige or tan exterior wall with a dark brown horizontal band running across it. The number '14' is visible on the upper left portion of the wall. To the right, a window with white trim is partially visible. The building is set against a clear blue sky and some greenery is visible in the background.	<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: SIDE ELEV. – BUILDING 14</p> <p>PHOTO DESCRIPTION: SIDE VIEW OF BUILDING 14</p>
103.	 A photograph showing a partial front view of the entrance to Building 14. The entrance is a dark, recessed area with a concrete floor. The ceiling above the entrance is supported by dark wooden beams. The walls are light-colored. A bright light source is visible on the right side of the entrance, creating a strong shadow.	<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: FRONT ELEV. – BUILDING 14</p> <p>PHOTO DESCRIPTION: PARTIAL FRONT VIEW OF BUILDING 14</p>

104.	 A photograph of the exterior wall of Building 14. The wall is a light green color with a dark brown horizontal band near the roofline. There are visible vertical cracks in the wall, particularly near the bottom left corner. The roofline is visible at the top, and some snow is on the ground in the foreground.	<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: PARTIAL BACK ELEVATION – BUILDING 14</p> <p>PHOTO DESCRIPTION: CRACKING AT BACK EXTERIOR WALL</p>
105.	 A photograph of the back entryway of Building 14. The wall is a light beige color. There is a dark doorway in the center. To the left of the doorway is a circular vent. The corners of the entryway show signs of cracking and wear. The roofline is visible at the top.	<p>REPORT SECTION: EXTERIOR</p> <p>PHOTO: BACK ENTRYWAY – BUILDING 14</p> <p>PHOTO DESCRIPTION: CARCKING AT CORNERS OF ENTRYWAY</p>
106.	 A photograph of the interior of a classroom in Building 14. The room has a drop ceiling with recessed lighting. There are large windows on the left side with vertical blinds. The walls are a light color. There are wooden desks and chairs arranged in the room. The floor is a light-colored tile or linoleum.	<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: CLASSROOM – BUILDING 14</p> <p>PHOTO DESCRIPTION: OVERALL CLASSROOM – BUILDING 14</p>

107.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: BUILDING 14 - BATHROOM</p> <p>PHOTO DESCRIPTION: OVERALL OF TYPICAL BATHROOM</p>
108.		<p>REPORT SECTION: WINDOW</p> <p>PHOTO: WINDOW 2</p> <p>PHOTO DESCRIPTION: BROKEN GLASS WINDOW</p>
109.		<p>REPORT SECTION: WALLS</p> <p>PHOTO: CMU – BUILDING 14</p> <p>PHOTO DESCRIPTION: CRACKING OF MORTAR JOINTS</p>

110.		<p>REPORT SECTION: INTERIOR FINISH</p> <p>PHOTO: VCT – BUILDING 14</p> <p>PHOTO DESCRIPTION: STAINING ON VCT</p>
111.		<p>REPORT SECTION: ROOF</p> <p>PHOTO: ROOF – BUILDING 14</p> <p>PHOTO DESCRIPTION: RUSTING OCCURING AT ROOF</p>
112.		<p>REPORT SECTION: ROOF</p> <p>PHOTO: GUTTER/DOWNSPOUT – BUILDING 14</p> <p>PHOTO DESCRIPTION: GUTTER & DOWNSPOUT DAMAGE</p>

113.





REPORT SECTION: ROOF

**PHOTO: GUTTER/DOWNSPOUT –
BUILDING 14**

**PHOTO DESCRIPTION: RUSTED
PANELS AND TRIM**

BUILDING 15:

114.	 A photograph showing the exterior of Building 15, a long, narrow structure with a corrugated metal roof and walls. The building is heavily overgrown with green vines and other vegetation. It is situated on a grassy area with trees in the background. A concrete block wall is visible in the foreground on the left.	REPORT SECTION: EXTERIOR PHOTO: PERSPECTIVE – BUILDING 15 PHOTO DESCRIPTION: OVERALL VIEW OF BUILDING 15
115.	 A close-up photograph of the sliding entry door of Building 15. The door is made of corrugated metal and is partially open, revealing the interior. The surrounding walls are also made of corrugated metal and are covered in green vines. A window with horizontal slats is visible to the right of the door.	REPORT SECTION: DOOR PHOTO: SLIDING ENTRY DOOR PHOTO DESCRIPTION: SLIDING DOOR AT BUILDING 15

116.








**REPORT SECTION: INTERIOR
FINISH**




PHOTO: BUILDING 15 - INTERIOR




**PHOTO DESCRIPTION: OVERALL
INTERIOR VIEW OF BUILDING 15**

WALKWAY CANOPY:

117.		REPORT SECTION: WALKWAY CANOPY
118.		REPORT SECTION: WALKWAY CANOPY

<p>119.</p>	 An aerial photograph showing a rectangular walkway canopy structure. The canopy is supported by several vertical posts and has a flat roof. It is situated in a lush, green wooded area with many trees and bushes. A paved path leads to the structure.	<p>REPORT SECTION: WALKWAY CANOPY</p>
<p>120.</p>	 A close-up, vertical photograph of a walkway canopy structure. The structure is made of metal beams and has a flat roof. It is located next to a paved asphalt area. The background shows trees and a clear sky.	<p>REPORT SECTION: WALKWAY CANOPY</p>
<p>121.</p>	 A close-up, vertical photograph of a walkway canopy structure. The structure is made of metal beams and has a flat roof. It is located next to a paved asphalt area. The background shows trees and a clear sky.	<p>REPORT SECTION: WALKWAY CANOPY</p>

<p>122.</p>	 A photograph showing a long, narrow metal walkway canopy structure. The structure is made of weathered, corrugated metal panels supported by a metal frame. It is situated outdoors, with trees and a building visible in the background under a clear blue sky.	<p>REPORT SECTION: WALKWAY CANOPY</p>
<p>123.</p>	 A photograph of a metal walkway canopy structure. The structure is made of weathered metal panels. In the background, there is a dark, flat roof section of a building. The scene is outdoors with trees and a clear sky.	<p>REPORT SECTION: WALKWAY CANOPY</p>
<p>124.</p>	 A close-up photograph of a metal walkway canopy structure. The image shows the weathered metal panels and the supporting metal frame in detail. The structure is outdoors, with trees and a building visible in the background.	<p>REPORT SECTION: WALKWAY CANOPY</p>

<p>125.</p>		<p>REPORT SECTION: WALKWAY CANOPY</p>
<p>126.</p>		<p>REPORT SECTION: WALKWAY CANOPY</p>
<p>127.</p>		<p>REPORT SECTION: WALKWAY CANOPY</p>

128.





**REPORT SECTION: WALKWAY
CANOPY**

129.









**REPORT SECTION: WALKWAY
CANOPY**




GENERAL SITE PHOTOS:




130.		REPORT SECTION: GENERAL SITE
131.		REPORT SECTION: GENERAL SITE




132.		REPORT SECTION: GENERAL SITE
133.		REPORT SECTION: GENERAL SITE
134.		REPORT SECTION: GENERAL SITE

135.		REPORT SECTION: GENERAL SITE
136.		REPORT SECTION: GENERAL SITE
137.		REPORT SECTION: GENERAL SITE


<p>138.</p>	 A photograph showing a gravel driveway or road. On the left, there are large trees and a sign. On the right, a white pickup truck is parked. The sky is blue with some clouds.	<p>REPORT SECTION: GENERAL SITE</p>
<p>139.</p>	 A photograph of a paved area, possibly a parking lot or driveway. Yellow caution tape is strung across the area. In the background, there is a building and trees. The sky is blue with some clouds.	<p>REPORT SECTION: GENERAL SITE</p>
<p>140.</p>	 A photograph of a gravel area, possibly a driveway or parking lot. There is a fence on the left and buildings in the background. The sky is blue with some clouds.	<p>REPORT SECTION: GENERAL SITE</p>




141.		REPORT SECTION: GENERAL SITE
142.		REPORT SECTION: GENERAL SITE
143.		REPORT SECTION: GENERAL SITE




<p>144.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>145.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>146.</p>		<p>REPORT SECTION: GENERAL SITE</p>

<p>147.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>148.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>149.</p>		<p>REPORT SECTION: GENERAL SITE</p>



150.	 A photograph showing a grassy area with several trees. In the background, a building is visible under a blue sky with some clouds.	REPORT SECTION: GENERAL SITE
151.	 A photograph of a dense thicket of trees and bushes, with a grassy area in the foreground.	REPORT SECTION: GENERAL SITE
152.	 A photograph of a grassy area with trees and a building in the background, similar to the first image.	REPORT SECTION: GENERAL SITE




153.		REPORT SECTION: GENERAL SITE
154.		REPORT SECTION: GENERAL SITE
155.		REPORT SECTION: GENERAL SITE




156.		REPORT SECTION: GENERAL SITE
157.		REPORT SECTION: GENERAL SITE
158.		REPORT SECTION: GENERAL SITE




159.		REPORT SECTION: GENERAL SITE
160.		REPORT SECTION: GENERAL SITE
161.		REPORT SECTION: GENERAL SITE




<p>162.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>163.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>164.</p>		<p>REPORT SECTION: GENERAL SITE</p>




165.		REPORT SECTION: GENERAL SITE
166.		REPORT SECTION: GENERAL SITE
167.		REPORT SECTION: GENERAL SITE




168.		REPORT SECTION: GENERAL SITE
169.		REPORT SECTION: GENERAL SITE
170.		REPORT SECTION: GENERAL SITE

<p>171.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>172.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>173.</p>		<p>REPORT SECTION: GENERAL SITE</p>




174.		REPORT SECTION: GENERAL SITE
175.		REPORT SECTION: GENERAL SITE
176.		REPORT SECTION: GENERAL SITE

177.		REPORT SECTION: GENERAL SITE
178.		REPORT SECTION: GENERAL SITE
179.		REPORT SECTION: GENERAL SITE




<p>180.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>181.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>182.</p>		<p>REPORT SECTION: GENERAL SITE</p>




<p>183.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>184.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>185.</p>		<p>REPORT SECTION: GENERAL SITE</p>




<p>186.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>187.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>188.</p>		<p>REPORT SECTION: GENERAL SITE</p>




189.		REPORT SECTION: GENERAL SITE
190.		REPORT SECTION: GENERAL SITE
191.		REPORT SECTION: GENERAL SITE




<p>192.</p>	 A photograph showing the exterior of a light-colored building with a red door. To the left of the door is a utility box. The ground in front is a mix of grass and dirt.	<p>REPORT SECTION: GENERAL SITE</p>
<p>193.</p>	 A photograph of a utility box with a blue base and an orange top, situated in a grassy area. A concrete walkway and a utility pole are visible in the background.	<p>REPORT SECTION: GENERAL SITE</p>
<p>194.</p>	 A close-up photograph of a utility panel on a building wall. Several vertical conduits are visible on the left side of the panel.	<p>REPORT SECTION: GENERAL SITE</p>




<p>195.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>196.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>197.</p>		<p>REPORT SECTION: GENERAL SITE</p>

<p>198.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>199.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>200.</p>		<p>REPORT SECTION: GENERAL SITE</p>




201.	 A close-up photograph of a weathered, rectangular metal box mounted on a wooden wall. The box has horizontal slats and appears to be an electrical or utility enclosure. To the left, a wooden door is partially visible. The background shows a grassy area and trees.	REPORT SECTION: GENERAL SITE
202.	 A photograph of a wooden door set in a building. A red sign with a white symbol is posted on the door. The building has a weathered appearance. To the right, a weathered metal box is visible. The ground in front of the door is muddy and overgrown with weeds.	REPORT SECTION: GENERAL SITE
203.	 A small icon representing a broken image, showing a blue square with a white mountain and sun, and a blue arrow pointing upwards from the bottom left corner.	REPORT SECTION: GENERAL SITE




204.		REPORT SECTION: GENERAL SITE
205.		REPORT SECTION: GENERAL SITE
206.		REPORT SECTION: GENERAL SITE


<p>207.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>208.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>209.</p>		<p>REPORT SECTION: GENERAL SITE</p>

<p>210.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>211.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>212.</p>		<p>REPORT SECTION: GENERAL SITE</p>


<p>213.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>214.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>215.</p>		<p>REPORT SECTION: GENERAL SITE</p>

<p>216.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>217.</p>		<p>REPORT SECTION: GENERAL SITE</p>
<p>218.</p>		<p>REPORT SECTION: GENERAL SITE</p>

219.		REPORT SECTION: GENERAL SITE
220.		REPORT SECTION: GENERAL SITE
221.		REPORT SECTION: GENERAL SITE



222.				REPORT SECTION: GENERAL SITE
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SITE – BASKETBALL COURT PHOTOS:

223.		REPORT SECTION: SITE – BASKETBALL COURT
224.		REPORT SECTION: SITE – BASKETBALL COURT




<p>225.</p>	 A wide-angle photograph of an outdoor basketball court. The court surface is dark asphalt with some wear. In the background, there is a long, low, tan-colored building with a flat roof. To the right of the building, there are trees and a tall light pole. The sky is clear blue with a few wispy clouds. A strip of green grass is visible in the foreground.	<p>REPORT SECTION: SITE – BASKETBALL COURT</p>
<p>226.</p>	 A photograph of the same basketball court area, taken from a different perspective. The court surface is visible, along with a grassy area in the foreground. In the background, the same tan building is visible, along with a basketball hoop and backboard. The sky is blue with some clouds.	<p>REPORT SECTION: SITE – BASKETBALL COURT</p>
<p>227.</p>	 A close-up photograph of the asphalt surface of the basketball court. The surface is dark and shows signs of wear, including some lighter patches and cracks. A shadow of a person or object is cast across the surface from the left. In the background, a grassy area and a white fence post are visible.	<p>REPORT SECTION: SITE – BASKETBALL COURT</p>




<p>228.</p>		<p>REPORT SECTION: SITE – BASKETBALL COURT</p>
<p>229.</p>		<p>REPORT SECTION: SITE – BASKETBALL COURT</p>
<p>230.</p>		<p>REPORT SECTION: SITE – BASKETBALL COURT</p>




<p>231.</p>	 A photograph showing a close-up of a dark asphalt surface with a prominent, irregular crack running vertically and then horizontally across the frame. The crack is deep and appears to be a joint or a significant structural failure.	<p>REPORT SECTION: SITE – BASKETBALL COURT</p>
<p>232.</p>	 A photograph showing a close-up of a dark asphalt surface with a vertical crack. A small patch of green weeds is growing from the crack. The surface shows some texture and wear.	<p>REPORT SECTION: SITE – BASKETBALL COURT</p>

SITE – MULTIPURPOSE FIELD PHOTOS:

233.		REPORT SECTION: SITE – MULTIPURPOSE FIELD
234.		REPORT SECTION: SITE – MULTIPURPOSE FIELD

<p>235.</p>		<p>REPORT SECTION: SITE – MULTIPURPOSE FIELD</p>
<p>236.</p>		<p>REPORT SECTION: SITE – MULTIPURPOSE FIELD</p>
<p>237.</p>		<p>REPORT SECTION: SITE – MULTIPURPOSE FIELD</p>

<p>238.</p>		<p>REPORT SECTION: SITE – MULTIPURPOSE FIELD</p>
<p>239.</p>		<p>REPORT SECTION: SITE – MULTIPURPOSE FIELD</p>
<p>240.</p>		<p>REPORT SECTION: SITE – MULTIPURPOSE FIELD</p>

<p>241.</p>		<p>REPORT SECTION: SITE – MULTIPURPOSE FIELD</p>
<p>242.</p>		<p>REPORT SECTION: SITE – MULTIPURPOSE FIELD</p>
<p>243.</p>		<p>REPORT SECTION: SITE – MULTIPURPOSE FIELD</p>

SITE – LANDSCAPE PHOTOS:

<p>244.</p>		<p>REPORT SECTION: SITE – LANDSCAPE</p>
<p>245.</p>		<p>REPORT SECTION: SITE – LANDSCAPE</p>

<p>246.</p>		<p>REPORT SECTION: SITE – LANDSCAPE</p>
<p>247.</p>		<p>REPORT SECTION: SITE – LANDSCAPE</p>
<p>248.</p>		<p>REPORT SECTION: SITE – LANDSCAPE</p>

<p>249.</p>		<p>REPORT SECTION: SITE – LANDSCAPE</p>
<p>250.</p>		<p>REPORT SECTION: SITE – LANDSCAPE</p>
<p>251.</p>		<p>REPORT SECTION: SITE – LANDSCAPE</p>

252.



**REPORT SECTION: SITE –
LANDSCAPE**




253.



**REPORT SECTION: SITE –
LANDSCAPE**

SITE – LIGHTING PHOTOS:

<p>254.</p>		<p>REPORT SECTION: SITE – LIGHTING</p>
<p>255.</p>		<p>REPORT SECTION: SITE – LIGHTING</p>

<p>256.</p>		<p>REPORT SECTION: SITE – LIGHTING</p>
<p>257.</p>		<p>REPORT SECTION: SITE – LIGHTING</p>
<p>258.</p>		<p>REPORT SECTION: SITE – LIGHTING</p>



259.









**REPORT SECTION: SITE –
LIGHTING**

SITE – DRAINAGE & STORMWATER MANagements PHOTOS:




260.		REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT
261.		REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT

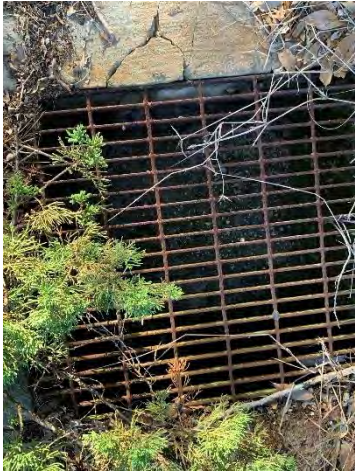


<p>262.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>263.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>264.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>




<p>265.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>266.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>267.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>




<p>268.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>269.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>270.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>




<p>271.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>272.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>273.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>




<p>274.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>275.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>276.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>




<p>277.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>278.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>279.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>




<p>280.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>281.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>282.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>




<p>283.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>284.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>285.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>




<p>286.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>287.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>288.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>




<p>289.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>290.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>291.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>




<p>292.</p>	 A close-up photograph showing dark, moist soil with several plant roots extending downwards. There are some green leaves and a small, light-colored, textured object (possibly a seed or piece of organic matter) on the surface.	<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>293.</p>	 A photograph showing a concrete area, possibly a sidewalk or driveway, next to a building. The concrete is light-colored and shows some shadows from nearby trees. There are some small plants growing in the cracks.	<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>294.</p>	 A photograph of a grassy area with various plants and trees in the background. The grass is green and there are some purple flowers scattered throughout. The background shows a dense line of trees and foliage.	<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>




<p>295.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>296.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>297.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>




298.		REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT
299.		REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT
300.		REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT

301.		REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT
302.		REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT
303.		REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT

<p>304.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>305.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>306.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>

<p>307.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>308.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>309.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>

<p>310.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>311.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>312.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>

<p>313.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>314.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>
<p>315.</p>		<p>REPORT SECTION: SITE – DRAINAGE & STORMWATER MANAGEMENT</p>

316.



**REPORT SECTION: SITE –
DRAINAGE & STORMWATER
MANAGEMENT**

SITE – UTILITIES PHOTOS:

317.



**REPORT SECTION: SITE –
UTILITIES**

318.



**REPORT SECTION: SITE –
UTILITIES**

<p>319.</p>	 A close-up photograph of a utility pipe. The pipe is dark grey or black and has a green cap on its end. It is surrounded by brown leaves and a concrete cover is visible on the ground. The pipe is supported by wooden posts.	<p>REPORT SECTION: SITE – UTILITIES</p>
<p>320.</p>	 A photograph showing a utility pipe with a green cap and a concrete cover. The pipe is surrounded by brown leaves and a concrete cover is visible on the ground. The pipe is supported by wooden posts. In the background, there is a chain-link fence and some trees.	<p>REPORT SECTION: SITE – UTILITIES</p>
<p>321.</p>	 A wide-angle photograph of a utility pipe with a green cap and a concrete cover. The pipe is surrounded by brown leaves and a concrete cover is visible on the ground. The pipe is supported by wooden posts. In the background, there is a chain-link fence and some trees. The sun is visible in the sky.	<p>REPORT SECTION: SITE – UTILITIES</p>

322.



**REPORT SECTION: SITE –
UTILITIES**

323.









**REPORT SECTION: SITE –
UTILITIES**


324.



**REPORT SECTION: SITE –
UTILITIES**

<p>325.</p>		<p>REPORT SECTION: SITE – UTILITIES</p>
<p>326.</p>		<p>REPORT SECTION: SITE – UTILITIES</p>
<p>327.</p>		<p>REPORT SECTION: SITE – UTILITIES</p>

<p>328.</p>		<p>REPORT SECTION: SITE – UTILITIES</p>
<p>329.</p>		<p>REPORT SECTION: SITE – UTILITIES</p>
<p>330.</p>		<p>REPORT SECTION: SITE – UTILITIES</p>

<p>331.</p>		<p>REPORT SECTION: SITE – UTILITIES</p>
<p>332.</p>		<p>REPORT SECTION: SITE – UTILITIES</p>
<p>333.</p>		<p>REPORT SECTION: SITE – UTILITIES</p>

334.



**REPORT SECTION: SITE –
UTILITIES**




335.









**REPORT SECTION: SITE –
UTILITIES**




SITE – VEHICULAR USE PHOTOS:




336.		REPORT SECTION: SITE – VEHICULAR USE
337.		REPORT SECTION: SITE – VEHICULAR USE




<p>338.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>339.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>340.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>




<p>341.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>342.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>343.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>

<p>344.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>345.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>346.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>




<p>347.</p>	 A photograph showing a gravel-covered area, possibly a parking lot or driveway, bordered by a dense line of green trees. A small wooden structure is visible in the background.	<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>348.</p>	 A photograph showing a gravel-covered area, possibly a parking lot or driveway, bordered by a dense line of green trees. A small wooden structure is visible in the background.	<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>349.</p>	 A photograph showing a gravel-covered area, possibly a parking lot or driveway, bordered by a dense line of green trees. A small wooden structure is visible in the background.	<p>REPORT SECTION: SITE – VEHICULAR USE</p>

<p>350.</p>	 A photograph showing a gravel-covered area with a concrete curb on the left. A patch of grass is visible in the center of the gravel area. The background consists of a dense line of green trees.	<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>351.</p>	 A photograph showing a gravel-covered area with a concrete curb on the left. A patch of grass is visible in the center of the gravel area. The background consists of a dense line of green trees.	<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>352.</p>	 A photograph showing a gravel-covered area with a concrete curb on the left. A patch of grass is visible in the center of the gravel area. The background consists of a dense line of green trees.	<p>REPORT SECTION: SITE – VEHICULAR USE</p>

<p>353.</p>	 A wide-angle photograph of a gravel parking lot. In the background, there is a single-story building with a light-colored facade and a red-tiled roof. The lot is surrounded by lush green trees and a clear blue sky.	<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>354.</p>	 A photograph showing a gravel lot from a different angle. A building with a covered walkway is visible on the left side. The lot is mostly empty, with some shadows cast by trees.	<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>355.</p>	 A photograph of a gravel lot with a building in the background. The building has a covered porch area. The lot is filled with gravel, and there are some small plants growing in the foreground.	<p>REPORT SECTION: SITE – VEHICULAR USE</p>

<p>356.</p>	 A photograph showing a gravel-covered area, possibly a parking lot or driveway, leading to a small, single-story building with a light-colored exterior and a dark roof. The area is surrounded by green trees and vegetation.	<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>357.</p>	 A photograph showing a gravel path or driveway winding through a dense area of green trees and bushes. A wooden fence or barrier is visible in the background.	<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>358.</p>	 A photograph showing a gravel lot or parking area with a large area of green grass in the foreground. A white vehicle is parked in the distance near a line of trees.	<p>REPORT SECTION: SITE – VEHICULAR USE</p>

<p>359.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>360.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>361.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>


<p>362.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>363.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>364.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>

<p>365.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>366.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>
<p>367.</p>		<p>REPORT SECTION: SITE – VEHICULAR USE</p>

MECHANICAL ELECTRICAL AND PLUMBING PHOTOS:

368.		<p>REPORT SECTION: 4.5.1</p> <p>PHOTO: M1</p> <p>PHOTO DESCRIPTION: Exterior Mechanical Room – Building#1</p>
369.		<p>REPORT SECTION: 4.5.1</p> <p>PHOTO: M2</p> <p>PHOTO DESCRIPTION: Exterior Mechanical Room – Building#3</p>
370.		<p>REPORT SECTION: 4.5.1</p> <p>PHOTO: M3</p> <p>PHOTO DESCRIPTION: Building #5; Air handler installed in the occupied space.</p>

371.

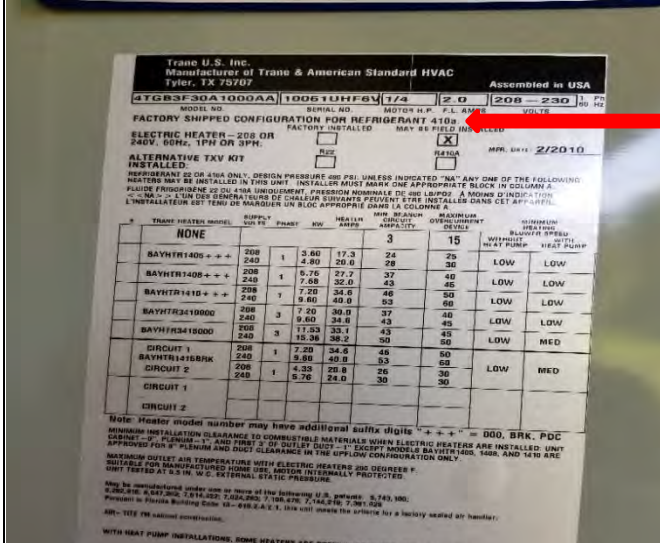


REPORT SECTION: 4.5.1

PHOTO: M4

PHOTO DESCRIPTION:
Building #1; rooftop fans.

372.



REPORT SECTION: 4.5.1

PHOTO: M5

PHOTO DESCRIPTION:
Building #6, AHU-16-6, showing type of refrigerant charge.

TRANE HEATER MODEL	SUPPLY	FRASIT	KW	HEATING	CAPACITY	OVERVOLUME	MINIMUM	BLOWER
	CFM			AMPS	AMPS	PERCENT	BLOWER	SPEED
							WEIGHT	PERCENT
							W/PUMP	PERCENT
NONE					3	15		
BAVTR140S + + +	208	1	3.60	17.3	24	29		LOW
240			4.90	20.8	28	36		LOW
BAVTR140B + + +	208	1	5.76	27.7	37	46		LOW
240			7.88	32.0	43	55		LOW
BAVTR1410 + + +	208	1	7.20	34.8	46	55		LOW
240			9.80	40.0	53	60		LOW
BAVTR341900	308	3	7.20	30.0	37	46		LOW
240			9.60	38.0	43	45		LOW
BAVTR341800	308	3	11.33	33.1	43	45		LOW
240			15.36	38.2	50	50		MED
CIRCUIT 1	208	1	7.20	34.8	46	50		LOW
240			9.80	40.0	53	58		LOW
BAVTR1410BHK	208	1	4.33	20.8	26	30		LOW
240			5.76	24.0	30	30		LOW
CIRCUIT 2								




373.









REPORT SECTION: 4.5.1




PHOTO: M6




PHOTO DESCRIPTION:
Building #1, Room 01-001G; AHU-3-1.

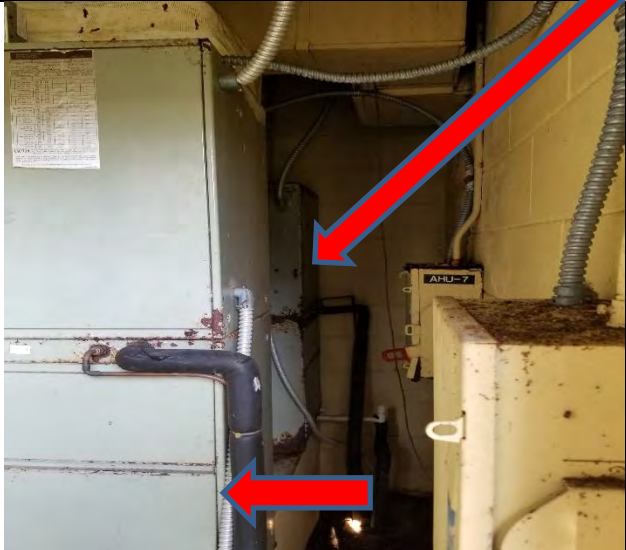


374.		<p>REPORT SECTION: 4.5.1</p> <p>PHOTO: M7</p> <p>PHOTO DESCRIPTION: Building #1, Room 01-001G; AHU-4-1.</p>
375.		<p>REPORT SECTION: 4.5.1</p> <p>PHOTO: M8</p> <p>PHOTO DESCRIPTION: Building #3, Room 03-002E; AHU-10-3.</p>
376.		<p>REPORT SECTION: 4.5.1</p> <p>PHOTO: M9</p> <p>PHOTO DESCRIPTION: Building #4, Rom 04-006E; AHU-7-4.</p>

377.		<p>REPORT SECTION: 4.5.1</p> <p>PHOTO: M10</p> <p>PHOTO DESCRIPTION: Building #7, Room 07-002C; AHU-X1-7.</p>
378.		<p>REPORT SECTION: 4.5.1</p> <p>PHOTO: M11</p> <p>PHOTO DESCRIPTION: Building #13, Room 13-001B; AHU-X2-13.</p>
379.		<p>REPORT SECTION: 4.5.1</p> <p>PHOTO: M12</p> <p>PHOTO DESCRIPTION: Building #14, Room 14-001B; AHU-X1-14.</p>

380.		<p>REPORT SECTION: 4.5.1</p> <p>PHOTO: M13</p> <p>PHOTO DESCRIPTION: Mechanical thermostat, Building #1.</p>
381.		<p>REPORT SECTION: 4.5.1</p> <p>PHOTO: M14</p> <p>PHOTO DESCRIPTION: Digital thermostat, Building #1.</p>
382.		<p>REPORT SECTION: 4.5.1</p> <p>PHOTO: M15</p> <p>PHOTO DESCRIPTION: Appears to be an existing controls cabinet.</p>




383.		<p>REPORT SECTION: 4.5.1</p> <p>PHOTO: M16</p> <p>PHOTO DESCRIPTION: HVAC timeclock for control of HVAC equipment.</p>
384.		<p>REPORT SECTION: 4.5.2</p> <p>PHOTO: M17</p> <p>PHOTO DESCRIPTION: Building#4; Black mastic duct insulation sealer. Consideration should be given to having this mastic tested for hazardous materials.</p>
385.		<p>REPORT SECTION: 4.5.2</p> <p>PHOTO: M18</p> <p>PHOTO DESCRIPTION: Building #1; Ductwork above the ceiling with aluminum tape duct insulation sealer.</p>




386.		<p>REPORT SECTION: 4.5.2</p> <p>PHOTO: M19</p> <p>PHOTO DESCRIPTION: Building #1; High return air grilles.</p>
387.		<p>REPORT SECTION: 4.5.2</p> <p>PHOTO: M20</p> <p>PHOTO DESCRIPTION: Building #4; Low return air grille.</p>
388.		<p>REPORT SECTION: 4.5.3</p> <p>PHOTO: M21</p> <p>PHOTO DESCRIPTION: Building #3; Mechanical room.</p>




<p>389.</p>		<p>REPORT SECTION: 4.5.3</p> <p>PHOTO: M22</p> <p>PHOTO DESCRIPTION: Building #4; Mechanical Room.</p>
<p>390.</p>		<p>REPORT SECTION: 4.5.3</p> <p>PHOTO: M23</p> <p>PHOTO DESCRIPTION: Building #6; Mechanical Room.</p>
<p>391.</p>		<p>REPORT SECTION: 4.5.3</p> <p>PHOTO: M24</p> <p>PHOTO DESCRIPTION: Building #7; Mechanical Room.</p>




392.		<p>REPORT SECTION: 4.5.3</p> <p>PHOTO: M25</p> <p>PHOTO DESCRIPTION: Building #13; Condensing unit enclosure.</p>
393.		<p>REPORT SECTION: 4.5.3</p> <p>PHOTO: M26</p> <p>PHOTO DESCRIPTION: Building #14; Condensing unit enclosure.</p>
394.		<p>REPORT SECTION: 4.5.3</p> <p>PHOTO: M27</p> <p>PHOTO DESCRIPTION: Building #14; Condensing unit enclosure.</p>




395.		<p>REPORT SECTION: 4.6</p> <p>PHOTO: P1</p> <p>PHOTO DESCRIPTION:</p> <p>Building #2; water closet, condition is typical of other water closets in buildings.</p>
396.		<p>REPORT SECTION: 4.6</p> <p>PHOTO: P2</p> <p>PHOTO DESCRIPTION:</p> <p>Building #3; water closet and lavatory</p>
397.		<p>REPORT SECTION: 4.6</p> <p>PHOTO: P3</p> <p>PHOTO DESCRIPTION:</p> <p>Building #1, gas header</p>




398.		REPORT SECTION: 4.6 PHOTO: P4 PHOTO DESCRIPTION: Building #1; kitchen
399.		REPORT SECTION: 4.6 PHOTO: P5 PHOTO DESCRIPTION: Building #6; air compressor
400.		REPORT SECTION: 4.6 PHOTO: P6 PHOTO DESCRIPTION: Building #3; electric water heater



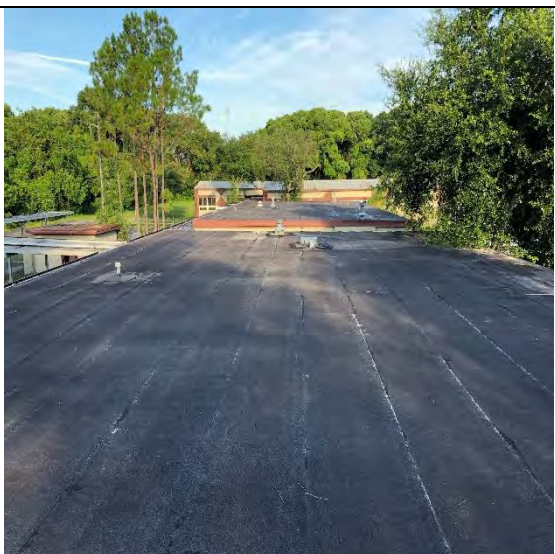
401.		REPORT SECTION: 4.6 PHOTO: P7 PHOTO DESCRIPTION: Building #1; electric water cooler
402.		REPORT SECTION: 4.8.1 PHOTO: E1 PHOTO DESCRIPTION: Building #9; Main Switchboard
403.		REPORT SECTION: 4.8.1 PHOTO: E2 PHOTO DESCRIPTION: Building #9; Main Switchboard


404.		<p>REPORT SECTION: 4.8.1</p> <p>PHOTO: E3</p> <p>PHOTO DESCRIPTION: Building #9; Main Switchboard</p>
405.		<p>REPORT SECTION: 4.8.1</p> <p>PHOTO: E4</p> <p>PHOTO DESCRIPTION: Building #1; Panelboard AC#1</p>
406.		<p>REPORT SECTION: 4.8.1</p> <p>PHOTO: E5</p> <p>PHOTO DESCRIPTION: Building #1; Panelboard AC#1</p>

407.		<p>REPORT SECTION: 4.8.2</p> <p>PHOTO: E6</p> <p>PHOTO DESCRIPTION: Site Lighting</p>
408.		<p>REPORT SECTION: 4.8.2</p> <p>PHOTO: E7</p> <p>PHOTO DESCRIPTION: Canopy Lighting – Through out.</p>
409.		<p>REPORT SECTION: 4.8.2</p> <p>PHOTO: E8</p> <p>PHOTO DESCRIPTION: Interior Lighting – Building #1</p>

410.		<p>REPORT SECTION: 4.8.2</p> <p>PHOTO: E9</p> <p>PHOTO DESCRIPTION: Interior Lighting</p>
411.		<p>REPORT SECTION: 4.8.3</p> <p>PHOTO: E10</p> <p>PHOTO DESCRIPTION: Intrusion system</p>
412.		<p>REPORT SECTION: 4.8.4</p> <p>PHOTO: E11</p> <p>PHOTO DESCRIPTION: Telephone Terminal Board (TTB) at Building #1.</p>

413.	 A photograph of a data rack in Building #1. The rack is filled with various electronic components, including what appears to be a switch or router. Cables are organized and run along the top of the rack. The surrounding environment includes a desk with some equipment and a wall-mounted electrical panel.	<p>REPORT SECTION: 4.8.4</p> <p>PHOTO: E12</p> <p>PHOTO DESCRIPTION: Building #1 Data Rack</p>
414.	 A photograph of a data rack in Building #2. The rack is a black, wall-mounted unit. It is located in a room with white brick walls and a window with blue blinds. The rack is connected to the wall with cables.	<p>REPORT SECTION: 4.8.4</p> <p>PHOTO: E13</p> <p>PHOTO DESCRIPTION: Building #2 Data Rack</p>
415.	 A close-up photograph of a data rack in Building #5. The rack is black and has a logo that reads "B-Line" with a stylized "2" above it. The rack is mounted on a wall, and a cardboard box is visible in the background.	<p>REPORT SECTION: 4.8.4</p> <p>PHOTO: E14</p> <p>PHOTO DESCRIPTION: Building #5 Data Rack</p>

<p>416.</p>		<p>REPORT SECTION: 4.8.5</p> <p>PHOTO: E15</p> <p>PHOTO DESCRIPTION: Building #2 Fire Alarm Control Panel.</p>
<p>417.</p>		<p>REPORT SECTION: 4.8.5</p> <p>PHOTO: E16</p> <p>PHOTO DESCRIPTION: Building #2 Fire alarm panel.</p>
<p>418.</p>		<p>REPORT SECTION: 4.8.6</p> <p>PHOTO: E17</p> <p>PHOTO DESCRIPTION: Building #4 Roof.</p>

<p>419.</p>	 A photograph showing a room with a drop ceiling. The ceiling has several rectangular fluorescent light fixtures and a circular speaker grille. The walls are painted with a colorful mural featuring various figures and patterns. In the background, there are vertical blinds covering a window or door.	<p>REPORT SECTION: 4.8.6</p> <p>PHOTO: E18</p> <p>PHOTO DESCRIPTION: Building #1 Speaker</p>
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APPENDIX B
SITE EXHIBITS



APPROX. SCALE: 1" = 100'



EXHIBIT A - SITE AERIAL



Property Record Card

Parcel: 07-21-30-300-0500-0000
 Property Address: 1096 MERRITT ST LT MONTE S RINGS, FL 32701

Parcel Information	
cel	07-21-30-300-0500-0000
Owne (s)	SEMINOLE COUNTY SCHOOL BO R F CILITIES E RTMENT
ope ty dd ess	1096 MERRITT ST LT MONTE S RINGS, FL 32701
M iling	400 E L KE M RY BLV S NFOR , FL 32773-7125
Subdivision N me	
T x ist ict	01-COUNTY-TX IST 1
OR Use Code	83- UBLIC SCHOOLS
Exemptions	86-COUNTY SCHOOL(2007)

Value Summary		
	2019 Wo king V lues	2018 Ce tified V lues
V lu tion Method	Cost/M ket	Cost/M ket
Numbe of Buildings	15	15
ep eci ted Bldg V lue	\$712,587	\$665,848
ep eci ted EXFT V lue		
L nd V lue (M ket)	\$369,900	\$369,900
L nd V lue g		
<u>Just/M ket V lue **</u>	\$1,082,487	\$1,035,748
o t bility dj		
S ve Ou Homes dj	\$0	\$0
mentment 1 dj	\$1,046,894	\$1,003,391
&G dj	\$0	\$0
ssessed V lue	\$35,593	\$32,357



T x mount without SOH: \$0.00
 2018 T x Bill mount \$0.00
 S ve Ou Homes S rings: \$0.00

Legal Description
 SEC 07 TW 21S RGE 30E
 BEG 40.8 FT W OF SE COR OF
 SW 1/4 RUN W 130 FT N 335
 FT W 253.65 FT N 356.1 FT N 58 EG 43 MIN E 523.57 FT N 368.2 FT E 297 FT S TO NLY RR R/W S 45 EG 15 MIN W TO BEG

Taxes			
T xing utho ity	ssessment V lue	Exempt V lues	T x ble V lue
COUNTY BON S	\$35,593	\$35,593	\$0
RO ISTRIC T	\$35,593	\$35,593	\$0
SJWM(S int Johns W te M n gement)	\$35,593	\$35,593	\$0
FIRE	\$35,593	\$35,593	\$0
COUNTY GENER L FUN	\$35,593	\$35,593	\$0
Schools	\$1,082,487	\$1,082,487	\$0

Sales						
esc iption	te	Book	ge	mount	Qu lified	V c/Imp
No S les						

Land					
Method	F ont ge	epth	Units	Units ice	L nd V lue
CRE GE	0.00	0.00	12.33	\$30,000.00	\$369,900

Building Information								
#	esc iption	Ye Built ctu l/Effective	Sto ies	Tot I SF	Ext W ll	dj V lue	Repl V lue	ppend ges

11	Masonry Masonry	1989	1	157	CONCRETE BLOCK - Masonry	\$6,179	\$22,886	<table border="1"> <tr> <td>description</td> <td>value</td> </tr> <tr> <td colspan="2">No appendages</td> </tr> </table>	description	value	No appendages	
description	value											
No appendages												
12	Masonry Masonry	1989	1	360	CONCRETE BLOCK - Masonry	\$11,773	\$43,604	<table border="1"> <tr> <td>description</td> <td>value</td> </tr> <tr> <td colspan="2">No appendages</td> </tr> </table>	description	value	No appendages	
description	value											
No appendages												
13	Masonry Masonry	1984	1	2,049	CONCRETE BLOCK - Masonry	\$52,081	\$210,002	<table border="1"> <tr> <td>description</td> <td>value</td> </tr> <tr> <td colspan="2">No appendages</td> </tr> </table>	description	value	No appendages	
description	value											
No appendages												
14	Masonry Masonry	1984	1	4,231	CONCRETE BLOCK - Masonry	\$96,780	\$390,242	<table border="1"> <tr> <td>description</td> <td>value</td> </tr> <tr> <td colspan="2">No appendages</td> </tr> </table>	description	value	No appendages	
description	value											
No appendages												
15	Masonry Masonry	1989	1	750	CONCRETE BLOCK - Masonry	\$21,673	\$80,270	<table border="1"> <tr> <td>description</td> <td>value</td> </tr> <tr> <td colspan="2">No appendages</td> </tr> </table>	description	value	No appendages	
description	value											
No appendages												

Page 2 of 2 (15 items)

[1](#) [2](#)

Permits

permit #	description	agency	amount	code	permit type
No permits					

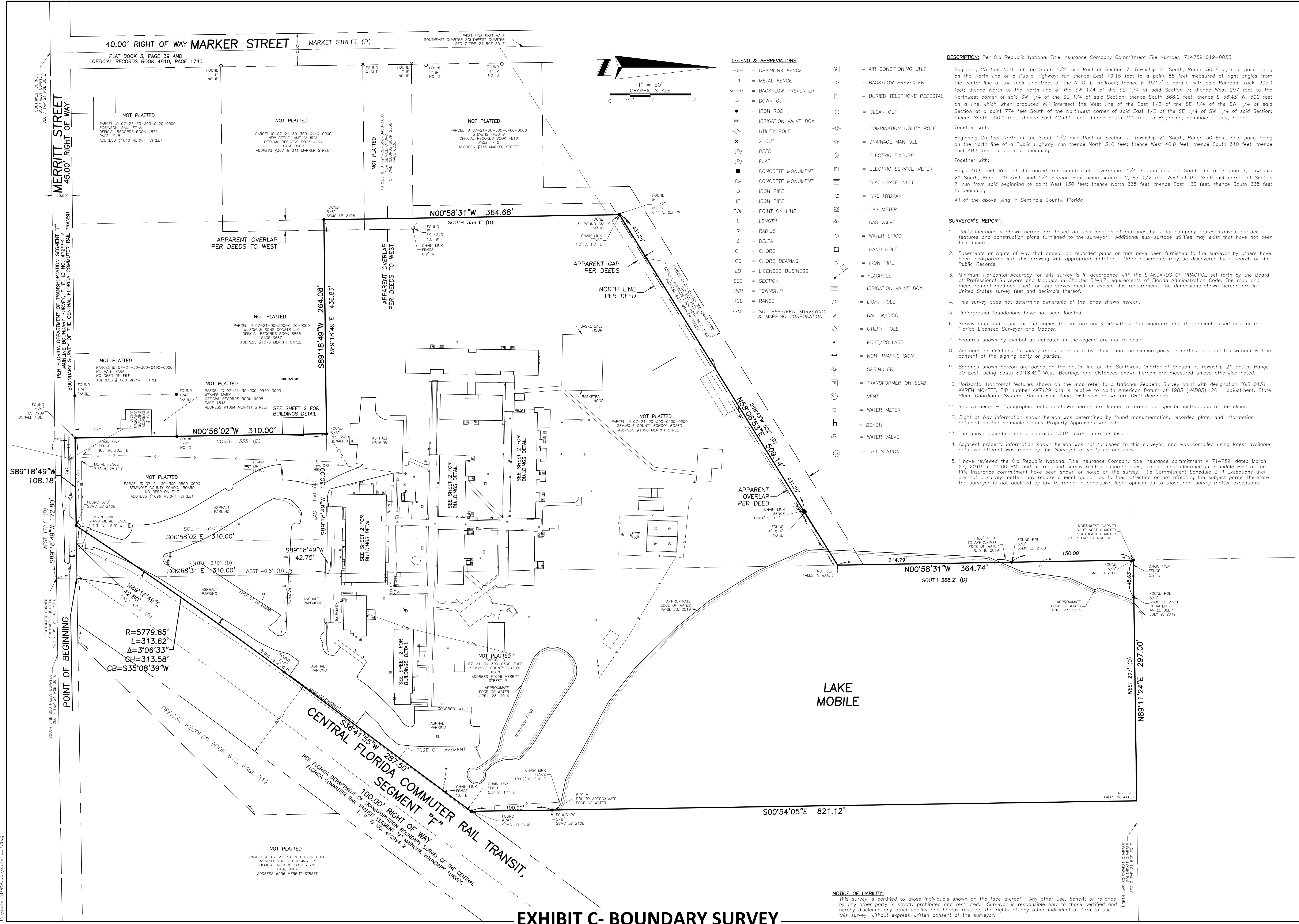
Permit data does not originate from the Seminole County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Extra Features

description	Year Built	Units	Value	New Cost
No Extra Features				

Zoning

Zoning	Zoning description	Future Land Use	Future Land Use description
R-1	Single Family-8400	UBS	



- LEGEND & ABBREVIATIONS:**
- X- = CHAINLINK FENCE
 - ||- = METAL FENCE
 - ↔ = BACKFLOW PREVENTER
 - ∩ = DOWN GUY
 - = IRON ROD
 - ☐ = IRRIGATION VALVE BOX
 - ◇ = UTILITY POLE
 - X = X CUT
 - (D) = DEED
 - (P) = PLAT
 - = CONCRETE MONUMENT
 - CM = CONCRETE MONUMENT
 - O = IRON PIPE
 - IP = IRON PIPE
 - POL = POINT ON LINE
 - L = LENGTH
 - R = RADIUS
 - Δ = DELTA
 - CH = CHORD
 - CB = CHORD BEARING
 - LB = LICENSED BUSINESS
 - SEC = SECTION
 - TWP = TOWNSHIP
 - RGE = RANGE
 - SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
 - AC = AIR CONDITIONING UNIT
 - BP = BACKFLOW PREVENTER
 - BT = BURIED TELEPHONE PEDESTAL
 - CO = CLEAN OUT
 - CU = COMBINATION UTILITY POLE
 - DM = DRAINAGE MANHOLE
 - EF = ELECTRIC FIXTURE
 - EM = ELECTRIC SERVICE METER
 - FG = FLAT GRATE INLET
 - FD = FIRE HYDRANT
 - GM = GAS METER
 - GV = GAS VALVE
 - WS = WATER SPIGOT
 - HO = HAND HOLE
 - IP = IRON PIPE
 - FL = FLAGPOLE
 - IB = IRRIGATION VALVE BOX
 - LP = LIGHT POLE
 - UN = UTILITY POLE
 - PB = POST/BOLLARD
 - NT = NON-TRAFFIC SIGN
 - SP = SPRINKLER
 - TR = TRANSFORMER ON SLAB
 - VE = VENT
 - WM = WATER METER
 - BN = BENCH
 - WV = WATER VALVE
 - LS = LIFT STATION

DESCRIPTION: Per Old Republic National Title Insurance Company Commitment File Number: 714759 019-0053:

Beginning 25 feet North of the South 1/2 mile Post of Section 7, Township 21 South, Range 30 East, said point being on the North line of a Public Highway; run thence East 79.15 feet to a point 85 feet measured at right angles from the center line of the main line tract of the A. C. L. Railroad; thence N 45°15' E parallel with said Railroad Track, 305.1 feet; thence North to the North line of the SW 1/4 of the SE 1/4 of said Section 7; thence West 297 feet to the Northwest corner of said SW 1/4 of the SE 1/4 of said Section; thence South 368.2 feet; thence S 88°43' W, 502 feet on a line which when produced will intersect the West line of the East 1/2 of the SE 1/4 of the SW 1/4 of said Section at a point 774 feet South of the Northwest corner of said East 1/2 of the SE 1/4 of SW 1/4 of said Section; thence South 356.1 feet, thence East 423.65 feet; thence South 310 feet to Beginning; Seminole County, Florida.

Together with:

Beginning 25 feet North of the South 1/2 mile Post of Section 7, Township 21 South, Range 30 East, said point being on the North line of a Public Highway; run thence North 310 feet; thence West 40.8 feet; thence South 310 feet; thence East 40.8 feet to place of beginning.

Together with:

Begin 40.8 feet West of the buried iron situated at Government 1/4 Section post on South line of Section 7, Township 21 South, Range 30 East; said 1/4 Section Post being situated 2,587 1/2 feet West of the Southeast corner of Section 7; run from said beginning to point West 130 feet; thence North 335 feet; thence East 130 feet; thence South 335 feet to beginning.

All of the above lying in Seminole County, Florida

- SURVEYOR'S REPORT:**
- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
 - Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
 - Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
 - This survey does not determine ownership of the lands shown hereon.
 - Underground foundations have not been located.
 - Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
 - Features shown by symbol as indicated in the legend are not to scale.
 - Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
 - Bearings shown hereon are based on the South line of the Southwest Quarter of Section 7, Township 21 South, Range 30 East, being South 89°18'49" West. Bearings and distances shown hereon are measured unless otherwise noted.
 - Horizontal features shown on the map refer to a National Geodetic Survey point with designation "GIS 0131 KAREN MCKEE", PID number AK7129 and is relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone. Distances shown are GRID distances.
 - Improvements & Topographic features shown hereon are limited to areas per specific instructions of the client.
 - Vertical information shown hereon was determined by found monumentation, recorded plans, and information obtained on the Seminole County Property Appraisers web site.
 - The above described parcel contains 13.04 acres, more or less.
 - Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.
 - I have reviewed the Old Republic National Title Insurance Company title insurance commitment # 714759, dated March 27, 2019 at 11:00 PM, and all recorded survey related encumbrances, except liens, identified in Schedule B-II of the title insurance commitment have been shown or noted on the survey. Title Commitment Schedule B-II Exceptions that are not a survey matter may require a legal opinion as to their affecting or not affecting the subject parcel therefore the surveyor is not qualified by law to render a conclusive legal opinion as to those non-survey matter exceptions.

RYAN E. JOHNSON, PLS
Registered Professional Surveyor

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, FL 32817-4550
Phone: (407) 292-8580
e-mail: info@southesternsurveying.com
Certification Number: 182108

REVISION DATE	REVISION	BY	SK	AR
08/05/19	Added Improvement			
08/16/19	Added Sheet 2			

SHEET NUMBER 1 OF 2
NOT VALID WITHOUT SHEETS 1 THROUGH 2

Boundary Survey
1098 Merritt Street
Altamonte Springs, Florida

Scale: 1" = 50'
Drawn by: DW/TO
Date: July 9, 2019

Seminole County Public Schools

DRAWING NUMBER
63291001
SHEET NUMBER
1 OF 2

EXHIBIT C- BOUNDARY SURVEY

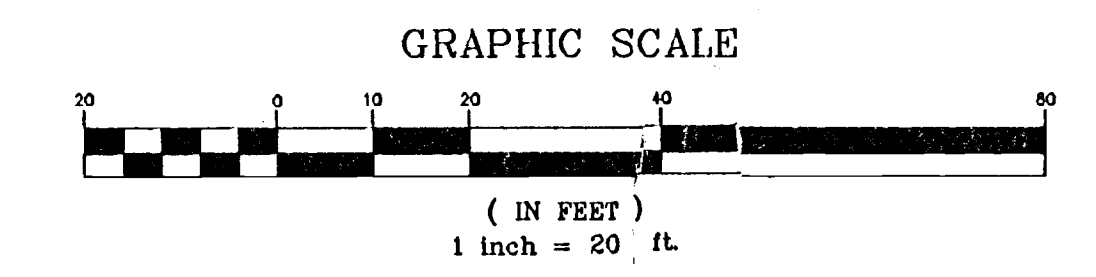
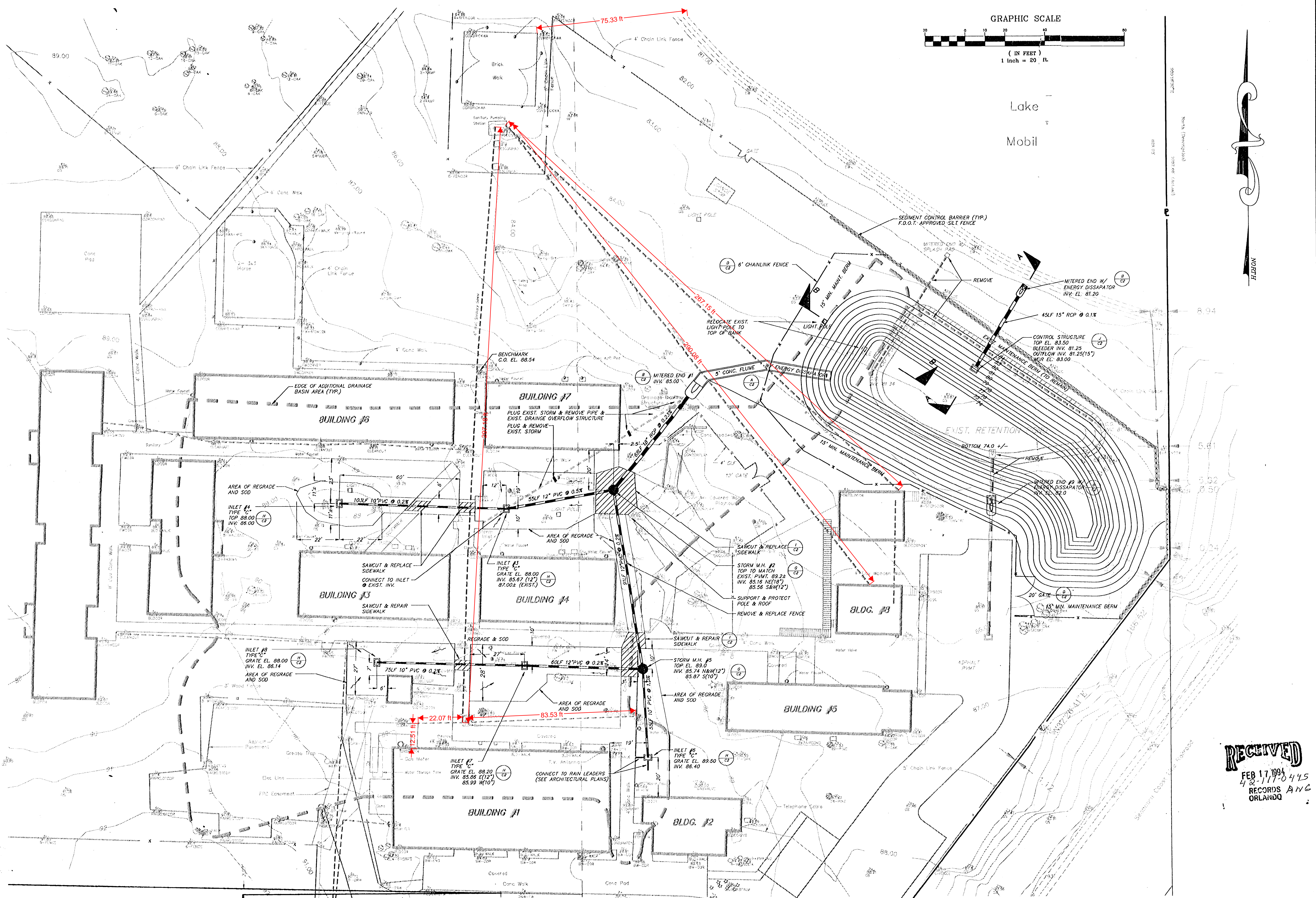
NOTICE OF LIABILITY:
This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



APPROX. SCALE: 1" = 100'



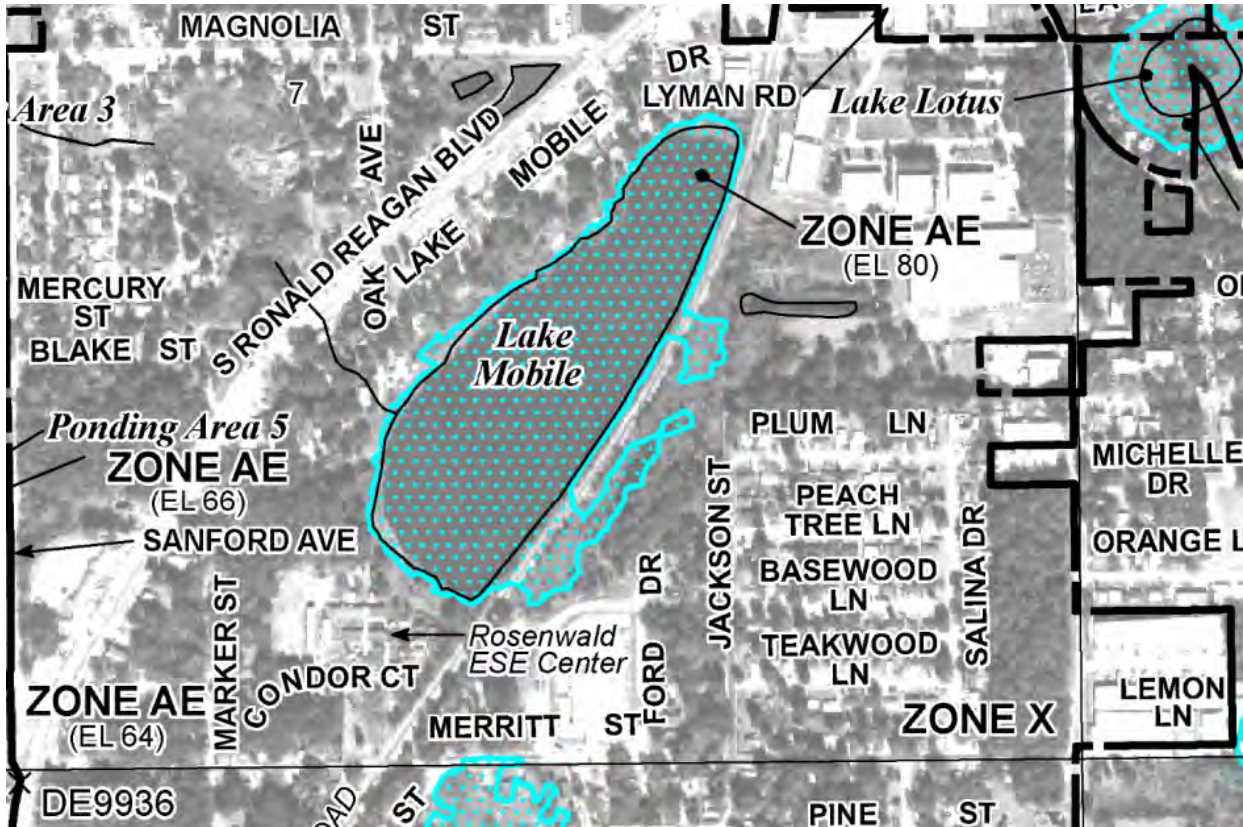
EXHIBIT D - EXISTING PARKING SPACES



RECEIVED
 FEB 17 1994
 42-1170475
 RECORDS AND
 ORLANDO

DATE	
REVISIONS	
SEMINOLE COUNTY SCHOOL BOARD 1211 MELLOWVILLE AVENUE SANFORD, FLORIDA 32771 (407)322-1252	
ENGINEER IN CHARGE: STEVEN C. HELLE, PE <i>St. C. Helle</i> Feb 17 1994 FL. REC. No. 22363	
HELLE ENGINEERING CORPORATION Civil Engineering & Planning 9608 Fryland Blvd. Orlando, FL 32817 (407) 657-4530 FAX 678-9178	
ROSENWALD EXCEPTIONAL CENTER 1096 MERRITT STREET ALTAMONTE SPRINGS, FLORIDA DRAINAGE IMPROVEMENTS	
DESIGNED BY: SCH DRAWN BY: RAM CHECKED BY: SCH	
SCALE: 1" = 20' PROJECT No: SS15-2.1 DATE: JAN. 1994	
SHT. C1 1 OF 2	

EXHIBIT E - SANITARY SEPTIC SYSTEM SKETCH



NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0165F

FIRM
 FLOOD INSURANCE RATE MAP
 SEMINOLE COUNTY,
 FLORIDA
 AND INCORPORATED AREAS

PANEL 165 OF 330
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALAMONTE SPRINGS, CITY OF	120290	0165	F
CASSELBERRY, CITY OF	120291	0165	F
LONGHOOD, CITY OF	120292	0165	F
GEMINOLE COUNTY	120293	0165	F
WINTER SPRINGS, CITY OF	120295	0165	F

Notice to User: The Map Number shown below should be used when placing map orders, the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
 12117C0165F

MAP REVISED
 SEPTEMBER 28, 2007

Federal Emergency Management Agency

(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*
 * Referenced to the North American Vertical Datum of 1988 (NAVD 88)

FEMA FLOOD INSURANCE RAMP MAP INFORMATION

EXHIBIT F - SITE FLOOD INFORMATION SKETCH



Permit with conditions 1728

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Post Office Box 1429
Palatka, Florida 32078-1429

PERMIT NO. 42-117-0445NG DATE ISSUED MARCH 6, 1989

A PERMIT AUTHORIZING:

A NEW DISCHARGE FACILITY CONSISTING OF DRY DETENTION WITH UNDER-DRAIN TO SERVE ROSENWALD EXCEPTIONAL EDUCATION CENTER, A 3.0 ACRE PROJECT TO BE CONSTRUCTED AS PER PLANS (SHEETS C-1 AND C-2) RECEIVED BY THE DISTRICT ON 2/24/89.

LOCATION:

Section 07, Township 21 South, Range 30 East
Seminole County

ISSUED TO:
(owner)

SEMINOLE COUNTY SCHOOL BOARD
1211 S. MELLONVILLE AVE.
SANFORD, FL 32771

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This Permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See Conditions on Attached "Exhibit A", dated MARCH 6, 1989

AUTHORIZED BY: St. Johns River Water Management District
Department of Resource Management Governing Board

By: Jean B. Budzynski (Director) Lead Engineer By: _____ (Assistant Secretary)

CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 42-117-0445NG

SEMINOLE COUNTY SCHOOL BOARD

DATED MARCH 6, 1989

1. ALL SIDE SLOPES AND DISTURBED AREAS MUST BE SEEDED AND MULCHED OR SODDED WITHIN 30 DAYS OF CONSTRUCTION.
2. THE FILTRATION SYSTEM MUST BE CONSTRUCTED WITH AT LEAST TWO FEET OF FILTER MEDIA ABOVE THE GRAVEL ENVELOPE.
3. FILTER MEDIA MUST HAVE AN EFFECTIVE GRAIN SIZE OF 0.20 TO 0.55 MILLIMETERS IN DIAMETER AND A UNIFORMITY COEFFICIENT OF 1.5 OR GREATER BUT NOT MORE THAN 4.0.
4. THE ISSUANCE OF THIS PERMIT DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO OBTAIN ANY REQUIRED FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION PERMITS.
5. THOSE CONDITIONS AS AGREED UPON IN SECTION II OF THE APPLICATION.
6. IF DEWATERING IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION OR THEREAFTER AND THE SURFACE WATER PUMP(S), WELL(S) OR FACILITIES ARE CAPABLE OF WITHDRAWING ONE MILLION GALLONS OF WATER PER DAY OR MORE OR AN AVERAGE OF 100,000 GALLONS PER DAY OR MORE OVER A YEAR AND ANY DISCHARGE IS TO BE OFF-SITE, A CONSUMPTIVE USE PERMIT (40C-2) WILL BE REQUIRED PRIOR TO ANY DEWATERING.
7. THE PROPOSED STORMWATER MANAGEMENT SYSTEM MUST BE CONSTRUCTED AS PER PLANS RECEIVED BY THE DISTRICT ON 2/24/89.
8. ALL STORMWATER TREATMENT FACILITIES AND ASSOCIATED CONTROL STRUCTURES MUST BE CONSTRUCTED PRIOR TO ANY STRUCTURAL BUILDING CONSTRUCTION OR PLACEMENT OF ANY PAVEMENT. ADEQUATE MEASURES MUST BE TAKEN DURING CONSTRUCTION TO PREVENT SILTATION OF THESE TREATMENT FACILITIES AND CONTROL STRUCTURES DURING CONSTRUCTION.
9. THE ISSUANCE OF THIS PERMIT DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO OBTAIN ANY AND ALL OTHER REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
10. THE PERMITTEE MUST REQUIRE THE CONTRACTOR TO REVIEW AND TO MAINTAIN IN GOOD CONDITION AT THE CONSTRUCTION SITE A COPY OF THIS PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS ISSUED FOR THIS PERMIT. THE COMPLETE PERMIT COPY MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY DISTRICT REPRESENTATIVES.
11. PERMITTEE MUST SUBMIT EROSION CONTROL PLANS FOR THE ENTIRE PROJECT (OR DISCRETE PHASES OF THE PROJECT) DETAILING MEASURES TO BE TAKEN TO PREVENT THE OFF-SITE DISCHARGE OF TURBID WATERS DURING CONSTRUCTION. THESE PLANS MUST BE SUBMITTED TO THE DISTRICT FOR STAFF APPROVAL AT LEAST FOURTEEN (14) DAYS PRIOR TO INITIATION OF CONSTRUCTION. THESE PLANS MUST ALSO BE PROVIDED TO THE CONSTRUCTION CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.

12. A REGISTERED PROFESSIONAL ENGINEER (P.E.) OR DESIGNEE MUST BE ON-SITE TO VERIFY THAT THE FILTRATION SYSTEM IS CONSTRUCTED ACCORDING TO THE PERMITTED PLANS. THIS P.E. MUST SUBMIT A SIGNED AND SEALED INSPECTION REPORT TO THE DISTRICT WITHIN 30 DAYS OF COMPLETION OF FILTER SYSTEM. AN ANNUAL INSPECTION OF THE FILTER SYSTEM MUST BE MADE BY A P.E. IN THE MONTH OF MAY. A SIGNED AND SEALED INSPECTION REPORT MUST BE SUBMITTED TO THE DISTRICT BY THE P.E. WITHIN 30 DAYS OF THE INSPECTION DATE. IF THE FILTRATION SYSTEM IS NOT FUNCTIONING AS DESIGNED AND PERMITTED, MAINTENANCE MUST BE PERFORMED IMMEDIATELY AND REPORTED IN THE ANNUAL INSPECTION REPORT. IF MAINTENANCE MEASURES ARE INSUFFICIENT, PERMITTEE MUST SUBMIT A PERMIT MODIFICATION FOR AN ALTERNATIVE DESIGN WITHIN 60 DAYS OF THE ANNUAL INSPECTION. THE PERMITTEE MUST USE DISTRICT FORM EN-42.
13. ALL CONSTRUCTION, OPERATION AND MAINTENANCE SHALL BE AS SET FORTH IN THE PLANS, SPECIFICATIONS AND PERFORMANCE CRITERIA AS APPROVED BY THIS PERMIT.
14. DISTRICT AUTHORIZED STAFF, UPON PROPER IDENTIFICATION, WILL HAVE PERMISSION TO ENTER, INSPECT AND OBSERVE THE SYSTEM TO INSURE CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PERMIT.
15. TURBIDITY BARRIERS MUST BE INSTALLED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATERBODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST REMAIN IN PLACE AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. THEREAFTER THE PERMITTEE WILL BE RESPONSIBLE FOR THE REMOVAL OF THE BARRIERS.
16. THE OPERATION PHASE OF THE PERMIT SHALL NOT BECOME EFFECTIVE UNTIL A FLORIDA REGISTERED PROFESSIONAL ENGINEER CERTIFIEDES THAT ALL FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DESIGN APPROVED BY THE DISTRICT. WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM, THE PERMITTEE SHALL SUBMIT THE CERTIFICATION OR ONE SET OF PLANS WHICH REFLECT THE SURFACE WATER MANAGEMENT SYSTEM AS ACTUALLY CONSTRUCTED AND NOTIFY THE DISTRICT THAT THE FACILITIES ARE READY FOR INSPECTION AND APPROVAL. UPON APPROVAL OF THE COMPLETED SURFACE WATER MANAGEMENT SYSTEM, THE PERMITTEE SHALL REQUEST TRANSFER OF THE PERMIT TO THE RESPONISBLE ENTITY APPROVED BY THE DISTRICT.
17. IF ANY OTHER REGULATORY AGENCY SHOULD REQUIRE REVISIONS OR MODIFICATION TO THE PERMITTED PROJECT, THE DISTRICT IS TO BE NOTIFIED OF THE REVISIONS SO THAT A DETERMINATION CAN BE MADE WHETHER A PERMIT MODIFICATION IS REQUIRED.
18. WITHIN THIRTY (30) DAYS AFTER SALE OR CONVEYANCE OF THE PERMITTED SURFACE WATER MANAGEMENT SYSTEM OR THE LAND ON WHICH THE SYSTEM IS LOCATED, THE OWNER IN WHOSE NAME THE PERMIT WAS GRANTED SHALL NOTIFY THE DISTRICT OF SUCH CHANGE OF OWNERSHIP. TRANSFER OF THIS PERMIT SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 373, FLORIDA STATUTUES, AND CHAPTERS 40C-4, 40C-40, AND 40C-41, FLORIDA ADMINISTRATIVE CODE. ALL TERMS AND CONDITIONS OF THIS PERMIT SHALL BE BINDING UPON THE TRANSFEREE.

NOTICE OF RIGHTS

1. A party whose substantial interests are determined has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District) within 14 days of receipt of notice of the District's intent to grant or deny a permit application by mailing it to the District or by presenting the written petition at the District Governing Board meeting in which action is proposed to be taken regarding the application, whichever is later.

2. A party whose substantial interests are determined has the right to request an administrative hearing by filing a written petition within 21 days of receipt of notice of final District action on a permit application, if the Governing Board took action inconsistent with the notice of intent to grant or deny the permit application, or if that substantially interested party did not receive notice of the District's intent to grant or deny the permit application.

3. A substantially interested party has the right to a formal administrative hearing pursuant to Section 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for a formal hearing must comply with the requirements set forth in Section 28-5.201, Florida Administrative Code, and Section 40C-1.11, Florida Administrative Code.

4. A substantially interested party has the right to an informal hearing pursuant to Section 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Section 40C-1.11, Florida Administrative Code.

5. Filing of a petition for an administrative hearing occurs upon delivery at the District headquarters or when the petition, properly addressed and stamped, is postmarked.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing.

7. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, and Chapters 40C-1 and 28-5, Florida Administrative Code.

8. Any substantially affected person who claims that final action of the District constitutes an unconstitutional taking of property without just compensation may seek review of the action in circuit court pursuant to Section 373.617, Florida Statutes, and the Florida Rules of Civil Procedures, by filing an action within 90 days of the rendering of the final District action.

9. Pursuant to Section 120.68, Florida Statutes, a party who is adversely affected by final District action may seek review of the action in the district court of appeal by filing a notice of appeal pursuant to Fla.R.App.P. 9.110 within 30 days of the rendering of the final District action.

10. A party to the proceeding who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Land and Water Adjudicatory Commission (Commission) by filing a request for review with the Commission and serving a copy on the Department of Environmental Regulation and any person named in the order within 20 days of the rendering of the District order. However, if the order to be reviewed is determined by the Commission within 60 days after receipt of the request for review to be of statewide or regional significance, the Commission may accept a request for review within 30 days of the rendering of the order.

11. A District action or order is considered "rendered" after it is signed by the Chairman of the Governing Board on behalf of the District and is filed by the District Clerk.

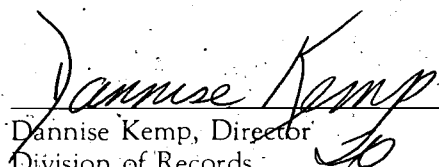
12. Failure to observe the relevant time frames for filing a petition for judicial review as described in paragraphs #8 and #9 or for Commission review as described in paragraph #10 will result in waiver of that right to review.

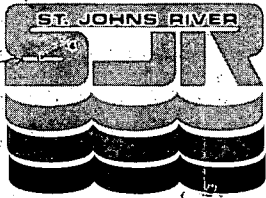
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been furnished by U.S. Mail to
Seminole County School Board
1211 S. Mellonville Avenue
Sanford, FL 32771

at 4:00 PM this 6 day of March, 19 89

#42-117-0445NG


Dannise Kemp, Director
Division of Records
St. Johns Water Management District
Post Office Box 1429
Palatka, FL 32078-1429
(904) 328-8221



**WATER
MANAGEMENT
DISTRICT**

MARCH 6, 1989

Henry Dean, Executive Director
Mildred G. Horton, Assistant Executive Director

POST OFFICE BOX 1429 • PALATKA, FLORIDA 32078-1429
904/328-8321

□ 2133 N. Wickham Rd. □ 7775 Baymeadows Way □ 618 E. South St.
Melbourne, FL 32935-8109 Suite 201 Orlando, FL 32801
(305) 254-1761 Jacksonville, FL 32216 (305) 894-5423

SEMINOLE COUNTY SCHOOL BOARD
1211 S. MELLONVILLE AVE.
SANFORD, FL 32771

RE: Permit # 42-117-0445NG

Enclosed is your stormwater permit as authorized by the staff of the St. Johns River Water Management District on MARCH 6, 1989.

This permit is a legal document and should be kept with your other important documents. The attached Completion Report should be filled in and returned to the Palatka office within thirty days after the work is completed. By so doing, you will enable us to schedule a prompt inspection of the permitted activity.

In addition to the completion report, your permit also contains conditions which require submittal of additional information. All information submitted as compliance to permit conditions must be submitted to the Palatka office address.

Permit issuance does not relieve you from the responsibility of obtaining permits from any federal, state, and/or local agencies asserting concurrent jurisdiction for this work.

In the event you sell your property, the permit will be transferred to the new owner, if we are notified by you within ninety days of the sale. Please assist us in this matter so as to maintain a valid permit for the new property owner.

Thank you for your cooperation and if this office can be of any further assistance to you, please do not hesitate to contact us.

Sincerely,

Dannise T. Kemp
Dannise T. Kemp, Director
Division of Records

DTK:pb

Enclosures: Permit with Completion Report

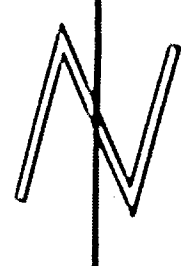
cc: District Permit Files
CONKLIN, PORTER & HOLMES ENGINEERS, INC.

RALPH E. SIMMONS
Chairman-Fernandina Beach

JIM T. SWANN
Vice Chairman-Cocoa

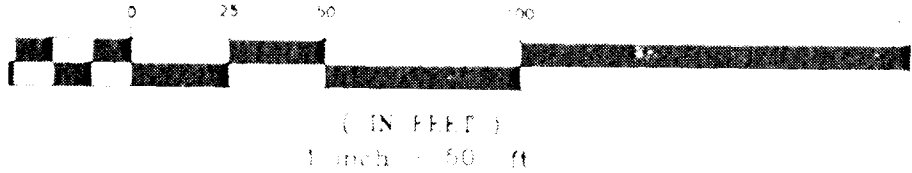
LYNNE CAPEHART
Secretary-Gainesville

JOHN L. MINTON
Treasurer-Vero Beach



Scale: 1" = 50'

GRAPHIC SCALE



LOCATION MAP

TO BE SEEDED & MULCHED

EXIST. GRADE

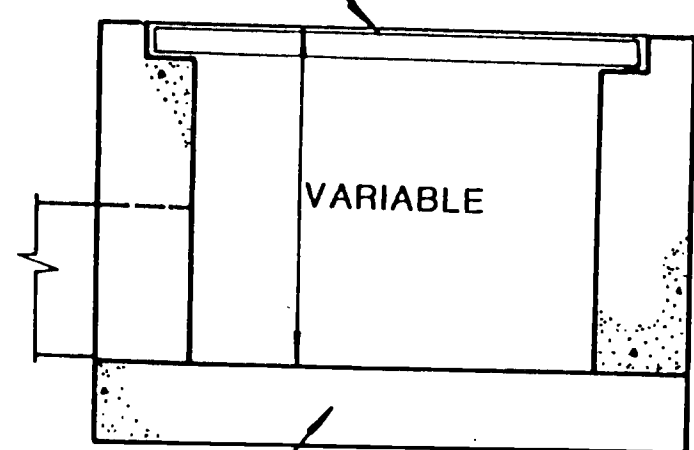
BOTTOM OF POND ELEV. 82.0

8" UNDERDRAIN

POND SECTION B-B

SCALE: HORIZ. 1" = 20'
VERT. 1" = 2'

27 3/4" 27 3/4" C.I. GRATE



6" BOTTOM SLAB

INLET DETAIL

MANUFACTURED BY
OR AN PRE-CAST, OR EQUAL

DESIGNED BY IRENE BOYLES
DRAWN BY JENNIFER DURAK
CHECKED BY IRENE BOYLES
APPROVED BY JAMES N. HUNTER

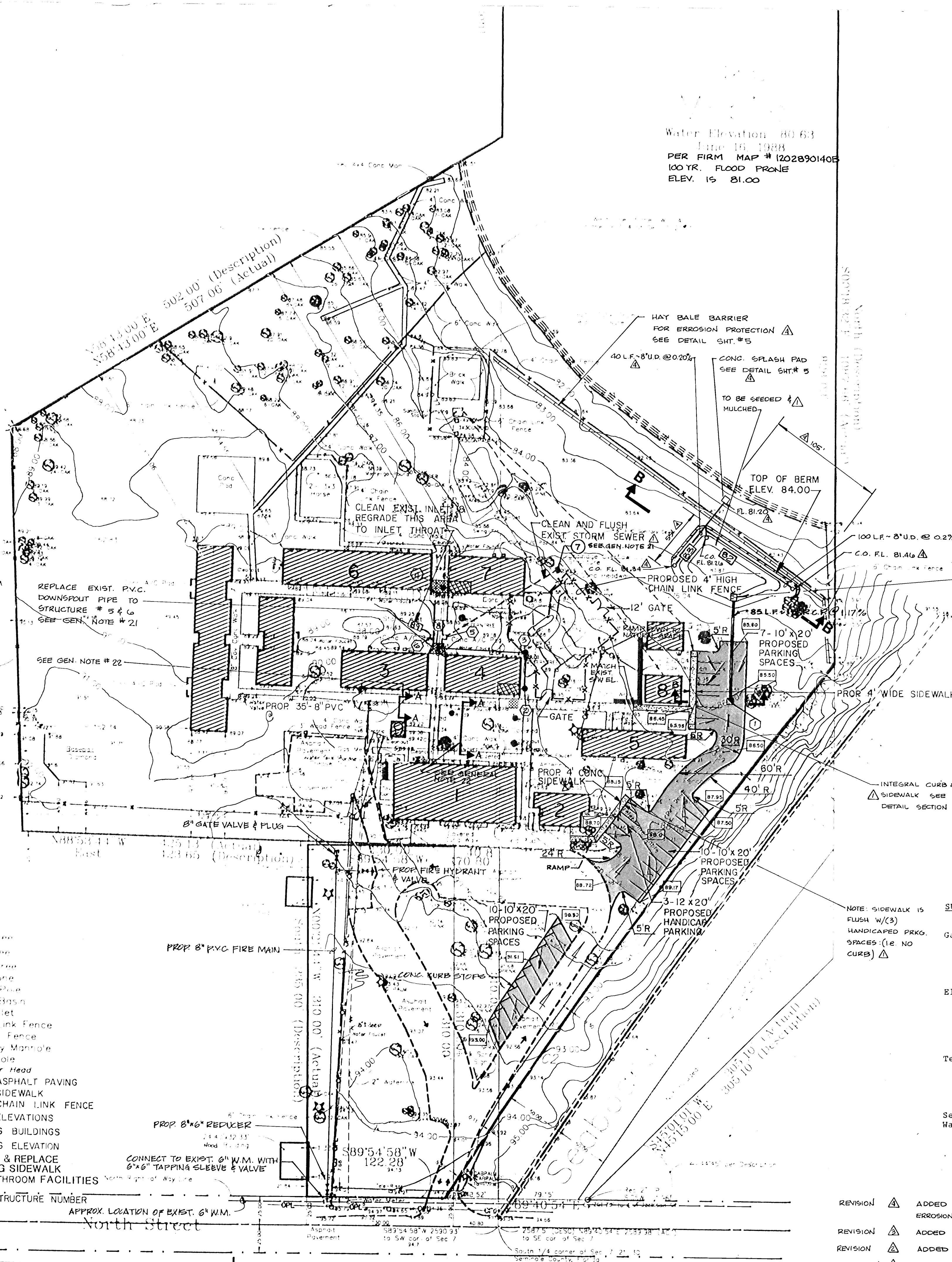
84
83
82

Legend

- Symbol for Pipe Line
- Symbol for Day Line
- Symbol for Right-of-Way
- Symbol for Telephone
- Symbol for Power Line
- Symbol for Catch Basin
- Symbol for Drop Inlet
- Symbol for Chain Link Fence
- Symbol for Wooden Fence
- Symbol for Sanitary Manhole
- Symbol for Light Pole
- Symbol for Sprinkler Head
- Symbol for Prop. Asphalt Paving
- Symbol for Prop. Sidewalk
- Symbol for Prop. Chain Link Fence
- Symbol for Prop. Elevations
- Symbol for Existing Buildings
- Symbol for Existing Elevation
- Symbol for Sawcut & Replace Existing Sidewalk
- Symbol for New Bathroom Facilities
- Symbol for Prop. Structure Number

APPROX. LOCATION OF EXIST. 6" W.M.

North Street



Water Elevation 80.63
Date 12/1988
PER FIRM MAP # 12028901405
100 YR. FLOOD PRONE
ELEV. IS 81.00

- TYPE "C" INLET
GRATE ELEV. 85.50
FL. 83.00
- 6" SANITARY CLEANOUT
FL. 85.20
- 6" SANITARY CLEANOUT
FL. 85.20
- 6" SANITARY CLEANOUT
FL. 83.50 EXIST. 6" PVC (PER SURVEYOR)
- EXIST. INLET (SEE GENERAL NOTE #21)
- EXIST. INLET (SEE GEN. NOTE #21)
- EXIST. INLET
SEE GENERAL NOTE 21
- 6" SANITARY CLEANOUT
FL. 83.60 EXIST. 6" PVC.
(PER SURVEYOR)

SUMMARY OF UTILITIES:

Gas: Peoples Gas Company
600 West Robinson Street
Orlando, FL 32802
407/425-4661

Electric: Florida Power & Light Company
301 N. Myrtle Avenue
P.O. Box 1817
Sanford, FL 32771
407/322-5381

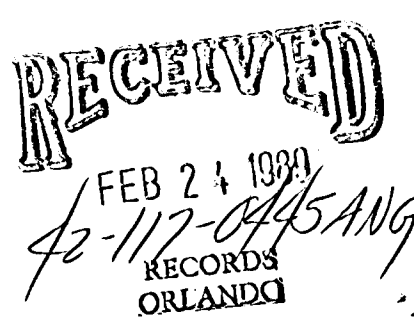
Telephone: United Telephone Company
P.O. Box 3000, M/C 4043
Altamonte Springs, FL 32715
407/830-3420

Sewer & Water: City of Altamonte Springs
225 Newburyport Avenue
Altamonte Springs, FL 32701
407/830-3801

- REVISION: ADDED U.D. TO REF. POND, ADDED EROSION PROTECTION & SECTION A-A-2-21-89
- REVISION: ADDED NOTE FOR FH. SPEC'S 1-17-89
- REVISION: ADDED SAWCUT DESIGNATION 11-11-88
- REVISION: ADDED NOTES 10-23-88 I.T.S.

HOLT SURVEYING
5021 EGGLESTON AVENUE
SUITE 1-A
ORLANDO, FLORIDA 32804
TELE (407) 230-0983
DONALD LEE HOLT, P.E. S. #1989

NOTE: Fire hydrants shall be either a Kennedy K81A, an American Darling B84B, or a Mueller A-423. Installation of the fire hydrants and water main shall be to the City of Altamonte Springs Standards and Specifications.

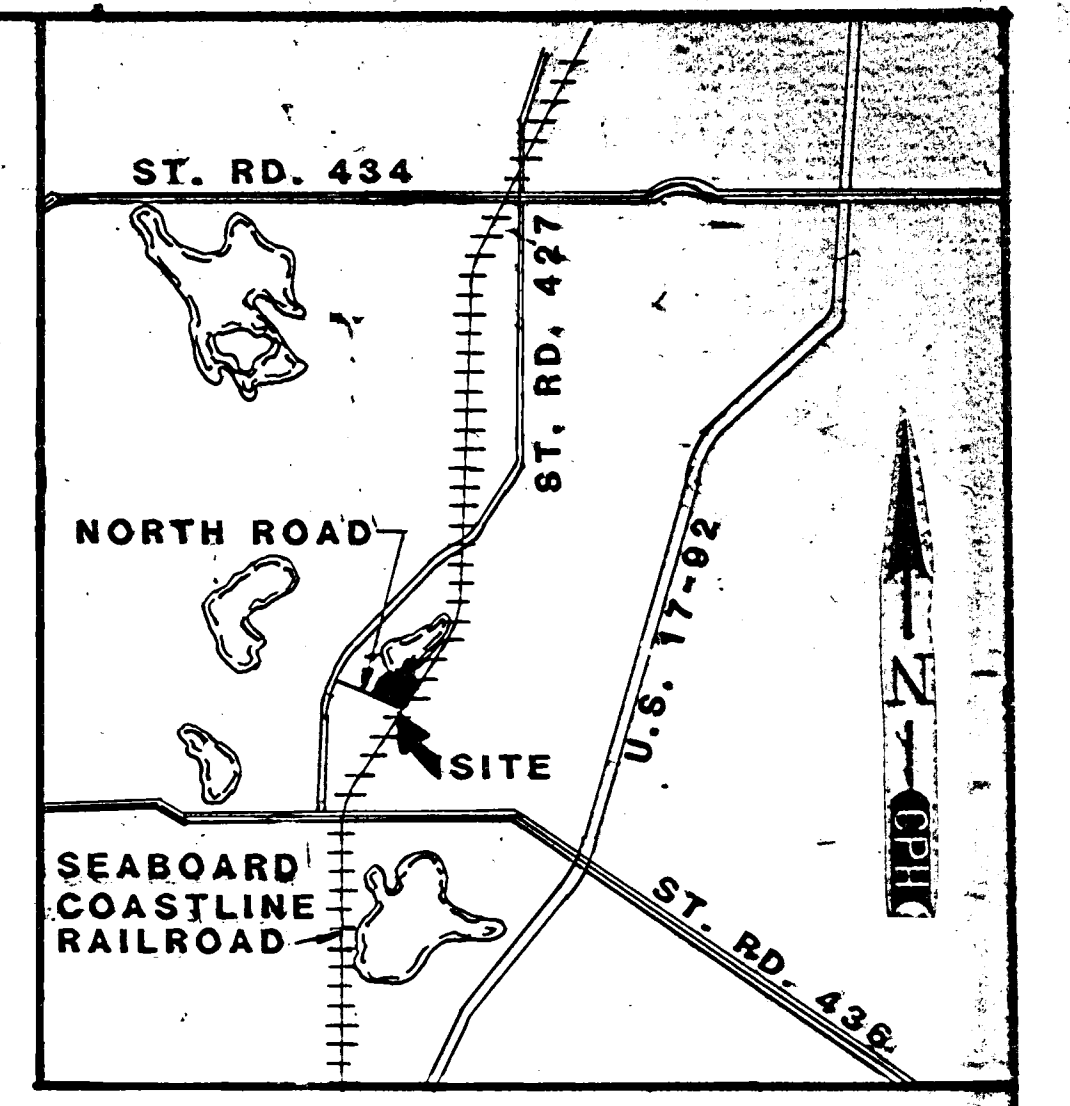
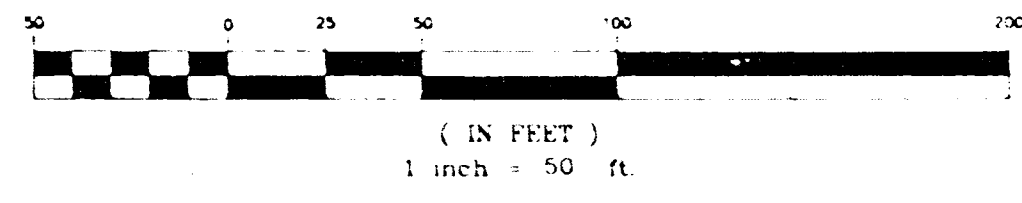


A Boundary Survey for: Seminole County School Board			
Scale: 50' = 1" (1/4" = 10')	Approved By: <i>[Signature]</i>	Drawn By: <i>[Signature]</i>	Checked By: <i>[Signature]</i>
Date: June 17, 1988		Revised By:	
Rosenwald Elementary School Seminole County, Florida			
Page No. 1 of 2	Drawing No.:	8844	

Holt Surveying

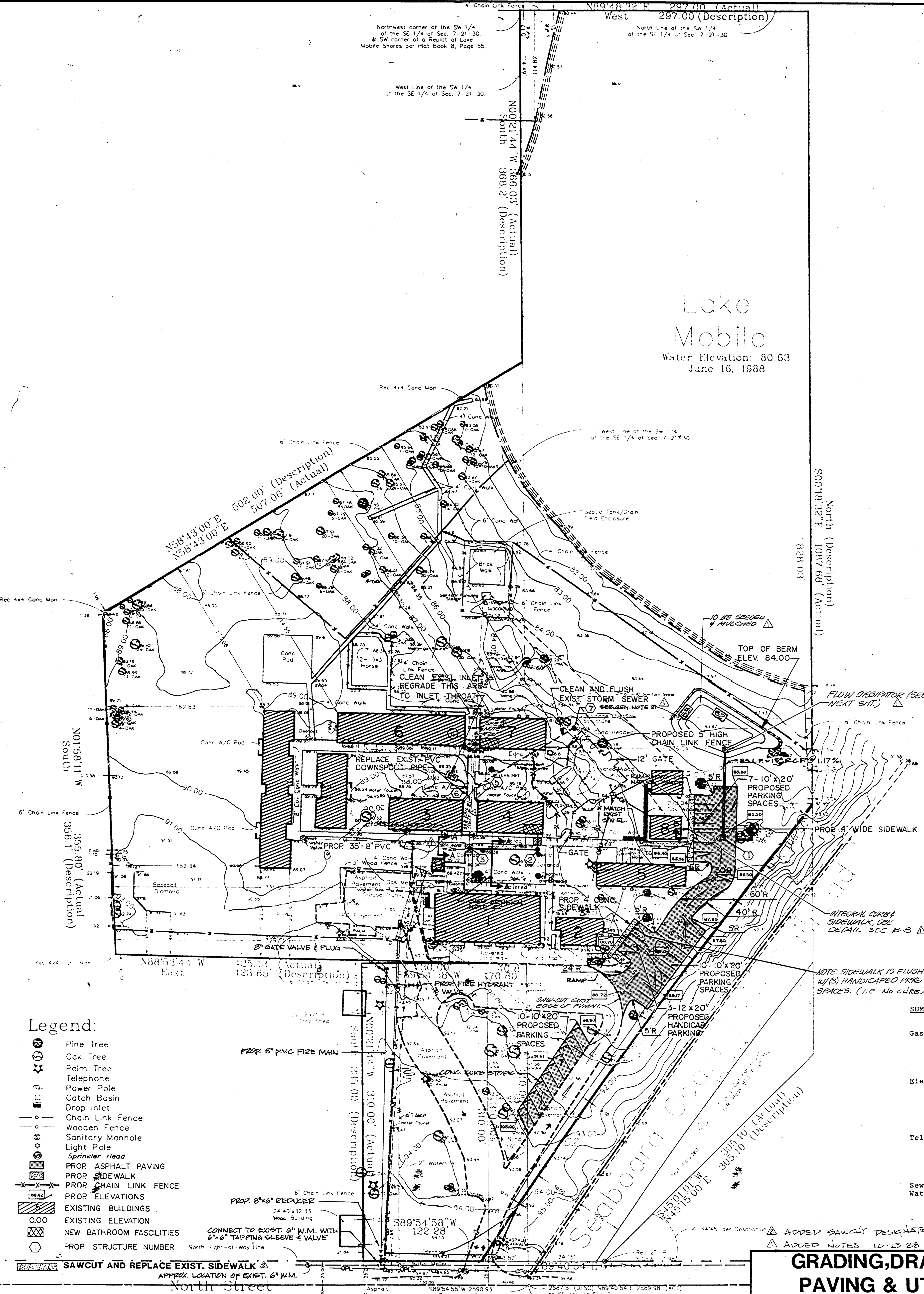
Scale: 1" = 50

GRAPHIC SCALE



LOCATION MAP

Lake Mobile
Water Elevation: 80.63
June 16, 1988



1. GA. DESCRIPTION (per school board)
 BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 W/2 CORNER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY, RUN THENCE EAST 75.15 FEET TO A POINT 80 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN LINE TRACK OF THE A.C.S. RAILROAD, THENCE NORTH 45 DEGREES 15 MINUTES EAST PARALLEL WITH SAID HIGHWAY TRACK 300.1 FEET, THENCE NORTH TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE S.W. 1/4 OF SAID SECTION, THENCE WEST 297.1 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 362.2 FEET, THENCE SOUTH 36 DEGREES 43 MINUTES WEST 302 FEET ON A 1/2 MILE WIDE PROPOSED W/2 INTERSECT THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION AT A POINT 174 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 321 FEET, THENCE EAST 423.55 FEET, THENCE SOUTH 310 FEET TO BEGINNING.
 (See D.W. Book #13 Page 372, Seminole County, Florida)

2. BEGIN WITH A POINT 25 FEET NORTH AND 16.15 FEET EAST OF SOUTH 1/4 POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN THENCE NORTH 45 DEGREES 15 MINUTES EAST 303.1 FEET, THENCE NORTH 106.74 FEET TO THE EASTERN RIGHT OF WAY LINE OF S.W. RAILROAD, THENCE SOUTHWESTERLY ALONG EASTERN RIGHT OF WAY LINE S.W. RAILROAD TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NORTH STREET, THENCE EAST ALONG NORTH RIGHT OF WAY LINE OF NORTH STREET TO POINT OF BEGINNING, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH
 BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 W/2 CORNER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY, RUN THENCE EAST 75.15 FEET TO A POINT 80 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN LINE TRACK OF THE A.C.S. RAILROAD, THENCE NORTH 45 DEGREES 15 MINUTES EAST PARALLEL WITH SAID HIGHWAY TRACK 300.1 FEET, THENCE NORTH TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, THENCE WEST 297.1 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 362.2 FEET, THENCE SOUTH 36 DEGREES 43 MINUTES WEST 302 FEET ON A 1/2 MILE WIDE PROPOSED W/2 INTERSECT THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION AT A POINT 174 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 321 FEET, THENCE EAST 423.55 FEET, THENCE SOUTH 310 FEET TO BEGINNING.
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5. BEGIN WITH A POINT 25 FEET NORTH AND 16.15 FEET EAST OF SOUTH 1/4 POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN THENCE NORTH 45 DEGREES 15 MINUTES EAST 303.1 FEET, THENCE NORTH 106.74 FEET TO THE EASTERN RIGHT OF WAY LINE OF S.W. RAILROAD, THENCE SOUTHWESTERLY ALONG EASTERN RIGHT OF WAY LINE S.W. RAILROAD TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NORTH STREET, THENCE EAST ALONG NORTH RIGHT OF WAY LINE OF NORTH STREET TO POINT OF BEGINNING, SEMINOLE COUNTY, FLORIDA.

6. BEGIN WITH A POINT 25 FEET NORTH AND 16.15 FEET EAST OF SOUTH 1/4 POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN THENCE NORTH 45 DEGREES 15 MINUTES EAST 303.1 FEET, THENCE NORTH 106.74 FEET TO THE EASTERN RIGHT OF WAY LINE OF S.W. RAILROAD, THENCE SOUTHWESTERLY ALONG EASTERN RIGHT OF WAY LINE S.W. RAILROAD TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NORTH STREET, THENCE EAST ALONG NORTH RIGHT OF WAY LINE OF NORTH STREET TO POINT OF BEGINNING, SEMINOLE COUNTY, FLORIDA.

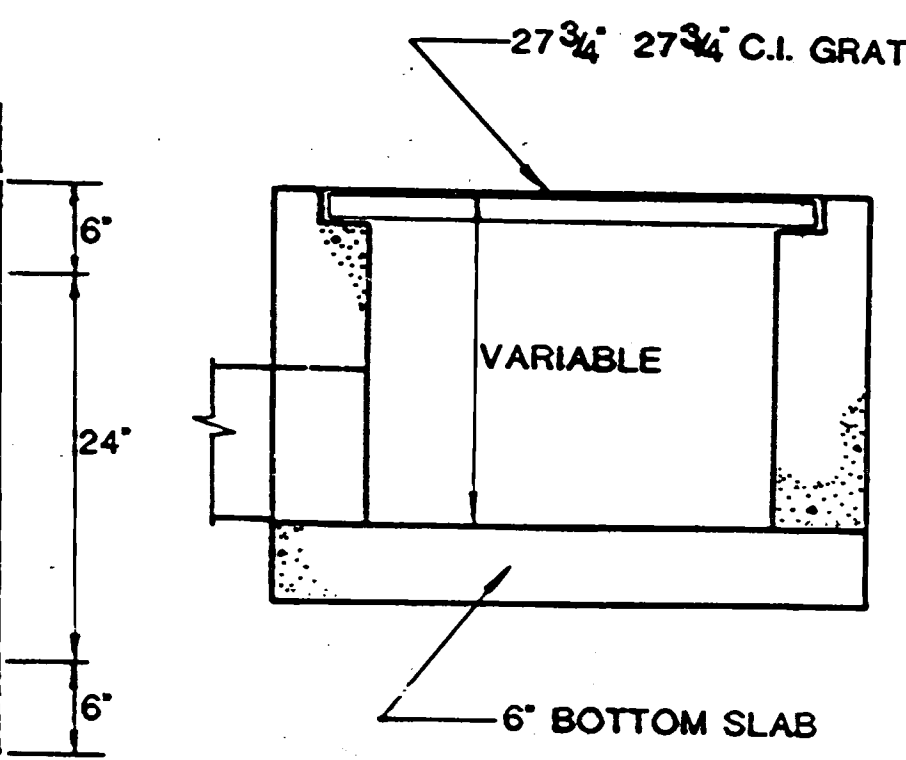
7. BEGIN WITH A POINT 25 FEET NORTH AND 16.15 FEET EAST OF SOUTH 1/4 POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN THENCE NORTH 45 DEGREES 15 MINUTES EAST 303.1 FEET, THENCE NORTH 106.74 FEET TO THE EASTERN RIGHT OF WAY LINE OF S.W. RAILROAD, THENCE SOUTHWESTERLY ALONG EASTERN RIGHT OF WAY LINE S.W. RAILROAD TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NORTH STREET, THENCE EAST ALONG NORTH RIGHT OF WAY LINE OF NORTH STREET TO POINT OF BEGINNING, SEMINOLE COUNTY, FLORIDA.

- General Notes:
- This survey was performed without the benefit of an updated Title Search. There may be other restrictions and matters of record affecting this site in the public records of Seminole County, Florida.
 - Boundaries shown hereon are based on the Northwesterly line being 1/2 mile wide in the application provided by a deed.
 - All easements shown are on corners unless otherwise noted.
 - Seminole County based on the finished floor of building three being at elevation 85.07.
 - Underground utilities as shown are based on a composite of information including utility files, location of above ground utility markers and intermittent excavations of gas, phone, electric and sewer lines shown as located and marked by utility company personnel, engineering plan proposals and conversations with local maintenance workers on site.
 - For details on grading, see page 2 of 2.

- TYPE "C" INLET GRATE ELEV. 85.50 FL. 83.00
- 6" SANITARY CLEANOUT FL. 85.00
- 6" SANITARY CLEANOUT FL. 83.60 EXIST. 6" PVC (PER SURVEYOR)
- 6" SANITARY CLEANOUT FL. 83.50 EXIST. 6" PVC (PER SURVEYOR)
- EXIST INLET SEE GENERAL NOTE #1
- EXIST INLET (SEE GEN NOTE #2)
- EXIST INLET SEE GENERAL NOTE #1

SUMMARY OF UTILITIES:

Gas:	Peoples Gas Company 600 West Robinson Street Orlando, FL 32802 407/425-4661
Electric:	Florida Power & Light Company 301 N. Myrtle Avenue P.O. Box 1817 Sanford, FL 32771 407/322-5381
Telephone:	United Telephone Company P.O. Box 3000, M/C 4043 Altamonte Springs, FL 32715 407/830-3420
Sewer & Water:	City of Altamonte Springs 225 Newburyport Avenue Altamonte Springs, FL 32701 407/830-3801



YARD INLET DETAIL
AS MANUFACTURED BY
AMERICAN PRE-CAST, OR EQUAL

Legend:

- Pine Tree
- Oak Tree
- Palm Tree
- Telephone
- Power Pole
- Catch Basin
- Drop Inlet
- Chain Link Fence
- Wooden Fence
- Sanitary Manhole
- Light Pole
- Sprinkler Head
- PROP ASPHALT PAVING
- PROP SIDEWALK
- PROP CHAIN LINK FENCE
- PROP ELEVATIONS
- EXISTING BUILDINGS
- EXISTING ELEVATION
- NEW BATHROOM FACILITIES
- PROP STRUCTURE NUMBER

Conklin Porter and Holmes
ENGINEERS, INC.
 POST OFFICE BOX 1816
 500 W. PALM STREET
 SANFORD, FLORIDA 32771
 TEL. 336-320641 TEL. 336-831-5717

DESIGNED BY IRENE BOYLES
 DRAWN BY JENNIFER DURAK
 CHECKED BY IRENE BOYLES
 APPROVED BY JAMES N. HUNTER

**GRADING, DRAINAGE,
PAVING & UTILITY
IMPROVEMENTS**

**ROSENWALD
EXCEPTIONAL CENTER**

SCALE: 1" = 50'
DATE: SEPT '88
JOB # B10400
SHEET #

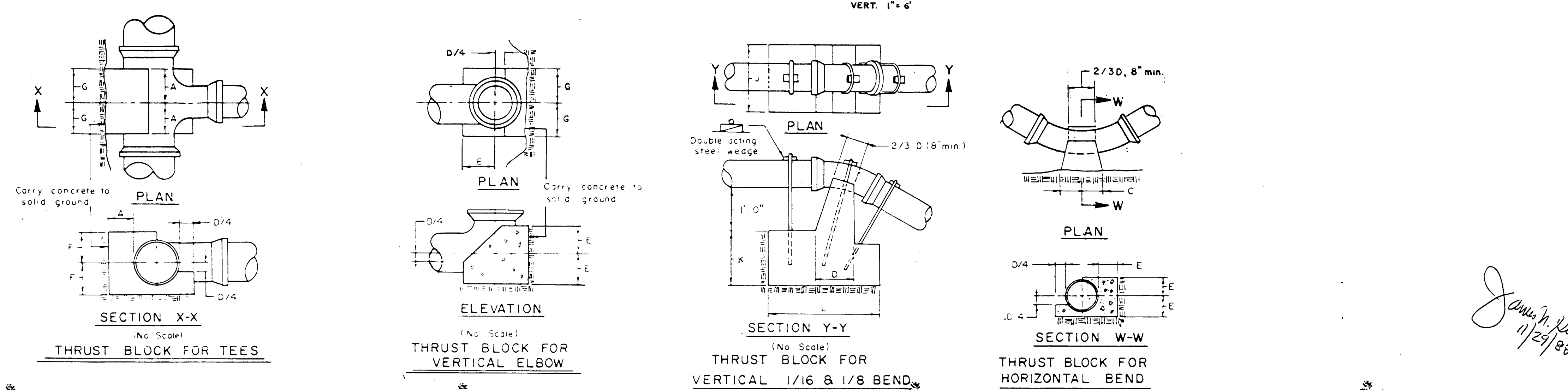
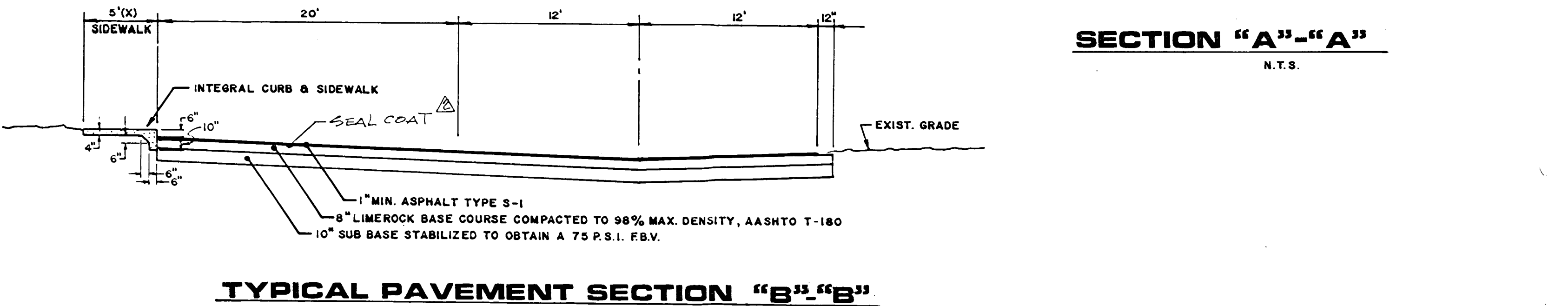
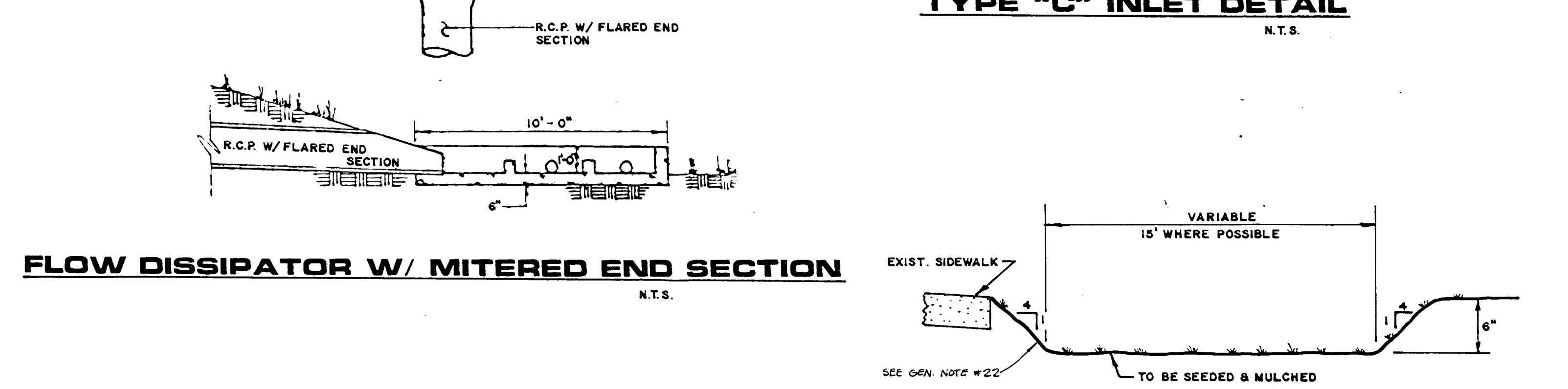
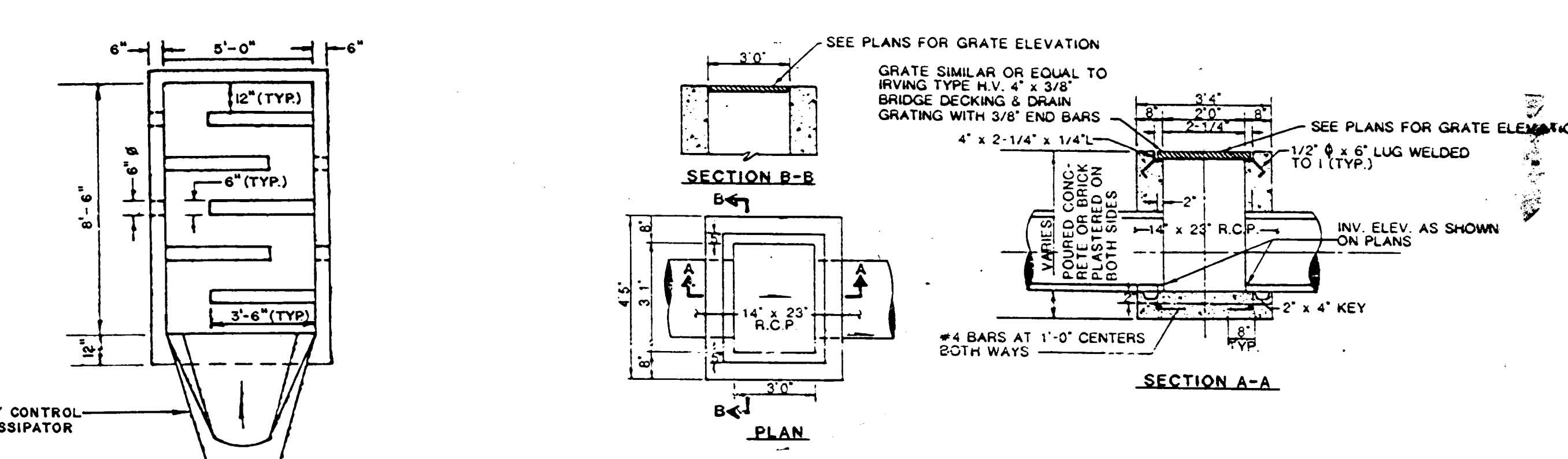
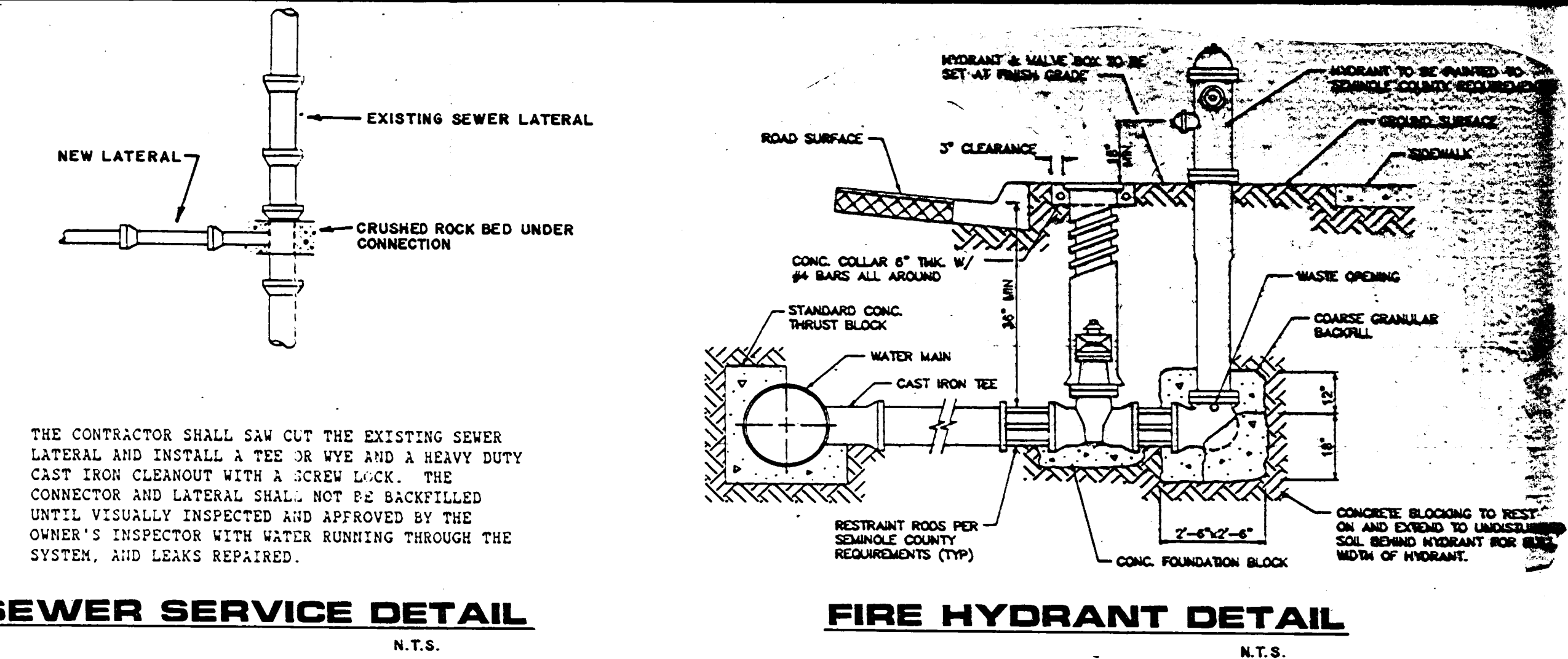
GENERAL NOTES

- ALL PAVEMENT IMPROVEMENTS ON-SITE SHALL BE IN ACCORDANCE WITH FOOT STANDARDS AND SPECIFICATIONS.
- ALL PERMITS, INCLUDING THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT, SHALL BE OBTAINED PRIOR TO COMMENCING CLEARING AND CONSTRUCTION.
- THE CONTRACTOR SHALL OVER-EXCAVATE AND BACKFILL WITH CLEAN BUILDER'S SAND ANY UNSUITABLE MATERIAL ENCOUNTERED UNDER PAVEMENT AND RETENTION BASIN AREAS.
- THE CONTRACTOR SHALL FURNISH AS-BUILTS OF ALL INSTALLED FACILITIES TO THE OWNER AND ARCHITECT. THE AS-BUILT DRAWINGS SHALL SHOW SPOT ELEVATIONS IN RETENTION BASINS, FINAL PAVEMENT ELEVATIONS, AND THE AS-BUILT LOCATIONS OF SEWER LATERALS AND WATER MAIN.
- THE PURPOSE OF THESE PLANS IS TO PROVIDE DIMENSION AND DETAILS FOR THE CONSTRUCTION OF THE DRAINAGE AND UTILITY SYSTEMS AND PAVING IMPROVEMENTS. THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL AND ENGINEERING DRAWINGS TO ENSURE CORRECT ALIGNMENT AND COMPATIBILITY OF UTILITY CONNECTIONS, DRIVEWAYS, DOORWAYS, SIDEWALKS AND OTHER AREAS OF INTERFACE BETWEEN THE DRAWINGS. IF THE CONTRACTOR OBSERVES POSSIBLE CONFLICTS BETWEEN THE DRAWINGS, HE SHALL IMMEDIATELY BRING THESE QUESTIONS TO THE ATTENTION OF THE ARCHITECT.
- IF DIRECTED BY THE OWNER, THE ENGINEER, THE ARCHITECT, OR STATE INSPECTORS, THE CONTRACTOR SHALL INSTALL SITE FENCE, PERIMETER DIKES, STRAW BALE BARRIERS, OR PROVIDE OTHER EROSION PROTECTION DEVICES TO PROTECT DOWNSTREAM OR OFF-SITE PROPERTIES DURING CONSTRUCTION.
- ALL NORMAL PARKING SPACES SHALL BE 10' X 20'; ALL HANDICAPPED SPACES, IF NOTED, SHALL BE 12' X 20'.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT EXISTING DRAINAGE FACILITIES AT ALL TIMES DURING CONSTRUCTION TO PREVENT ON-SITE AND OFF-SITE FLOODING.
- GRASSY AREAS WITHIN THE SITE WHICH ARE DISTURBED AS PART OF THIS CONTRACT, INCLUDING BUT NOT LIMITED TO EXISTING SWALES WHICH ARE REGRADED AND NEW SWALES AND RETENTION BASINS CONSTRUCTED AS PART OF THIS CONTRACT SHALL BE SOEDED, OR SEEDED AND MULCHED AS NOTED ON THE PLANS.
- IN THOSE LOCATIONS WHERE NEW PAVEMENT WILL BE BUILT ABUTTING THE EXISTING PAVEMENT, THE INTENTION IS TO CONSTRUCT A SMOOTH DRIVING SURFACE, FREE OF SEVERE CHANGES IN LONGITUDINAL AND CROSS-SLOPE, AND WHICH DRAINS QUICKLY TO THE SWALES ADJACENT TO THE PAVEMENT WITHOUT BIRDBATHS OR PAVEMENT PONDING. THE CONTRACTOR SHALL CONTACT THE SCHOOL BOARD INSPECTOR OR THE ENGINEER FOR CLARIFICATION AS NEEDED.
- THE TOPOGRAPHIC SURVEY AND EXISTING CULTURAL INFORMATION HAS BEEN PROVIDED BY HOLT SURVEYING, 5021 EAGLESTON AVENUE, SUITE A, ORLANDO, FLORIDA 32804 (TEL. 407/290-0983). THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED. THE CONTRACTOR IS DIRECTED TO OBTAIN A COPY OF THE BOUNDARY AND PROGRAMATIC SURVEY FOR THE LOCATION AND ELEVATION OF PROPERTY CORNERS, FRMS AND TBMS FROM THE SURVEYOR.
- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL VISIT AND INSPECT THE CONSTRUCTION SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS WHICH MAY AFFECT HIS BID.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED TO THE ENGINEER AND DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR THOROUGHNESS OF THIS INFORMATION. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WHOSE FRANCHISES INCLUDE THIS AREA TO LOCATE SUBSURFACE UTILITY LINES AND TO ARRANGE FOR THE RELOCATION OF THESE UTILITY LINES AS NECESSARY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY LINE, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING THE RELOCATION. ANY DELAY OR INCONVENIENCE CAUSED BY THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION SHALL BE APPROVED. CHAPTER 17-53 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. THE ONLY SAFE AND RELIABLE WAY TO LOCATE EITHER THE MAINS OR SERVICE LINES IS BY ON-SITE INSPECTION BY GAS COMPANY PERSONNEL. THEREFORE, EXCAVATORS ARE DIRECTED TO TELEPHONE THE GAS COMPANY TWO WORKING DAYS BEFORE ENTERING A NEW CONSTRUCTION AREA.
- THE SHALLOW RETENTION BASINS AND SOAKER SWALES ARE DESIGNED TO DRAIN AS QUICKLY AS POSSIBLE AND THEREFORE THE QUALITY OF THE SOILS IN THE SIDES AND BOTTOMS OF THE BASINS IS CRITICAL. ALL SOILS CONTAINING SILT, MUCK, CLAY OR QUESTIONABLE MATERIALS SHALL BE REMOVED IMMEDIATELY PRIOR TO FINAL SOEDING OR SEEDED, ACCUMULATED SILT, LINEROCK FILM, OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE BOTTOM AND SIDES OF THE BASIN BEFORE SOEDING. IF THE NATIVE SANDS IN THE BOTTOM OR SIDES OF THE RETENTION BASIN CONTAIN ROOTS OR OTHER ORGANIC MATERIAL, THIS MATERIAL SHALL BE OVEREXCAVATED AND BACKFILLED WITH 2' OF CLEAN, FREE-DRAINING SAND.
- MATERIALS AND METHODS FOR PAVEMENT AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1986 OR LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO. ALL PAVING SURFACES SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION AND NO GENERALLY SHOWN BY THE FLOW AREAS OR TYPICAL SECTIONS. NO PONDING OR BIRDBATHS WILL BE ACCEPTED IN THE PAVEMENT AREAS. THE ENGINEER MAY BE CONSULTED SO THAT HE MAY PROVIDE SUPPLEMENTARY INSTRUCTIONS AND DRAWING INTERPRETATIONS.
- ALL STRIPING SHALL BE TO FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1986, OR THE LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO.
- THE CONTRACTOR SHALL CLEAN THE EXISTING STORM DRAINAGE SYSTEM OF ALL ACCUMULATED SILT AND LINEROCK FILM AT THE LAST STAGE OF CONSTRUCTION.
- THE CONTRACTOR SHALL WALK THE SITE WITH THE ARCHITECT AND SHALL OBTAIN APPROVAL PRIOR TO REMOVING ANY TREES. SOME ADJUSTMENTS IN STORM DRAIN LOCATION AND RETENTION BASIN CONFIGURATION WILL BE PERMITTED TO SAVE TREES. ALL MODIFICATIONS, HOWEVER, MUST RECEIVE PRIOR APPROVAL FROM THE ARCHITECT AND SCHOOL BOARD INSPECTOR.
- THE CONTRACTOR SHALL PLAN AND CONDUCT HIS WORK IN SUCH A WAY AS TO MINIMIZE DISRUPTION OF NORMAL SCHOOL ACTIVITIES.
- ALL CONSTRUCTION EQUIPMENT USED ON THIS PROJECT SHALL RECEIVE PRIOR APPROVAL FROM THE SOILS ENGINEER AND THE ARCHITECT, TO AVOID DAMAGE TO EXISTING BUILDINGS.
- THE CONTRACTOR SHALL REMOVE DRAINAGE STRUCTURES #6 AND SHALL REPLACE THAT STRUCTURE WITH A YARD INLET WITH THE GRATE ELEVATION SET 0.1' BELOW THE ADJACENT SIDEWALK ELEVATION. THE CONTRACTOR SHALL DIRECT THE ROOF DRAINS TO THE INLET. HE SHALL SAW CUT AND REMOVE THE NORTHEAST FACE OF DRAINAGE STRUCTURE #7 TO PERMIT FREE DISCHARGE OF THE STORM DRAIN. HE SHALL CLEAN OUT AND FLUSH THE STORM DRAIN BETWEEN DRAINAGE STRUCTURES #5 AND #7 IN THE PRESENCE OF THE SCHOOL BOARD INSPECTOR.

- THE CONTRACTOR SHALL REMOVE THE RAILROAD TIES FROM THE PERIMETER OF THE COURTYARD AREA BETWEEN BUILDING #4 AND #1 AND BETWEEN BUILDING #3 AND #1, AND CONSTRUCT A WIDE BOTTOM SOAKER SWALE AS NOTED IN SECTION A-A. THE SWALE MAY BE NARROWED AS NECESSARY TO AVOID TREES, ROOTS, AND SHRUBBERY, BUT THE INTENT IS TO ASSURE POSITIVE DRAINAGE FROM ALL SIDEWALKS AND TO PROVIDE AN AREA WHERE THE WATER CAN PERCOLATE.
- NO SOILS REPORT HAS BEEN MADE AVAILABLE FOR THE CONTRACTOR'S USE. AFTER FIRST OBTAINING SCHOOL BOARD PERMISSION, THE CONTRACTOR MAY VISIT THE SITE AND EXCAVATE AN AREA IN THE PROPOSED PAVEMENT OR RETENTION BASIN AREA, IF HE WISHES, AND USE THAT INFORMATION AND WHAT OTHER INFORMATION MAY BE AVAILABLE TO DRAW CONCLUSIONS ABOUT SUBSURFACE SOIL CONDITIONS, WATER TABLE ELEVATIONS, ETC. HOWEVER, ANY AREA DISTURBED MUST BE RESTORED BEFORE THE CONTRACTOR LEAVES THE SITE.
- THE WATER MAIN AND FIRE HYDRANT SHALL BE DEDICATED TO THE CITY OF ALTA MONTE SPRINGS. AS SUCH, THE MATERIAL AND INSTALLATION REQUIREMENTS SHALL MEET CITY STANDARDS AND SPECIFICATIONS. THE DEPT. OF EDUCATION REQUIRES THAT ALL ON-SITE FIRE MAINS BE TESTED TO 200 PSI. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENT OR WITH CITY OF ALTA MONTE SPRINGS TESTING REQUIREMENTS, WHICHEVER IS MORE STRINGENT. THE FIRE MAINS SHALL BE TESTED IN THE PRESENCE OF THE SCHOOL BOARD INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO PRESSURE TEST THE WATER MAIN AND CHLORINATE THE NEW LINE, AND SHALL SUBMIT SUCCESSFUL BACTERIOLOGICAL TEST RESULTS TO THE ENGINEER IN ACCORDANCE WITH FDER REGULATIONS.
- THE SANITARY SEWER LATERALS SHALL BE OWNED AND MAINTAINED BY THE SCHOOL BOARD, BUT SHALL BE INSTALLED TO CITY OF ALTA MONTE SPRINGS SPECIFICATIONS AND STANDARDS.
- ALL CONNECTIONS TO EXISTING SEWER LATERALS AND WATER SERVICE LINE SHALL BE ACCOMPLISHED AFTER SCHOOL HOURS OR AT OTHER TIMES WHICH DO NOT DISRUPT NORMAL SCHOOL ACTIVITIES.
- QUANTITIES SHOWN ARE APPROXIMATE ONLY, AND SHALL BE RECOMPUTED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID.
- THE SLOPES ON THE SANITARY SEWER LATERALS ARE CRITICAL. PRIOR TO COMMENCING CONSTRUCTION, INCLUDING ANY INTERNAL BUILDING PLUMBING, THE CONTRACTOR SHALL UNCOVER THE PROPOSED SEWER CONNECTION POINT AND VERIFY THE LOCATION AND SLOPE OF THE LATERAL. IF THE CONTRACTOR FORESEES ANY CONSTRUCTION PROBLEM OR CONFLICT, HE SHALL IMMEDIATELY CONTACT THE ARCHITECT OR ENGINEER FOR CONSIDERATION OF ALTERNATE CONNECTION POINTS OR INTERNAL PLUMBING CHANGES.
- SOME SEWER LATERALS WILL BE EXTENSIONS OF EXISTING SEWER LINES. AT THESE LOCATIONS, IDENTIFIED ON THE PLANS, THE EXISTING SERVICE LINE SHALL BE CUT AND A WYE, TEE, OR OTHER FITTING INSTALLED TO PERMIT EXTENSION OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH AND INSTALL FITTINGS, COUPLINGS, ADAPTERS, AS NECESSARY TO EXTEND THE NEW LATERAL. THE CONTRACTOR SHALL NOT BACKFILL THE NEW LATERAL UNTIL THE LATERAL AND CONNECTION ARE VISUALLY INSPECTED AND APPROVED BY THE OWNER'S INSPECTOR WITH WATER RUNNING THROUGH THE OLD AND NEW LATERAL.
- IF THE EXISTING SEWER LATERAL OR WATER SERVICE LINE TO BE EXTENDED LIES UNDER THE CONCRETE SIDEWALK, THE CONTRACTOR SHALL EXCAVATE UNDER THE SIDEWALK TO EXPOSE THE LINE. IF THE SIDEWALK MUST BE CUT, THE CONTRACTOR SHALL SAW CUT THE WALK AND RESTORE SAME TO EXISTING CONDITION. IF HE EXCAVATES UNDER THE SIDEWALK, HE SHALL BACKFILL AND COMPACT BY HAND TO MAXIMIZE COMPACTION. THIS WORK SHALL BE INCIDENTAL TO THE WORK PERFORMED AND SHALL BE INCLUDED WITH THE BASE BID. NO ADDITIONAL COMPENSATION WILL BE APPROVED.
- A LATERAL SEPARATION OF AT LEAST 10' SHALL BE MAINTAINED BETWEEN WATER AND SANITARY LINES. SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10' BETWEEN ANY TWO JOINTS. ALTERNATIVELY, THE SEWER MAIN MAY BE PLACED IN A SLEEVE OR ENCASED IN CONCRETE TO OBTAIN THE EQUIVALENT OF THE REQUIRED 10 FOOT SEPARATION.

WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM SEPARATION BETWEEN LINES AND JOINTS AS HEREIN STATED SHALL BE REQUIRED.
- ANY SEWER LATERAL OR WATER SERVICE LINE INSTALLED WITH LESS COVER OR CLEARANCE THAN REQUIRED BY LOCAL BUILDING CODE SHALL BE ENCASED IN CONCRETE.
- THE SUBCONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC AND LEAKAGE TESTING.
- ALL PLUGS, CAPS, TEES, BENDS, FIRE HYDRANTS, VALVES, ETC., SHALL BE PROVIDED WITH THRUST BLOCKS.

ALL GATE VALVES SHALL BE FURNISHED WITH VALVE BOXES, SET TO FINISHED GRADE.
- MINIMUM SLOPE ON ALL SEWER LATERALS IS 2.0%.
- SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED PRIOR TO THE INSTALLATION OF THE SANITARY SEWER C.O., SANITARY SEWER PIPE, WATER SYSTEM PIPE, VALVES, HYDRANT, TAPPING SLEEVE, STORM INLET AND FLOW DISSIPATOR.



THRUST BLOCK DETAIL & SCHEDULE

D	A	B	C	E	F	G	H	J	K	L
8"	8"	11"	1-3	8"	8"	8"	3"	2'-6"	2'-6"	3'-0"
10"	9"	1'-2	1-8	9"	10"	9"	3"	3'-0"	2'-9"	4'-0"
12"	10"	1-6	2-11	10"	1'-0	1'-0"	3"	4'-0"	3'-0"	4'-6"
14"	1-0	1-8	2-6	11"	1'-3	1'-0"	3"	4'-6"	3'-6"	4'-9"
16"	1-2	2-4	3-4	1-3	1-8	1'-4"	4"	5'-2"	4'-0"	6'-6"

Conklin Porter and Holmes
ENGINEERS, INC.
 POST OFFICE BOX 1976
 500 W. FULLTON STREET
 SANFORD, FLORIDA 32771-1976
 TEL 305 322-6841 TEL 305 831-5717

ACTIVITY	NAME	DATE
DESIGNED BY:	I. BOYLES	9/88
DRAWN BY:	C. D. PULVER	9/88
CHECKED BY:	I. BOYLES	9/88
APPROVED BY:	J. M. HUMMER	9/88
REGISTRATION NO.	21798	

GENERAL NOTES & DETAIL SHEET

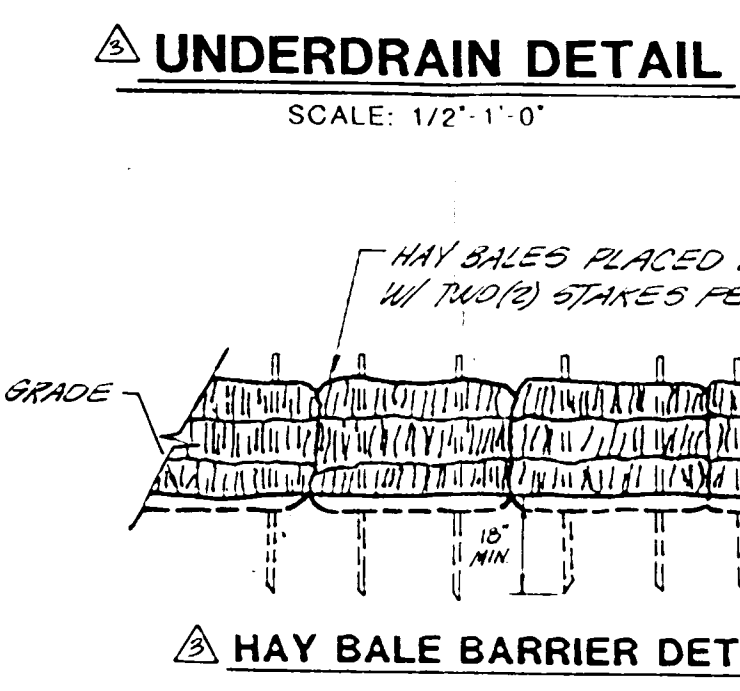
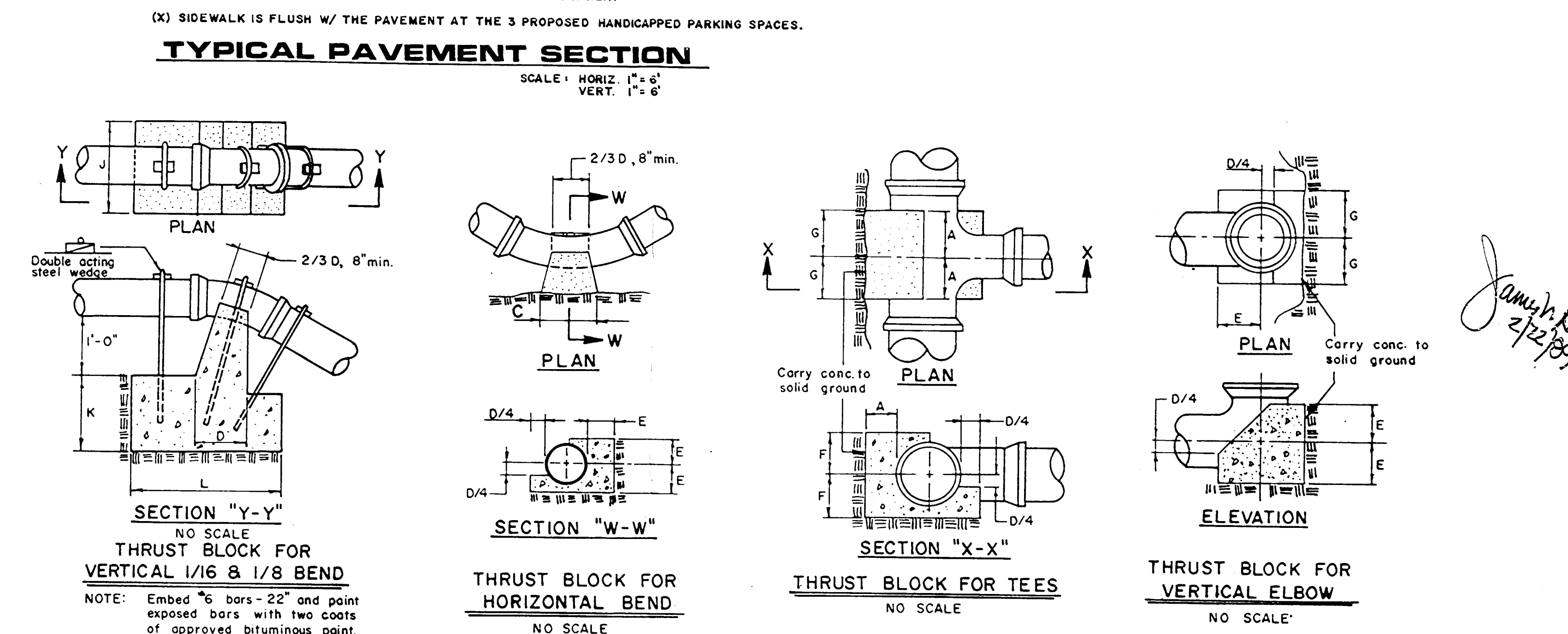
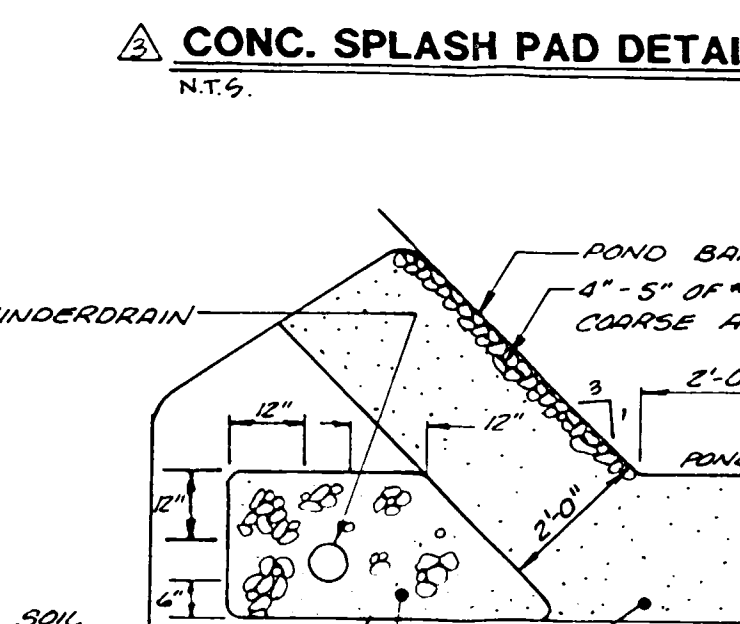
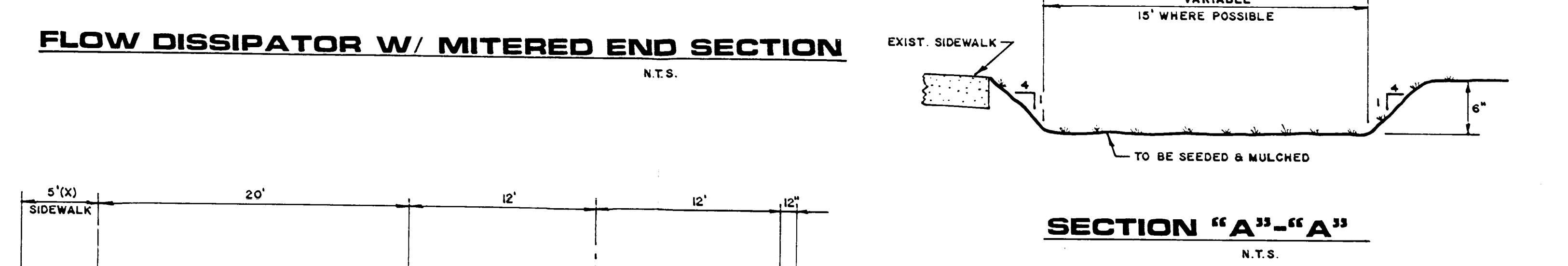
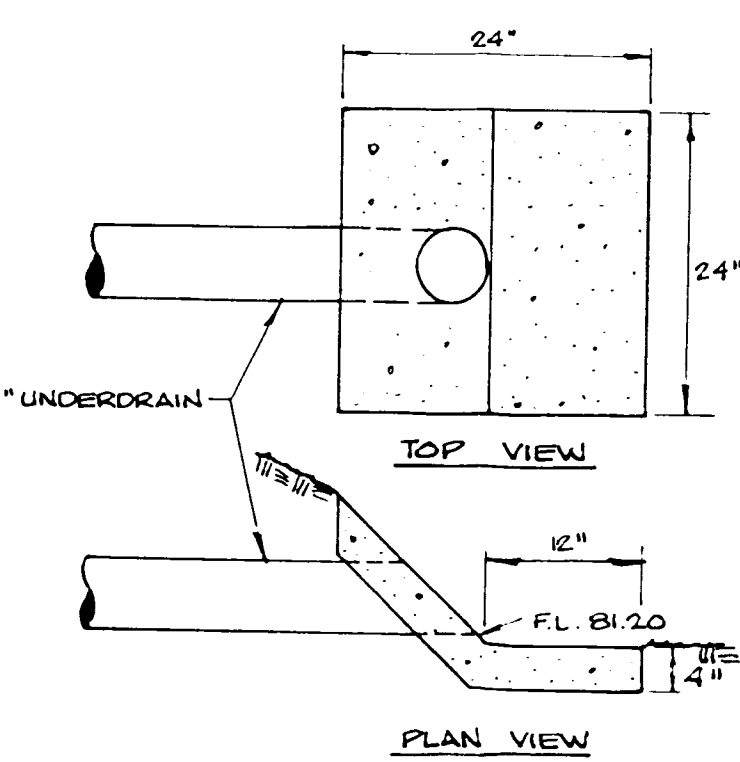
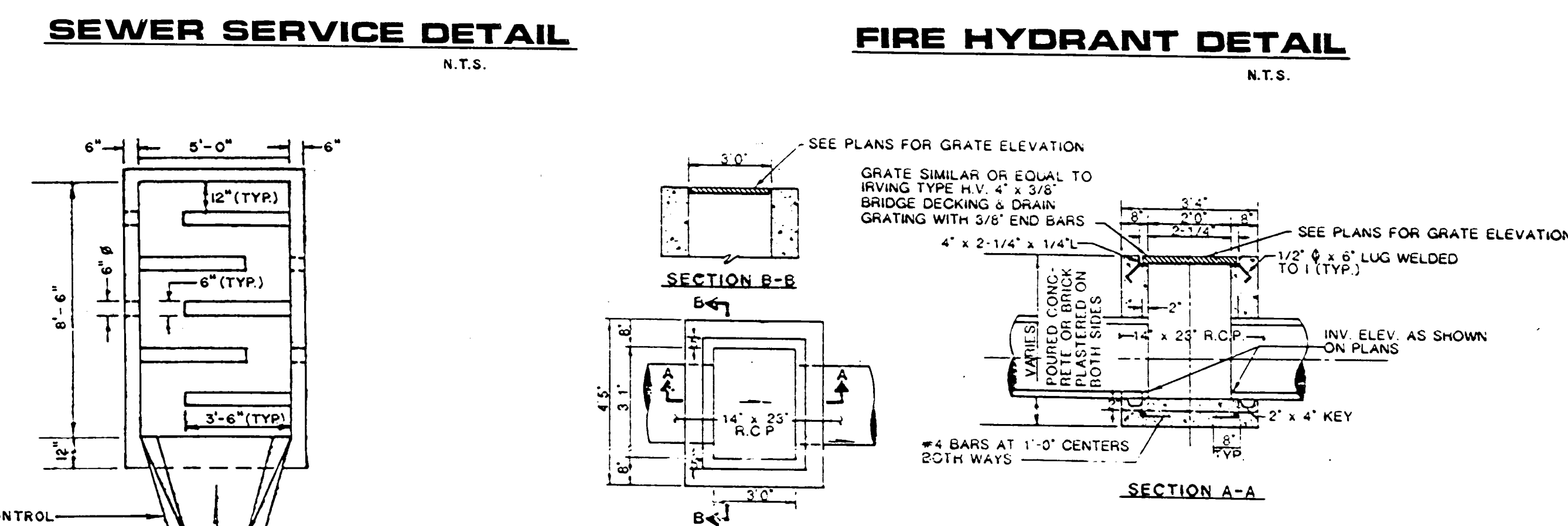
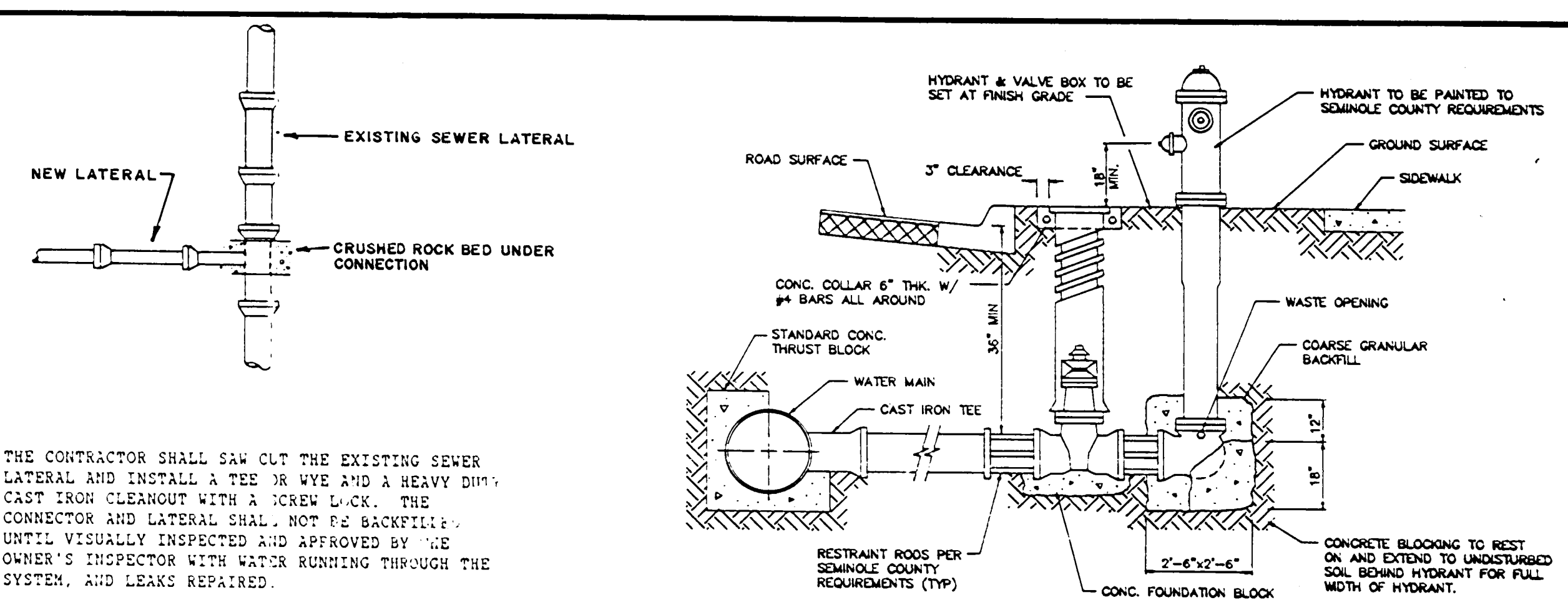
ROSENWALD EXCEPTIONAL CENTER

SCALE: AS SHOWN
 DATE: SEPT. 1988
 JOB NO. B1104-00
 SHEET NO. of

RECEIVED
 NOV 30 1988
 RECORDS ORLANDO

GENERAL NOTES

- ALL PAVEMENT IMPROVEMENTS ON-SITE SHALL BE IN ACCORDANCE WITH FDOT STANDARDS AND SPECIFICATIONS.
- ALL PERMITS, INCLUDING THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT, SHALL BE OBTAINED PRIOR TO COMMENCING CLEARING AND CONSTRUCTION.
- THE CONTRACTOR SHALL OVER-EXCAVATE AND BACKFILL WITH CLEAN BUILDER'S SAND ANY UNSUITABLE MATERIAL ENCOUNTERED UNDER PAVEMENT AND RETENTION BASIN AREAS.
- THE CONTRACTOR SHALL FURNISH AS-BUILTS OF ALL INSTALLED FACILITIES TO THE OWNER AND ARCHITECT. THE AS-BUILT DRAWINGS SHALL SHOW SPOT ELEVATIONS IN RETENTION BASINS, FINAL PAVEMENT ELEVATIONS, AND THE AS-BUILT LOCATIONS OF SEWER LATERALS AND WATER MAIN.
- THE PURPOSE OF THESE PLANS IS TO PROVIDE DIMENSION AND DETAILS FOR THE CONSTRUCTION OF THE DRAINAGE AND UTILITY SYSTEMS AND PAVING IMPROVEMENTS. THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL AND ENGINEERING DRAWINGS TO ENSURE CORRECT ALIGNMENT AND COMPATIBILITY OF UTILITY CONNECTIONS, DRIVEWAYS, DOORWAYS, SIDEWALKS AND OTHER AREAS OF INTERFACE BETWEEN THE DRAWINGS. IF THE CONTRACTOR OBSERVES POSSIBLE CONFLICTS BETWEEN THE DRAWINGS, HE SHALL IMMEDIATELY BRING THESE QUESTIONS TO THE ATTENTION OF THE ARCHITECT.
- IF DIRECTED BY THE OWNER, THE ENGINEER, THE ARCHITECT, OR STATE INSPECTORS, THE CONTRACTOR SHALL INSTALL SILT FENCE, PERIMETER DIKES, STRAW BALE BARRIERS, OR PROVIDE OTHER EROSION PROTECTION DEVICES TO PROTECT DOWNSTREAM OR OFF-SITE PROPERTIES DURING CONSTRUCTION.
- ALL NORMAL PARKING SPACES SHALL BE 10' X 20'; ALL HANDICAPPED SPACES, IF NOTED, SHALL BE 12' X 20'.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT EXISTING DRAINAGE FACILITIES AT ALL TIMES DURING CONSTRUCTION TO PREVENT ON-SITE AND OFF-SITE FLOODING.
- GRASSY AREAS WITHIN THE SITE WHICH ARE DISTURBED AS PART OF THIS CONTRACT, INCLUDING BUT NOT LIMITED TO EXISTING SWALES WHICH ARE REGRADED AND NEW SWALES AND RETENTION BASINS CONSTRUCTED AS PART OF THIS CONTRACT SHALL BE SODDED, OR SEEDED AND MULCHED AS NOTED ON THE PLANS.
- IN THOSE LOCATIONS WHERE NEW PAVEMENT WILL BE BUILT ABUTTING THE EXISTING PAVEMENT, THE INTENTION IS TO CONSTRUCT A SMOOTH DRIVING SURFACE, FREE OF SEVERE CHANGES IN LONGITUDINAL AND CROSS-SLOPE, AND WHICH DRAINS QUICKLY TO THE SWALES ADJACENT TO THE PAVEMENT WITHOUT SIBDBATHS OR PAVEMENT FONDING. THE CONTRACTOR SHALL CONTACT THE SCHOOL BOARD INSPECTOR OR THE ENGINEER FOR CLARIFICATION AS NEEDED.
- THE TOPOGRAPHIC SURVEY AND EXISTING CULTURAL INFORMATION HAS BEEN PROVIDED BY HOLT SURVEYING, 5021 EAGLESTON AVENUE, SUITE A, ORLANDO, FLORIDA 32804 (TEL. 407/290-0983). THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED. THE CONTRACTOR IS DIRECTED TO OBTAIN A COPY OF THE BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE LOCATION AND ELEVATION OF PROPERTY CORNERS, PERMITS AND TIES FROM THE SURVEYOR.
- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL VISIT AND INSPECT THE CONSTRUCTION SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS WHICH MAY AFFECT HIS BID.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED TO THE ENGINEER AND DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR THOROUGHNESS OF THIS INFORMATION. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WHOSE FRANCHISES INCLUDE THIS AREA TO LOCATE SUBSURFACE UTILITY LINES AND TO ARRANGE FOR THE RELOCATION OF THESE UTILITY LINES AS NECESSARY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY LINE, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING THE RELOCATION. ANY DELAY OR INCONVENIENCE CAUSED BY THE RELOCATION OF THE UTILITY LINES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION SHALL BE APPROVED. CHAPTER 17-53 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. THE ONLY SAFE AND RELIABLE WAY TO LOCATE EITHER THE MAINS OR SERVICE LINES IS BY ON-SITE INSPECTION BY GAS COMPANY PERSONNEL. THEREFORE, EXCAVATORS ARE DIRECTED TO TELEPHONE THE GAS COMPANY TWO WORKING DAYS BEFORE ENTERING A NEW CONSTRUCTION AREA.
- THE SHALLOW RETENTION BASINS AND SOAKAWAY SWALES ARE DESIGNED TO DRAIN AS QUICKLY AS POSSIBLE AND THEREFORE THE QUALITY OF THE SOILS IN THE SIDES AND BOTTOMS OF THE BASINS IS CRITICAL. ALL SOILS CONTAINING SILT, MUCK, CLAY OR QUESTIONABLE MATERIALS SHALL BE REMOVED IMMEDIATELY PRIOR TO FINAL SODDING OR SEEDING. ACCUMULATED SILT, LIMESTONE FILM, OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE BOTTOM AND SIDES OF THE BASIN BEFORE SODDING. IF THE NATIVE SANDS IN THE BOTTOM OR SIDES OF THE RETENTION BASIN CONTAIN ROOTS OR OTHER ORGANIC MATERIAL, THIS MATERIAL SHALL BE OVEREXCAVATED AND BACKFILLED WITH 2" OF CLEAN, FREE-DRAINING SAND.
- MATERIALS AND METHODS FOR PAVEMENT AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1986 OR LATEST REVISION THEREOF, OR SUPPLEMENTAL SPECIFICATIONS THEREON. ALL PAVING SURFACES SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION GENERALLY SHOWN BY THE FLOW AREAS OR TYPICAL SECTIONS. NO PUDDLING OR SIBDBATHS WILL BE ACCEPTED IN THE PAVEMENT AREAS. THE ENGINEER MAY BE CONSULTED SO THAT HE MAY PROVIDE SUPPLEMENTARY INSTRUCTIONS AND DRAWING INTERPRETATIONS.
- ALL STRIPING SHALL BE TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1986, OR THE LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THEREON.
- THE CONTRACTOR SHALL CLEAN THE EXISTING STORM DRAINAGE SYSTEM OF ALL ACCUMULATED SILT AND LIMESTONE FILM AT THE LAST STAGE OF CONSTRUCTION.
- THE CONTRACTOR SHALL WALK THE SITE WITH THE ARCHITECT AND SHALL OBTAIN APPROVAL PRIOR TO REMOVING ANY TREES. SOME ADJUSTMENTS IN STORM DRAIN LOCATION AND RETENTION BASIN CONFIGURATION WILL BE PERMITTED TO SAVE TREES. ALL MODIFICATIONS, HOWEVER, MUST RECEIVE PRIOR APPROVAL FROM THE ARCHITECT AND SCHOOL BOARD INSPECTOR.
- THE CONTRACTOR SHALL PLAN AND CONDUCT HIS WORK IN SUCH A WAY AS TO MINIMIZE DISRUPTION OF NORMAL SCHOOL ACTIVITIES.
- ALL COMPACTION EQUIPMENT USED ON THIS PROJECT SHALL RECEIVE PRIOR APPROVAL FROM THE SOILS ENGINEER AND THE ARCHITECT, TO AVOID DAMAGE TO EXISTING BUILDINGS.
- THE CONTRACTOR SHALL REMOVE DRAINAGE STRUCTURES AND SHALL REPLACE THAT STRUCTURE WITH A YARD INLET WITH THE GRATE ELEVATION SET 0.1' BELOW THE ADJACENT SIDEWALK ELEVATION. THE CONTRACTOR SHALL DIRECT THE ROOF DRAINS TO THE INLET. HE SHALL SAW CUT AND REMOVE THE NORTHEAST FACE OF DRAINAGE STRUCTURE #7 TO PERMIT FREE DISCHARGE OF THE STORM DRAIN. HE SHALL CLEAN OUT AND FLUSH THE STORM DRAIN BETWEEN DRAINAGE STRUCTURES #5 AND #7 IN THE PRESENCE OF THE SCHOOL BOARD INSPECTOR.
- THE CONTRACTOR SHALL REMOVE THE RAILROAD TIES FROM THE PERIMETER OF THE COURTYARD AREA BETWEEN BUILDING #4 AND #1 AND BETWEEN BUILDING #3 AND #1, AND CONSTRUCT A WIDE BOTTOM SOAKER SWALE AS NOTED IN SECTION A-A. THE SWALE MAY BE NARROWED AS NECESSARY TO AVOID TREES, ROOTS, AND SHRUBBERY, BUT THE INTENT IS TO ASSURE POSITIVE DRAINAGE FROM ALL SIDEWALKS AND TO PROVIDE AN AREA WHERE THE WATER CAN PERCOLATE.
- NO SOILS REPORT HAS BEEN MADE AVAILABLE FOR THE CONTRACTOR'S USE. AFTER FIRST OBTAINING SCHOOL BOARD PERMISSION, THE CONTRACTOR MAY VISIT THE SITE AND EXCAVATE AN AREA IN THE PROPOSED PAVEMENT OR RETENTION BASIN AREA, IF HE WISHES, AND USE THAT INFORMATION AND WHAT OTHER INFORMATION MAY BE AVAILABLE TO DRAW CONCLUSIONS ABOUT SUBSURFACE SOIL CONDITIONS, WATER TABLE ELEVATIONS, ETC. HOWEVER, ANY AREA DISTURBED MUST BE RESTORED BEFORE THE CONTRACTOR LEAVES THE SITE.
- THE WATER MAIN AND FIRE HYDRANT SHALL BE DEDICATED TO THE CITY OF ALTA MONTÉ SPRINGS. AS SUCH, THE MATERIAL AND INSTALLATION REQUIREMENTS SHALL MEET CITY STANDARDS AND SPECIFICATIONS. THE DEPT. OF EDUCATION REQUIRES THAT ALL ON-SITE FIRE MAINS BE TESTED TO 200 PSI. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENT OR WITH CITY OF ALTA MONTÉ SPRINGS TESTING REQUIREMENTS, WHICHEVER IS MORE STRINGENT. THE FIRE MAINS SHALL BE TESTED IN THE PRESENCE OF THE SCHOOL BOARD INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE SCHOOL BOARD, BUT SHALL BE INSTALLED TO CITY OF ALTA MONTÉ SPRINGS SPECIFICATIONS AND STANDARDS.
- ALL CONNECTIONS TO EXISTING SEWER LATERALS AND WATER SERVICE LINE SHALL BE ACCOMPLISHED AFTER SCHOOL HOURS OR AT OTHER TIMES WHICH DO NOT DISRUPT NORMAL SCHOOL ACTIVITIES.
- QUANTITIES SHOWN ARE APPROXIMATE ONLY, AND SHALL BE RECOMPUTED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID.
- THE SLOPES ON THE SANITARY SEWER LATERALS ARE CRITICAL. PRIOR TO COMMENCING CONSTRUCTION, INCLUDING ANY INTERNAL BUILDING FLOORING, THE CONTRACTOR SHALL UNCOVER THE PROPOSED SEWER CONNECTION POINT AND VERIFY THE LOCATION AND SLOPE OF THE LATERAL. IF THE CONTRACTOR FORESEES ANY CONSTRUCTION PROBLEM OR CONFLICT, HE SHALL IMMEDIATELY CONTACT THE ARCHITECT OR ENGINEER FOR CONSIDERATION OF ALTERNATE CONNECTION POINTS OR INTERNAL PLUMBING CHANGES.
- SOME SEWER LATERALS WILL BE EXTENSIONS OF EXISTING SEWER LINES. AT THESE LOCATIONS, IDENTIFIED ON THE PLANS, THE EXISTING SERVICE LINE SHALL BE CUT AND A WYE, TEE, OR OTHER FITTING INSTALLED TO PERMIT EXTENSION OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH AND INSTALL FITTINGS, COUPLINGS, ADAPTERS, AS NECESSARY TO EXTEND THE NEW LATERAL. THE CONTRACTOR SHALL NOT BACKFILL THE NEW LATERAL UNTIL THE LATERAL AND CONNECTION ARE VISUALLY INSPECTED AND APPROVED BY THE OWNER'S INSPECTOR WITH WATER RUNNING THROUGH THE OLD AND NEW LATERAL.
- IF THE EXISTING SEWER LATERAL OR WATER SERVICE LINE TO BE EXTENDED LIES UNDER THE CONCRETE SIDEWALK, THE CONTRACTOR SHALL EXCAVATE UNDER THE SIDEWALK TO EXPOSE THE LINE. IF THE SIDEWALK MUST BE CUT, THE CONTRACTOR SHALL SAW CUT THE WALK AND RESTORE SAME TO EXISTING CONDITION. IF HE EXCAVATES UNDER THE SIDEWALK, HE SHALL BACKFILL AND COMPACT BY HAND TO MAXIMIZE COMPACTION. THIS WORK SHALL BE INCIDENTAL TO THE WORK PERFORMED AND SHALL BE INCLUDED WITH THE BASE BID. NO ADDITIONAL COMPENSATION WILL BE APPROVED.
- A LATERAL SEPARATION OF AT LEAST 10' SHALL BE MAINTAINED BETWEEN WATER AND SANITARY LINES. SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10' BETWEEN ANY TWO JOINTS. ALTERNATIVELY, THE SEWER MAIN MAY BE PLACED IN A SLEEVE OR ENCASED IN CONCRETE TO OBTAIN THE EQUIVALENT OF THE REQUIRED 10 FOOT SEPARATION. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM SEPARATION BETWEEN LINES AND JOINTS AS HEREIN STATED SHALL BE REQUIRED.
- ANY SEWER LATERAL OR WATER SERVICE LINE INSTALLED WITH LESS COVER OR CLEARANCE THAN REQUIRED BY LOCAL BUILDING CODE SHALL BE ENCASED IN CONCRETE.
- THE SUBCONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC AND LEAKAGE TESTING.
- ALL PLUGS, CAPS, TEES, BENDS, FIRE HYDRANTS, VALVES, ETC., SHALL BE PROVIDED WITH THRUST BLOCKS.
- ALL GATE VALVES SHALL BE FURNISHED WITH VALVE BOXES, SET TO FLOOD GRADE.
- MINIMUM SLOPE ON ALL SEWER LATERALS IS 2.0%.
- SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED PRIOR TO THE INSTALLATION OF THE SANITARY SEWER C.O., SANITARY SEWER PIPE, WATER SYSTEM PIPE, VALVES, HYDRANT, TAPPING SLEEVE, STORM INLET AND FLOW DISSIPATOR.



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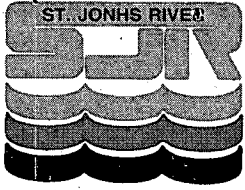
GENERAL NOTES & DETAIL SHEET
SCALE: AS SHOWN
DATE: SEPT. 1988
JOB NO. B1104.00
SHEET NO. C-2
5 of 58

Conklin Porter and Holmes ENGINEERS, INC.
POST OFFICE BOX 1976
500 W. FULTON STREET
SANFORD, FLORIDA 32772-1976
TEL 905-322-6841 TEL 905-631-5717

ACTIVITY	NAME	DATE
DESIGNED BY:	L. BOYLES	9/88
DRAWN BY:	C. D. PULVER	9/88
CHECKED BY:	L. BOYLES	9/88
APPROVED BY:	J. N. HUNTER	9/88
REGISTRATION NO.	21798	



Permit
with conditions
1728



WATER MANAGEMENT DISTRICT

Henry Dean, Executive Director

John R. Wehle, Assistant Executive Director

POST OFFICE BOX 1429

PALATKA, FLORIDA 32178-1429

TELEPHONE 904/329-4500

SUNCOM 904/860-4500

FAX (EXECUTIVE/LEGAL) 329-4125

(PERMITTING) 329-4315

(ADMINISTRATION/FINANCE) 329-4508

FIELD STATIONS

618 E. South Street
Orlando, Florida 32801
407/894-5423

7775 Baymeadows Way
Suite 102
Jacksonville, Florida 32256
904/730-6270

PERMITTING:
305 East Drive
Melbourne, Florida 32904
407/984-4940

OPERATIONS:
2133 N. Wickham Road
Melbourne, Florida 32935-8109
407/254-1762

REGULATION OF STORMWATER DISCHARGE

CHAPTER 40C-42, F.A.C.

PERMIT NO. 42-117-0445NGM

DATE ISSUED APRIL 22, 1994

AUTHORIZATION: A MODIFICATION TO EXISTING SYSTEM WITH STORMWATER TREATMENT BY WET DETENTION SYSTEM TO SERVE ROSENWALD EXCEPTIONAL CENTER DRAINAGE IMPROVEMENTS, A 0.6 ACRE PROJECT TO BE CONSTRUCTED AS PER PLANS RECEIVED BY THE DISTRICT ON APRIL 14, 1994.

LOCATION: Section 07; Township 21; Range 30EAST
SEMINOLE COUNTY

ISSUED TO: SCHOOL BOARD OF SEMINOLE COUNTY
ATTN: DIANE KRAMER
1211 MELLONVILLE AVE.
SANFORD, FL 32771

This document shall serve as the formal permit for stormwater discharge in accordance with Chapter 40C-42, F.A.C., issued by the staff of the St. Johns River Water Management District on April 22, 1994. This permit is subject to conditions contained within the application form (signed by you or your agent), along with any special conditions approved by the staff. These conditions are enclosed.

This permit is a legal document and should be kept with your other important records. The attached Completion Report should be filled in and returned to the Palatka office within thirty days after the work is completed. By doing so, you will enable us to schedule a prompt inspection of the permitted activity.

In addition to the Completion Report, the permit conditions referenced above may require submittal of additional information. All information submitted as compliance with permit conditions must be submitted to the Palatka office address.

Permit issuance does not relieve you from the responsibility for obtaining permits from any federal, state, and/or local agencies asserting concurrent jurisdiction over this work.

Joe E. Hill, CHAIRMAN
LEESBURG

Joseph D. Collins, VICE CHAIRMAN
JACKSONVILLE

Jesse J. Parrish, III, TREASURER
TITUSVILLE

Lenore N. McCullagh, SECRETARY
ORANGE PARK

SCHOOL BOARD OF SEMINOLE COUNTY
42-117-0445NGM

Please note that if dewatering is to occur during any phase of construction or thereafter and the surface water pump(s), wells, or facilities are capable of withdrawing one million gallons of water per day or more, or an average of 100,000 gallons per day or more over a year, and any discharge is to be off-site, you must apply for and obtain a Consumptive Use Permit (40C-2) from the District prior to starting the dewatering. Please contact the District if you need additional information or application materials.

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to Permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the Permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by Permittee hereunder shall remain the property of the Permittee.

This Permit may be revoked, modified, or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

In the event you sell your property, the permit will be transferred to the new owner, if we are notified by you within thirty days of the sale. Please assist us in this matter so as to maintain a valid permit for the new property owner.

Thank you for your cooperation and if this office can be of any further assistance to you, please do not hesitate to contact us.

Joan B. Budzynski

Joan B. Budzynski, P.E., Lead Engineer - Orlando
Department of Resource Management

Enclosures: Completion Report
General Condition Sheet Signed by Applicant or Agent
Special Condition Sheet, if applicable

cc: District Permit File
HELLE ENGINEERING CORPORATION
ATTN: STEVEN C. HELLE, P.E.
9058 FRYLAND BLVD.
ORLANDO, FL 32817

"EXHIBIT A"

CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 42-117-0445NGM

SCHOOL BOARD OF SEMINOLE COUNTY

DATED APRIL 22, 1994

1. All wetland areas or water bodies that are outside of the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
2. Prior to construction, the permittee must clearly designate the limits of construction on-site. The permittee must advise the contractor that any work outside the limits of construction, including clearing, is a violation of this permit.
3. The operation and maintenance entity shall submit inspection reports to the District two years after the operation phase permit becomes effective and every two years thereafter on District form EN-46. The inspection form must be signed and sealed by an appropriate registered professional.

NOTICE OF RIGHTS

1. A PERSON WHOSE SUBSTANTIAL INTERESTS ARE OR MAY BE DETERMINED HAS THE RIGHT TO REQUEST AN ADMINISTRATIVE HEARING BY FILING A WRITTEN PETITION WITH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (DISTRICT) WITHIN 14 DAYS OF RECEIPT OF NOTICE OF THE DISTRICT'S INTENT TO GRANT OR DENY A PERMIT APPLICATION OR WITHIN 14 DAYS OF PUBLICATION OF NOTICE, WHICHEVER OCCURS FIRST, AT THE OFFICE OF THE DISTRICT CLERK LOCATED AT DISTRICT HEADQUARTERS, HIGHWAY 100 WEST, PALATKA, FLORIDA. (SECTION 40C-1.511, FLORIDA ADMINISTRATIVE CODE)
2. A PERSON WHOSE SUBSTANTIAL INTERESTS ARE OR MAY BE DETERMINED HAS THE RIGHT TO REQUEST AN ADMINISTRATIVE HEARING BY FILING A WRITTEN PETITION IN THE OFFICE OF THE DISTRICT CLERK WITHIN 14 DAYS OF RECEIPT OF NOTICE OF FINAL DISTRICT ACTION ON A PERMIT APPLICATION, IF THE GOVERNING BOARD TOOK ACTION WHICH SUBSTANTIALLY DIFFERS FROM THE NOTICE OF INTENT TO GRANT OR DENY THE PERMIT APPLICATION. (SECTION 40C-1.511, FLORIDA ADMINISTRATIVE CODE)
3. A SUBSTANTIALLY INTERESTED PERSON HAS THE RIGHT TO REQUEST A FORMAL ADMINISTRATIVE HEARING PURSUANT TO SECTION 120.57 (1) FLORIDA STATUTES, WHERE THERE IS A DISPUTE BETWEEN THE DISTRICT AND THE PARTY REGARDING AN ISSUE OF MATERIAL FACT. A PETITION FOR A FORMAL HEARING MUST COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTION 40C-1.521 (2), FLORIDA ADMINISTRATIVE CODE.
4. A SUBSTANTIALLY INTERESTED PERSON HAS THE RIGHT TO REQUEST AN INFORMAL HEARING PURSUANT TO SECTION 120.57 (2), FLORIDA STATUTES WHERE NO MATERIAL FACTS ARE IN DISPUTE. A PETITION FOR AN INFORMAL HEARING MUST COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTION 40C-1.521 (2), FLORIDA ADMINISTRATIVE CODE.
5. A PETITION FOR AN ADMINISTRATIVE HEARING IS DEEMED FILED UPON DELIVERY OF THE PETITION TO THE DISTRICT CLERK AT THE DISTRICT HEADQUARTERS IN PALATKA, FLORIDA. (SECTION 40C-1.013, FLORIDA ADMINISTRATIVE CODE)
6. FAILURE TO FILE A PETITION FOR AN ADMINISTRATIVE HEARING WITHIN THE REQUISITE TIME FRAME SHALL CONSTITUTE A WAIVER OF THE RIGHT TO AN ADMINISTRATIVE HEARING. (SECTION 40C-1.511, FLORIDA ADMINISTRATIVE CODE)
7. THE RIGHT TO AN ADMINISTRATIVE HEARING AND THE RELEVANT PROCEDURES TO BE FOLLOWED ARE GOVERNED BY CHAPTER 120, FLORIDA STATUTES, AND CHAPTER 40C-1, FLORIDA ADMINISTRATIVE CODE.
8. ANY SUBSTANTIALLY AFFECTED PERSON WHO CLAIMS THAT FINAL ACTION OF THE DISTRICT CONSTITUTES AN UNCONSTITUTIONAL TAKING OF PROPERTY WITHOUT JUST COMPENSATION MAY SEEK REVIEW OF THE ACTION IN CIRCUIT COURT PURSUANT TO SECTION 373.617, FLORIDA STATUTES, AND THE FLORIDA RULES OF CIVIL PROCEDURE, BY FILING AN ACTION IN CIRCUIT COURT WITHIN 90 DAYS OF THE RENDERING OF THE FINAL DISTRICT ACTION, (SECTION 373.617, FLORIDA STATUTES).
9. PURSUANT TO SECTION 120.68, FLORIDA STATUTES, A PERSON WHO IS ADVERSELY AFFECTED BY FINAL DISTRICT ACTION MAY SEEK REVIEW OF THE ACTION IN THE DISTRICT COURT OF APPEAL BY FILING A NOTICE OF APPEAL PURSUANT TO THE FLORIDA RULES OF APPELLATE PROCEDURE, WITHIN 30 DAYS OF THE RENDERING OF THE FINAL DISTRICT ACTION.

NOTICE OF RIGHTS

10. A PARTY TO THE PROCEEDING BEFORE THE DISTRICT WHO CLAIMS THAT A DISTRICT ORDER IS INCONSISTENT WITH THE PROVISIONS AND PURPOSES OF CHAPTER 373, FLORIDA STATUTES, MAY SEEK REVIEW OF THE ORDER PURSUANT TO SECTION 373.114, FLORIDA STATUTES, BY THE FLORIDA LAND AND WATER ADJUDICATORY COMMISSION, BY FILING A REQUEST FOR REVIEW WITH THE COMMISSION AND SERVING A COPY ON THE DEPARTMENT OF ENVIRONMENTAL REGULATION AND ANY PERSON NAMED IN THE ORDER WITHIN 20 DAYS OF ADOPTION OF A RULE OR THE RENDERING OF A DISTRICT ORDER.
11. FOR APPEALS TO THE DISTRICT COURTS OF APPEAL, A DISTRICT ACTION IS CONSIDERED RENDERED AFTER IT IS SIGNED ON BEHALF OF THE DISTRICT, AND IS FILED BY THE DISTRICT CLERK.
12. FAILURE TO OBSERVE THE RELEVANT TIME FRAMES FOR FILING A PETITION FOR JUDICIAL REVIEWS DESCRIBED IN PARAGRAPHS #8 AND #9 OR FOR COMMISSION REVIEW AS DESCRIBED IN PARAGRAPH #10 WILL RESULT IN WAIVER OF THAT RIGHT TO REVIEW.

CERTIFICATE OF SERVICE

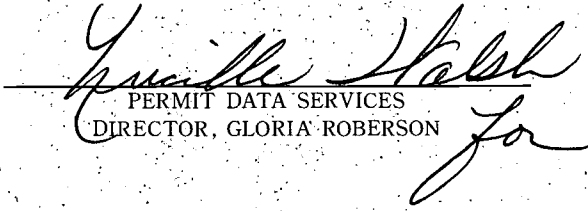
I HEREBY CERTIFY THAT A COPY OF THE FOREGOING NOTICE OF RIGHTS HAS BEEN SENT BY U.S. MAIL TO:

School Brd. of Seminole Co.
 Attn: Diane Kramer
 1211 Mellonville Ave.
 Sanford, FL 32771

AT 4:00 PM THIS 22nd DAY OF April, 19 94

#42-117-0445NGM

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 P.O. BOX 1429
 PALATKA, FL 32178-1429
 (904) 329-4566


 PERMIT DATA SERVICES
 DIRECTOR, GLORIA ROBERSON

PART II - STATEMENTS BY APPLICANT

A. GENERAL INFORMATION

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate.

Diane A. Kramer
Signature of Applicant (or Authorized Agent)

1/19/94
Date

Diane Kramer, Executive Director for Facilities Planning
Name of Applicant (or Authorized Agent)
(Please Print)

B. OPERATION AND MAINTENANCE

The applicant agrees to maintain and operate the stormwater management system during construction and thereafter in such a manner as to comply with the provisions of this permit and chapter 40C-42, F.A.C. Responsibility for maintenance and operation may be transferred from the applicant to another entity in accordance with the requirements this permit and chapter 40C-42, F.A.C.

Diane A. Kramer
Signature of Applicant (or Authorized Agent)

1/19/94
Date

Diane Kramer, Executive Director for Facilities Planning
Name of Applicant (or Authorized Agent)
(Please Print)

C. GENERAL PERMIT CONDITIONS.

1. This permit for construction will expire five years from the date of issuance unless otherwise specified by a special condition of the permit.
2. Permittee must obtain a permit from the District prior to beginning construction of subsequent phases or any other work associated with this project not specifically authorized by this permit.
3. Stormwater retention and detention storage must be excavated to rough grade prior to building construction or placement of impervious surface within the area served by those systems. Adequate measures must be taken to prevent siltation of these treatment systems and control structures during construction or siltation must be removed prior to final grading and stabilization.
4. The permittee must require the contractor to review and to maintain a copy of this permit complete with all conditions, attachments, exhibits, and permit modifications in good condition at the construction site. The complete permit must be available for review upon request by District representatives.
5. All construction, operation and maintenance shall be as set forth in the plans, specifications and performance criteria as approved by this permit.

6. District authorized staff, upon proper identification, must be granted permission to enter, inspect and observe the system to insure conformity with the plans and specifications approved by the permit.
7. During any construction of the permitted system including stabilization and revegetation of disturbed surfaces, permittee is responsible for the selection, implementation, and operation of all erosion and sediment control measures required to retain sediment on-site and prevent violations of the water quality standards in Chapters 17-3 and 17-4, F.A.C. The permittee is encouraged to use appropriate Best Management Practices described in the Florida Land Development Manual: A Guide to Sound Land and Water Management (DER, 1988).
8. If the permitted system was designed by a registered professional, within 30 days after completion of the stormwater system, the permittee must submit to the District the following: District Form EN-45 (As Built Certification By a Registered Professional), signed and sealed by a appropriate professional registered in the State of Florida, and two (2) sets of "As Built" drawings when a) required by a special condition of this permit, b) the professional uses "As Built" drawings to support the As Built Certification, or c) when the completed system substantially differs from permitted plans. This submittal will serve to notify the District staff that the system is ready for inspection and approval.
9. If the permitted system was not designed by a registered professional, within 30 days after completion of the stormwater system, the permittee must submit to the District the following: District Form EN-44 (As Built Certification), signed by the permittee and two (2) sets of "As Built" drawings when required by a special condition of this permit, or when the completed system substantially differs from permitted plans. This submittal will serve to notify the District staff that the system is ready for inspection and approval.
10. The permittee must construct and maintain a permanent protective cover (vegetative or suitable alternative) for erosion and sediment control on all land surfaces exposed or disturbed by construction of the permitted project. Unless modified by another condition of this permit or otherwise specified on a District-approved erosion and sediment control plan, the protective cover must be installed within fourteen (14) days after final grading of the affected land surface. A permanent vegetative cover must be established within 60 days of its installation. The permittee's requirement to maintain cover on off-site surfaces shall not be complete until after the District receives the permittee's statement of compliance.
11. The permittee must notify the District of all revisions or modifications to the permitted plans required by any other governmental body or regulatory agency.
12. Within thirty (30) days after sale or conveyance of the permitted stormwater management system or the land on which the system is located, the owner in whose name the permit was granted shall notify the District of such change of ownership. Transfer of this permit shall be in accordance with the provisions of Chapter 373, F.S., and Chapters 40C-1, F.A.C. All terms and conditions of this permit shall be binding upon the transferee.

13. Construction of the stormwater management system must be complete and all disturbed areas stabilized in accordance with permitted plans and conditions prior to any of the following: issuance of the first certificate of occupancy; initiation of intended use of the infrastructure; or transfer of responsibility for maintenance of the system to a local government or other responsible entity.
14. The operation phase of the permit shall not become effective until the requirements of Condition No. 8 or 9 have been met. The permit cannot be transferred to the responsible operation and maintenance entity approved by the District until construction of the completed stormwater management system is approved by the District.
15. Prior to lot or unit sales, or upon completion of construction of the system, whichever occurs first, the District must receive the final operation and maintenance document(s) approved by the District and recorded, if the latter is appropriate. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final document will result in the permittee remaining personally liable for carrying out maintenance and operation of the permitted system.

I acknowledge and agree to comply with the general permit conditions #1 - 15 listed above.

Diane Kramer
Signature of Applicant (or Authorized Agent)

1/19/94
Date

Diane Kramer, Executive Director for Facilities Planning
Name of Applicant (or Authorized Agent)
(Please Print)

PART III - REQUIRED TECHNICAL INFORMATION

All applicable technical information must be submitted with the completed application form. Please review the attached instruction sheet carefully. Failure to provide all required information will result in a delay in application processing and permit issuance. Please contact the appropriate office if you have questions or need further assistance in the completion of this application. Please submit the application to the office which covers the county in which the project is located.

District Headquarters
P.O. Box 1429
Palatka, FL 32178-1429
Phone (904) 329-4500
Alachua, Flagler, Putnam

Jacksonville Field Office
7775 Baymeadows Way; Suite 102
Jacksonville, FL 32256
Phone (904) 730-6270
Baker, Clay, Duval, Nassau, St. Johns

Orlando Field Office
618 E. South Street
Orlando, FL 32801
Phone (407) 894-5423
Lake, Marion, Orange, Polk
Seminole, Volusia

Melbourne Field Office
305 East Drive
Melbourne, FL 32904
Phone (407) 984-4940
Brevard, Indian River, Ockeechobee,
Osceola

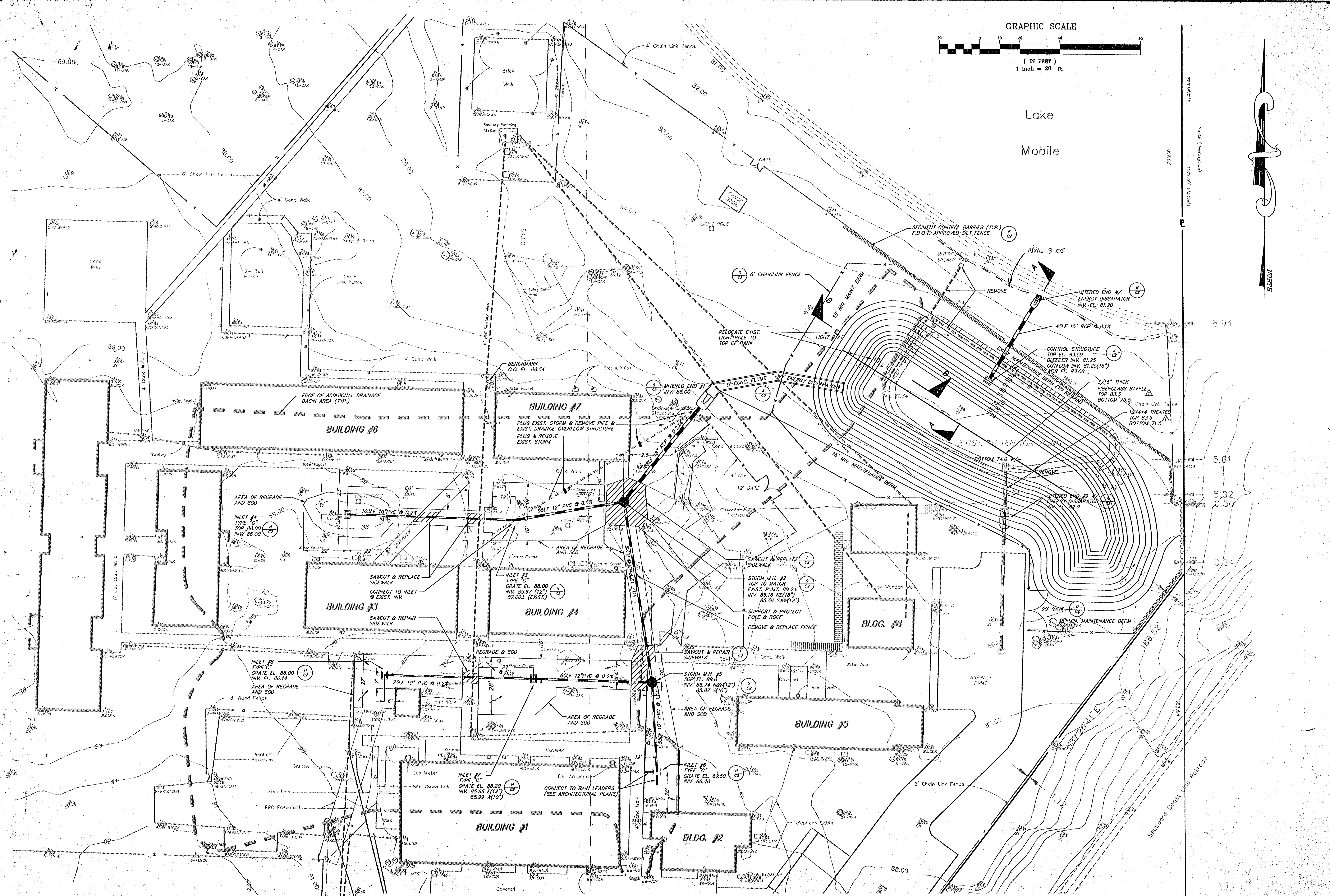
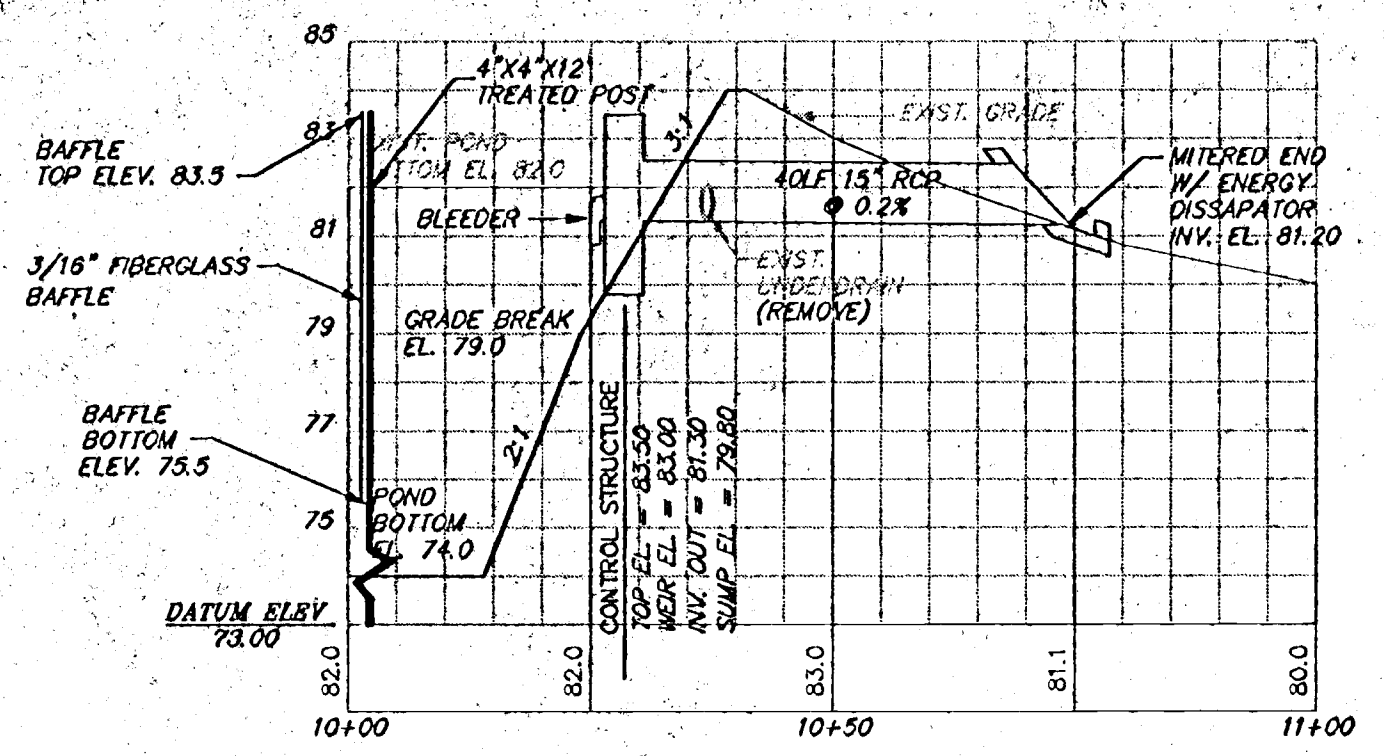
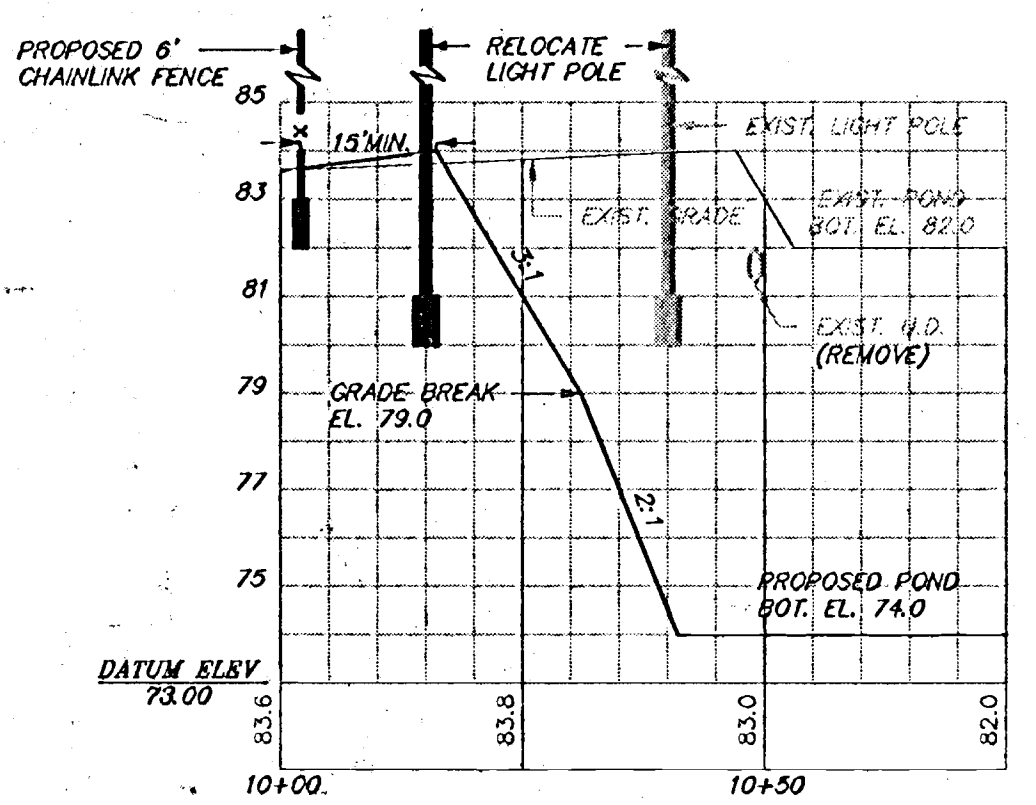


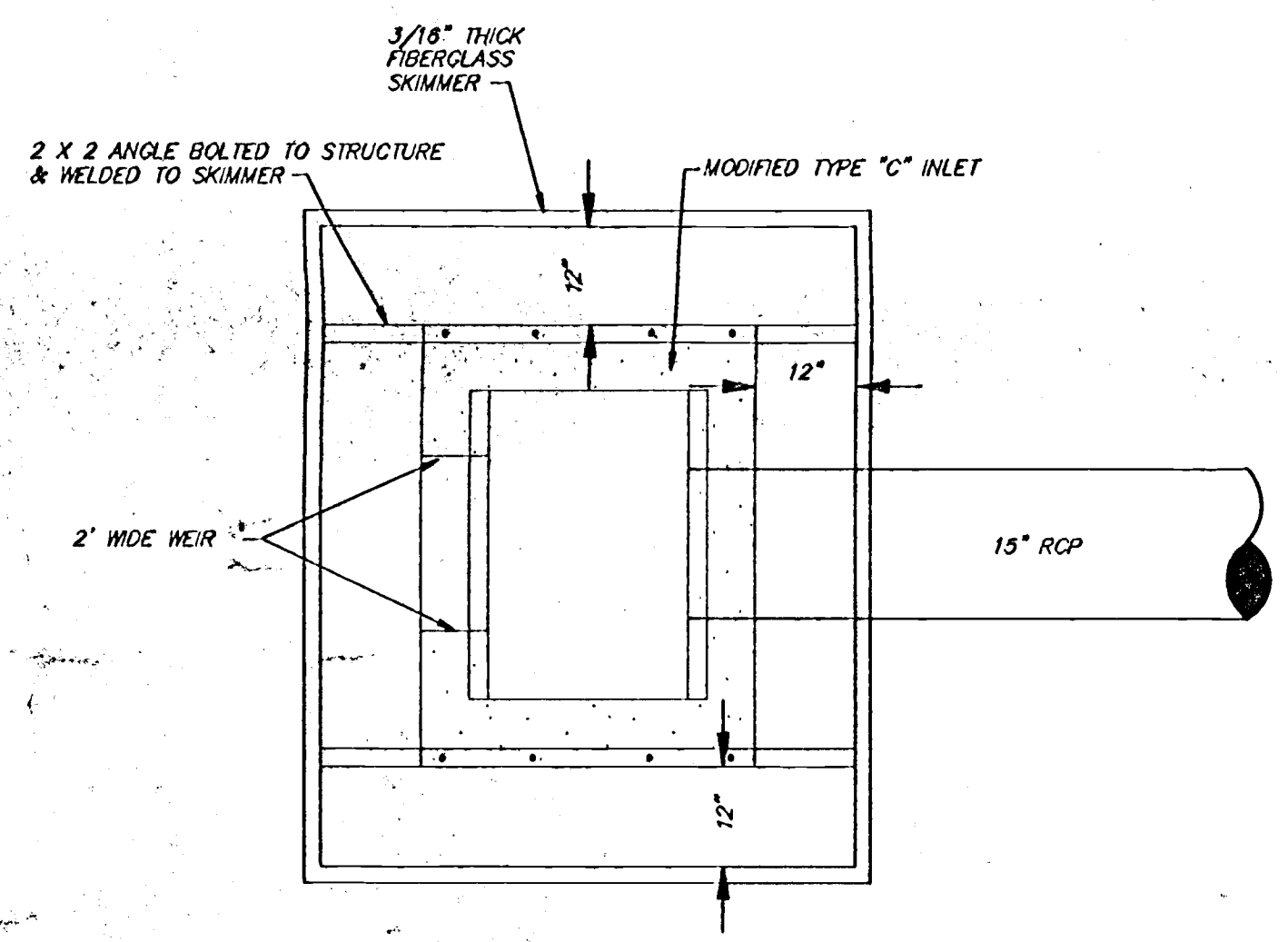
EXHIBIT G - ST. JOHNS RIVER WATER MANAGEMENT DISTRICT HISTORICAL INFORMATION



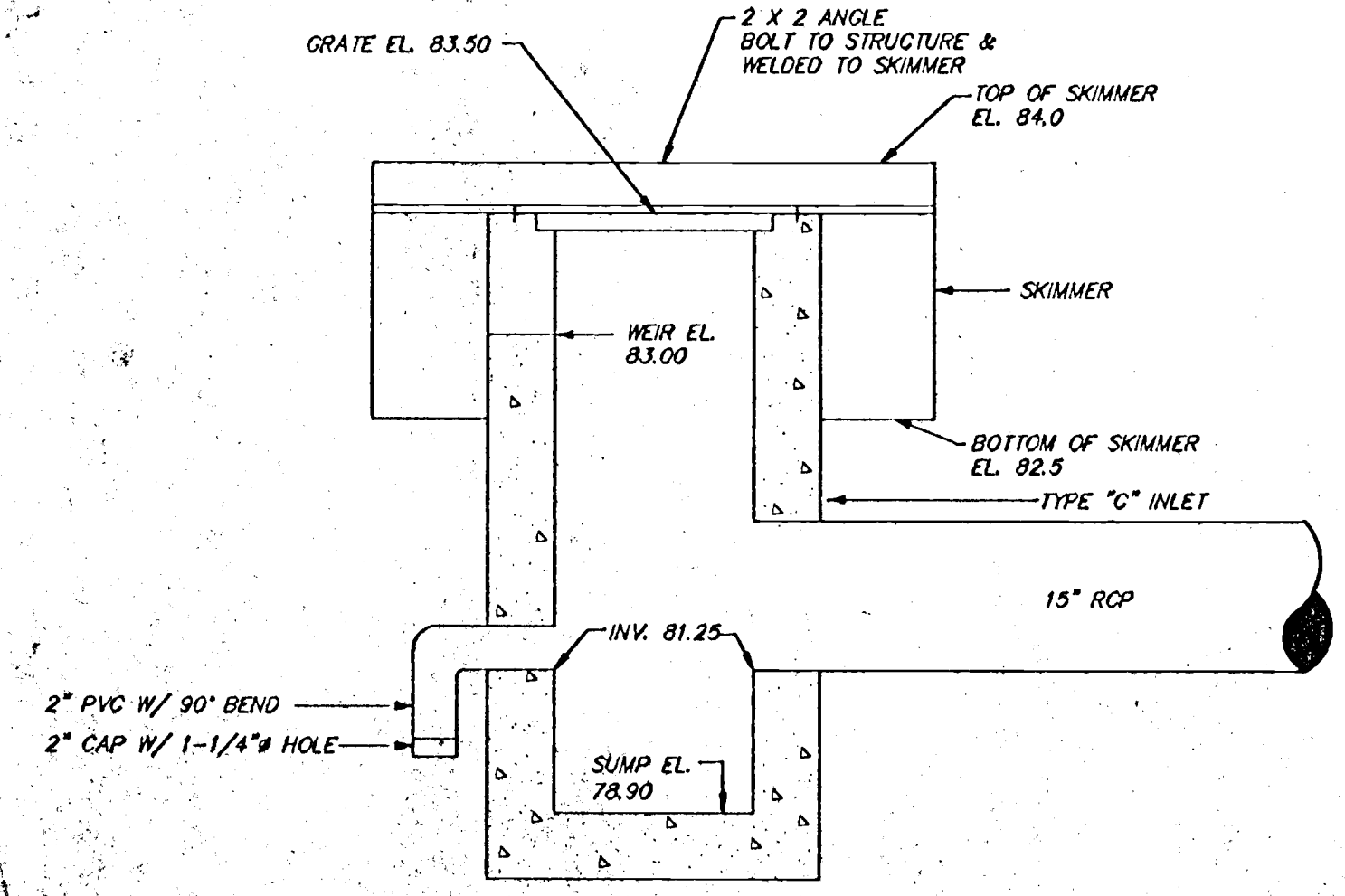
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C1 NTS



B-B SECTION B - B
C1 NTS

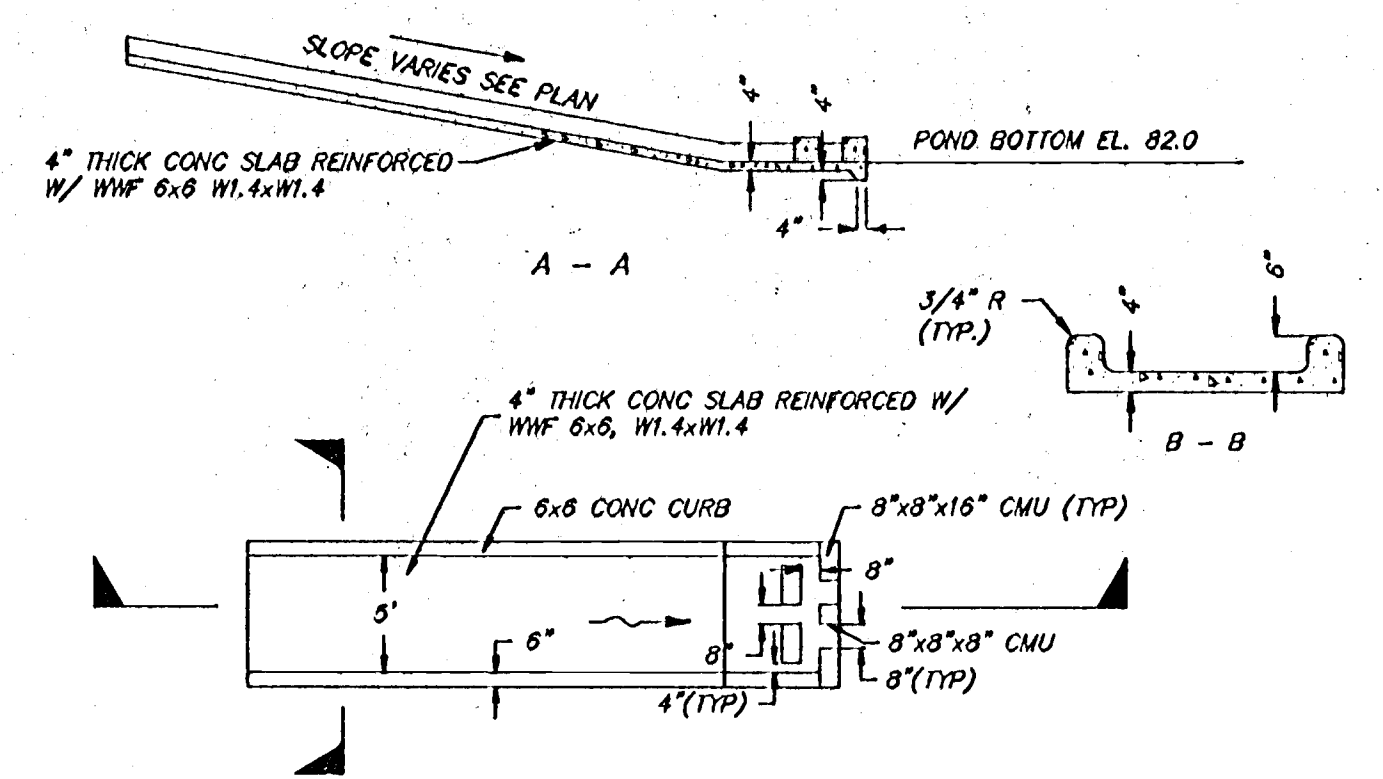


PLAN

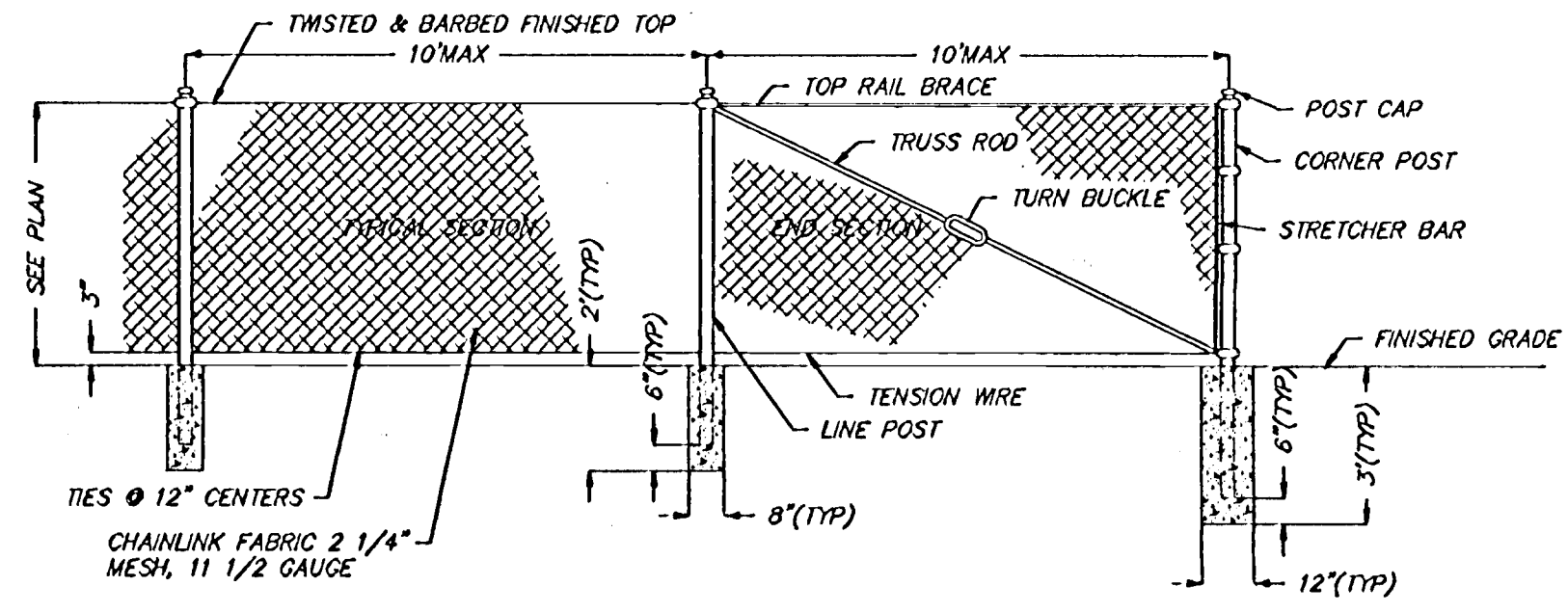


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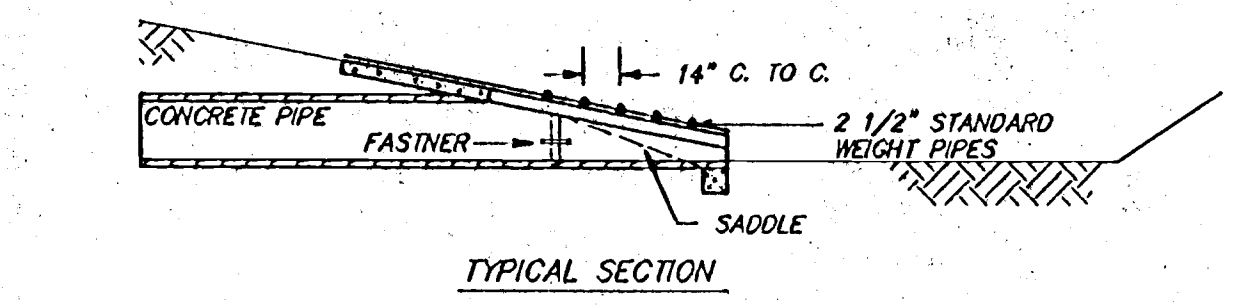
J CONTROL STRUCTURE
C1 NTS



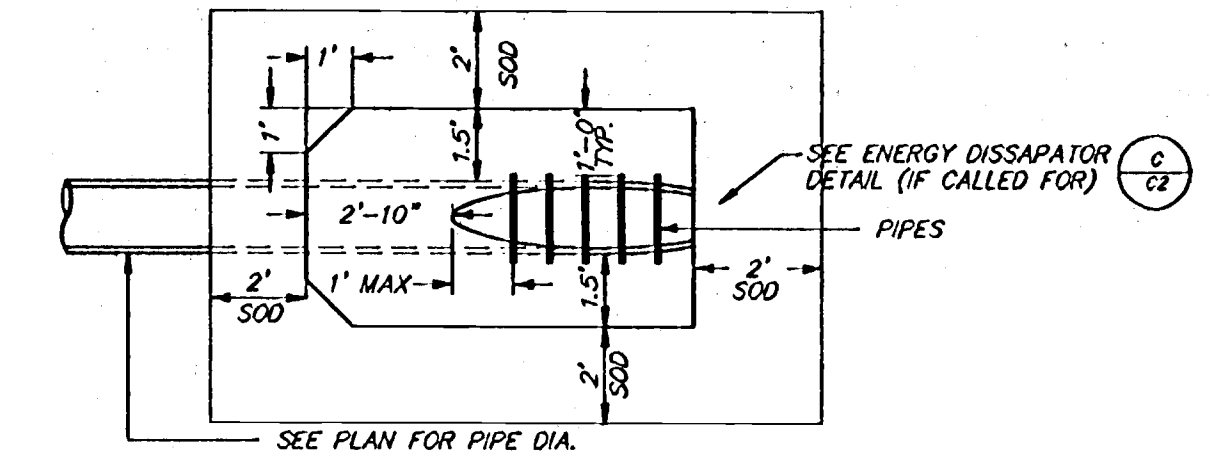
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C1 NTS



D CHAINLINK FENCE DETAIL
C1 NTS

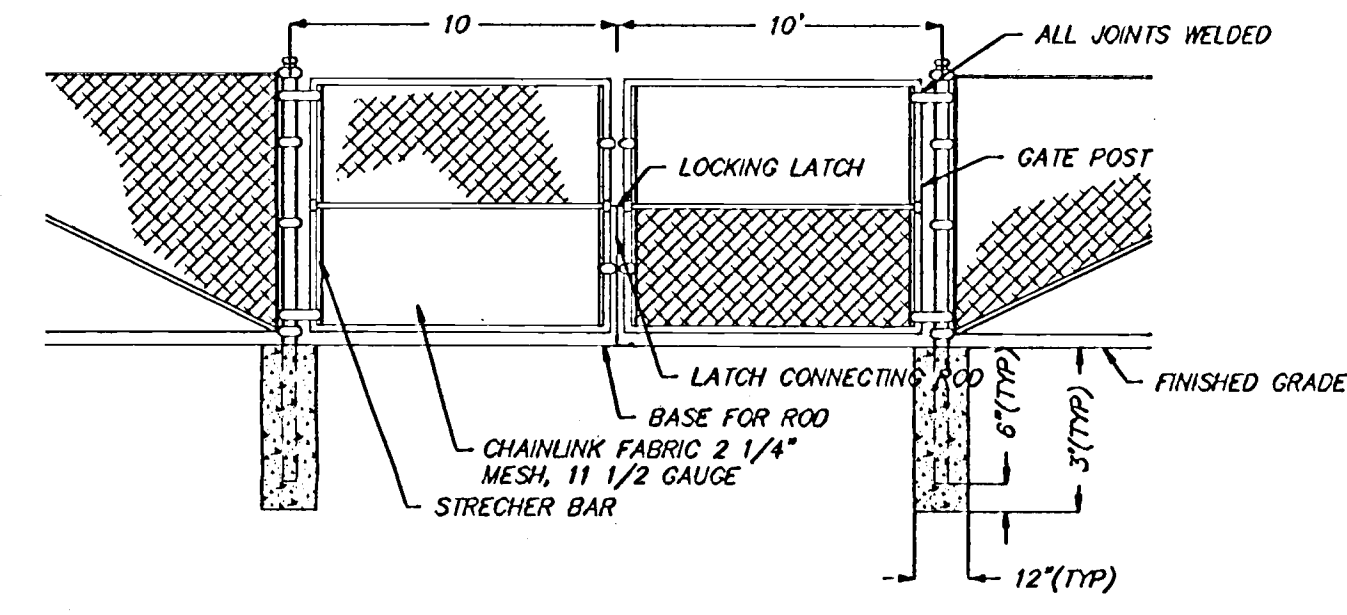


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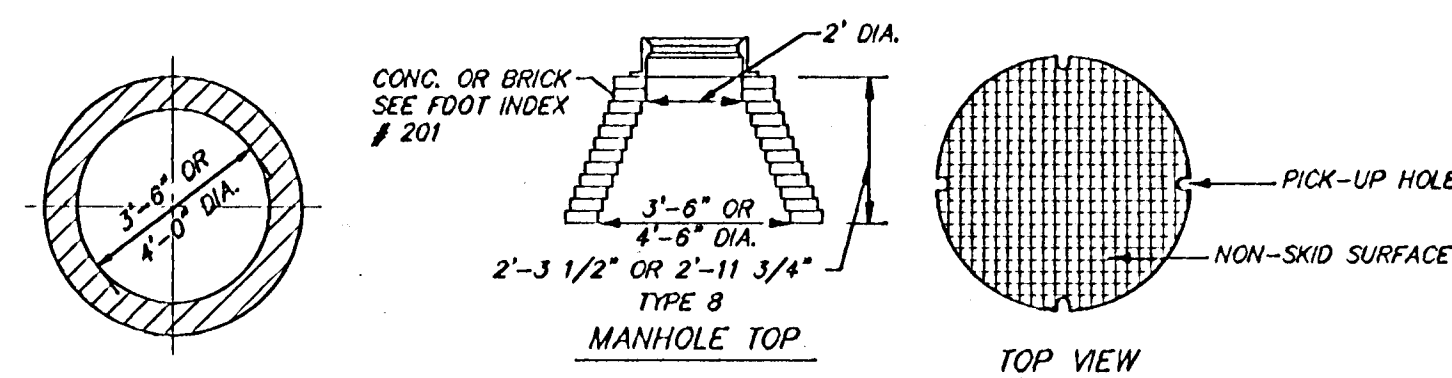


PLAN VIEW

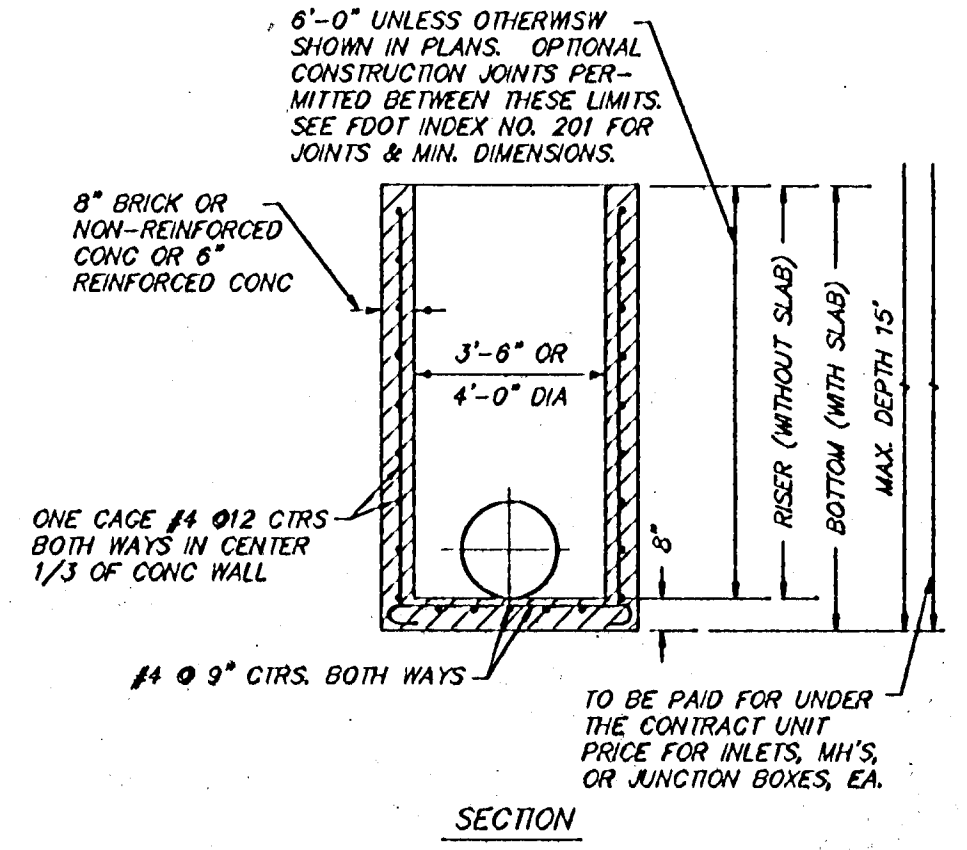
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C1 NTS



E CHAINLINK GATE DETAIL
C1 NTS

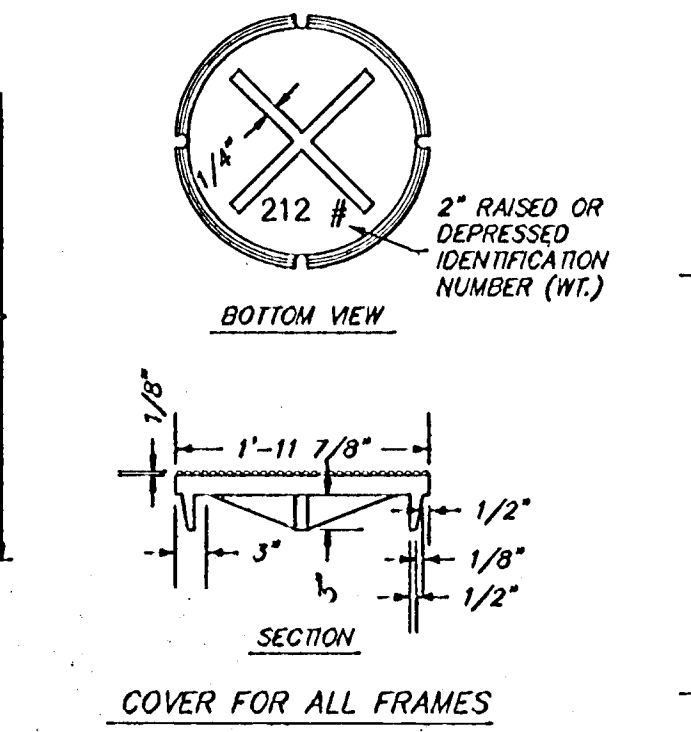


TOP VIEW



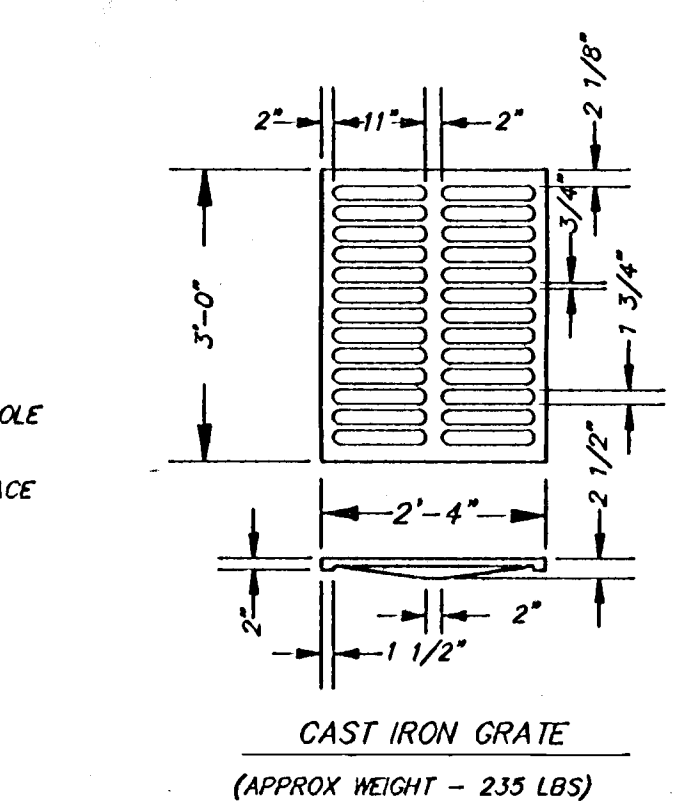
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G STORM MANHOLE
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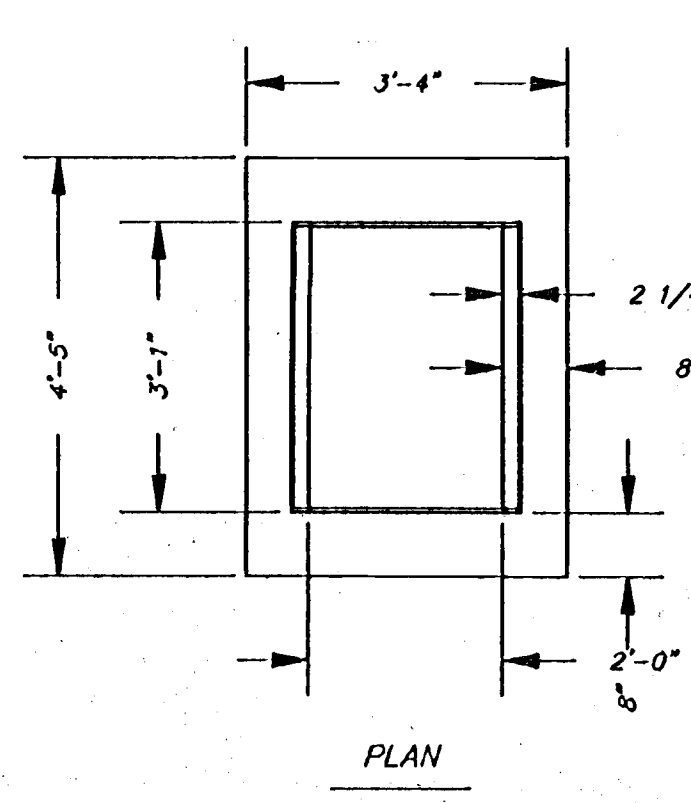


COVER FOR ALL FRAMES

NOTE: SEE FOOT INDEX NO. 201 FOR FURTHER INFORMATION

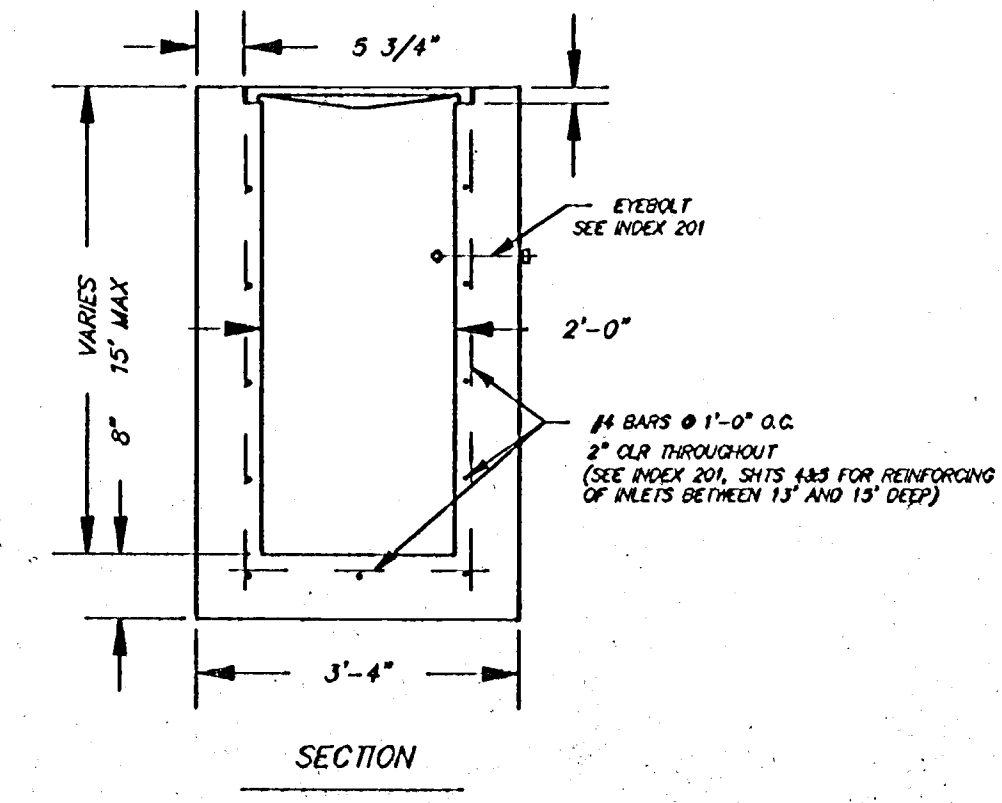


CAST IRON GRATE
(APPROX WEIGHT - 235 LBS)



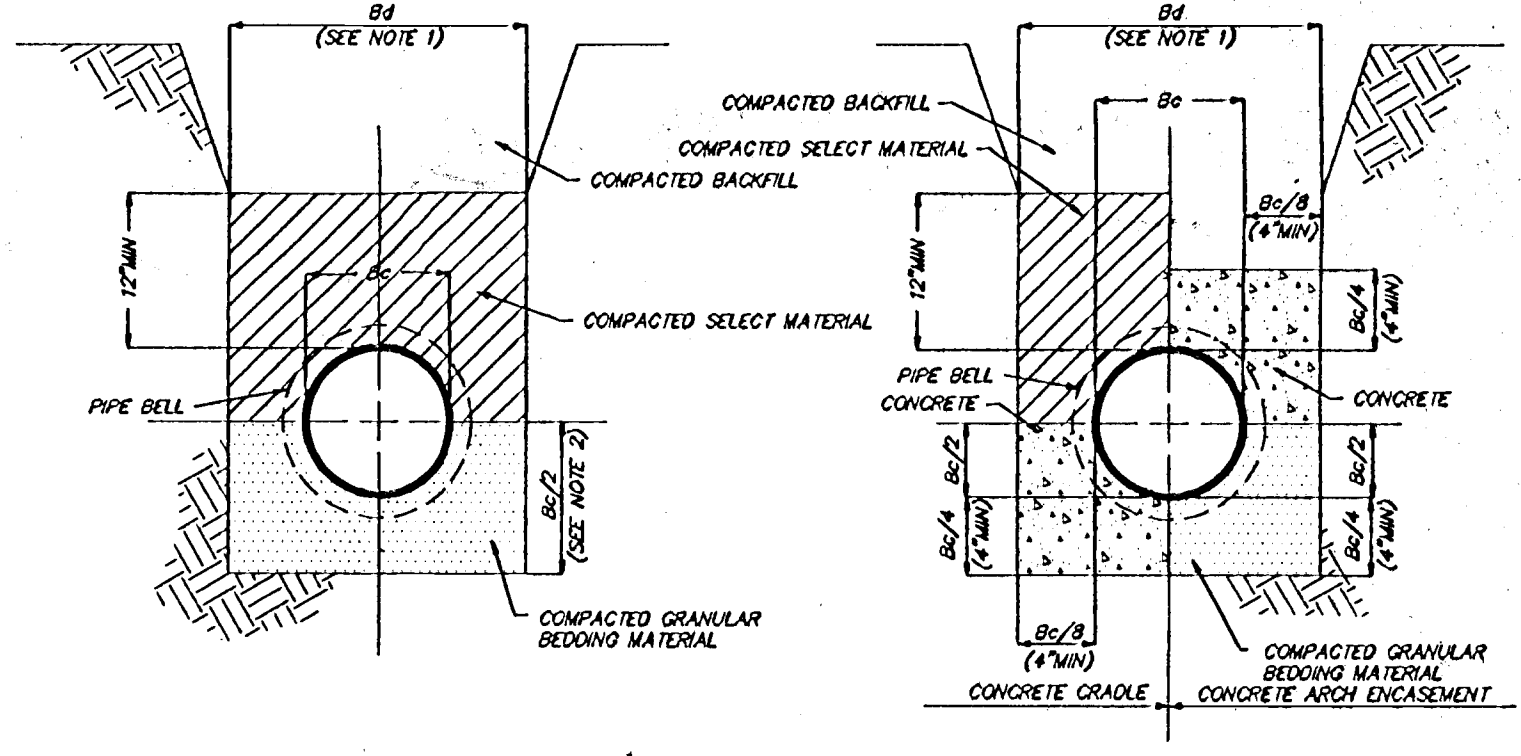
PLAN

H FDOT TYPE 'C' INLET
C1 NTS



SECTION

F PIPE BEDDING DETAIL
C1 NTS

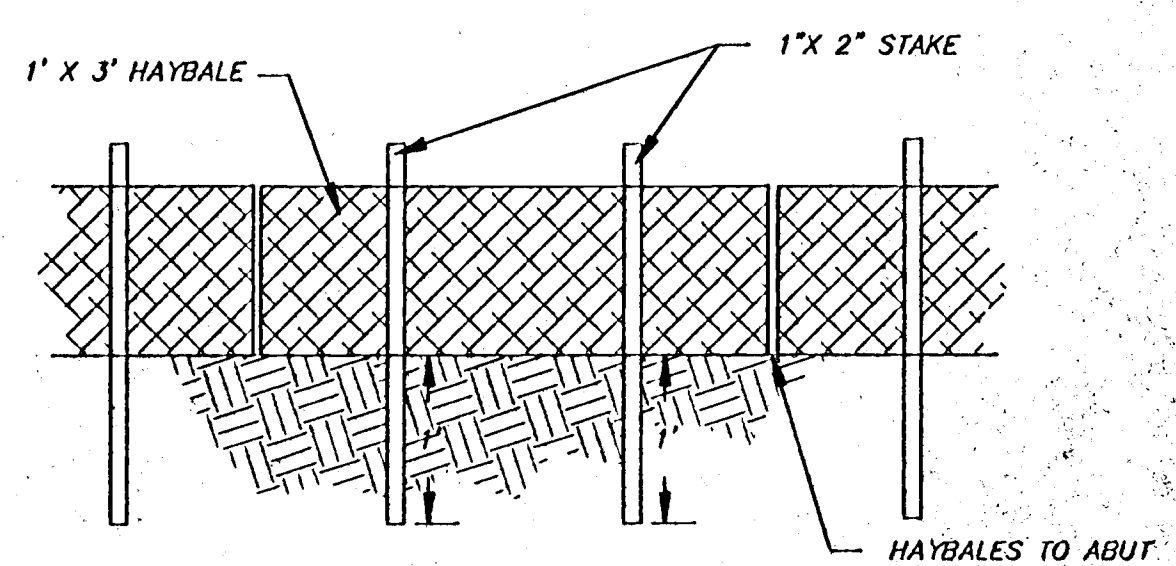


CLASS "B" BEDDING DETAIL

CLASS "A" BEDDING

- BEDDING & TRENCHING NOTES**
- B₁ = PIPE O.D.
B₂ = TRENCH WIDTH AT TOP OF PIPE
MAX B₂ = B₁ + 2"
MIN B₂ = MAX O.D. OF BELL + 3" (UNSHEETED TRENCH)
= MAX DIM OF BELL + 12" (SHEETED TRENCH)
 - DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATIONS FOR NON-CUSHIONING MATERIAL. DEPTH SHALL BE 4" BELOW BOTTOM OF UTILITY.
 - SHEETING SHALL BE DRIVEN BELOW THE UTILITY INVERT IF REQUIRED FOR LATERAL SUPPORT OR UNSUITABLE MATERIAL REMOVAL. WHERE DRIVEN BELOW PIPE INVERT, SHEETING SHALL BE CUT OFF A MIN OF 12" ABOVE TOP OF PIPE, OR HIGHER AS AUTHORIZED BY THE ENGINEER AND LEFT IN PLACE. IN NO CASE SHALL SHEETING LEFT IN PLACE EXTEND HIGHER THAN 30" BELOW SURFACE GRADE UNLESS SPECIFICALLY APPROVED. BRACING SHALL BE PROVIDED AS REQUIRED.
 - NORMALLY CLEAN BACKFILL SHALL BE USED AS A 4" MIN BEDDING FOR PIPE HOWEVER, WHERE UNSUITABLE TRENCH BOTTOM CONDITIONS ARE ENCOUNTERED, AS DETERMINED BY THE INSPECTING ENGINEER, A SUFFICIENT DEPTH OF UNSUITABLE SOIL SHALL BE REMOVED AND REPLACED WITH 1/4" - 3/4" CRUSHED STONE GRAVEL (USCS SOIL CLASSIFICATION - CLASS 1), OR CRUSHED SHELL TO THE SPRING LINE OF THE PIPE TO STABILIZE THE PIPE BEDDING WHEN DRY UNSUITABLE MATERIAL (SANDS) IS DISCOVERED AT THE TRENCH BOTTOM, GRADED SANDS MAY BE USED FOR PIPE BEDDING.

K SEDIMENT CONTROL BARRIER
C1 NTS



NOTE: APPROVED FDOT SILT FENCE MAY BE SUBSTITUTED

DATE: 12/28/07
REVISIONS:
BY: [Signature]
DATE: 12/28/07

SEMINOLE COUNTY ELECTRIC SCHOOL BOARD
1211 MELLOWVILLE AVENUE
SANFORD, FLORIDA 32771
(407) 322-1252

ENGINEER IN CHARGE: STEVEN G. HELLE, PE
DESIGNER: R.C. [Signature]
DATE: 12/14/07
FL REG. NO. 22683

HELLE ENGINEERING CORPORATION
Civil Engineering & Planning
9605 Fryland Blvd.
Orlando, FL 32817
(407) 807-6530
FAX: 879-9178

ROSENWALD EXCEPTIONAL CENTER
1096 MERRITT STREET
ALTA MONTE SPRINGS, FLORIDA

DESIGNED BY: SGH
DRAWN BY: RAM
CHECKED BY: SGH
SCALE: 1" = 20'
PROJECT NO.: SSI-2.1
DATE: JAN. 1994
SHT. C2
2 OF 2

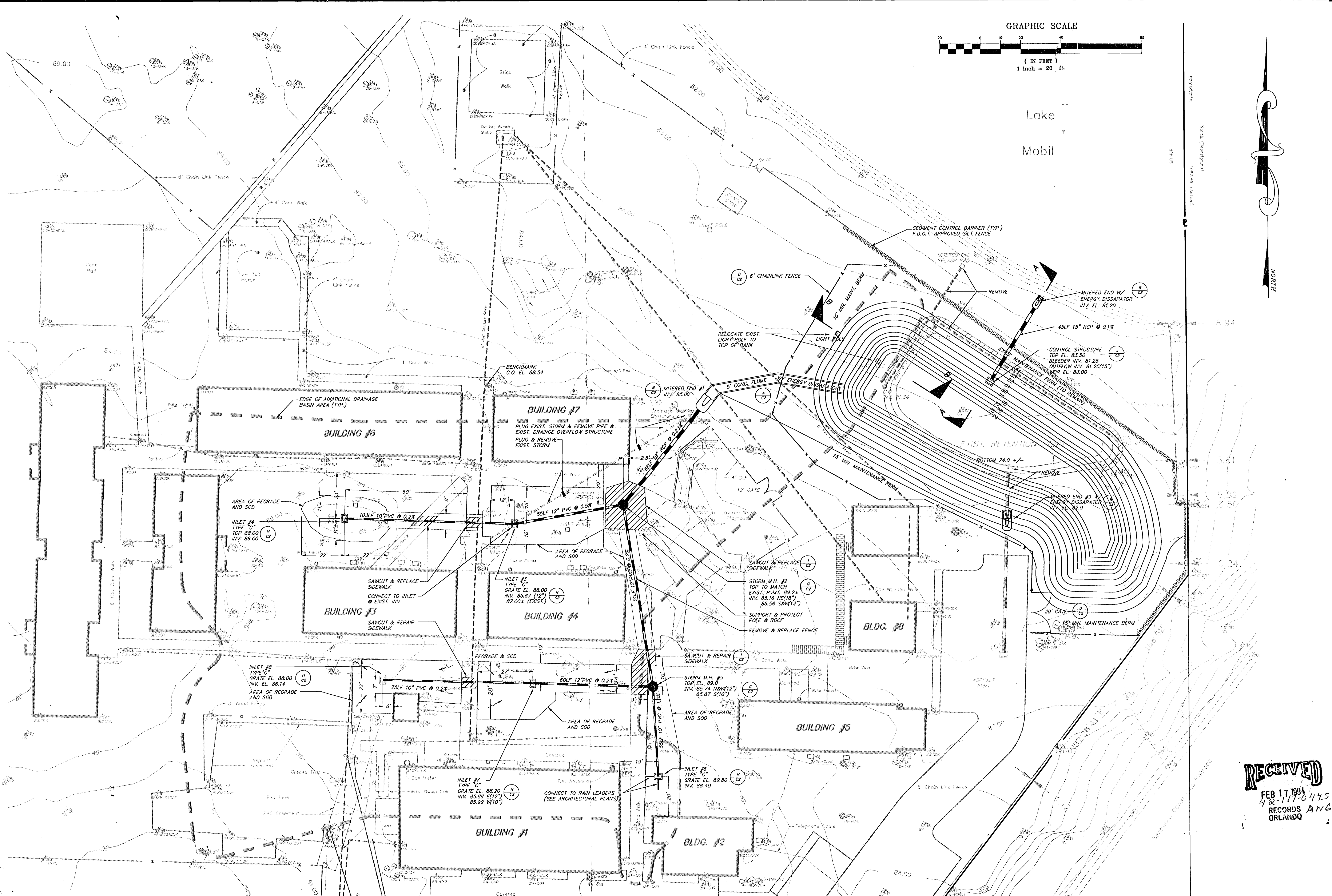
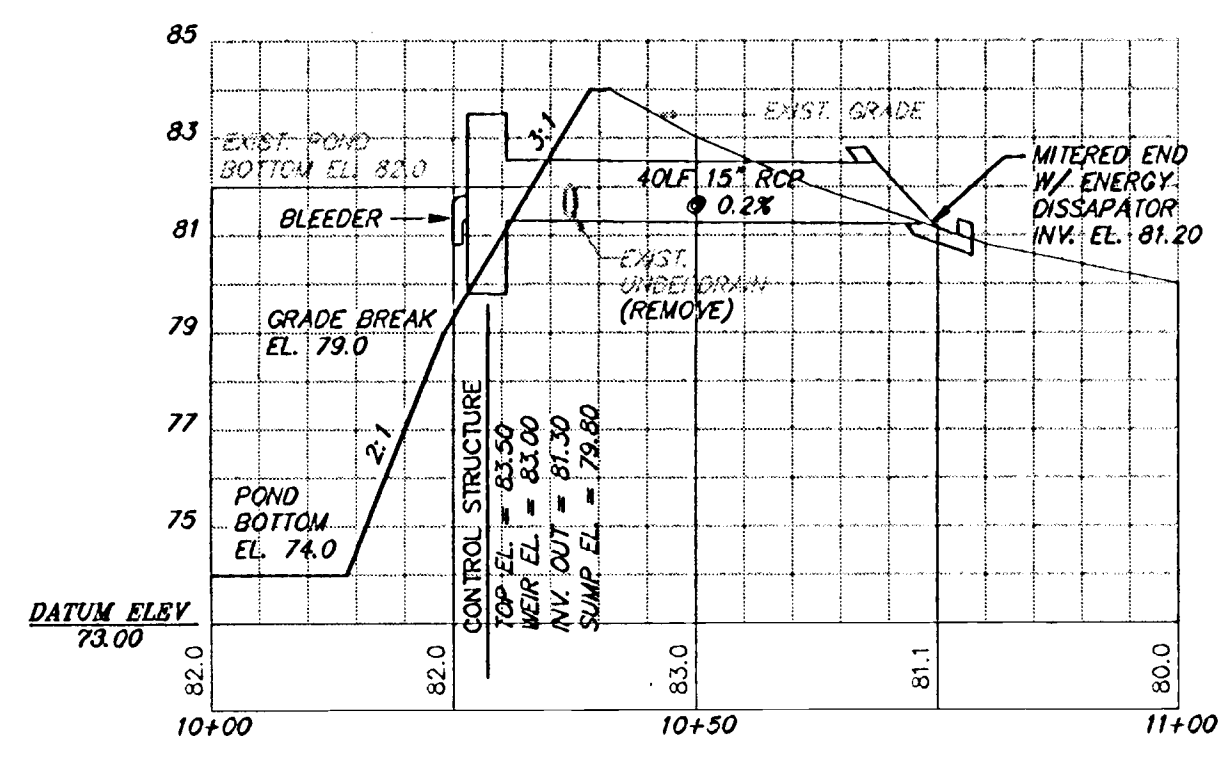


EXHIBIT G - ST. JOHNS RIVER WATER MANAGEMENT DISTRICT HISTORICAL INFORMATION

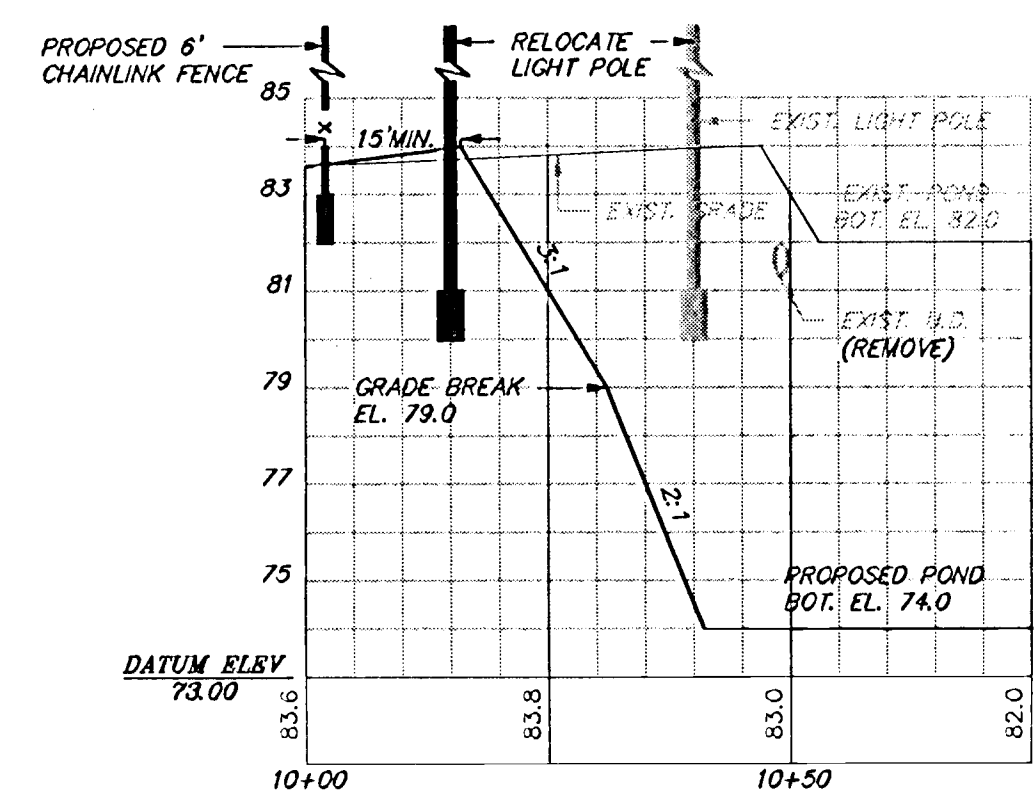
**SEMINOLE COUNTY
SCHOOL BOARD**
1211 WELLSVILLE AVENUE
SANFORD, FLORIDA 32771
(407) 522-1252

ROSENWALD EXCEPTIONAL CENTER
1096 MERRITT STREET
ALTA MONTÉ SPRINGS, FLORIDA

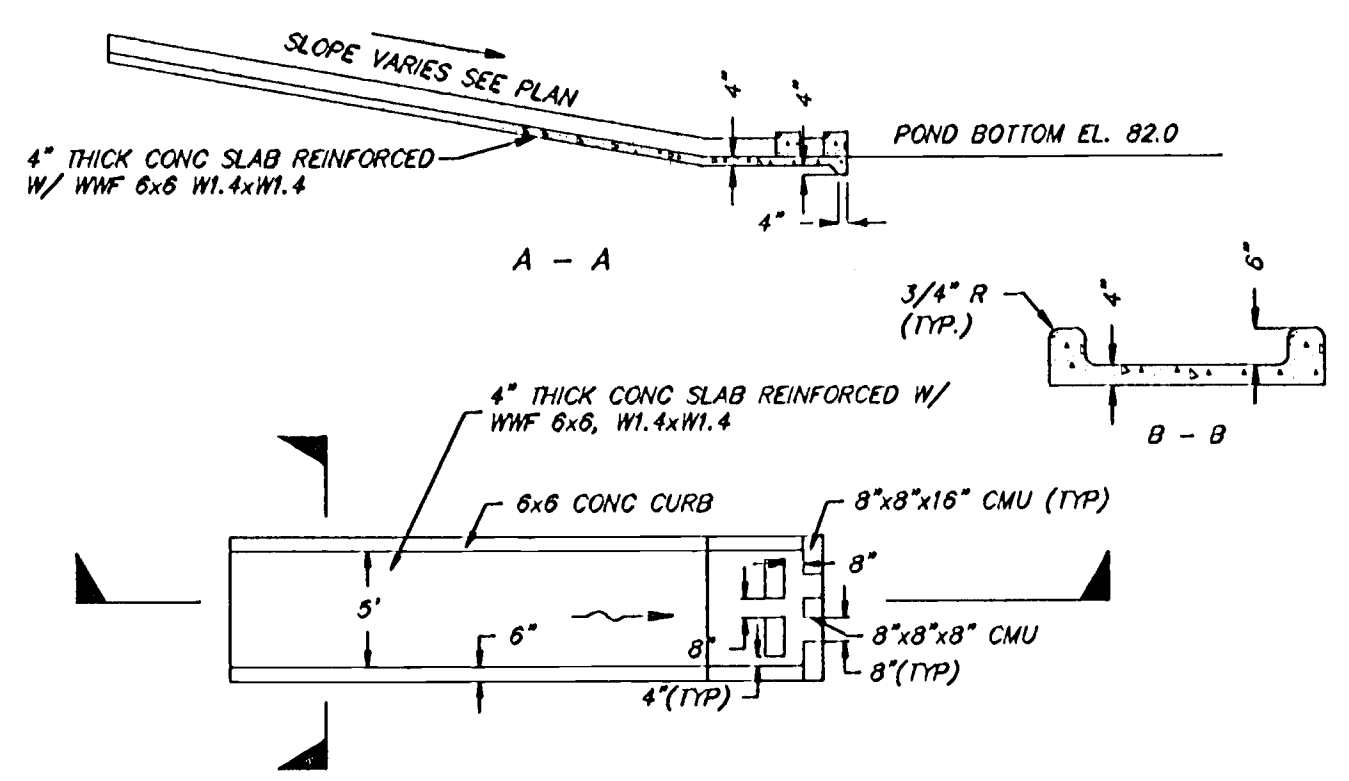
DRAINAGE IMPROVEMENTS
SHT. C1
1 OF 2



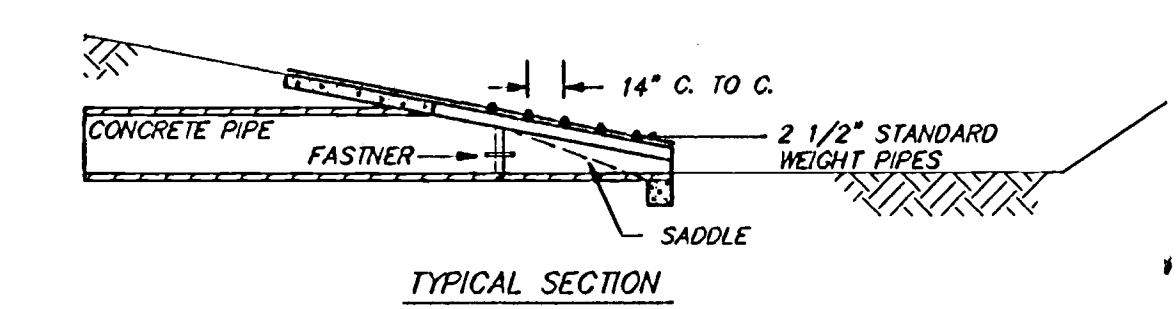
A-A SECTION A - A
C1 NTS



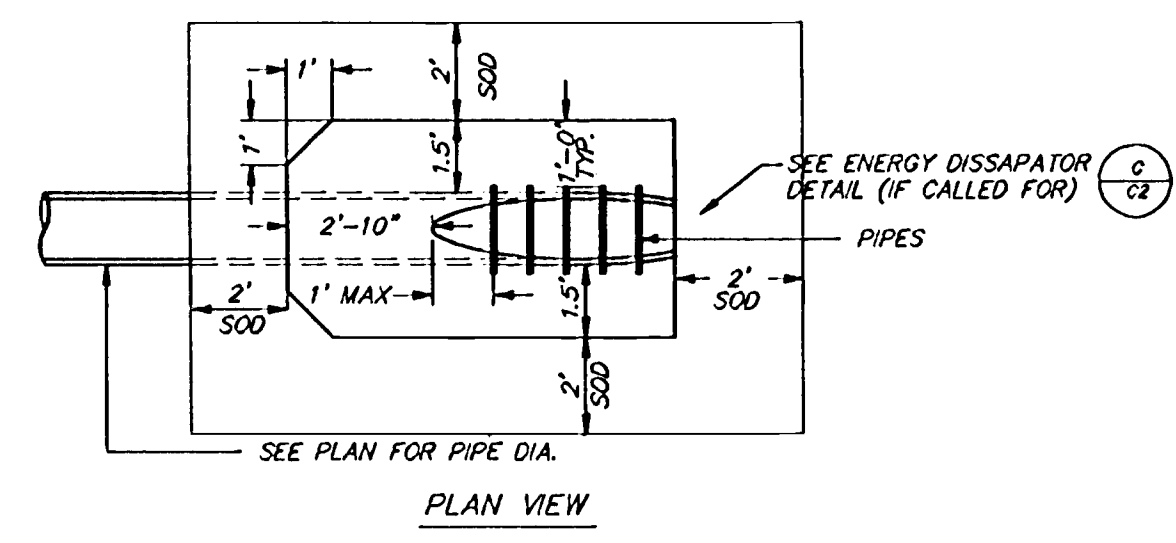
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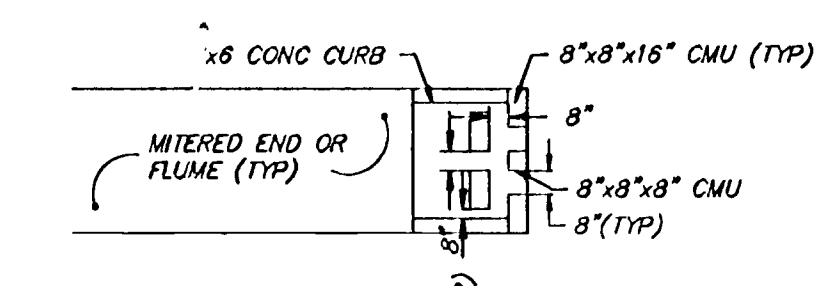
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C1 NTS



TYPICAL SECTION



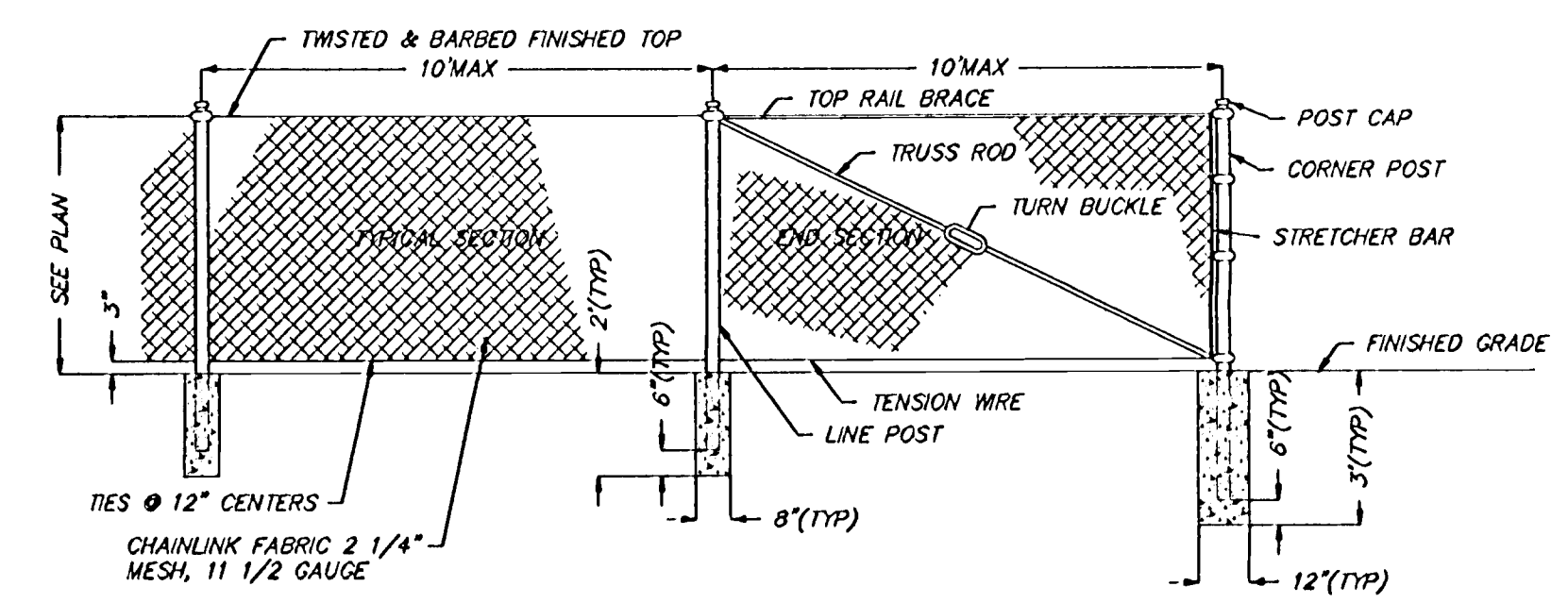
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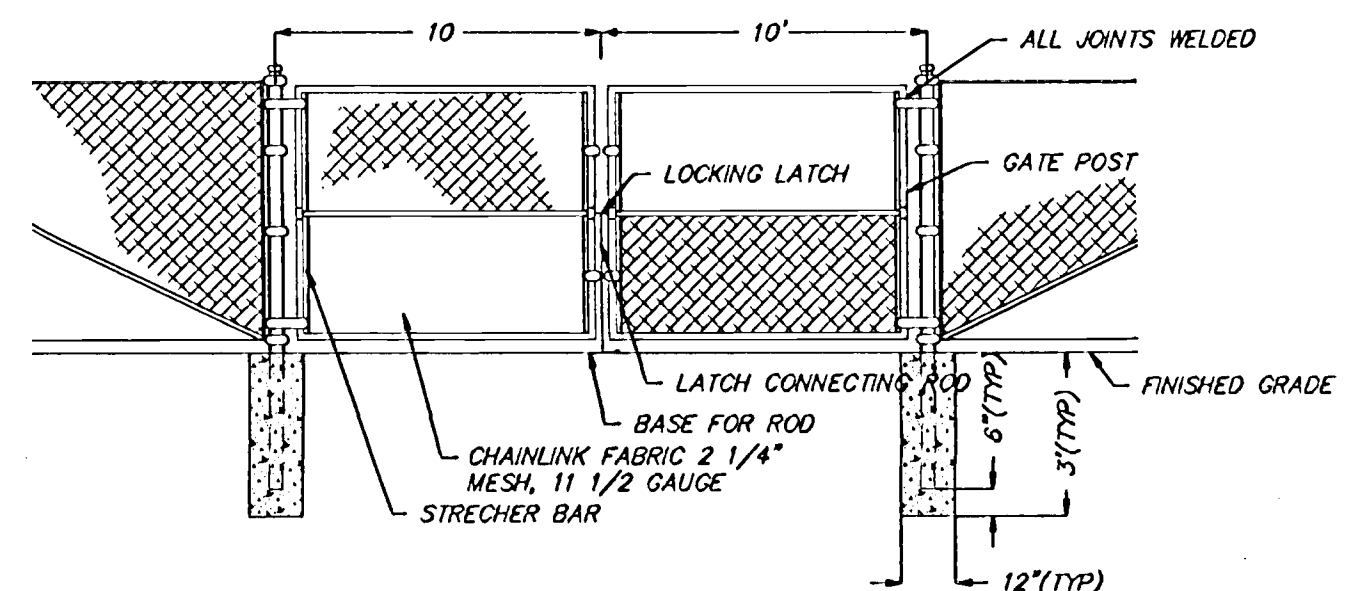
ENERGY DISSIPATOR
C1 NTS

BEDDING & TRENCHING NOTES

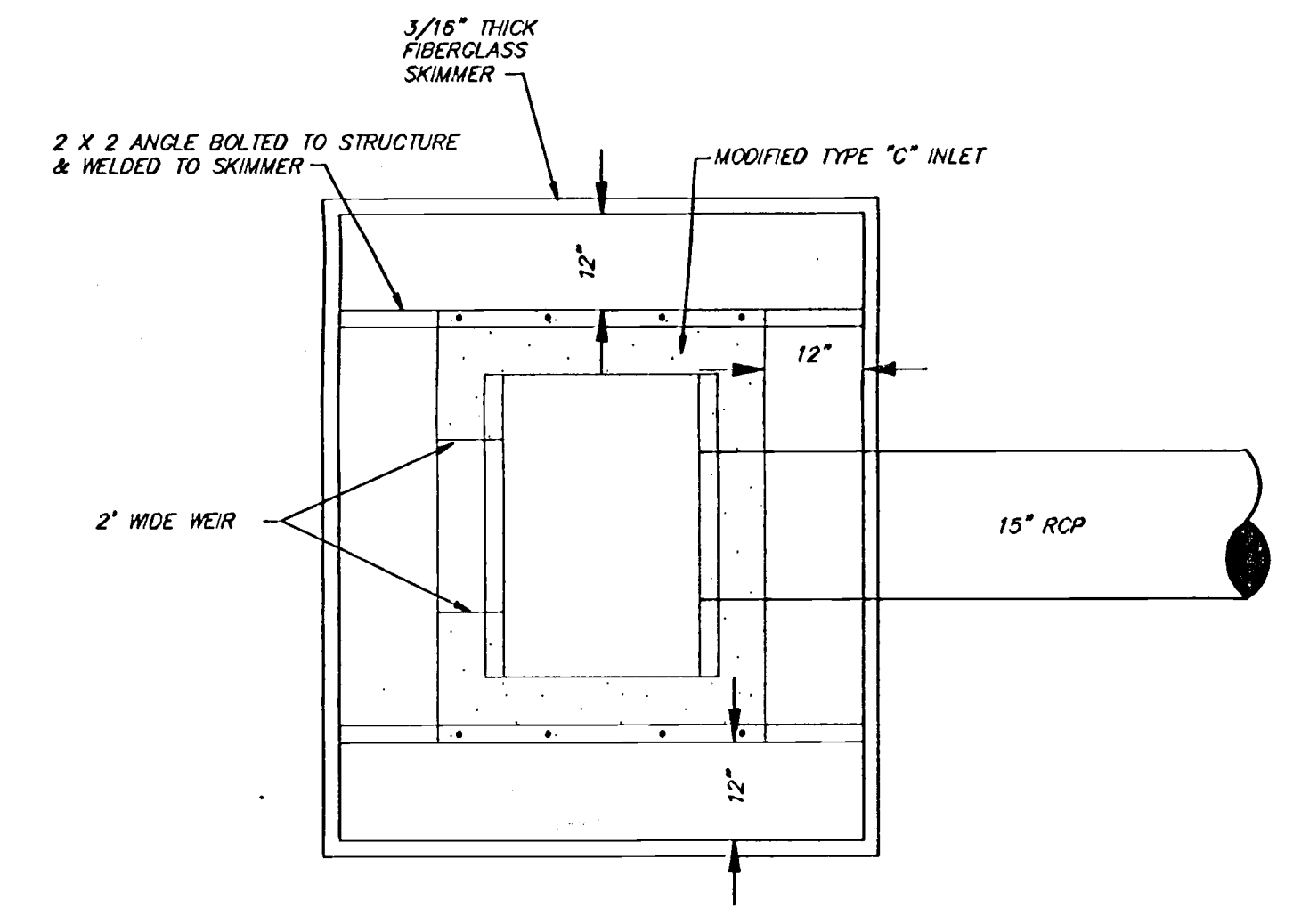
- Bc = PIPE O.D.
Bd = TRENCH WIDTH AT TOP OF PIPE
MAX. Bd = Bc + 24"
MIN. Bd = MAX DIM OF BELL + 8" (UNSHEETED TRENCH)
= MAX DIM OF BELL + 12" (SHEETED TRENCH)
- DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATIONS FOR NON-CUSHIONING MATERIAL, DEPTH SHALL BE 6" BELOW BOTTOM OF UTILITY.
- SHEETING SHALL BE DRIVEN BELOW THE UTILITY INVERT IF REQUIRED FOR LATERAL SUPPORT OR UNSUITABLE MATERIAL REMOVAL. WHERE DRIVEN BELOW PIPE INVERT, SHEETING SHALL BE CUT OFF A MIN OF 12" ABOVE TOP OF PIPE, OR HIGHER AS AUTHORIZED BY THE ENGINEER, AND LEFT IN PLACE. IN NO CASE SHALL SHEETING LEFT IN PLACE EXTEND HIGHER THAN 30" BELOW SURFACE GRADE UNLESS SPECIFICALLY APPROVED. BRACING SHALL BE PROVIDED AS REQUIRED.
- NORMALLY CLEAN BACKFILL SHALL BE USED AS A 4" MIN BEDDING FOR PIPE HOWEVER, WHERE UNSTABLE TRENCH BOTTOM CONDITIONS ARE ENCOUNTERED, AS DETERMINED BY THE INSPECTING ENGINEER A SUFFICIENT DEPTH OF UNSUITABLE SOIL SHALL BE REMOVED AND REPLACED WITH 1/4" - 3/4" CRUSHED STONE, GRAVEL (USCS SOIL CLASSIFICATION - CLASS 1), OR CRUSHED SHELL TO THE SPRING LINE OF THE PIPE TO STABILIZE THE PIPE BEDDING WHEN DRY. UNSUITABLE MATERIAL (6 HARDPAN) IS ENCOUNTERED AT THE TRENCH BOTTOM, GRADED SANDS MAY BE USED FOR PIPE BEDDING.



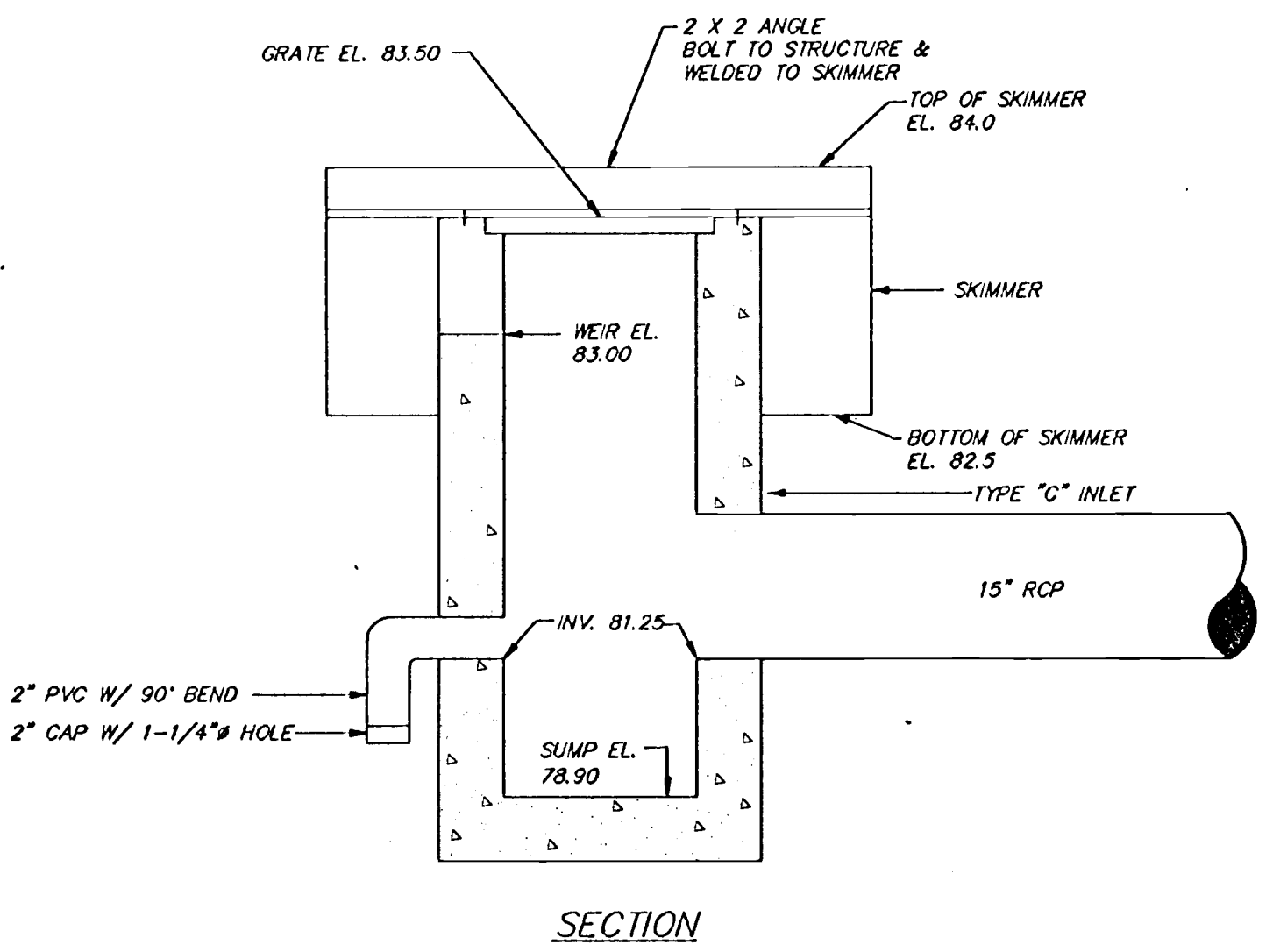
CHAINLINK FENCE DETAIL
C1 NTS



CHAINLINK GATE DETAIL
C1 NTS

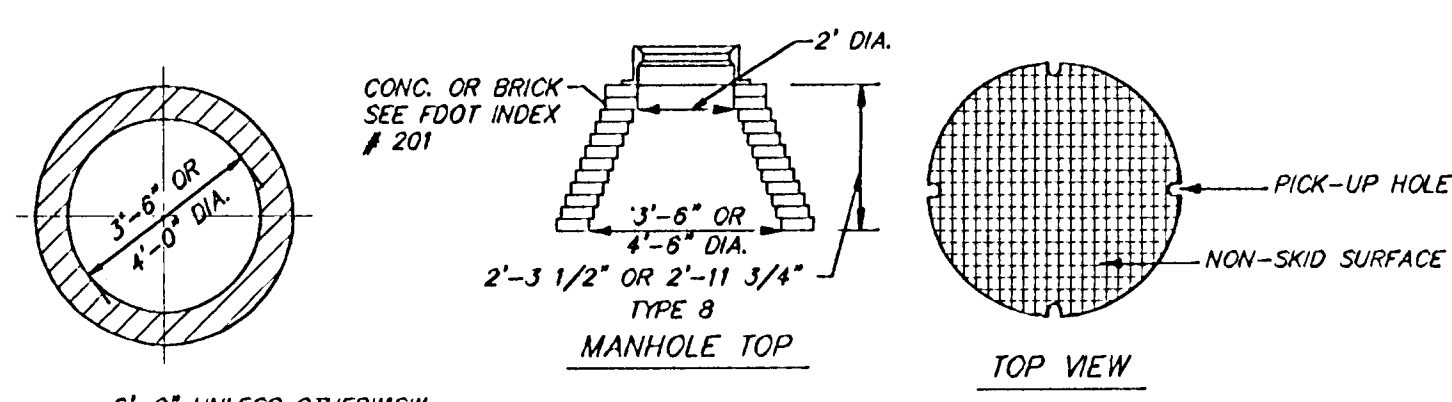


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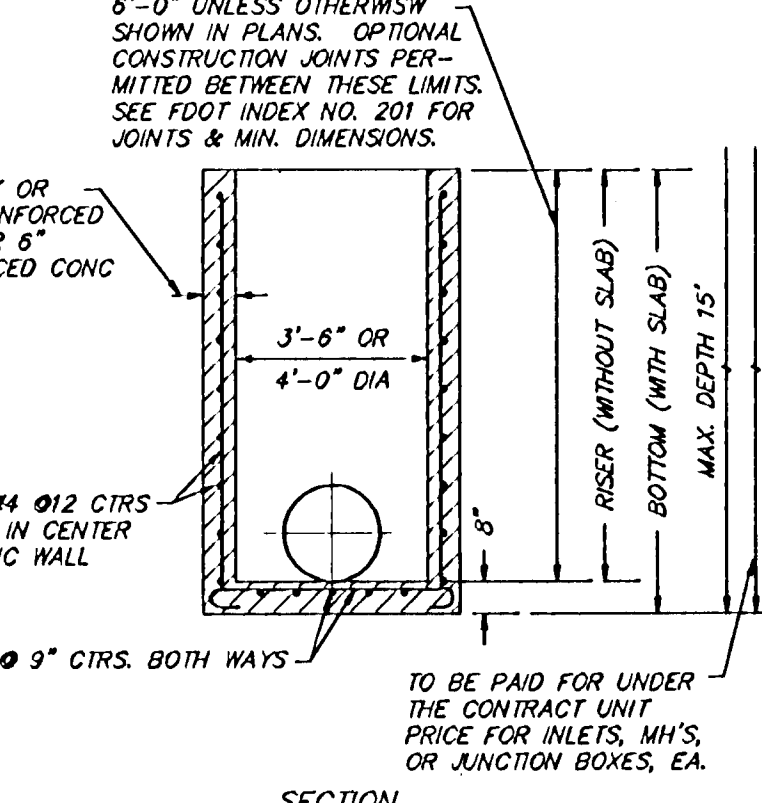


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CONTROL STRUCTURE
C1 NTS

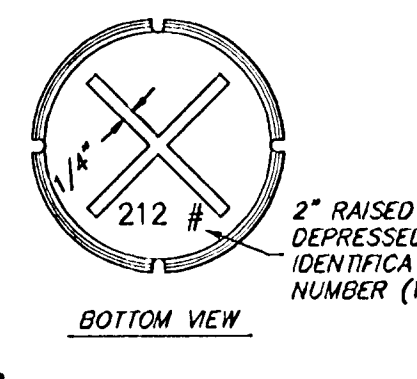


TOP VIEW

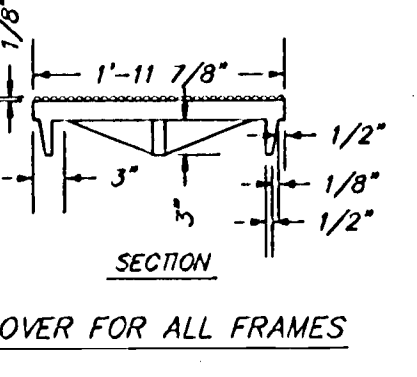


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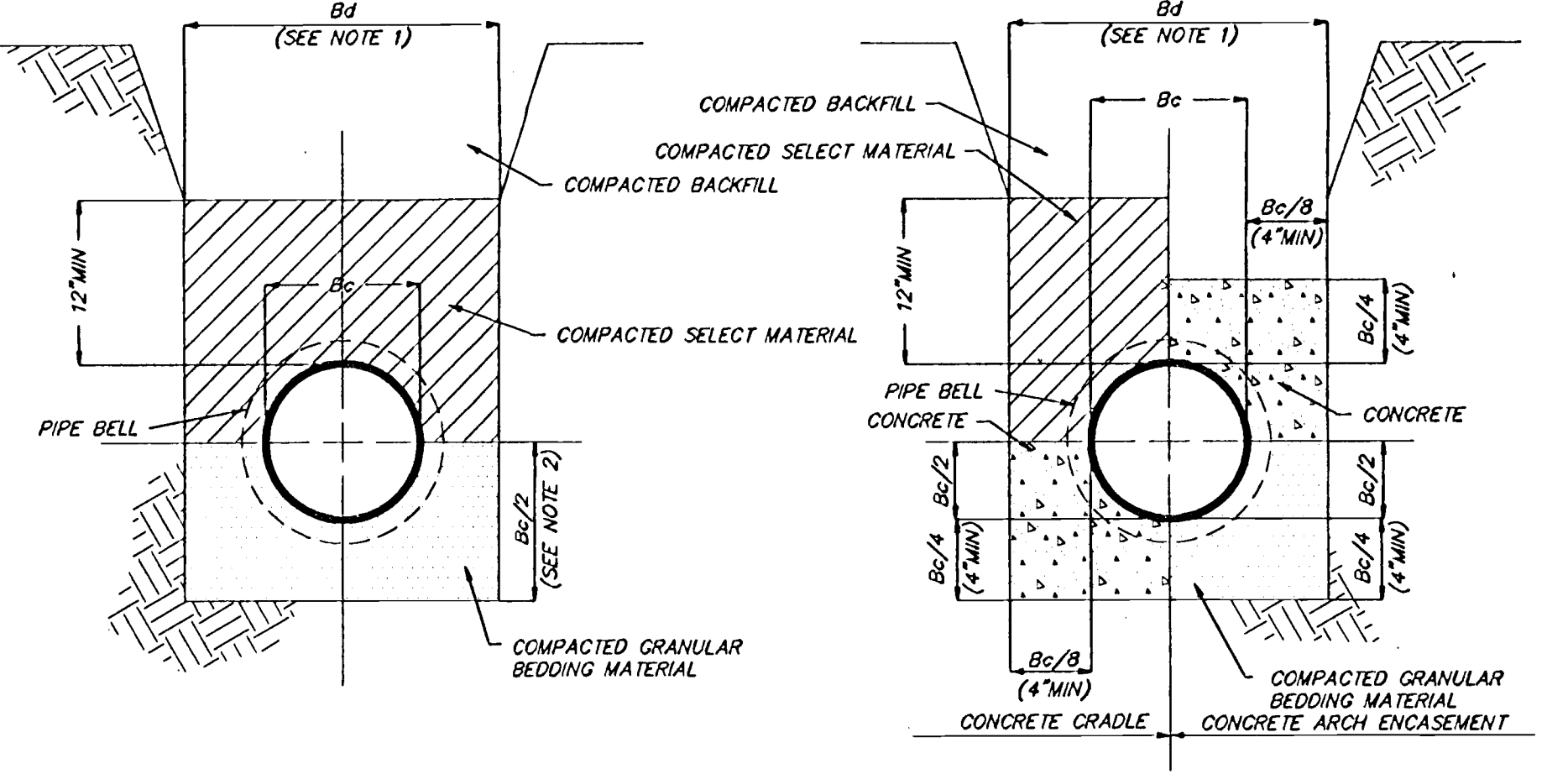
STORM MANHOLE
C1 NTS



CAST IRON GRATE
(APPROX WEIGHT - 235 LBS)



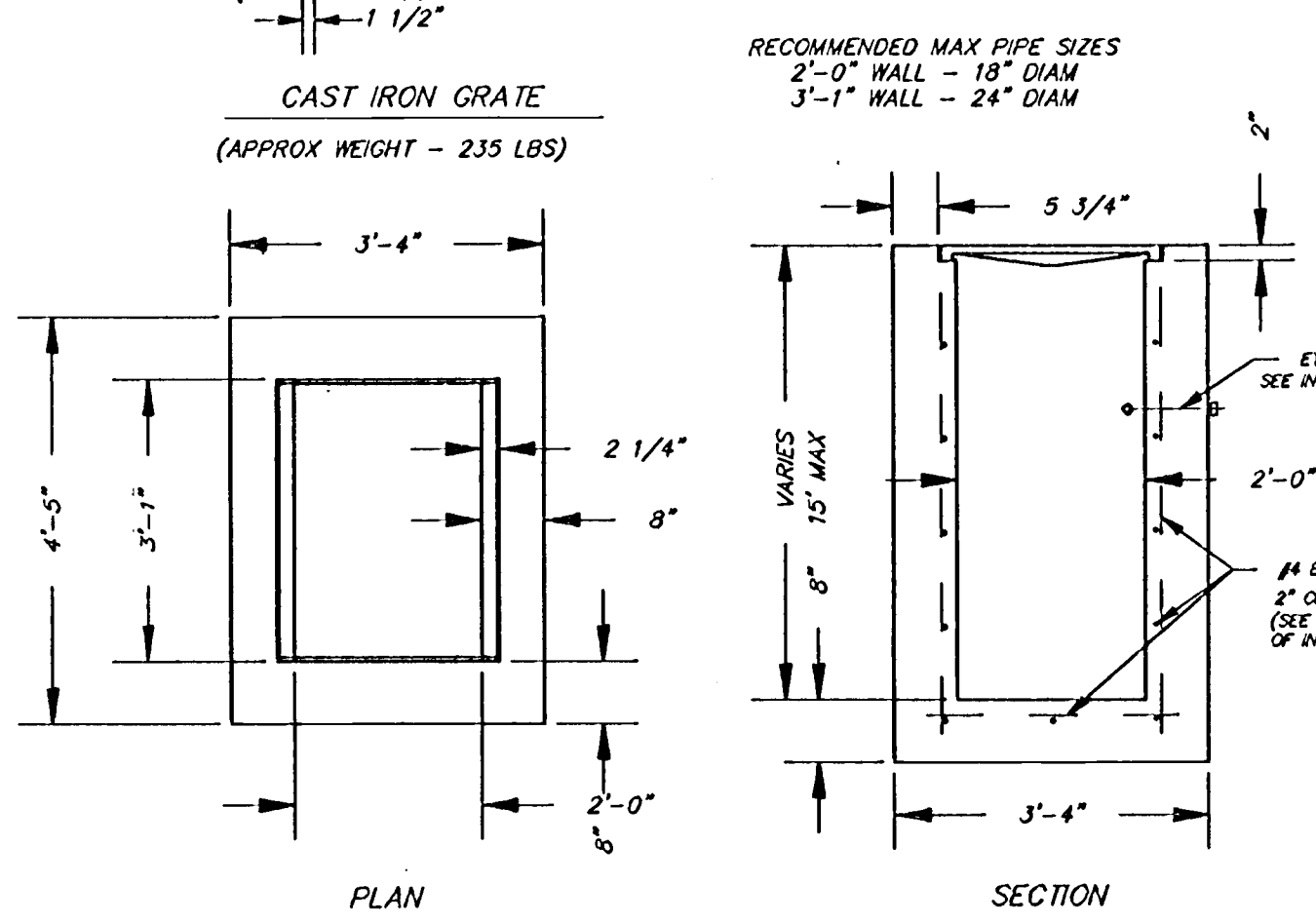
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CLASS "B" BEDDING DETAIL

CLASS "A" BEDDING

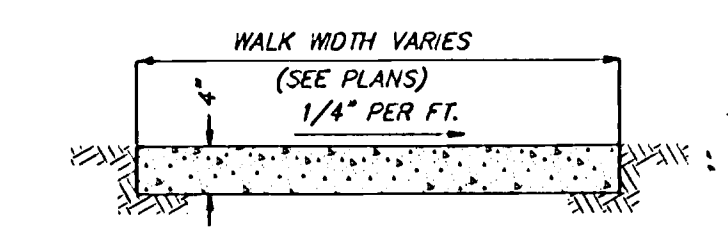
PIPE BEDDING DETAIL
C1 NTS



PLAN

SECTION

FDOT TYPE 'C' INLET
C1 NTS



SIDEWALK REPAIR
C1 NTS

RECEIVED
FEB 17 1994
RECORDS
ORLANDO

DATE BY: _____

REVISIONS: _____

SEMINOLE COUNTY SCHOOL BOARD
1211 MELLOWVILLE AVENUE
SANFORD, FLORIDA 32771
(407) 322-1252

ENGINEER IN CHARGE: STEVEN C. HELLE, PE
C. Helles
Feb 17, 1994
FL REG. NO. 22363

HELLE ENGINEERING CORPORATION
Civil Engineering & Planning
9058 Friend Blvd.
Orlando, FL 32817
(407) 657-4530
FAX 679-9726

ROSENWALD EXCEPTIONAL CENTER
1096 MERRITT STREET
ALTA MONTE SPRINGS, FLORIDA

SECTIONS & DETAILS

DESIGNED BY: SCH
DRAWN BY: RAM
CHECKED BY: SCH
SCALE: 1" = 20'
PROJECT No: SS/5-2.1
DATE: JAN. 1994
SHT. C2
2 OF 2

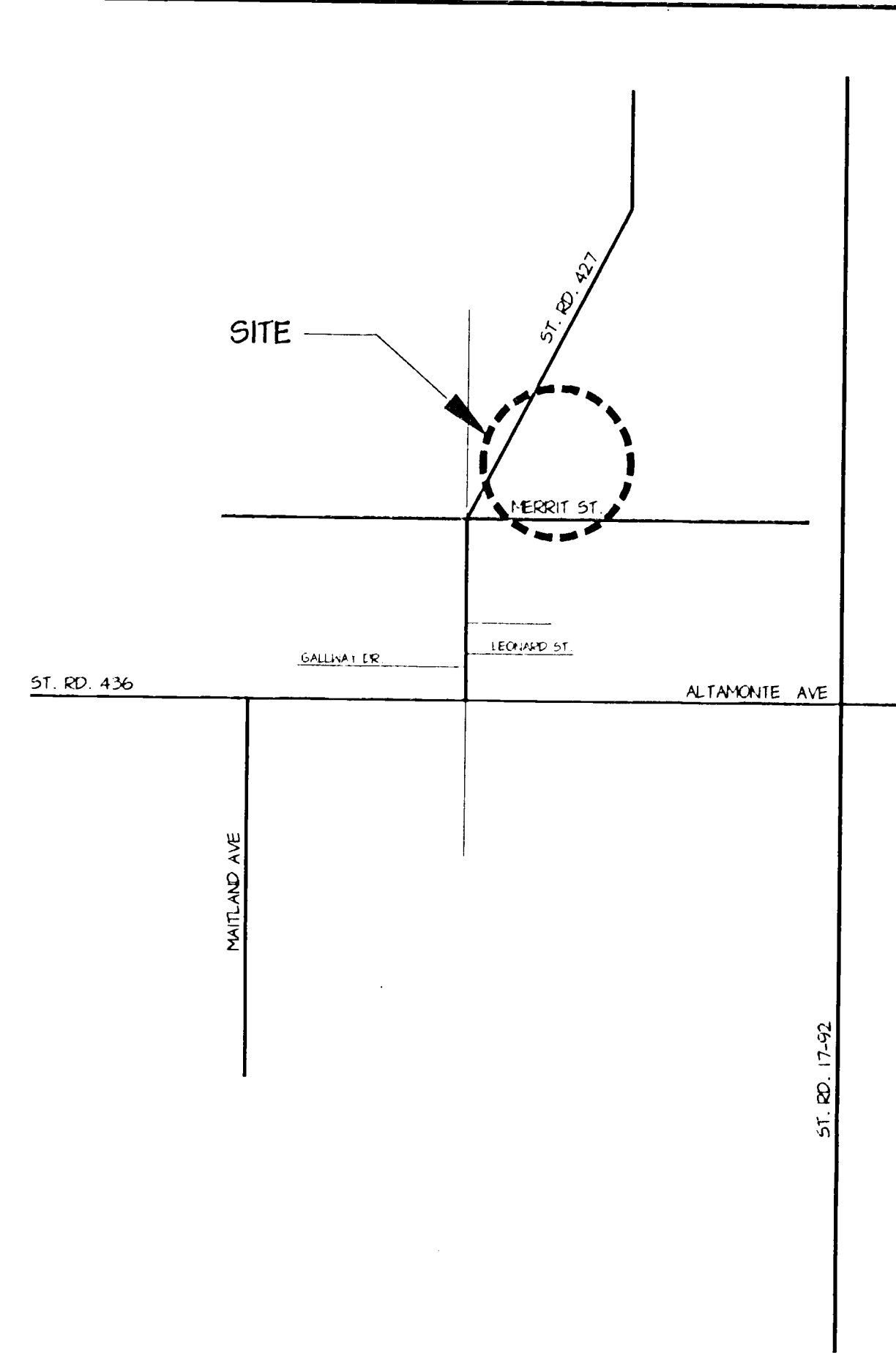
KEY TO SYMBOLS

NORTH ARROW		N
SPACE IDENTIFICATION		SPACE NAME (SMALL PROJECTS ONLY) SPACE NUMBER (REFERS TO SPACE ID. LEGEND ON FLOOR PLAN)
DETAIL REFERENCE		DETAIL NUMBER DRAWING ON WHICH DETAIL OCCURS
DETAIL TITLE		DETAIL NUMBER ROOF HATCH SCALE DRAWING ON WHICH DETAIL OCCURS
DETAIL OR WALL SECTION REFERENCE		SECTION NUMBER ORIENTATION DRAWING ON WHICH DETAIL OCCURS
BUILDING SECTION REFERENCE		ORIENTATION SECTION NUMBER DRAWING ON WHICH SECTION OCCURS
INTERIOR ELEVATION REFERENCE		ELEVATION ORIENTATION ON PLANS ELEVATION NUMBER DRAWING ON WHICH ELEVATION OCCURS
MULTIPLE INTERIOR ELEVATION REFERENCE		ELEVATION ORIENTATION ON PLANS MULTIPLE ELEVATION NUMBERS DRAWING ON WHICH ALL (4) ELEVATION OCCURS
PARTITION IDENTIFICATION		PARTITION TYPE (REFER TO PARTITION DETAILS)
EQUIPMENT IDENTIFICATION		EQUIPMENT NUMBER (REFER TO EQUIPMENT SCHEDULE)
GLAZING IDENTIFICATION		GLASS TYPE (REFER TO GLAZING SCHEDULE)
TOILET ACCESSORY IDENTIFICATION		ACCESSORY NUMBER (REFER TO ACCESSORY SCHEDULE)
COLUMN IDENTIFICATION		COLUMN NUMBER (REFER TO COLUMN SCHEDULE) COLUMN CENTER LINE
WORKING POINT DATUM, B.M.		
CONTOUR IDENTIFICATION		FINISH CONTOUR EXISTING CONTOUR
OPENING IDENTIFICATION (DOOR, FRAME, WINDOW, ECT)		OPENING MARKS REFER TO THE OPENING SCHEDULE MARKS ARE IDENTIFIED BY THE SPACE NO. WHERE THEY OCCUR

MATERIALS LEGEND

BRICK		SECTION OR PLAN
CONCRETE BLOCK		LARGE SCALE SMALL SCALE
WOOD		SECTION FINISH SECTION ROUGH PLYWOOD SECTION
METAL		SMALL SCALE-SECTION LARGE SCALE-SECTION
CONCRETE CEMENTIOUS FILL, PLASTER, DRYWALL		SECTION SECTION/ELEVATION
INSULATION		SECTION SECTION/ELEVATION
EARTH FILL		SECTION
METAL STUD PARTITION		PLAN/SECTION
WOOD STUD PARTITION		PLAN/SECTION

LOCATION MAP



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CIVIL		
3. DRAINAGE IMPROVEMENTS	-----	C-1
4. SECTIONS & DETAILS	-----	C-2
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5. DEMOLITION PLAN	-----	A-1
6. DEMOLITION PLAN	-----	A-2
7. SITE PLAN	-----	A-3
8. SITE PLAN	-----	A-4
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10. DETAILS	-----	A-6
11. DETAILS	-----	A-7
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14. SITE PLAN- DEMOLITION- LIGHTING	-----	ED2
15. SITE PLAN- RENOVATION- SYSTEM	-----	E1
16. SITE PLAN- RENOVATION- LIGHTING	-----	E2
17. DETAILS	-----	E3

LEGAL DESCRIPTION

LEGAL DESCRIPTION (per school board)

BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY, RUN THENCE EAST 79.15 FEET TO A POINT 85 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN LINE TRACK OF THE A.C.L. RAILROAD; THENCE NORTH 45 DEGREES 15 MINUTES EAST PARALLEL WITH SAID RAILROAD TRACK 305.1 FEET; THENCE NORTH TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE WEST 297 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 368.2 FEET; THENCE SOUTH 58 DEGREES 43 MINUTES WEST 502 FEET ON A LINE WHICH WHEN PRODUCED WILL INTERSECT THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION AT A POINT 774 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF SOUTHEAST 1/4 OF EAST 423.65 FEET; THENCE SOUTH 310 FEET TO BEGINNING; LESS (per O.R. Book 813 Page 312, Seminole County, Florida)

BEGN AT A POINT 25 FEET NORTH AND 79.15 FEET EAST OF SOUTH 1/4 POST OF SECTION 7, TOWNSHIP 21 SOUTH RANGE 30 EAST, RUN THENCE NORTH 45 DEGREES 15 MINUTES EAST 305.1 FEET, THENCE NORTH 106.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SCL RAILROAD; THENCE SOUTHWESTERLY ALONG EASTERLY RIGHT OF WAY LINE SCL RAILROAD TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NORTH STREET; THENCE EAST ALONG NORTH RIGHT OF WAY LINE OF NORTH STREET TO POINT OF BEGINNING, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH

BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY, RUN THENCE NORTH 310 FEET; THENCE WEST 40.8 FEET; THENCE SOUTH 310 FEET; THENCE EAST 40.8 FEET TO PLACE OF BEGINNING.

TOGETHER WITH

BEGIN 40.8 FEET WEST OF BURIED IRON SITUATED AT GOVERNMENT 1/4 SECTION POST ON SOUTH LINE OF SECTION 7, TOWNSHIP 21 SOUTH RANGE 30 EAST; SAID 1/4 SECTION POST BEING SITUATED 2.587 1/2 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7, RUN FROM SAID BEGINNING TO POINT WEST 130 FEET FEET, THENCE NORTH 335 FEET, THENCE EAST 130 FEET, THENCE SOUTH 335 FEET TO BEGINNING. ONE ACRE OF LAND MORE OR LESS. ALL THE ABOVE LYING IN SEMINOLE COUNTY, FLORIDA.

CONTAINING THEREIN 13,006 +/- ACRES, 4.1 +/- ACRES OF WHICH LIES IN LAKE MOBILE.

REVISION	DATE	MARK

R MILLER ARCHITECTURE
ORLANDO FLORIDA
604 S. Orlando Avenue
Post Office Box 946543
Maitland, FL 32794
Bus (407)539-2412
Fax (407)539-2041

ROSENWALD CENTER
CANOPY REPLACEMENT
1096 MERRITT STREET
ALTAMONTE SPRINGS, FLORIDA

RECEIVED
FEB 17 1994
42-117-0475 D NEM
RECORDS
ORLANDO

PROJECT #:	93-022A
DATE:	02-24-94
DRAWN BY:	RULU
CHECKED BY:	DSS
TITLE:	GENERAL INFORMATION LOCATION MAP INDEX
SCALE:	1/8" = 1'-0"
SHEET #:	G-1

ROSENWALD ELEMENTARY SCHOOL SITE ASSESSMENT

Ticket : 212906573 Rev:000 Taken: 07/31/19 12:32ET

State: FL Cnty: SEMINOLE GeoPlace: ALTAMONTE SPRINGS

CallerPlace: ALTAMONTE SPRINGS

Subdivision:

Address : 1096

Street : MERRITT STREET

Cross 1 : MARKER STRET

Within 1/4 mile: Y

Locat: ENTIRE PROPERTY AND ENTIRE RIGHT OF WAY WIDTH OF MERRITT 1000 FEET WEST
AND 1000 FEET EAST

:

Remarks : *** LOOKUP BY MANUAL ***

:

Grids : 2840C8121C 2840C8121D 2840D8121B 2840D8121C 2840D8121D

Work date: 08/02/19 Time: 23:59ET Hrs notc: 059 Category: 3 Duration: 01 DAY

Due Date : 08/02/19 Time: 23:59ET Exp Date : 08/30/19 Time: 23:59ET

Work type: DESIGN TICKET ONLY Boring: N White-lined: N

Ug/Oh/Both: U Machinery: N Depth: 0 Permits: N N/A

Done for : SEMINOLE COUNTY DESIGN TICKET BY EOR

Company : BENTLEY ARCHITECTS & ENGINEERS INC Type: CONT

Co addr : 651 W WARREN AVE

Co addr2: STE 200

City : LONGWOOD State: FL Zip: 32750

Caller : 407-331-6116

BestTime: 7:30AM TO 5:30PM

Mobile :

Fax : 407-331-4566

Email :

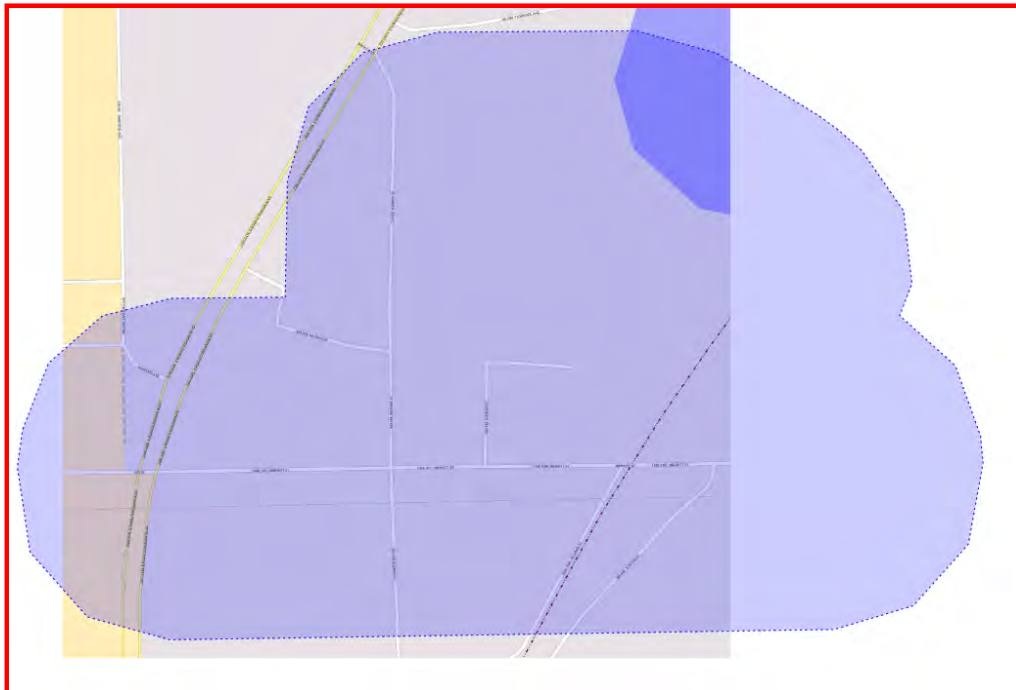
Submitted: 07/31/19 12:32ET Oper: MOL Chan: WEB

Mbrs : ATTF01 BH1957 CAS541 FPC322 FPLFAD L3C900 MCIU01 PGSORL SB2186 SBF02

Mbrs : SCT994 SEM814 UTI296

Service Area Code	Service Area Name	Contact	Phone Numbers	Utility Type
ATTF01	AT T	NDCI GROUP	Day: (800) 252 - 1133	FIBER, COMMUNICATION LINES
BH1957	CHARTER COMMUNICATIONS	HELENE HERNANDEZ	Day: (407) 532 - 8092	FIBER, TELEPHONE, CATV
CAS541	CITY OF ALTAMONTE SPRINGS	JAMES THOMPSON	Day: (407) 571 - 8591	FIBER, WATER, ELECTRIC, SEWER
FPC322	DUKE ENERGY	USIC DISPATCH	Day: (800) 778 - 9140	ELECTRIC
FPLFAD	CROWN CASTLE FIBER	STAKE CENTER LOCATING DISPATCHER**	Day: (801) 364 - 1063	FIBER
L3C900	CENTURYLINK	TECH ON DUTY		FIBER

			Day: (877) 366 - 8344	
MCIU01	MCI	FIELD CONTACTS	Day: (800) 624 - 9675	FIBER, COMMUNICATION LINES
PGSORL	TECO PEOPLES GAS- ORLANDO	PHYLLIS BRIDGES	Day: (813) 228 - 4025 Alt: (813) 917 - 8974 Emerg: (877) 832 - 6747	GAS
SBF02	A T & T/ DISTRIBUTION	USIC DISPATCH	Day: (800) 778 - 9140	TELEPHONE
SCT994	SEMINOLE COUNTY TRAFFIC ENGINEERING	ROBERT LOYER	Day: (407) 665 - 5642 Alt: (321) 377 - 2405	FIBER
SEM814	SEMINOLE COUNTY	CHRIS GRAYBOSCH	Day: (407) 840 - 4058	RECLAIMED WATER, WATER, SEWER
UTI296	CENTURYLINK	DISPATCH **	Day: (855) 742 - 6062	FIBER, TELEPHONE



From: irth_host@callsunshine.com
Sent: Saturday, August 3, 2019 7:12 AM
To: Molly deVivero
Subject: Response to Sunshine State One Call ticket 212906573

The following facility operators have responded for this locate request:

Ticket 212906573

FL : SEMINOLE County, ALTAMONTE SPRINGS Community
1096-1096 MERRITT STREET

SEMINOLE COUNTY

- Clear No Facilities

CENTURYLINK

- Marked

DUKE ENERGY

- Unmarked - Locate technician and contractor (excavator) have agreed to meet on site on a specified date.

TECO PEOPLES GAS- ORLANDO

- Unmarked - Locate technician could not gain access to property, call member to schedule access.

CENTURYLINK

- No Conflict - utility is outside of the requested work site

CROWN CASTLE FIBER

- Clear No Facilities

A T & T/ DISTRIBUTION

- Clear No Facilities

MCI

- Clear No Facilities

SEMINOLE COUNTY TRAFFIC ENGINEERING

- No Conflict - utility is outside of the requested work site

CITY OF ALTAMONTE SPRINGS

- ***Response has not been entered***

CHARTER COMMUNICATIONS

- Marked

AT T

- No Conflict - utility is outside of the requested work site

The most up-to-date response status can always be gathered at <http://www.online811.com/IRTHOneCall/> or by calling 1 - (800) 852 - 8057.

From: cl_irth_comm@irth.com
Sent: Friday, August 2, 2019 7:55 AM
To: Molly deVivero
Subject: Ticket 212906573 - Centurylink Locate Notification

=====
To: BENTLEY ARCHITECTS & ENGINEERS INC Attn:
Voice: 4073316116 Fax: 4073314566
Re: Centurylink Locate Notification

This is an important message from CenturyLink replying to your request to locate our underground facilities in an area described on the one call center ticket. If you have any questions please call CenturyLink at 1-800-283-4237

=====
Ticket: 212906573
County: SEMINOLE Place: ALTAMONTE SPRINGS
Address: 1096 MERRITT STREET

UTI296:
The described dig area of your locate request has been partially marked.
CenturyLink Local Network facilities are present in the dig area. The locator will be returning to mark additional facilities. If you have any questions, please call CenturyLink at 1-800-283-4237.

=====
Centurylink
=====

This message was generated by an automated system. Please do not reply to this email.

From: agt_comm@irth.com
Sent: Friday, August 2, 2019 8:07 AM
To:
Subject: Ticket 212906573 - Response to dig request

=====
To: BENTLEY ARCHITECTS & ENGINEERS INC Attn:
Voice: 4073316116 Fax: 4073314566
Re: Response to dig request

Hello this is an important message from Crown Castle in response to your dig request

=====
Ticket: 212906573
County: SEMINOLE Place: ALTAMONTE SPRINGS
Address: 1096 MERRITT STREET

FPLFAD:
We have determined our facilities are clear from the dig site per the one call center ticket. If you have any questions please contact at (801) 364-1063

=====
If you have any further questions, you can contact us at 888-632-0931 extension 2. Thank you

=====
This message was generated by an automated system. Please do not reply to this email.

Molly deVivero

From: irthnet@callsunshine.com
Sent: Friday, August 2, 2019 10:34 AM
To: Molly deVivero
Subject: Ticket 212906573 - Important Safety Message

=====
To: BENTLEY ARCHITECTS & ENGINEERS INC Attn:
Voice: 4073316116 Fax: 4073314566
Re: Important Safety Message

We are responding to your request to locate our underground facilities in an area where you are planning excavation or demolition work. The following is the current status of our facility marking in the area specified in your notification.

=====
Ticket: 212906573
County: SEMINOLE Place: ALTAMONTE SPRINGS
Address: 1096 MERRITT STREET

PGSORL (Gas):
We are unable to gain access to the property that contains your dig site. The gas facilities are unmarked. Please contact Ali Braffith at (321) 689-7208 to arrange an onsite meeting. Our locator will need 24 to 48 hours notice.

=====
Thank you for notifying Sunshine State One-call of Florida about your upcoming excavation. Please wait two full business days to allow us to mark our facilities. On the job site, take precautions to protect all markings. If markings are no longer visible, or you have questions about them, stop excavating and call us at 877-832-6747. To find the exact location of our pipelines, hand excavate the tolerance zone, which is 24 inches either side of the temporary markings.

=====
This message was generated by an automated system. Please do not reply to this email.

From: Bridges, Phyllis R. <pjbridges@tecoenergy.com>
Sent: Monday, August 5, 2019 11:38 AM
To: Molly deVivero
Subject: NO ACCESS - GAS NOT MARKED - PLEASE READ



Sunshine State One Call Locate Action Request

To	MOLLY DE VIVERO	Company	BENTLEY ARCHITECTS & ENGINEERS INC
Fax No	407-331-4566	Email	MOLLY@BAEONLINE.COM
Date	8/5/2019	Ticket Response	No Access

Locate ticket number(s) and location:

212906573 - 1096 MERRITT STREET /

This line has NOT been marked. We are unable to process your request as we cannot gain access to the property due to: Gate around property is locked.

Please call the locator listed below so we can obtain access.

JOB CONTACT: Ali Braffith at 321-689-7208

Recent changes to the Sunshine State One Call Chapter 556 law states that information provided by an excavator is valid for 30 calendar days. (Date the notice is provided is not counted).

Thank you for your attention to this important safety issue

If you cannot reach the above listed contact, please call Phyllis Bridges at 813-228-4025.

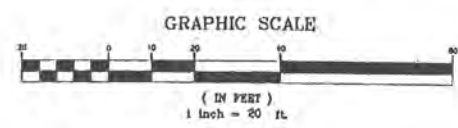
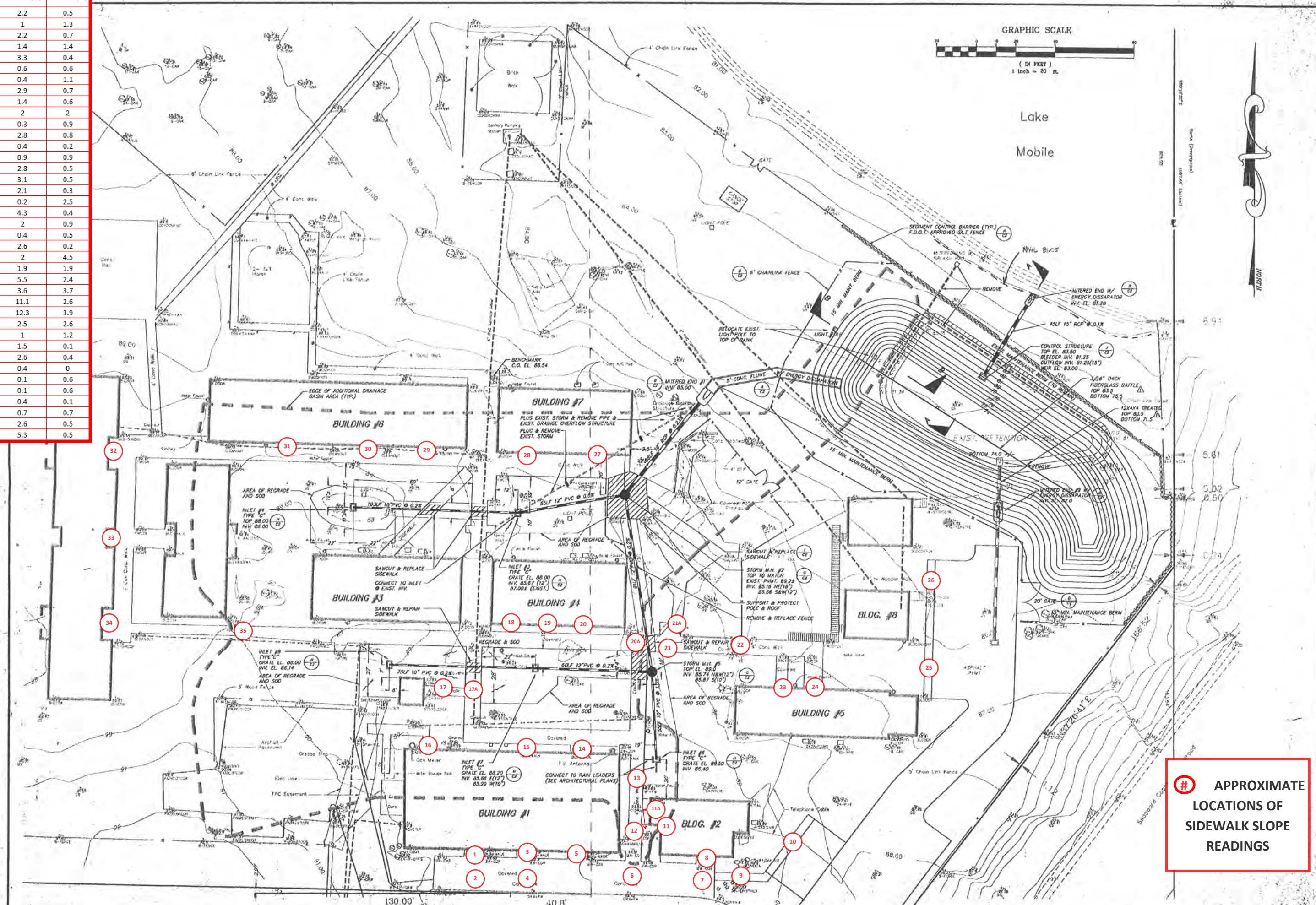
Positive Response System

Make sure all utilities have responded to your locate request before digging.

Go to www.Sunshine811.com. On the left side under Internet tools click on "POSITIVE RESPONSE SYSTEM".
Or call 800-857-8057.

NOTICE: This email is intended only for the individual(s) to whom it is addressed and may contain confidential information. If you have received this email by mistake, please notify the sender immediately, delete this email from your system and do not copy or disclose it to anyone else. Although we take precautions to protect against viruses, we advise you to take your own precautions to protect against viruses as we accept no liability for any which remain.

APPROX. LEVEL READING ID #	LSLOPE (%)	X SLOPE (%)
1	2.2	0.5
2	1	1.3
3	2.2	0.7
4	1.4	1.4
5	3.3	0.4
6	0.6	0.6
7	0.4	1.1
8	2.9	0.7
9	1.4	0.6
10	2	2
11	0.3	0.9
11A	2.8	0.8
12	0.4	0.2
13	0.9	0.9
14	2.8	0.5
15	3.1	0.5
16	2.1	0.3
17	0.2	2.5
17A	4.3	0.4
18	2	0.9
19	0.4	0.5
20	2.6	0.2
20A	2	4.5
21	1.9	1.9
21A	5.5	2.4
22	3.6	3.7
23	11.1	2.6
24	12.3	3.9
25	2.5	2.6
26	1	1.2
27	1.5	0.1
28	2.6	0.4
29	0.4	0
30	0.1	0.6
31	0.1	0.6
32	0.4	0.1
33	0.7	0.7
34	2.6	0.5
35	5.3	0.5



APPROXIMATE
LOCATIONS OF
SIDEWALK SLOPE
READINGS

EXHIBIT I - SIDEWALK SLOPE READINGS

DATE: 1/17/94
 REVISIONS:
 1. SEE RECORDS
 2. SEE RECORDS
 3. SEE RECORDS
 4. SEE RECORDS
 5. SEE RECORDS
 6. SEE RECORDS
 7. SEE RECORDS
 8. SEE RECORDS
 9. SEE RECORDS
 10. SEE RECORDS
 11. SEE RECORDS
 12. SEE RECORDS
 13. SEE RECORDS
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 27. SEE RECORDS
 28. SEE RECORDS
 29. SEE RECORDS
 30. SEE RECORDS
 31. SEE RECORDS
 32. SEE RECORDS
 33. SEE RECORDS
 34. SEE RECORDS
 35. SEE RECORDS

SEMINOLE COUNTY
 SCHOOL BOARD
 1211 MELLOWVILLE AVENUE
 SANFORD, FLORIDA 32771
 (407) 322-1252

DESIGNED BY: SCHE
 DRAWN BY: RAM
 CHECKED BY: SCH
 SCALE: 1" = 20'
 PROJECT NO: SS15-21
 DATE: JAN. 1994
 SHT. C1

ROSENWALD EXCEPTIONAL CENTER
 7096 MERITT STREET
 ALTAMONTE SPRINGS, FLORIDA
 DRAINAGE IMPROVEMENTS

HELLE ENGINEERING
 CORP.
 Civil Engineering & Planning
 6000 FORTNEY AVENUE
 ALTAMONTE, FL 32717
 (407) 837-4330
 FAX: 837-0778

APPENDIX C
PROPERTY CONDITION ASSESSMENT CHECKLISTS

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 1	Rosenwald Elementary Assessment	PROJECT NAME
4	GOOD	Good condition; no reported issues or concerns.		2015.021.I	PROJECT #
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.		1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.		July 31, 2019	SURVEY DATE
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.			SURVEYOR
EXTERIOR BUILDING ENVELOPE			SOURCE CONDITION D F O 5 4 3 2 1 N/A	COMMENTS / RECOMMENDED ACTION	

General Information and Overall Condition

Year Constructed / Age	1960							
Total Building Area	Approx. 5,418 sq ft							
Number of Floors/ Stories	1							
General Condition		X			X			
Superstructure		X			X		Building superstructure consists of steel post and beam construction with nonbearing masonry block infill walls	
Foundation Type		X			X		Cast-in-place concrete	
Exterior Façade		X				X	Painted Masonry and steel.	
Roof(s)		X					X	Roof system is modified bitumen.
Central Heating and Cooling		X					X	Average age of equipment observed is 30 years. / Replace equipment.
Air-Conditioning		X					X	Average age of equipment observed is 30 years. / Replace equipment.
Plumbing Fixtures		X				X		Fixtures are in poor condition. Recommend replacing.
Hot Water		X					X	Could not verify due to water being shut off. Recommend replacing water heater due to age and years not in operation.
Electrical Wiring		X			X			Wiring is in fair condition. The disconnect switches for condensers #xx, xx and air handler xx are not code compliant.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 1 Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments							Rosenwald Elementary Assessment	PROJECT NAME	
4	GOOD	Good condition; no reported issues or concerns.								2015.021.I	PROJECT #	
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.								1096 Merritt St, Altamonte Springs, FL	ADDRESS	
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.								July 31, 2019	SURVEY DATE	
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.									SURVEYOR	
EXTERIOR BUILDING ENVELOPE			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION			
			D	F	O	5	4	3	2	1	N/A	

Foundation/Footings

Structure		X					X					Building superstructure consists of steel post and beam construction with nonbearing masonry block infill walls.
Damp proofing / Dewatering		X									X	
Slab on Grade		X					X					Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed foundations visible at grade. Floor system is a cast-in-place concrete.
Floor Framing		X									X	

Columns/Beams/Walls

Structure		X							X			Steel post and beam construction with nonbearing masonry block infill walls. Rusting of columns observed and several locations of wall cracks in the masonry block walls. Two locations were observed with signs of significant water intrusion.
Applied Fireproofing Systems		X									X	
Covered Walkways (connected to structure)		X									X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

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1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION					SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Roofing

Condition Rating	D	F	O	5	4	3	2	1	N/A	Comments / Recommended Action
Condition Rating		X						X		Drawings were not available to determine the existing roof construction. Observation is based on exposed roofing visible at the roof level. The roof profile is a ridge running east-west sloping from the center ridge to the north and south. No rain gutters are present, other than a short section of gutter at the NW corner of the building. The existing roof drains either off the edges or onto the adjacent aluminum walkway canopy, which has internal column drainage. The existing roof is a modified bitumen type, composed of relatively short (approximately 4'-5') sheets. Numerous deficiencies were observed including holes, membrane seams that had dried and curled up from the adjacent sheet, and strip flashing around rooftop equipment that had similarly curled and separated from the adjacent membrane (see photos 15-17). Per SCPS, the existing roof is not under warranty.
Roof Openings (Skylights)		X							X	
Roof Openings (Access)		X							X	
Roof Equipment Curbing		X								Roof-mounted items exhibit significant rust.
Leakage		X						X		Roof leaks evident by wall damage and stained ACT.
Ponding Water		X								
Roof Drains		X							X	
Gutters / Downspouts		X							X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 1					Rosenwald Elementary Assessment	PROJECT NAME			
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3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.						1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.						July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.							SURVEYOR			
EXTERIOR BUILDING ENVELOPE			SOURCE	CONDITION			COMMENTS / RECOMMENDED ACTION					
			D	F	O	5	4	3	2	1	N/A	

Exterior Walls

Exterior Finish		X								X			Masonry mortar joint cracking was observed in several locations. Two locations were observed with signs of significant water intrusion.
Sealants		X								X			Sealant failure noticed around doors frames and window frames.
Expansion / Control Joints		X								X			Drawings were not available to determine the existing floor construction. Observation is based on exposed floor structure visible at eye level. Control joints were not visible due to the floor finish.
Thermal Condition		X								X			Drawings were not available to determine the existing wall construction. Observation is based on exposed wall construction visible at eye level. Wall insulation was not visible. Batt Insulation above the Acoustical ceiling tile was observed. The insulation has suffered from high humidity levels in the unoccupied building along with moisture intrusion. Wet fiberglass insulation can reduce the insulations R-value.
Soffits		X							X				Metal soffits noted at roof overhangs. Also includes the metal wall panels at the roof overhangs. Refer to photos.
General Appearance		X						X					

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 1							Rosenwald Elementary Assessment	PROJECT NAME	
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments							2015.021.I	PROJECT #	
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2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.								July 31, 2019	SURVEY DATE	
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION						SURVEYOR		
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Doors / Windows / Louvers

Item	D	F	O	5	4	3	2	1	N/A	Comments / Recommended Action
Windows		X					X			Windows consist of single pane aluminum windows. Some of the windows are operable awnings units. Window gaskets are old and deteriorated, some operable windows are missing the window cranks. Window screens at operable windows are missing, torn, or damaged in several locations. Sealant at windows are failing. Window frame anchors are rusting.
Louvers and Vents		X					X			Refer to Mechanical.
Main Entry Doors		X					X			Painted wood doors were observed. Some with transom panels above with wood panels used instead of glass.
Main Entry Hardware		X					X			There is a mixture of levers and thumb latches on the pull side. The push side of the doors have a mixture of pipe style crash bars, and ADA panic bars. Pipe style crash bars have resulted in injury's if not properly maintained. Door closers are installed. Numerous door closers are missing covers and are not functioning properly. Deadbolts were observed at the entry doors.
Other Exterior Doors		X					X			Painted wood doors were observed.
Other Exterior Door Hardware		X						X		There is a mixture of levers, knobs, and thumb latches on the pull side. The push side of the doors have a mixture of pipe style crash bars, knobs, and ADA panic bars. Pipe style crash bars have resulted in injury's if not properly maintained. Door closers are installed. Numerous door closers are missing covers and are not functioning properly. Deadbolts were observed at these locations.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 1</u>					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.						1096 Merritt St, Altamonte Springs, FL					ADDRESS
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.						July 31, 2019					SURVEY DATE
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION				SURVEYOR					
INTERIOR ELEMENTS			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

General

Wall Finishes (all rooms except Restroom)		X								X				Walls consist of masonry block walls throughout the building except for drywall interior partitions at the kitchen area. Interior drywall partitions have minor damage under the kitchen hood. In general, the walls are painted throughout the building. Minor paint peeling and damage was observed throughout the building with a couple of exceptions. Paint peeling and bubbling was observed at two locations where moisture intrusion is suspected. These locations are noted on the Building one floor plan in the appendix . Masonry block walls at the janitorial room and vestibule are unpainted.
Wall Finishes (Restrooms)		X						X						Walls are a combination of tile below and painted block or painted gypsum board above.
Cabinetry		X								X				Cabinetry consists of wood cabinets and plastic laminated cabinets, and shelving units.
Moveable / Operable Walls		X						X						One operable wall is located between the cafeteria and the game room. Minor damage to operable wall panels was observed.



PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 1</u>				Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments				2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.					1096 Merritt St, Altamonte Springs, FL				ADDRESS	
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.					July 31, 2019				SURVEY DATE	
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION				SURVEYOR				
INTERIOR ELEMENTS			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Flooring												
	Element	D	F	O	5	4	3	2	1	N/A		Comments
	Carpet		X						X			Carpeting was observed in the game room and storage rooms adjacent tot the game room. Staining and wear of the carpet was observed which is typical in an educational facility.
	VCT		X						X			Some staining of tile joints in the electrical room.
	Tile		X						X			The Kitchen floor consists of quarry tile. The quarry tile and grout lines have numerous stains typically seen in kitchens.
	Terrazzo		X								X	
	Wood		X								X	
	Sealed Concrete		X								X	
	Other		X								X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 1</u>				Rosenwald Elementary Assessment	PROJECT NAME					
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments				2015.021.I	PROJECT #					
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.					1096 Merritt St, Altamonte Springs, FL				ADDRESS		
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.					July 31, 2019				SURVEY DATE		
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION				SURVEYOR					
INTERIOR ELEMENTS			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Toilet Rooms

Restroom Accessories		X							X					Toilet accessories consisted of a plastic soap dispenser, plastic paper towel dispenser, and plastic jumbo roll toilet paper dispenser, grab bars and a plastic trash receptacle. No scald protection insulation was provided under the lavatory. The location of the toilet paper dispenser, soap dispenser, and paper towel dispenser accessories do not meet ADA requirements.
Toilet Partitions		X											X	
Screen Partitions		X											X	
Flooring		X						X						The restroom floor is quarry tile. Staining of the tile and grout was observed and is typical in this type of room.
Walls		X						X						Walls consisted of ceramic tile to around 4 feet high, with painted masonry block walls above.
Signage		X											X	
ADA Accessibility (Large Stall)		X											X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)					
	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?”			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking – Refer to Site Section					
Section III – Ramps – Refer to Site Section					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?			X	No measurements were taken as part of this report
2.	Is door hardware lever type and 48” AFF maximum?		X		Mixture of hardware types including thumb, knob, and lever.
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?			X	No measurements were taken as part of this report
2.	Are there any floor obstructions greater than ¼” high requiring beveling or ramp?	X			Some transitions are over ¼” but are beveled.

PROPERTY CONDITION ASSESSMENT CHECKLIST

Section VI – Elevators – not used					
Section VII - Restrooms					
1.	Are accessible restrooms on an accessible path?	X			
2.	Are entrance door handles lever type?		X		Knob type
3.	Are there audible and visual fire alarm devices?	X			Refer to elect
4.	Are entrance doors and stall doors a minimum of 32" wide?			X	No measurements were taken as part of this report
5.	Is the turning radius a minimum of 60" in the restroom?			X	No measurements were taken as part of this report
6.	Are grab bars present?	X			Vertical grab bar not provided.
7.	Are Urinals flush knobs at 44" AFF maximum and is there clearance of 30" W x 48" Depth in front of them?			X	No Urinal.
8.	Are counter tops properly dimensioned? <ul style="list-style-type: none"> • 34" AFF maximum height • 29" clear under AFF • 17" clear depth under counter and sinks • 30" Wide and 48" clear in front of counter 			X	No measurements were taken as part of this report
9.	Are towel and soap dispensers 8" maximum clear front approach and 54" maximum clear side approach		X		
10.	Are sink handles lever type?		X		

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 2	Rosenwald Elementary Assessment	PROJECT NAME
4	GOOD	Good condition; no reported issues or concerns.		2015.021.I	PROJECT #
3	FAIR	Average wear for building age; not new but no issues to report.		1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle.		July 31, 2019	SURVEY DATE
1	CRITICAL	Extremely worn or damaged.			SURVEYOR
			SOURCE	CONDITION	
EXTERIOR BUILDING ENVELOPE			D	F	O
			5	4	3
			2	1	N/A
COMMENTS / RECOMMENDED ACTION					

General Information and Overall Condition

Year Constructed / Age	1960										
Total Building Area	Approx. 1,235 sq ft										
Number of Floors/ Stories	1										
General Condition		X				X					Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items.
Superstructure		X				X					Building superstructure consists of steel post and beam construction with nonbearing masonry block infill walls.
Foundation Type		X				X					Cast-in-place concrete.
Exterior Façade		X						X			Painted masonry and steel.
Roof(s)		X							X		Roofing system is a polymer modified asphalt membrane with a granule surface.
Central Heating and Cooling		X							X		Average age of equipment is 15 years. / Replace equipment.
Air-Conditioning		X							X		Average age of equipment is 15 years. / Replace equipment.
Plumbing fixtures		X						X			Fixtures are in poor condition. Recommend replacing.
Hot Water		X							X		Could not verify due to water being shut off. Recommend replacing water heater due to age and years not in operation.
Electrical Wiring		X				X					Wiring is in fair condition. Aged fire alarm control panel.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 2					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE				
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION					SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Foundation/Footings

Structure		X					X					Building superstructure consists of steel post and beam construction with nonbearing masonry block infill walls.
Damp proofing / Dewatering		X									X	
Slab on Grade		X					X					Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed foundations visible at grade. Floor system is a cast-in-place concrete.
Floor Framing		X									X	

Columns/Beams/Walls

Structure		X					X					Steel post and beam construction with nonbearing masonry block infill walls. Rusting of columns observed and several locations of wall cracks in the masonry block walls.
Applied Fireproofing Systems		X									X	
Covered Walkways (connected to structure)		X									X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 2		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Roofing

Condition	D	F	O	5	4	3	2	1	N/A	Comments
Condition Rating		X						X		Drawings were not available to determine the existing roof construction. Observation is based on exposed roofing visible at the roof level. There are no roof gutters - the existing roof drains either off the edges or onto the adjacent aluminum walkway canopy, which has internal column drainage. Roofing appears to be built-up with gravel ballast. Existing gravel was accumulated in piles, likely from past repair work. Roof surface exhibits severe cracking known as "gator-backing"(see photos 27 & 28). Per SCPS, the existing roof is not under warranty.
Roof Openings (Skylights)		X							X	
Roof Openings (Access)		X							X	
Roof Equipment Curbing		X							X	
Leakage		X							X	Roof leaks were evident throughout by wall damage and stained/damaged ACT.
Ponding Water		X							X	Ponding was observed at multiple locations.
Roof Drains		X							X	
Gutters / Downspouts		X							X	Downspouts are worn and damaged.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 2					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE				
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION					SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Exterior Walls

Exterior Finish		X								X			Masonry mortar joint cracking was observed at a few locations. Water intrusion appears to be evident in a few locations.	
Sealants		X								X			Sealants around the doors and windows throughout have failed.	
Expansion / Control Joints		X									X		Drawings were not available to determine the existing floor construction. Observation is only based on exposed floor structure visible at eye level. Control joints were not visible due to the floor finishes.	
Thermal Condition		X								X			Drawings were not available to determine the existing wall construction. Observation is only based on exposed wall construction visible at eye level. Wall insulation was not visible, however batt insulation above the ACT was observed in areas where the ACT has failed. Insulation in these areas have suffered from high humidity levels and moisture intrusion.	
Soffits		X							X				Metal soffits observed around the exterior. Multiple areas were found with penetrations	
General Appearance		X								X				

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 2		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Doors / Windows / Louvers

Item	D	F	O	5	4	3	2	1	N/A	Comments
Windows		X				X				Windows consist of single pane aluminum windows. Some of those windows are operable awning units. Window gaskets are old and deteriorating. The aluminum framing is damaged and worn throughout. Window screens are either missing or damaged in most locations. Window frame anchors are rusting.
Louvers and Vents		X						X		Refer to mechanical.
Main Entry Doors		X						X		Pained wood doors were observed. Paint is peeling of the edges of door panels. Thresholds are worn and damaged. Some had transom panels above with the use of painted wood panels instead of glass.
Main Entry Hardware		X							X	There is a mixture of levers and thumb latches on the pull side. The push side has a mixture of pipe style crash bars and ADA panic bars. Pipe style crash bars have resulted in injuries if not properly maintained and are not functioning properly. Deadbolts were also observed at the main entry.
Other Exterior Doors		X						X		Painted wood doors were observed.
Other Exterior Door Hardware		X							X	There is a mixture of levers and thumb latches on the pull side. The push side has a mixture of pipe style crash bars and ADA panic bars. Pipe style crash bars have resulted in injuries if not properly maintained and are not functioning properly. Deadbolts were also observed at these locations.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 2</u>					Rosenwald Elementary Assessment	PROJECT NAME
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR
INTERIOR ELEMENTS			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION
			D F O	5	4	3	2	1	N/A

General

Wall Finishes (All rooms except restroom)		X																		Walls consisted of masonry block walls throughout the building except for wood paneling in the storage rooms. The block walls are painted and have limited locations of paint peeling. Wood paneling locations have some damage in a few areas.
Wall Finishes (Restrooms)		X																		Walls consist of painted masonry block walls with ceramic tile.
Cabinetry		X																		Cabinetry consists of wood cabinets and plastic laminated cabinets with shelving units. Most cabinetry is worn but with limited damage.
Moveable / Operable Walls		X																		X

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 2</u>					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE				
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR				
INTERIOR ELEMENTS			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION				
			D	F	O	5	4	3	2	1	N/A		

Interior Doors

Door & Frame Condition		X					X						Interior doors consisted of stained or painted wood doors. All frames were painted aluminum. Doors and frames were in generally good condition aside from minor scuff markings.
Hardware Condition		X					X						Doorknobs were observed at each location. Generally all in good condition.
Hallway Fire Door		X										X	
Security Gates / Roll-up Doors		X										X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 2</u>					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR			
INTERIOR ELEMENTS			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION			
			D	F	O	5	4	3	2	1	N/A	

Ceilings

	ACT		X						X	The majority of the building consists of ACT and grid. Multiple locations were found with water stains, warping and damage throughout the building.
	Drywall		X			X				Drywall ceiling was observed in the restroom areas. These appeared to be in good condition.
	Other		X						X	

Flooring

	Carpet		X						X	Carpet was observed in the entry room, office areas, and storage areas. Major water stains were located throughout.
	VCT		X						X	VCT was mainly in the electrical room. Water stains and damage was observed.
	Tile		X			X				Quarry tile was located in the restroom areas. Water stains and minor damage throughout the area.
	Terrazzo		X						X	
	Wood		X						X	
	Sealed Concrete		X						X	
	Other		X						X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)

	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?”			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking– Refer to Site Section					
Section III – Ramps – Handrails – – Refer to Site Section					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?	X		X	No measurements were taken as part of this report
2.	Is door hardware lever type and 48” AFF maximum?		X		
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?	X		X	No measurements were taken as part of this report
2.	Are there any floor obstructions greater than ¼” high requiring beveling or ramp?	X			

PROPERTY CONDITION ASSESSMENT CHECKLIST

Section VI – Elevators – Not Used					
Section VII - Restrooms					
1.	Are accessible restrooms on an accessible path?	x			
2.	Are entrance door handles lever type?		x		Knob Type Handles.
3.	Are there audible and visual fire alarm devices?			x	Refer to elect.
4.	Are entrance doors and stall doors a minimum of 32" wide?	x			No measurements were taken as part of this report
5.	Is the turning radius a minimum of 60" in the restroom?			x	No measurements were taken as part of this report
6.	Are grab bars present?		x		Vertical grab bars not provided.
7.	Are Urinals flush knobs at 44" AFF maximum and is there clearance of 30" W x 48" Depth in front of them?			x	
8.	Are counter tops properly dimensioned? <ul style="list-style-type: none"> • 34" AFF maximum height • 29" clear under AFF • 17" clear depth under counter and sinks • 30" Wide and 48" clear in front of counter 			x	No measurements were taken as part of this report
9.	Are towel and soap dispensers 8" maximum clear front approach and 54" maximum clear side approach		x		
10.	Are sink handles lever type?		x		

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 3		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

General Information and Overall Condition

Year Constructed / Age	1960											
Total Building Area	Approx. 2,447 sq ft											
Number of Floors/ Stories	1											
General Condition		X				X						Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items.
Superstructure		X				X						Building superstructure consists of steel post and beam construction with nonbearing masonry block infill walls.
Foundation Type		X				X						Cast-in-place concrete.
Exterior Façade		X						X				Painted masonry and steel.
Roof(s)		X								X		Roofing system is a polymer modified asphalt membrane with a granule surface.
Central Heating and Cooling		X									X	Average age of equipment is 23.5 years. / Replace equipment.
Air-Conditioning		X									X	Average age of equipment is 23.5 years. / Replace equipment.
Plumbing Fixtures		X						X				Fixtures are in poor condition. Recommend replacing.
Hot Water		X									X	Could not verify due to water being shut off. Recommend replacing water heater due to age and years not in operation.
Electrical Wiring		X				X						Wiring is in fair condition.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 3					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE				
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION					SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Foundation/Footings

Structure		X					X						Building superstructure consists of steel post and beam construction with nonbearing masonry block infill walls.
Damp proofing / Dewatering		X										X	
Slab on Grade		X					X						Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed foundations visible at grade. Floor system is a cast-in-place concrete.
Floor Framing		X										X	

Columns/Beams/Walls

Structure		X					X						Steel post and beam construction with nonbearing masonry block infill walls.
Applied Fireproofing Systems		X										X	
Covered Walkways (connected to structure)		X										X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 3		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Roofing

Condition	D	F	O	5	4	3	2	1	N/A	Comments
Condition Rating		X							X	Drawings were not available to determine the existing roof construction. Observation is based on exposed roofing visible at the roof level. The roof profile is a ridge running east-west sloping from the center ridge to the north and south. Rain gutter located on the north and south sides of the roof. The existing roof is a modified bitumen type, composed of relatively short (approximately 4'-5') sheets. Numerous deficiencies were observed including holes, membrane seams that had dried and curled up from the adjacent sheet, and strip flashing around rooftop equipment that had similarly curled and separated from the adjacent membrane (see photos 38-40). Per SCPS, the existing roof is not under warranty.
Roof Openings (Skylights)		X								X
Roof Openings (Access)		X								X
Roof Equipment Curbing		X					X			Curbing is worn. Peeling and cracking of the membrane is evident in some locations. Metal boots are rusting at the fasteners.
Leakage		X				X				Leakage is not found.
Ponding Water		X								X
Roof Drains		X								X
Gutters / Downspouts		X							X	Gutters are worn and damaged.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 3					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION					SURVEYOR			
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Exterior Walls

Exterior Finish		X				X						Painted masonry is generally good condition.
Sealants		X								X		Failed sealants observed around the doors and windows.
Expansion / Control Joints		X									X	Drawings were not available to determine the existing floor construction. Observations is based on floor structure visible at eye level. Control joints were not visible due to floor finish.
Thermal Condition		X								X		Drawings were not available to determine the existing wall construction. Observation is based on exposed wall construction visible at eye level. Wall and ceiling insulation was not visible.
Soffits		X							X			Soffits were observed around the perimeter of the building. Some areas were worn and damaged.
General Appearance		X							X			

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 3		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Doors / Windows / Louvers

Item	D	F	O	5	4	3	2	1	N/A	Comments
Windows		X						X		Windows typically consist of single pane aluminum windows. Some windows are operable awning units. Window gaskets are old and deteriorated. Some window screen are either damaged or missing. Window sealant are failing at multiple locations.
Louvers and Vents		X							X	Refer to mechanical.
Main Entry Doors		X				X				Wood doors were observed. Some transoms with wood panels and signage in place of glass. Side lights were also within the main entry doors and were in generally good condition.
Main Entry Hardware		X					X			There are a mixture of levers and thumb latches on the pull side. The push side of the doors have a mixture of pipe style crash bars, and ADA panic bars. Pipe style crash bars have resulted in injuries if not properly maintained. Door closers are installed, however some are not functioning properly. Kick plates were also observed.
Other Exterior Doors		X				X				Painted wood doors with side lights were observed. One aluminum door and frame had missing full height glass and replaced with plywood.
Other Exterior Door Hardware		X					X			There are a mixture of levers and thumb latches on the pull side. The push side of the doors have a mixture of pipe style crash bars, and ADA panic bars. Pipe style crash bars have resulted in injuries if not properly maintained. Door closers are installed, however some are not functioning properly. Kick plates were also observed.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 3</u>							Rosenwald Elementary Assessment	PROJECT NAME		
4	GOOD	Good condition; no reported issues or concerns.	Source Code:							2015.021.I	PROJECT #		
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner							1096 Merritt St, Altamonte Springs, FL	ADDRESS		
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation							July 31, 2019	SURVEY DATE		
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments								SURVEYOR		
INTERIOR ELEMENTS			SOURCE	CONDITION									
			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Ceilings

	ACT		X							X	ACT was observed in most of the building area. All seem to have warped due to the access amount of humidity overtime.
	Drywall		X							X	Drywall was observed in the restroom areas.

Flooring

	Carpet		X							X	Carpet was observed in the office areas as well as some classrooms and storage rooms. Typical staining and wear is throughout.
	VCT		X							X	VCT was throughout the remainder of the building. Some areas had typical staining and separation of tiles. Tile at the broken entryway was damaged.
	Tile		X							X	Quarry tile was observed in the restrooms. Tile had scuffs and ver limited damage.
	Terrazzo		X							X	
	Wood		X							X	
	Sealed Concrete		X							X	
	Other		X							X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 3</u>				Rosenwald Elementary Assessment				PROJECT NAME		
4	GOOD	Good condition; no reported issues or concerns.					Source Code:				2015.021.I		
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner				1096 Merritt St, Altamonte Springs, FL				ADDRESS		
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation				July 31, 2019				SURVEY DATE		
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments								SURVEYOR		
INTERIOR ELEMENTS			SOURCE			CONDITION					COMMENTS / RECOMMENDED ACTION		
			D	F	O	5	4	3	2	1	N/A		

Toilet Rooms

	D	F	O	5	4	3	2	1	N/A	
Restroom Accessories		X					X			Toilet accessories consisted of a plastic soap dispenser, paper towel dispenser, and jumbo roll toilet paper dispenser, grab bars and a plastic trash receptacle. The location of the toilet paper dispenser, soap dispenser, and paper towel dispenser accessories do not meet ADA requirements.
Toilet Partitions		X							X	
Screen Partitions		X							X	
Flooring		X					X			Floors consist of quarry tile. Typical staining of tile and grout was observed.
Walls		X					X			Walls consist of full height ceramic tile.
Signage		X							X	
ADA Accessibility (Large Stall)		X							X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)

	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?”			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking – Refer to Site Section					
Section III – Ramps – Handrails – Refer to Site Section					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?	X			No measurements were taken as part of this report
2.	Is door hardware lever type and 48” AFF maximum?			X	No measurements were taken as part of this report
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?			X	No measurements were taken as part of this report
2.	Are there any floor obstructions greater than ¼” high requiring beveling or ramp?	X			Some transitions are higher than ¼” but are beveled.

PROPERTY CONDITION ASSESSMENT CHECKLIST

Section VI – Elevators – Not Used					
Section VII - Restrooms					
1.	Are accessible restrooms on an accessible path?	X			
2.	Are entrance door handles lever type?		X		
3.	Are there audible and visual fire alarm devices?	X			
4.	Are entrance doors and stall doors a minimum of 32" wide?			X	No measurements were taken as part of this report
5.	Is the turning radius a minimum of 60" in the restroom?			X	No measurements were taken as part of this report
6.	Are grab bars present?	X			
7.	Are Urinals flush knobs at 44" AFF maximum and is there clearance of 30" W x 48" Depth in front of them?			X	No measurements were taken as part of this report
8.	Are counter tops properly dimensioned? <ul style="list-style-type: none"> • 34" AFF maximum height • 29" clear under AFF • 17" clear depth under counter and sinks • 30" Wide and 48" clear in front of counter 			X	No measurements were taken as part of this report
9.	Are towel and soap dispensers 8" maximum clear front approach and 54" maximum clear side approach		X		
10.	Are sink handles lever type?		X		

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 4		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

General Information and Overall Condition

Year Constructed / Age	1960												
Total Building Area	Approx. 2,169 sq ft												
Number of Floors/ Stories	1												
General Condition		X				X							Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items.
Superstructure		X				X							Building superstructure consists of steel post and beam construction with nonbearing masonry block infill walls.
Foundation Type		X				X							Cast-in-place concrete.
Exterior Façade		X						X					Painted masonry and steel.
Roof(s)		X								X			Roofing system is a polymer modified asphalt membrane with a granule surface.
Central Heating and Cooling		X								X			Average age of equipment is 30 years. / Replace equipment.
Air-Conditioning		X								X			Average age of equipment is 30 years. / Replace equipment.
Plumbing fixtures		X				X							Fixtures are in average condition. Recommend replacing.
Hot Water		X									X		Could not verify due to water being shut off, location of water heater unknown,
Electrical Wiring		X				X							Wiring is in fair condition.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 4</u>					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE				
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION					SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Foundation/Footings

Structure		X					X						Building superstructure consists of steel post and beam construction with nonbearing masonry block infill walls.
Damp proofing / Dewatering		X										X	
Slab on Grade		X					X						Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed foundations visible at grade. Floor system is a cast-in-place concrete.
Floor Framing		X										X	

Columns/Beams/Walls

Structure		X					X						Steel post and beam construction with nonbearing masonry block infill walls.
Applied Fireproofing Systems		X										X	
Covered Walkways (connected to structure)		X										X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 4					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION				SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Roofing

Condition Rating	D	F	O	5	4	3	2	1	N/A	Comments
Condition Rating		X						X		Drawings were not available to determine the existing roof construction. Observation is based on exposed roofing visible at the roof level. The roof profile is a ridge running east-west sloping from the center ridge to the north and south. Rain gutter located on the north and south sides of the roof. The existing roof is a modified bitumen type, composed of relatively short (approximately 4'-5') sheets. Numerous deficiencies were observed including holes, severe cracking (gator-backing) of previously patched areas, membrane seams that had dried and curled up from the adjacent sheet, and strip flashing around rooftop equipment that had similarly curled and separated from the adjacent membrane (see photos 50 & 51). Per SCPS, the existing roof is not under warranty.
Roof Openings (Skylights)		X							X	
Roof Openings (Access)		X							X	
Roof Equipment Curbing		X					X			Curbing is worn. Peeling and cracking of the membrane is evident in some locations. Metal boots are rusting at the fasteners.
Leakage		X					X			Leakage was not found.
Ponding Water		X							X	
Roof Drains		X							X	
Gutters / Downspouts		X					X			Gutters are in poor condition.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 4					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	SOURCE		CONDITION			SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Exterior Walls

Exterior Finish		X				X					Painted masonry is in generally good condition.
Sealants		X							X		Failed sealants observed around the doors and windows.
Expansion / Control Joints		X								X	Drawings were not available to determine the existing floor construction. Observations is based on floor structure visible at eye level. Control joints were not visible due to floor finish.
Thermal Condition		X								X	Drawings were not available to determine the existing floor construction. Observations is based on wall construction visible at eye level. Wall and ceiling insulation was not visible.
Soffits		X								X	Soffits are around the perimeter of the building. Some areas had notable wear and damage.
General Appearance		X								X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 4		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Doors / Windows / Louvers

Item	D	F	O	5	4	3	2	1	N/A	Comments
Windows		X						X		Windows typically consist of single pane aluminum windows. Some windows are operable awning units. Window gaskets are old and deteriorated. Some window screen are either damaged or missing. Window sealant are failing at multiple locations.
Louvers and Vents		X							X	Refer to mechanical.
Main Entry Doors		X				X				Wood doors were observed. Some transoms with wood panels and signage in place of glass. Side lights were also within the main entry doors.
Main Entry Hardware		X						X		There are a mixture of levers and thumb latches on the pull side. The push side of the doors have a mixture of pipe style crash bars, and ADA panic bars. Pipe style crash bars have resulted in injuries if not properly maintained. Door closers are installed, however some are not functioning properly. Kick plates were also observed at one location.
Other Exterior Doors		X				X				Painted wood doors and frames were observed.
Other Exterior Door Hardware		X				X				There are a mixture of levers and thumb latches on the pull side. The push side of the doors have a mixture of pipe style crash bars, and ADA panic bars. Pipe style crash bars have resulted in injuries if not properly maintained. Door closers are installed, however some are not functioning properly.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 4</u>						Rosenwald Elementary Assessment	PROJECT NAME		
4	GOOD	Good condition; no reported issues or concerns.	Source Code:						2015.021.I	PROJECT #		
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner						1096 Merritt St, Altamonte Springs, FL	ADDRESS		
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation						July 31, 2019	SURVEY DATE		
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments							SURVEYOR		
INTERIOR ELEMENTS			SOURCE	CONDITION								
			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

General

Wall Finishes (All areas except for restrooms)		X						X			Walls consist of masonry block throughout. A few areas had painted gypsum walls that were in generally good condition aside for limited scuffs. One exit consisted of peeling paint and appeared to be water damage.
Wall Finishes (Restrooms)		X						X			Wall are full height ceramic tile.
Cabinetry		X						X			Cabinetry and desk areas contain painted wood and plastic laminate.
Moveable / Operable Walls		X						X			Fabric lined partitions are placed in the testing area. Caps for these walls appear to be missing. Each station has typical wear.

Interior Doors

Door & Frame Condition		X						X			Painted wood doors and frames were observed along with aluminum doors and frames for the "Time Out" doors.
Hardware Condition		X						X			Doorknobs were observed at the interior doors. These are in generally good condition.
Hallway Fire Door		X								X	
Security Gates / Roll-up Doors		X								X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 4</u>					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR			
INTERIOR ELEMENTS			SOURCE	CONDITION								
			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Ceilings

	ACT		X						X		ACT was observed in most of the building area. All seem to have warped due to the access amount of humidity overtime.
	Drywall		X						X		Drywall was observed in the restroom areas.

Flooring

	Carpet		X						X		Carpet was observed in the office areas as well as some classrooms and storage rooms. Typical staining and wear is throughout.
	VCT		X						X		VCT was observed in the testing area. Limited scuff marks and stains throughout.
	Tile		X						X		Quarry tile was observed in the restrooms. Tile had scuffs and limited damage.
	Terrazzo		X							X	
	Wood		X							X	
	Sealed Concrete		X						X		Sealed concrete was observed in the "Time Out" area. Very limited damage in this area.
	Other		X							X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 4</u>					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR			
INTERIOR ELEMENTS			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION			
			D	F	O	5	4	3	2	1	N/A	

Toilet Rooms

Restroom Accessories		X						X			Toilet accessories consisted of a plastic soap dispenser, paper towel dispenser, and jumbo roll toilet paper dispenser, grab bars and a plastic trash receptacle. The location of the toilet paper dispenser, soap dispenser, and paper towel dispenser accessories do not meet ADA requirements.
Toilet Partitions		X								X	
Screen Partitions		X								X	
Flooring		X						X			Floors consist of quarry tile throughout. Typical staining of tile and grout was observed.
Walls		X						X			Walls consisted of full height ceramic tile.
Signage		X								X	
ADA Accessibility (Large Stall)		X								X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)

	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?”			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking – Refer to Site Section					
Section III – Ramps – Handrails – Refer to Site Section					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?			X	No measurements were taken as part of this report
2.	Is door hardware lever type and 48” AFF maximum?		X		
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?			X	No measurements were taken as part of this report
2.	Are there any floor obstructions greater than ¼” high requiring beveling or ramp?	X			Some transitions are over ¼” but are beveled.

PROPERTY CONDITION ASSESSMENT CHECKLIST

Section VI – Elevators – Not Used					
Section VII - Restrooms					
1.	Are accessible restrooms on an accessible path?	X			
2.	Are entrance door handles lever type?		X		Knob type
3.	Are there audible and visual fire alarm devices?		X		Refer to elect.
4.	Are entrance doors and stall doors a minimum of 32" wide?			X	No measurements were taken as part of this report
5.	Is the turning radius a minimum of 60" in the restroom?	X			
6.	Are grab bars present?	X			Vertical grab bar not provided.
7.	Are Urinals flush knobs at 44" AFF maximum and is there clearance of 30" W x 48" Depth in front of them?			X	
8.	Are counter tops properly dimensioned? <ul style="list-style-type: none"> • 34" AFF maximum height • 29" clear under AFF • 17" clear depth under counter and sinks • 30" Wide and 48" clear in front of counter 			X	No measurements were taken as part of this report
9.	Are towel and soap dispensers 8" maximum clear front approach and 54" maximum clear side approach		X		
10.	Are sink handles lever type?		X		



PROPERTY CONDITION ASSESSMENT CHECKLIST

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 5		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

General Information and Overall Condition

Year Constructed / Age	1952											
Total Building Area	Approx. 2,148 sq ft											
Number of Floors/ Stories	1											
General Condition		X							X			Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items.
Superstructure		X							X			Building superstructure consists of wood post and beam construction with nonbearing masonry block infill walls.
Foundation Type		X				X						Cast-in-place concrete.
Exterior Façade		X							X			Painted masonry and steel.
Roof(s)		X								X		Roofing system is a metal panel roof.
Central Heating and Cooling		X								X		Average age of equipment is 28 years. / Replace equipment.
Air-Conditioning		X								X		Average age of equipment is 28 years. / Replace equipment.
Plumbing Fixtures		X							X			Fixtures are in poor condition. Recommend replacing.
Hot Water		X									X	Could not verify due to water being shut off. Recommend the use of an instantaneous water heater to replace the existing water heater.
Electrical Wiring		X						X				Wiring is in fair condition.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 5					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR			
EXTERIOR BUILDING ENVELOPE			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION			
			D	F	O	5	4	3	2	1	N/A	

Foundation/Footings

Structure		X				X						Building superstructure consists of wood post and beam construction with nonbearing masonry block infill walls.
Damp proofing / Dewatering		X									X	Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed foundations visible at grade. Floor system is a cast-in-place concrete.
Slab on Grade		X				X						Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed foundations visible to grade. Floor system is a cast-in-place concrete.
Floor Framing		X									X	

Columns/Beams/Walls

Structure		X				X						Wood post and beam construction with nonbearing masonry block infill walls.
Applied Fireproofing Systems		X									X	
Covered Walkways (connected to structure)		X									X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 5					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE				
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION					SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Roofing

Condition Rating		X								X				Drawings were not available to determine the existing roof construction. Observation is based on exposed roofing visible at the roof level. Roof is pitched north and south from a center ridge. A low shed canopy on the north side of the building is the only portion of the roof with gutters and downspouts. Metal panels exhibit significant rust, and in some locations do not appear to be adequately fastened (see photo 59). Per SCPS, the existing roof is not under warranty.	
Roof Openings (Skylights)		X												X	
Roof Openings (Access)		X												X	
Roof Equipment Curbing		X											X	No roof curbs present – only plumbing vents.	
Leakage		X											X	Leakage is evident with the water damaged ACT.	
Ponding Water		X					X							Ponding was not found.	
Roof Drains		X												X	
Gutters / Downspouts		X												X	Gutters were failing and damaged. Large amount of debris was observed in one location.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 5		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Exterior Walls

Item	D	F	O	5	4	3	2	1	N/A	Comments
Exterior Finish		X						X		Masonry mortar joint cracking was observed in a few locations. Water intrusion appears evident at one location. Some areas showed signs of insect habitats and damage.
Sealants		X							X	Sealant failure noticed around doors and windows throughout.
Expansion / Control Joints									X	Drawings were not available to determine the existing floor construction. Observation is based on exposed floor structure visible at eye level. Control joints were not visible due to the floor finish.
Thermal Condition		X							X	Drawings were not available to determine the existing wall construction. Observation is based on exposed wall construction visible at eye level. Wall insulation was not visible. Locations found having ceiling insulation had significant water damage.
Soffits		X							X	Painted wood panel soffits noted at roof overhangs. Also includes painted wood panels at these locations. Wood warping and significant damage were observed at multiple locations.
General Appearance		X						X		

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 5					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE				
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR				
EXTERIOR BUILDING ENVELOPE			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION				
			D	F	O	5	4	3	2	1	N/A		

Doors / Windows / Louvers

Item	D	F	O	5	4	3	2	1	N/A	Comments
Windows		X						X		Windows consist of painted wood frame windows. One of the windows appears to have significant water intrusion with evident damage to the frame.
Louvers and Vents		X					X			Refer to mechanical.
Main Entry Doors		X					X			Painted wood doors and frames were observed. Typical wear was found at each door and frame.
Main Entry Hardware		X				X				There is a mixture of levers and thumb latches on the pull side. The push side of the doors have a mixture of pipe style crash bars, and ADA panic bars. Pipe style crash bars have resulted in injury's if not properly maintained. Door closers are installed. Numerous door closers are missing covers and are not functioning properly.
Other Exterior Doors		X				X				Painted wood doors and frames were observed. Typical wear was found at each door and frame.
Other Exterior Door Hardware		X				X				There is a mixture of levers, knobs, and thumb latches on the pull side. The push side of the doors have a mixture of pipe style crash bars, knobs, and ADA panic bars. Pipe style crash bars have resulted in injury's if not properly maintained. Door closers are installed. Numerous door closers are missing covers and are not functioning properly.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 5</u>					Rosenwald Elementary Assessment	PROJECT NAME
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR
INTERIOR ELEMENTS			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION
			D F O	5	4	3	2	1	N/A

General

Wall Finishes (All areas except for restrooms)		X					X				Walls consist of masonry block throughout. A few areas had painted gypsum walls that were in generally good condition aside for limited scuffs. One exit consisted of peeling paint and appeared to be water damage. Storage areas consisted of wood paneling at full height.
Wall Finishes (Restrooms)		X					X				Walls consisted of ceramic tile at a height of approximately 60", painted gypsum board above.
Cabinetry		X						X			Wood cabinetry with plastic laminate. Laminate shows to be peeling at a few locations. General wear appears throughout.
Moveable / Operable Walls		X								X	

Interior Doors

Door & Frame Condition		X						X		Interior doors and frames consist of painted wood. Minor damage found at each door.
Hardware Condition		X						X		Doorknobs were observed at interior partition locations.
Hallway Fire Door		X							X	
Security Gates / Roll-up Doors		X							X	



PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 5</u>					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE				
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR				
INTERIOR ELEMENTS			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION				
			D	F	O	5	4	3	2	1	N/A		

Toilet Rooms

Restroom Accessories		X							X					Toilet accessories consisted of a plastic soap dispenser, paper towel dispenser, and jumbo roll toilet paper dispenser, grab bars and a plastic trash receptacle. The location of the toilet paper dispenser, soap dispenser, and paper towel dispenser accessories do not meet ADA requirements.
Toilet Partitions		X											X	
Screen Partitions		X											X	
Flooring		X							X					Floors consisted of quarry tile. Stains and damage were minor.
Walls		X							X					Walls consisted of ceramic tile at a height of approximately 60", painted gypsum board above.
Signage		X											X	
ADA Accessibility (Large Stall)		X											X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)

	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking – Refer to Site Section					
Section III – Ramps – Handrails – Refer to Site Section					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?			X	No measurements were taken as part of this
2.	Is door hardware lever type and 48” AFF maximum?		X		
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?	X			No measurements were taken as part of this report
2.	Are there any floor obstructions greater than ¼” high requiring beveling or ramp?	X			Some transitions are over ¼” but are beveled.
Section VI – Elevators – Not Used					

PROPERTY CONDITION ASSESSMENT CHECKLIST

Section VII - Restrooms					
1.	Are accessible restrooms on an accessible path?	X			No measurements were taken as part of this report
2.	Are entrance door handles lever type?		X		Knob type
3.	Are there audible and visual fire alarm devices?		X		Refer to elect.
4.	Are entrance doors and stall doors a minimum of 32" wide?			X	No measurements were taken as part of this report
5.	Is the turning radius a minimum of 60" in the restroom?			X	No measurements were taken as part of this report
6.	Are grab bars present?	X			Vertical garb bars are not provided.
7.	Are Urinals flush knobs at 44" AFF maximum and is there clearance of 30" W x 48" Depth in front of them?			X	
8.	Are counter tops properly dimensioned? <ul style="list-style-type: none"> • 34" AFF maximum height • 29" clear under AFF • 17" clear depth under counter and sinks • 30" Wide and 48" clear in front of counter 			X	No measurements were taken as part of this report
9.	Are towel and soap dispensers 8" maximum clear front approach and 54" maximum clear side approach		X		
10.	Are sink handles lever type?		X		



PROPERTY CONDITION ASSESSMENT CHECKLIST

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 6		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

General Information and Overall Condition

Year Constructed / Age	1964											
Total Building Area	Approx. 4,088 sq ft											
Number of Floors/ Stories	1											
General Condition		X							X			Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items.
Superstructure		X							X			Building superstructure consists of steel post and beam construction with nonbearing masonry block infill walls.
Foundation Type		X							X			Cast-in-place concrete.
Exterior Façade		X							X			Painted Masonry and steel.
Roof(s)		X								X		Roofing system is a polymer modified asphalt membrane with a granule surface.
Central Heating and Cooling		X								X		Average age of equipment is 21 years. / Replace equipment.
Air-Conditioning		X								X		Average age of equipment is 21 years. / Replace equipment.
Air Compressor		X								X		Recommend replacing air compressor.
Plumbing Fixtures		X							X			Fixtures are in poor condition. Recommend replacing.
Hot Water		X									X	Could not verify due to water being shut off. Recommend replacing water heater due to age and years not in operation.
Electrical Wiring		X						X				Wiring is in fair condition.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 6					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION					SURVEYOR			
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Foundation/Footings

Structure		X										Building superstructure consists of steel post and beam construction with nonbearing masonry block infill walls.
Damp proofing / Dewatering		X									X	
Slab on Grade		X				X						Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed foundations visible at grade. Floor system is a cast-in-place concrete.
Floor Framing		X									X	

Columns/Beams/Walls

Structure		X						X				Steel post and beam construction with nonbearing masonry block infill walls. Rusting of columns observed and several locations of wall cracks in the masonry block walls. Multiple areas show signs of water intrusion.
Applied Fireproofing Systems		X									X	
Covered Walkways (connected to structure)		X									X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 6		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Roofing

Condition Rating	D	F	O	5	4	3	2	1	N/A	Comments	
Condition Rating		X								X	Drawings were not available to determine the existing roof construction. Observation is based on exposed roofing visible at the roof level. Roofing appears to be built-up with gravel ballast. Some existing gravel was accumulated in piles, likely from past repair work. Roof surface exhibits severe cracking known as "gator-backing". No roof gutters observed – only a short section of roof gutter located west side utility room (see photos 69-71). Water was observed leaking over the south sidewalk through the joints between the concrete double-tee roof structure. Roof appears to be flat, with very little pitch. Per SCPS, the existing roof is not under warranty.
Roof Openings (Skylights)		X								X	Skylights were observed with glazing painted over – skylight is polycarbonate. Curbing is old and worn.
Roof Openings (Access)		X								X	
Roof Equipment Curbing		X								X	Curbing is worn. Peeling and cracking of the membrane is evident in some locations. Metal boots are rusting at the fasteners.
Leakage		X								X	Leakage is evident with the extensive water intrusion inside the building.
Ponding Water		X								X	Ponding water was found in a few locations.
Roof Drains		X								X	
Gutters / Downspouts		X								X	Gutters and worn and damaged throughout. Downspouts are either damaged or missing.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 6					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION					SURVEYOR			
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Exterior Walls

Exterior Finish		X								X		Masonry mortar joint cracking was observed in several locations. Multiple locations were observed with signs of significant water intrusion.
Sealants		X								X		Sealant failure noticed around doors frames and window frames.
Expansion / Control Joints		X								X		Drawings were not available to determine the existing floor construction. Observation is based on exposed floor structure visible at eye level. Control joints were not visible due to the floor finish.
Thermal Condition		X								X		Drawings were not available to determine the existing wall construction. Observation is based on exposed wall construction visible at eye level. Wall insulation was not visible. Batt Insulation above the Acoustical ceiling tile was observed. The insulation has suffered from high humidity levels and major water damage.
Soffits		X								X		Metal soffits noted at roof overhangs. Also includes the metal wall panels at the roof overhangs. Warping and damage of panel are evident.
General Appearance		X								X		

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 6					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR			
EXTERIOR BUILDING ENVELOPE			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION			
			D	F	O	5	4	3	2	1	N/A	

Doors / Windows / Louvers

Item	D	F	O	5	4	3	2	1	N/A	Comments	
Windows		X								X	Windows consist of single pane aluminum windows. Some of the windows are operable awnings units. Window gaskets are old and deteriorated, some operable windows are missing the window cranks. Window screens at operable windows are missing, torn, or damaged in several locations. Sealant at windows are failing. Window frames are rusting. Water intrusion is evident in one of the locations.
Louvers and Vents		X								X	Refer to mechanical.
Main Entry Doors		X								X	Painted wood doors were observed. Some with transom panels above with wood panels used instead of glass. One glass panel was missing and replaced with plywood.
Main Entry Hardware		X								X	There is a mixture of levers and thumb latches on the pull side. The push side of the doors have a mixture of pipe style crash bars, and ADA panic bars. Pipe style crash bars have resulted in injury's if not properly maintained. Door closers are installed. Numerous door closers are missing covers and are not functioning properly. Deadbolts were observed at the entry doors.
Other Exterior Doors		X								X	Painted wood doors were observed.
Other Exterior Door Hardware		X								X	There is a mixture of levers, knobs, and thumb latches on the pull side. The push side of the doors have a mixture of pipe style crash bars, knobs, and ADA panic bars. Pipe style crash bars have resulted in injury's if not properly maintained. Door closers are installed. Numerous door closers are missing covers and are not functioning properly.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 6</u>					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR			
INTERIOR ELEMENTS			SOURCE	CONDITION								
			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

General

Wall Finishes (All areas except restrooms)		X								X		Most areas consist of painted masonry. Areas in some office and storage areas have painted gypsum board. The “storage” safe rooms are lined with fabric throughout. Multiple locations at the exterior have evident water intrusion.
Wall Finishes (Restrooms)		X								X		Walls consist of full height ceramic tile.
Cabinetry		X								X		Cabinetry consists of wood cabinets and plastic laminated cabinets, and shelving units. Many of these cabinets appear damaged and warped due to water intrusion.
Moveable / Operable Walls		X									X	

Interior Doors

Door & Frame Condition		X								X		Interior doors and frames consist of painted wood. Minor damage found at each door.
Hardware Condition		X								X		Doorknobs and levers were observed at interior partition locations.
Hallway Fire Door		X									X	
Security Gates / Roll-up Doors		X									X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 6</u>				Rosenwald Elementary Assessment	PROJECT NAME					
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments				2015.021.I	PROJECT #					
3	FAIR	Average wear for building age; not new but no issues to report.					Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments				1096 Merritt St, Altamonte Springs, FL	ADDRESS	
2	POOR	Worn from use -end of expected lifecycle.									Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		
1	CRITICAL	Extremely worn or damaged.	SOURCE		CONDITION			SURVEYOR					
INTERIOR ELEMENTS			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Toilet Rooms

Restroom Accessories		X							X					Toilet accessories consisted of a plastic soap dispenser, plastic paper towel dispenser, and plastic jumbo roll toilet paper dispenser, grab bars and a plastic trash receptacle. No scald protection insulation was provided under the lavatory. The location of the toilet paper dispenser, soap dispenser, and paper towel dispenser accessories do not meet ADA requirements.
Toilet Partitions		X											X	
Screen Partitions		X											X	
Flooring		X							X					Restroom floor is quarry tile. Staining of tile and grout was observed and is typical in this type of room.
Walls		X							X					Walls consist of full height ceramic tile.
Signage		X											X	
ADA Accessibility (Large Stall)		X											X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)

	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking – Refer to Site Section					
Section III – Ramps – Handrails – Refer to Site Section					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?	X			No measurements were taken as part of this
2.	Is door hardware lever type and 48” AFF maximum?		X		Mixture of hardware types including thumb,
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?			X	No measurements were taken as part of this report
2.	Are there any floor obstructions greater than ¼” high requiring beveling or ramp?	X			Some transitions are over ¼” but are beveled.

PROPERTY CONDITION ASSESSMENT CHECKLIST

Section VI – Elevators – Not Used					
Section VII - Restrooms					
1.	Are accessible restrooms on an accessible path?	X			No measurements were taken as part of this report
2.	Are entrance door handles lever type?		X		Knob type
3.	Are there audible and visual fire alarm devices?		X		Refer to elect
4.	Are entrance doors and stall doors a minimum of 32" wide?			X	No measurements were taken as part of this report
5.	Is the turning radius a minimum of 60" in the restroom?			X	No measurements were taken as part of this report
6.	Are grab bars present?	X			Vertical grab bar not provided
7.	Are Urinals flush knobs at 44" AFF maximum and is there clearance of 30" W x 48" Depth in front of them?			X	
8.	Are counter tops properly dimensioned? <ul style="list-style-type: none"> • 34" AFF maximum height • 29" clear under AFF • 17" clear depth under counter and sinks • 30" Wide and 48" clear in front of counter 			X	No measurements were taken as part of this report
9.	Are towel and soap dispensers 8" maximum clear front approach and 54" maximum clear side approach		X		
10.	Are sink handles lever type?		X		



PROPERTY CONDITION ASSESSMENT CHECKLIST

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 7		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

General Information and Overall Condition

Year Constructed / Age	1960												
Total Building Area	Approx. 2,163 sq ft												
Number of Floors/ Stories	1												
General Condition		X				X							Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items.
Superstructure		X				X							Building superstructure consists of steel post and beam construction with nonbearing masonry block infill walls.
Foundation Type		X				X							Cast-in-place concrete.
Exterior Façade		X				X							Painted masonry and steel.
Roof(s)		X									X		Roofing system is a polymer modified asphalt membrane with a granule surface.
Central Heating and Cooling		X									X		Average age of equipment is 25 years. / Replace equipment.
Air-Conditioning		X									X		Average age of equipment is 25 years. / Replace equipment.
Plumbing Fixtures		X							X				Fixtures are in poor condition. Recommend replacing.
Hot Water		X										X	Could not verify due to water being shut off, location of water heater unknown,
Electrical Wiring		X				X							Wiring is in fair condition.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 7</u>					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE				
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION					SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Foundation/Footings

Structure		X					X						Building superstructure consists of steel post and beam construction with nonbearing masonry block infill walls.
Damp proofing / Dewatering		X										X	
Slab on Grade		X					X						Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed foundations visible at grade. Floor system is a cast-in-place concrete.
Floor Framing		X										X	

Columns/Beams/Walls

Structure		X					X						Steel post and beam construction with nonbearing masonry block infill walls.
Applied Fireproofing Systems		X										X	
Covered Walkways (connected to structure)		X										X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 7		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Roofing

Condition Rating	D	F	O	5	4	3	2	1	N/A	Comments	
Condition Rating		X						X		Drawings were not available to determine the existing roof construction. Observation is based on exposed roofing visible at the roof level. The roof profile is single slope to the north-side gutter. Rain gutter located on the north side of roof. The existing roof is a modified bitumen type, composed of relatively short (approximately 4'-5') sheets. Numerous deficiencies were observed including holes, exposed membrane sheet fibers, severe cracking (gator-backing) of previously patched areas, membrane seams that had dried and curled up from the adjacent sheet, and strip flashing around rooftop equipment that had similarly curled and separated from the adjacent membrane (see photos 78 & 79). Per SCPS, the existing roof is not under	
Roof Openings (Skylights)		X								X	
Roof Openings (Access)		X								X	
Roof Equipment Curbing		X								X	
Leakage		X								X	Leakage was not found.
Ponding Water		X								X	Ponding water was not found.
Roof Drains		X								X	
Gutters / Downspouts		X								X	Gutters are worn and rusting throughout. Some downspouts appear damaged and missing.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 7</u>					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR			
EXTERIOR BUILDING ENVELOPE			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION			
			D	F	O	5	4	3	2	1	N/A	

Exterior Walls

Exterior Finish		X						X				
Sealants		X							X			Sealants around the doors and windows throughout have failed.
Expansion / Control Joints		X								X		Drawings were not available to determine the existing floor construction. Observation is only based on exposed floor structure visible at eye level. Control joints were not visible due to the floor finishes.
Thermal Condition		X							X			Drawings were not available to determine the existing wall construction. Observation is only based on exposed wall construction visible at eye level. Wall insulation was not visible, however batt insulation above the ACT was observed in areas where the ACT has failed. Insulation in these areas have suffered from high humidity levels and moisture intrusion.
Soffits		X						X				Metal soffits observed around the exterior. Multiple areas were found with peeling and wear.
General Appearance		X							X			

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 7		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Doors / Windows / Louvers

Windows		X						X				Windows consist of single pane aluminum windows. Some of those windows are operable awning units. Window gaskets are old and deteriorating. The aluminum framing is damaged and worn throughout. Window screens are either missing or damaged in most locations. Window frame anchors are rusting.
Louvers and Vents		X						X				Refer to mechanical
Main Entry Doors		X								X		Pained wood doors were observed. Paint is peeling of the edges of door panels. Thresholds are worn and damaged. Some had transom panels above with the use of painted wood panels instead of glass.
Main Entry Hardware		X								X		There is a mixture of levers and thumb latches on the pull side. The push side has a mixture of pipe style crash bars and ADA panic bars. Pipe style crash bars have resulted in injuries if not properly maintained and are not functioning properly.
Other Exterior Doors		X								X		Painted wood doors were observed. Some doors are damaged and have water intrusion.
Other Exterior Door Hardware		X								X		There is a mixture of levers and thumb latches on the pull side. The push side has a mixture of pipe style crash bars and ADA panic bars. Pipe style crash bars have resulted in injuries if not properly maintained and are not functioning properly.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 7</u>				Rosenwald Elementary Assessment	PROJECT NAME	
4	GOOD	Good condition; no reported issues or concerns.	Source Code:				2015.021.I	PROJECT #	
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner				1096 Merritt St, Altamonte Springs, FL	ADDRESS	
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation				July 31, 2019	SURVEY DATE	
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments					SURVEYOR	
INTERIOR ELEMENTS			SOURCE	CONDITION				COMMENTS / RECOMMENDED ACTION	
			D F O	5	4	3	2	1	N/A

General

Wall Finishes (All rooms except restroom)		X					X				Walls consisted of masonry block walls throughout the building except for painted gypsum board at some of the interior walls. The walls are painted and have limited locations of paint peeling.
Wall Finishes (Restrooms)		X					X				Walls consist of full height ceramic tile. Stains along the floor edge are observed but are typical.
Cabinetry		X							X		Cabinetry consists of wood cabinets and plastic laminated cabinets with shelving units. Most cabinetry is worn with some damage.
Moveable / Operable Walls		X							X		One moveable partition is observed separating classrooms. Fabric is worn and stained at the floor edge.

Interior Doors

Door & Frame Condition		X					X				Interior doors consisted of stained or painted wood doors. All frames were painted aluminum. Doors and frames were in generally good condition aside from minor scuff markings.
Hardware Condition		X					X				Doorknobs were observed at each location.
Hallway Fire Door		X								X	
Security Gates / Roll-up Doors		X								X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 7</u>					Rosenwald Elementary Assessment	PROJECT NAME
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR
INTERIOR ELEMENTS			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION
			D F O	5	4	3	2	1	N/A

Ceilings

	ACT		X						X	The majority of the building consists of acoustical ceiling tiles and grid. Acoustical ceilings have water stains, warping, and broken tiles observed throughout the building.
	Drywall		X			X				A drywall ceiling was observed at the restroom area and at the bulkhead of the operable partition.

Flooring

	Carpet		X						X	Carpet was observed in a portion of one of the classrooms. Staining a wear of the carpet was observed which is typical in an educational facility.
	VCT		X						X	VCT was found in the majority of the building. Staining was observed in a few areas throughout.
	Tile		X						X	Quarry tile was located in the restroom areas. Water stains and minor damage throughout the area.
	Terrazzo		X						X	
	Wood		X						X	
	Sealed Concrete		X						X	
	Other		X						X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)

	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking – Refer to Site Section					
Section III – Ramps – Handrails – Refer to Site Section					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?			X	No measurements were taken as part of this report
2.	Is door hardware lever type and 48” AFF maximum?		X		Mixture of hardware types including thumb, knob, and lever.
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?	X			No measurements were taken as part of this report

PROPERTY CONDITION ASSESSMENT CHECKLIST

2.	Are there any floor obstructions greater than ¼" high requiring beveling or ramp?	X			Some transitions are over ¼" but are beveled.
Section VI – Elevators – Not Used					
Section VII - Restrooms					
1.	Are accessible restrooms on an accessible path?			X	No measurements were taken as part of this report
2.	Are entrance door handles lever type?		X		Knob type
3.	Are there audible and visual fire alarm devices?	X			Refer to elect
4.	Are entrance doors and stall doors a minimum of 32" wide?			X	No measurements were taken as part of this report
5.	Is the turning radius a minimum of 60" in the restroom?			X	No measurements were taken as part of this report
6.	Are grab bars present?	X			Vertical grab bar not provided.
7.	Are Urinals flush knobs at 44" AFF maximum and is there clearance of 30" W x 48" Depth in front of them?			X	No urinal.
8.	Are counter tops properly dimensioned? <ul style="list-style-type: none"> • 34" AFF maximum height • 29" clear under AFF • 17" clear depth under counter and sinks • 30" Wide and 48" clear in front of counter 			X	No measurements were taken as part of this report
9.	Are towel and soap dispensers 8" maximum clear front approach and 54" maximum clear side approach		X		
10.	Are sink handles lever type?		X		

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 9	Rosenwald Elementary Assessment	PROJECT NAME	
4	GOOD	Good condition; no reported issues or concerns.		Source Code:	2015.021.I	PROJECT #
3	FAIR	Average wear for building age; not new but no issues to report.		D: Documents provided by Owner	1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle.		F: Field Observation	July 31, 2019	SURVEY DATE
1	CRITICAL	Extremely worn or damaged.		O: Other – See Comments		SURVEYOR
EXTERIOR BUILDING ENVELOPE			SOURCE	CONDITION	COMMENTS / RECOMMENDED ACTION	
			D F O	5 4 3 2 1 N/A		

General Information and Overall Condition

Year Constructed / Age	1977							
Total Building Area	Approx. 130 sq ft							
Number of Floors/ Stories	1							
General Condition		X			X			Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items.
Superstructure		X			X			Building superstructure consists of a masonry block walls and wood framed roof on a cast-in-place concrete floor slab.
Foundation Type		X					X	Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items. The foundation system was not visible.
Exterior Façade		X			X			The exterior wall is painted masonry block walls, with painted wood fascia and soffits.
Roof(s)		X					X	Roofing system is a polymer modified asphalt membrane with a granule surface.
Central Heating and Cooling		X					X	
Air-Conditioning		X					X	
Plumbing Fixtures		X					X	
Hot Water		X					X	
Electrical Wiring		X			X			Wiring is in fair condition.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 9</u>					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE				
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION					SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Exterior Walls

Exterior Finish		X						X					The exterior wall is painted masonry block walls, with painted wood fascia and soffits.
Sealants		X						X					Sealant found at door opening.
Expansion / Control Joints		X										X	
Thermal Condition		X										X	
Soffits		X								X			Painted wood soffits around the perimeter. One corner is failing.
General Appearance		X						X					



PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 9</u>				Rosenwald Elementary Assessment	PROJECT NAME					
4	GOOD	Good condition; no reported issues or concerns.	Source Code:				2015.021.I	PROJECT #					
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner				1096 Merritt St, Altamonte Springs, FL	ADDRESS					
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation				July 31, 2019	SURVEY DATE					
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments					SURVEYOR					
INTERIOR ELEMENTS			SOURCE	CONDITION				COMMENTS / RECOMMENDED ACTION					
			D	F	O	5	4	3	2	1	N/A		

Doors / Windows / Louvers

Windows		X											X	
Louvers and Vents		X							X					Two small vents are observed.
Main Entry Doors		X						X						Door and frame are painted hollow metal.
Main Entry Hardware		X						X						Door hardware consists of hinges and a knob type latch.



PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 9</u>				Rosenwald Elementary Assessment		PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments				2015.021.I		PROJECT #				
3	FAIR	Average wear for building age; not new but no issues to report.					1096 Merritt St, Altamonte Springs, FL		ADDRESS				
2	POOR	Worn from use -end of expected lifecycle.					July 31, 2019		SURVEY DATE				
1	CRITICAL	Extremely worn or damaged.	SOURCE		CONDITION				SURVEYOR				
INTERIOR ELEMENTS			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Ceilings

ACT		X							X	
Drywall		X							X	
Other		X			X					The wood framed roof structure is exposed.

Flooring

Sealed Concrete		X			X					Flooring consists of a cast-in-place concrete slab.
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Signage

Room (Side Mount or Door Head Mount)									X	
Directional									X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)					
	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?”			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking – N/A					
Section III – Ramps – Handrails – N/A					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?			X	No measurements were taken as part of this report
2.	Is door hardware lever type and 48” AFF maximum?		X		
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?	X			No measurements were taken as part of this report



PROPERTY CONDITION ASSESSMENT CHECKLIST

2.	Are there any floor obstructions greater than ¼" high requiring beveling or ramp?	X			No measurements were taken as part of this report
Section VI – Elevators – N/A					
Section VII – Restrooms – N/A					

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 10	Rosenwald Elementary Assessment	PROJECT NAME
4	GOOD	Good condition; no reported issues or concerns.		2015.021.I	PROJECT #
3	FAIR	Average wear for building age; not new but no issues to report.		1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle.		July 31, 2019	SURVEY DATE
1	CRITICAL	Extremely worn or damaged.			SURVEYOR
EXTERIOR BUILDING ENVELOPE			SOURCE CONDITION D F O 5 4 3 2 1 N/A	COMMENTS / RECOMMENDED ACTION	

General Information and Overall Condition

Year Constructed / Age	1960										
Total Building Area	Approx. 90 sq ft										
Number of Floors/ Stories	1										
General Condition			X							X	Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items.
Superstructure			X							X	Superstructure consists of wood framing at the walls and joists.
Foundation Type			X							X	On grade CMU.
Exterior Façade			X							X	Exterior walls contain painted wood paneling throughout. Wood is old and worn particularly at the bottom edges.
Roof(s)			X							X	Roofing system is asphalt shingle.
Central Heating and Cooling			X							X	
Air-Conditioning			X							X	
Plumbing Fixtures			X							X	
Hot Water			X							X	
Electrical Wiring			X							X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 10		Rosenwald Elementary Assessment	PROJECT NAME						
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #						
3	FAIR	Average wear for building age; not new but no issues to report.			1096 Merritt St, Altamonte Springs, FL	ADDRESS						
2	POOR	Worn from use -end of expected lifecycle.			July 31, 2019	SURVEY DATE						
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION		SURVEYOR						
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Foundation/Footings

Structure		X							X		Structure consists of plywood with CMU placed underneath.
Damp proofing / Dewatering		X								X	
Slab on Grade		X								X	
Floor Framing		X								X	

Columns/Beams/Walls

Structure		X							X		Structure consists of wood framing.
Applied Fireproofing Systems		X								X	
Covered Walkways (connected to structure)		X								X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 10					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION					SURVEYOR			
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Roofing

Condition Rating		X								X	Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items. Roofing appears to be asphalt shingle. Shingles are damaged at the bottom edge of the roof. Per SCPS, the existing roof is not under warranty.
Roof Openings (Skylights)		X								X	
Roof Openings (Access)		X								X	
Roof Equipment Curbing		X								X	
Leakage		X								X	
Ponding Water		X								X	
Roof Drains		X								X	
Gutters / Downspouts		X								X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 10					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.						1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.						July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	SOURCE	CONDITION					SURVEYOR			
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Exterior Walls

Exterior Finish		X								X		Exterior walls contain painted wood paneling throughout. Wood is old and worn particularly at the bottom edges.
Sealants		X									X	
Expansion / Control Joints		X									X	
Thermal Condition		X									X	
Soffits		X									X	
General Appearance		X								X		

Doors / Windows / Louvers

Windows		X									X	
Louvers and Vents		X									X	
Main Entry Doors		X								X		Main entry door is detached from structure.
Main Entry Hardware		X								X		Main entry door is detached from structure.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 10</u>							Rosenwald Elementary Assessment	PROJECT NAME									
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments							2015.021.I	PROJECT #									
3	FAIR	Average wear for building age; not new but no issues to report.								D	F	O	5	4	3	2	1	N/A	1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle.																		July 31, 2019
1	CRITICAL	Extremely worn or damaged.												SURVEYOR						
INTERIOR ELEMENTS													COMMENTS / RECOMMENDED ACTION							

General

Wall Finishes		X									X		Walls consist of painted wood paneling throughout.
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Interior Doors

Door & Frame Condition		X									X		Door is detached from structure.
Hardware Condition		X									X		Door is detached from structure.
Hallway Fire Door		X									X		
Security Gates / Roll-up Doors		X									X		

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 10</u>							Rosenwald Elementary Assessment	PROJECT NAME
4	GOOD	Good condition; no reported issues or concerns.	Source Code:							2015.021.I	PROJECT #
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner							1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation							July 31, 2019	SURVEY DATE
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments								SURVEYOR
INTERIOR ELEMENTS			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION		
			D	F	O	5	4	3	2	1	N/A

Ceilings

ACT		X								X	
Drywall		X								X	
Other		X							X		Ceiling is exposed wood beam and plywood.

Flooring

Carpet		X								X	
VCT		X								X	
Tile		X								X	
Terrazzo		X								X	
Wood		X							X		Flooring consists of plywood.
Sealed Concrete		X								X	
Other		X								X	



PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 10</u>				Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments				2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no issues to report.					SOURCE CONDITION D F O 5 4 3 2 1 N/A				1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle.									INTERIOR ELEMENTS	
1	CRITICAL	Extremely worn or damaged.	COMMENTS / RECOMMENDED ACTION					SURVEYOR				

Signage

Room (Side Mount or Door Head Mount)		X							X
Directional		X							X

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)

	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?”			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking – N/A					
Section III – Ramps – Handrails – N/A					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?	X			No measurements were taken as part of this report
2.	Is door hardware lever type and 48” AFF maximum?		X		No measurements were taken as part of this report
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?	X			No measurements were taken as part of this report



PROPERTY CONDITION ASSESSMENT CHECKLIST

2.	Are there any floor obstructions greater than ¼" high requiring beveling or ramp?	X			No measurements were taken as part of this report
Section VI – Elevators – N/A					
Section VII – Restrooms – N/A					

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 11		Rosenwald Elementary Assessment	PROJECT NAME
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments		2015.021.I	PROJECT #
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.			1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.			July 31, 2019	SURVEY DATE
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.				SURVEYOR
EXTERIOR BUILDING ENVELOPE			SOURCE	CONDITION	COMMENTS / RECOMMENDED ACTION	
			D F O	5 4 3 2 1 N/A		

General Information and Overall Condition

Year Constructed / Age	1989						
Total Building Area	Approx. 157 sq ft						
Number of Floors/ Stories	1						
General Condition		X			X		Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items.
Superstructure		X			X		Building superstructure consists of a masonry block walls and wood framed roof on a cast-in-place concrete floor slab.
Foundation Type		X				X	Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items. The foundation system was not visible.
Exterior Façade		X			X		The exterior façade is painted masonry block walls, with metal fascia and metal soffit panels.
Roof(s)		X			X		Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items. Roofing appears to be a polymer modified asphalt membrane with a granule surface.
Central Heating and Cooling		X				X	
Air-Conditioning		X				X	
Plumbing Fixtures		X				X	
Hot Water		X				X	
Electrical Wiring		X					

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 11					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.						1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.						July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.								SURVEYOR		
EXTERIOR BUILDING ENVELOPE			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION			
			D	F	O	5	4	3	2	1	N/A	

General Information and Overall Condition

	Central Heating and Cooling		X						X	
	Air-Conditioning		X						X	
	Hot Water		X						X	
	Electrical Wiring		X						X	

Foundation/Footings

	Structure		X			X				Building superstructure consists of a masonry block walls.
	Damp proofing / Dewatering		X						X	
	Slab on Grade		X			X				The floor is cast-in-place concrete.
	Floor Framing		X						X	

Columns/Beams/Walls

	Structure		X			X				The structure consists of a masonry block walls.
	Applied Fireproofing Systems		X						X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 11</u>							Rosenwald Elementary Assessment	PROJECT NAME	
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments							2015.021.I	PROJECT #	
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.								1096 Merritt St, Altamonte Springs, FL	ADDRESS	
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.								July 31, 2019	SURVEY DATE	
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.									SURVEYOR	
EXTERIOR BUILDING ENVELOPE			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION			
			D	F	O	5	4	3	2	1	N/A	

Roofing

Condition Rating	D	F	O	5	4	3	2	1	N/A	Comments / Recommended Action	
Condition Rating		X								X	Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items. Roofing appears to be a modified bitumen membrane with a granule surface. Other than curled edges, it was not possible to assess the condition, as the roof was completely covered with tree limbs and other debris (see photo 90). Per SCPS, the existing roof is not under warranty.
Leakage		X				X					
Ponding Water		X					X				Debris on roof may cause ponding of water to occur.
Roof Drains		X								X	
Gutters / Downspouts		X								X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 11							Rosenwald Elementary Assessment	PROJECT NAME	
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments							2015.021.I	PROJECT #	
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.								1096 Merritt St, Altamonte Springs, FL	ADDRESS	
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.								July 31, 2019	SURVEY DATE	
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION						SURVEYOR		
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Exterior Walls

	D	F	O	5	4	3	2	1	N/A	
Exterior Finish		X				X				The exterior wall is painted masonry block walls, with metal fascia and metal soffit panels.
Sealants		X				X				Sealant around door opening.
Expansion / Control Joints		X							X	
Thermal Condition		X							X	
Soffits		X				X				
General Appearance		X				X				

Doors / Windows / Louvers

	D	F	O	5	4	3	2	1	N/A	
Windows		X							X	
Louvers and Vents		X							X	
Main Entry Doors		X				X				Door and frame are painted hollow metal.
Main Entry Hardware		X				X				Door hardware consists of hinges and a knob type latch.

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)

	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?”			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking – N/A					
Section III – Ramps - Handrails– N/A					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?	X			No measurements were taken as part of this report
2.	Is door hardware lever type and 48” AFF maximum?		X		No measurements were taken as part of this report
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?	X		X	No measurements were taken as part of this report



PROPERTY CONDITION ASSESSMENT CHECKLIST

2.	Are there any floor obstructions greater than ¼" high requiring beveling or ramp?	X			Building is not on an accessible path
Section VI - Elevators– N/A					
Section VII - Restrooms– N/A					

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 12					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.	D: Documents provided by Owner F: Field Observation O: Other – See Comments					1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.						July 31, 2019	SURVEY DATE				
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION					SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

General Information and Overall Condition

Year Constructed / Age	1989												
Total Building Area	Approx. 360 sq ft												
Number of Floors/ Stories	1												
General Condition		X							X				Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items.
Superstructure		X							X				Building superstructure consists of a pre-engineered metal building shed system on a cast-in-place concrete floor slab.
Foundation Type		X										X	Substructure drawings were not available to determine the existing subsurface construction. Observation is based on exposed visible items. The foundation system was not visible.
Exterior Façade		X							X				The exterior façade consists of metal panels and tie down straps. The panels are rusting with some panels dented.
Roof(s)		X							X				The roof consists of metal panels. The majority of the panels are showing surface rust.
Central Heating and Cooling												X	
Air-Conditioning												X	
Plumbing Fixtures												X	
Hot Water												X	
Electrical Wiring												X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 12							Rosenwald Elementary Assessment	PROJECT NAME							
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments							2015.021.I	PROJECT #							
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.															1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.															July 31, 2019	SURVEY DATE
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION							SURVEYOR							
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION						

Roofing

Condition Rating		X						X											The roof consists of metal panels. The majority of the panels are showing surface rust. Per SCPS, the existing roof is not under warranty.
Leakage		X											X						Signs of water intrusion is visible on the floor slab and appears to be primarily at occurring at the overhead door location.
Ponding Water		X											X						Ponding water is evident at the overhead door location.
Roof Drains		X																X	
Gutters / Downspouts		X																	X

Exterior Walls

Exterior Finish		X						X											Exterior finish is pre-finished metal panels. Many locations where there is denting and spots are found with rust.
Sealants		X																	X
Expansion / Control Joints		X																	X
Thermal Condition		X																	X
Soffits		X																	X
General Appearance		X											X						

Doors / Windows / Louvers

Main Entry Doors		X											X						Only door is an overhead door. The door is warped and dented.
Main Entry Hardware		X																	X



PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 12</u>							Rosenwald Elementary Assessment	PROJECT NAME		
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments							2015.021.I	PROJECT #		
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.								1096 Merritt St, Altamonte Springs, FL	ADDRESS		
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.								July 31, 2019	SURVEY DATE		
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION						SURVEYOR			
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	
Ceilings													
	Other		X						X			Ceiling consists of the exposed metal roof panels.	
Flooring													
	Sealed Concrete		X						X			Flooring consists of the cast-in-place concrete floor slab.	
Signage													
	Room (Side Mount or Door Head Mount)		X								X		
	Directional		X								X		

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)

	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking – N/A					
Section III – Ramps – Handrails – N/A					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?	X			No measurements were taken as part of this report. Overhead door does not meet ADA requirements
2.	Is door hardware lever type and 48” AFF maximum?		X		
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?		X		No measurements were taken as part of this report
2.	Are there any floor obstructions greater than ¼” high requiring beveling or ramp?	X			No measurements were taken as part of this report



PROPERTY CONDITION ASSESSMENT CHECKLIST

Section VI – Elevators – N/A					
Section VII – Restrooms – N/A					

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 13					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR			
EXTERIOR BUILDING ENVELOPE			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION			
			D	F	O	5	4	3	2	1	N/A	

General Information and Overall Condition

Year Constructed / Age	1984												
Total Building Area	Approx. 2,412 sq ft												
Number of Floors/ Stories	1												
General Condition			X				X						Substructure drawings were provided and used to determine the existing subsurface construction. Visual Observations are based on exposed visible items.
Superstructure	X	X				X							The building superstructure consists of masonry block walls with concrete beams and a cast-in place concrete floor slab. Roof structure is metal joists with metal decking.
Foundation Type	X					X							The foundation system consists of masonry block walls with Concrete Footings.
Exterior Façade	X								X				The exterior façade system consists of stucco on metal lath over rigid insulation.
Roof(s)	X	X							X				The roof system consists of a prefinished metal panel roof over foil faced polyisocyanurate insulation adhered to the roof structures metal deck.
Central Heating and Cooling		X									X		Average age of equipment is 20 years. / Replace equipment.
Air-Conditioning		X									X		Average age of equipment is 20 years. / Replace equipment.
Plumbing Fixtures		X							X				Fixtures are in poor condition. Recommend replacing.
Hot Water		X									X		Could not verify due to water being shut off. Water heater from bldg. 14 serves this building. Recommend being replaced.
Electrical Wiring		X						X					Wiring is in fair condition.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 13					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner					1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation					July 31, 2019	SURVEY DATE				
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments						SURVEYOR				
EXTERIOR BUILDING ENVELOPE			SOURCE	CONDITION					COMMENTS / RECOMMENDED ACTION				
			D	F	O	5	4	3	2	1	N/A		

Exterior Walls

Item	D	F	O	5	4	3	2	1	N/A	Comments
Exterior Finish	X	X				X				The exterior finish system consists of stucco on metal lath over rigid insulation. The locations of the metal furring strips is noticeable on the panels with cracking visible on the back side of the building. Mortar joint cracks were observed under some of the windows. Tuckpointing the masonry block walls at these locations is recommended.
Sealants		X				X				Sealant joints around the windows, doors, and other locations are aging and starting to fail.
Expansion / Control Joints		X							X	
Thermal Condition		X				X				Drawings indicate insulation is provided between the masonry block walls and stucco finish and between the existing roof panels and the metal deck. Wall and roof insulation was not visible.
Soffits		X				X				Soffits at the entry locations and electrical room are stucco.
General Appearance		X				X				

Doors / Windows / Louvers

Item	D	F	O	5	4	3	2	1	N/A	Comments
Windows	X	X				X				Windows consist of aluminum windows with insulated tempered glazing. Some of the windows are operable awnings units or sliding units. On e window was observed to have been broken and boarded up.
Louvers and Vents	X	X								Refer to mechanical
Main Entry Doors	X	X				X				Exterior doors are hollow metal.
Main Entry Hardware		X				X				Doors hardware consists of knob style latches, hinges, closers, and door latch guards.
Other Exterior Doors	X	X				X				Exterior doors are hollow metal.
Other Exterior Door Hardware		X				X				Doors hardware consists of knob style latches, hinges, closers, and door latch guards.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 13				Rosenwald Elementary Assessment				PROJECT NAME	
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments				2015.021.I				PROJECT #	
3	FAIR	Average wear for building age; not new but no issues to report.					1096 Merritt St, Altamonte Springs, FL				ADDRESS	
2	POOR	Worn from use -end of expected lifecycle.	July 31, 2019				SURVEY DATE					
1	CRITICAL	Extremely worn or damaged.	SOURCE		CONDITION						SURVEYOR	
INTERIOR ELEMENTS			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

General

Wall Finishes (Offices)		X										Walls finishes consist of painted masonry block,
Wall Finishes (Restrooms)		X			X							Wall finish consists of ceramic tiles,
Wall Finishes (Others)		X			X							The center storage room walls consist of block walls with carpeting.
Cabinetry		X				X						Cabinetry consist of plastic laminated tops, backsplashes, and sides. Doors are also plastic laminated, and drawers are wood.
Moveable / Operable Walls		X									X	

Interior Doors

Door & Frame Condition		X				X						Doors consist of wood doors.
Hardware Condition		X										Doors hardware consists of knob style latches, and hinges. Some doors also had armor plates, kick plates, and push plates.
Hallway Fire Door		X									X	
Security Gates / Roll-up Doors		X									X	



PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 13							Rosenwald Elementary Assessment	PROJECT NAME		
4	GOOD	Good condition; no reported issues or concerns.	Source Code:							2015.021.I	PROJECT #		
3	FAIR	Average wear for building age; not new but no issues to report.	D: Documents provided by Owner							1096 Merritt St, Altamonte Springs, FL	ADDRESS		
2	POOR	Worn from use -end of expected lifecycle.	F: Field Observation							July 31, 2019	SURVEY DATE		
1	CRITICAL	Extremely worn or damaged.	O: Other – See Comments								SURVEYOR		
INTERIOR ELEMENTS			SOURCE	CONDITION							COMMENTS / RECOMMENDED ACTION		
			D	F	O	5	4	3	2	1	N/A		

Toilet Rooms

	Element	D	F	O	5	4	3	2	1	N/A	Comments / Recommended Action
	Restroom Accessories		X							X	Toilet accessories consisted of a plastic soap dispenser, plastic paper towel dispenser, and plastic jumbo roll toilet paper dispenser, mirror unit with shelves, and grab bars. No scald protection insulation was provided under the lavatory. The location of the toilet paper dispenser, soap dispenser, and paper towel dispenser accessories do not meet ADA requirements
	Toilet Partitions		X							X	
	Screen Partitions		X							X	
	Flooring		X				X				The restroom floor is ceramic tile. Staining of the tile and grout was observed and is typical in this type of room.
	Walls		X				X				Walls consisted of ceramic tile from the floor to the ceiling.
	Signage		X							X	
	ADA Accessibility (Large Stall)		X							X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)

	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?”			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking – Refer to Site Section					
Section III – Ramps – Handrails – Refer to Site Section					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?	X			
2.	Is door hardware lever type and 48” AFF maximum?		X		Mixture of hardware types including thumb, knob and lever.
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?			X	No measurements were taken as part of this report

PROPERTY CONDITION ASSESSMENT CHECKLIST

2.	Are there any floor obstructions greater than ¼" high requiring beveling or ramp?	X			Some transitions are over ¼" but are beveled.
Section VI – Elevators – Not Used					
Section VII - Restrooms					
1.	Are accessible restrooms on an accessible path?	X			
2.	Are entrance door handles lever type?		X		Knob type
3.	Are there audible and visual fire alarm devices?	X			Refer to elect
4.	Are entrance doors and stall doors a minimum of 32" wide?			X	No measurements were taken as part of this report
5.	Is the turning radius a minimum of 60" in the restroom?	X			No urinal.
6.	Are grab bars present?	X			Vertical grab bar not provided.
7.	Are Urinals flush knobs at 44" AFF maximum and is there clearance of 30" W x 48" Depth in front of them?			X	
8.	Are counter tops properly dimensioned? <ul style="list-style-type: none"> • 34" AFF maximum height • 29" clear under AFF • 17" clear depth under counter and sinks • 30" Wide and 48" clear in front of counter 			X	No measurements were taken as part of this report
9.	Are towel and soap dispensers 8" maximum clear front approach and 54" maximum clear side approach		X		
10.	Are sink handles lever type?		X		



PROPERTY CONDITION ASSESSMENT CHECKLIST

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 14					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.	D: Documents provided by Owner F: Field Observation O: Other – See Comments					1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.						July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION					SURVEYOR			
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

General Information and Overall Condition

Year Constructed / Age	1984											
Total Building Area	Approx. 5,007 sq ft											
Number of Floors/ Stories	1											
General Condition		X				X						Substructure drawings were provided and used to determine the existing subsurface construction. Visual Observations are based on exposed visible items.
Superstructure	X	X			X							The building superstructure consists of masonry block walls with concrete beams and a cast-in place concrete floor slab. Roof structure is metal joists with metal decking.
Foundation Type	X				X							The foundation system consists of masonry block walls with Concrete Footings.
Exterior Façade	X	X						X				The exterior façade system consists of stucco on metal lath over rigid insulation.
Roof(s)	X	X						X				The roof system consists of a prefinished metal panel roof over foil faced polyisocyanurate insulation adhered to the roof structures metal deck.
Central Heating and Cooling		X								X		Average age of equipment is 33 years. / Replace equipment.
Air-Conditioning		X								X		Average age of equipment is 33 years. / Replace equipment
Plumbing Fixtures		X						X				Fixtures are in poor condition. Recommend replacing.
Hot Water		X									X	Could not verify due to water being shut off. Recommend replacing water heater and recirculation pump.
Electrical Wiring		X				X						Wiring is in fair condition.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 14							Rosenwald Elementary Assessment	PROJECT NAME		
4	GOOD	Good condition; no reported issues or concerns.	Source Code:							2015.021.I	PROJECT #		
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.	D: Documents provided by Owner F: Field Observation O: Other – See Comments							1096 Merritt St, Altamonte Springs, FL	ADDRESS		
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.								July 31, 2019	SURVEY DATE		
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION							SURVEYOR		
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Roofing

Condition Rating	D	F	O	5	4	3	2	1	N/A	Comments
Condition Rating		X						X		Roof slopes down east and west from center ridge to gutter and downspouts on each side. The metal panels are weathered with portions of the finish coating worn away exposing the underlying metal. Portions of the metal panels and flashing are rusting (see photo 113). Portions of flashing and roof panels are loose exposing the underlying materials to the weather. Per SCPS, the existing roof is not under warranty.
Roof Openings (Skylights)		X							X	No skylights are present on this building.
Roof Openings (Access)		X							X	
Roof Equipment Curbing		X							X	
Leakage		X			X					
Ponding Water		X							X	
Roof Drains		X							X	
Gutters / Downspouts		X						X		Roof drainage from the roof is conducted to the ground by metal gutters and downspouts. A section of the gutter is missing on the back side of the building. In addition, one of the downspouts on the back side of the building is bent and unusable. Precast concrete splash blocks are worn, broken or missing at the downspout locations.

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 14					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.	D: Documents provided by Owner F: Field Observation O: Other – See Comments					1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.						July 31, 2019	SURVEY DATE				
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION					SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Exterior Walls

Exterior Finish	X	X				X							The exterior finish system consists of stucco on metal lath over rigid insulation. The locations of the metal furring strips is noticeable on the panels with cracking visible on the back side of the building. At the locations with the most cracks, discoloration of the stucco is occurring and could be a sign of moisture intrusion into the wall assembly. Mortar joint cracks were observed under some of the windows. Tuckpointing the masonry block walls at these locations is recommended.
Sealants		X				X							Sealant joints around the windows, doors, and other locations are aging and starting to fail.
Expansion / Control Joints		X									X		
Thermal Condition		X				X							Drawings indicate insulation is provided between the masonry block walls and stucco finish and between the existing roof panels and the metal deck. Wall and roof insulation was not visible.
Soffits		X				X							Soffits at the entry locations and electrical room are stucco.
General Appearance		X				X							

Doors / Windows / Louvers

Windows	X	X				X				X			Windows consist of aluminum windows with insulated tempered glazing. Some of the windows are operable awnings units or sliding units. On e window was observed to have been broken and boarded up.
Louvers and Vents	X	X										X	Refer to mechanical
Main Entry Doors	X	X				X							Exterior doors are hollow metal.
Main Entry Hardware		X				X							Doors hardware consists of knob style latches, hinges, closers, and door latch guards.
Other Exterior Doors	X	X				X							Exterior doors are hollow metal.



PROPERTY CONDITION ASSESSMENT CHECKLIST

	Other Exterior Door Hardware		x			x					Doors hardware consists of knob style latches, hinges, closers, and door latch guards.
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PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 14							Rosenwald Elementary Assessment	PROJECT NAME							
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments							2015.021.I	PROJECT #							
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.								D: Documents provided by Owner							1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.								F: Field Observation							July 31, 2019	SURVEY DATE
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION						SURVEYOR								
INTERIOR ELEMENTS			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION						

General

Wall Finishes (Except as noted below)		X																		Walls finishes consist of painted masonry block,	
Wall Finishes (Restrooms)		X					X														Wall finish consists of ceramic tiles,
Wall Finishes (Others)		X					X														The center storage room walls consist of block walls with carpeting.
Cabinetry		X						X													Cabinetry consist of plastic laminated tops, backsplashes, and sides. Doors are also plastic laminated, and drawers are wood.
Moveable / Operable Walls		X																		X	

Interior Doors

Door & Frame Condition		X																			Doors consist of wood doors.	
Hardware Condition		X						X														Doors hardware consists of knob style latches, and hinges. Some doors include armor plates, kick plates, and push plates.
Hallway Fire Door		X																		X		
Security Gates / Roll-up Doors		X																		X		



PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 14				Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments				2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.					SOURCE CONDITION D F O 5 4 3 2 1 N/A				1096 Merritt St, Altamonte Springs, FL	ADDRESS
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.									INTERIOR ELEMENTS	
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	COMMENTS / RECOMMENDED ACTION					SURVEYOR				

		D	F	O	5	4	3	2	1	N/A	
	Ceilings										
	ACT		X				X				Acoustical ceiling tile was observed throughout the building except for restroom and storage room locations.
	Drywall		X			X					Ceiling in the restrooms is painted drywall.
	Other					X					Carpet ceilings occur in the storage rooms.

		D	F	O	5	4	3	2	1	N/A	
	Flooring										
	Carpet		X				X				Carpeting in the storage rooms was observed.
	VCT		X				X				Vinyl composition tile occurs through the building. Some staining near the mechanical rooms was observed.
	Tile		X			X					Floor tile occurs in the restrooms. Some staining was observed.
	Terrazzo		X							X	
	Wood		X							X	
	Sealed Concrete		X							X	
	Other		X							X	



PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 14</u>				Rosenwald Elementary Assessment	PROJECT NAME								
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments				2015.021.I	PROJECT #								
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.					SOURCE CONDITION D F O 5 4 3 2 1 N/A				1096 Merritt St, Altamonte Springs, FL	ADDRESS				
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.									COMMENTS / RECOMMENDED ACTION				July 31, 2019	SURVEY DATE
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.													INTERIOR ELEMENTS	

Signage		D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION
	Room (Side Mount or Door Head Mount)		X				X				Room signage consisted of room numbers located on the head of the door frames. The signs do not meet ADA requirements.
	Directional		X							X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)

	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?”			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking – Refer to Site Section					
Section III – Ramps – Handrails – Refer to Site Section					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?			X	No measurements were taken as part of this report
2.	Is door hardware lever type and 48” AFF maximum?		X		Mixture of hardware types including thumb, knob and lever.
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?			X	No measurements were taken as part of this report
2.	Are there any floor obstructions greater than ¼” high requiring beveling or ramp?	X			Some transitions are over ¼” but are beveled. No measurements were taken as part of this report

PROPERTY CONDITION ASSESSMENT CHECKLIST

Section VI – Elevators – Not Used					
Section VII - Restrooms					
1.	Are accessible restrooms on an accessible path?	X			
2.	Are entrance door handles lever type?		X		Knob type
3.	Are there audible and visual fire alarm devices?	X			Refer to elect
4.	Are entrance doors and stall doors a minimum of 32" wide?			X	No measurements were taken as part of this report
5.	Is the turning radius a minimum of 60" in the restroom?			X	No measurements were taken as part of this report
6.	Are grab bars present?	X			Vertical grab bar not provided.
7.	Are Urinals flush knobs at 44" AFF maximum and is there clearance of 30" W x 48" Depth in front of them?	X			No urinal.
8.	Are counter tops properly dimensioned? <ul style="list-style-type: none"> • 34" AFF maximum height • 29" clear under AFF • 17" clear depth under counter and sinks • 30" Wide and 48" clear in front of counter 			X	No measurements were taken as part of this report
9.	Are towel and soap dispensers 8" maximum clear front approach and 54" maximum clear side approach		X		
10.	Are sink handles lever type?		X		

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 15					Rosenwald Elementary Assessment	PROJECT NAME			
4	GOOD	Good condition; no reported issues or concerns.	Source Code:					2015.021.I	PROJECT #			
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.	D: Documents provided by Owner F: Field Observation O: Other – See Comments					1096 Merritt St, Altamonte Springs, FL	ADDRESS			
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.						July 31, 2019	SURVEY DATE			
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION					SURVEYOR			
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

General Information and Overall Condition

Year Constructed / Age	1989											
Total Building Area	Approx. 750 sq ft											
Number of Floors/ Stories	1											
General Condition		X								X		Greenhouse building
Superstructure		X								X		The greenhouse structure is a pre-engineered metal building system with fiberglass panel walls and roof.
Foundation Type		X									X	
Exterior Façade		X								X		Fiberglass Panels
Roof(s)		X								X		Fiberglass Panels
Central Heating and Cooling		X									X	
Air-Conditioning		X									X	
Plumbing Fixtures		X									X	
Hot Water		X									X	
Electrical Wiring		X								X		

PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 15							Rosenwald Elementary Assessment	PROJECT NAME	
4	GOOD	Good condition; no reported issues or concerns.	Source Code:							2015.021.I	PROJECT #	
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.	D: Documents provided by Owner F: Field Observation O: Other – See Comments							1096 Merritt St, Altamonte Springs, FL	ADDRESS	
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.								July 31, 2019	SURVEY DATE	
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION							SURVEYOR	
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION

Foundation/Footings

Structure		X								X		The greenhouse structure is a pre-engineered metal building system with fiberglass panel walls and roof.
Damp proofing / Dewatering		X									X	
Slab on Grade		X									X	
Floor Framing		X									X	The greenhouse floor is dirt.

Columns/Beams/Walls

Structure		X								X		The greenhouse structure is a pre-engineered metal building system.
Applied Fireproofing Systems		X									X	
Covered Walkways (connected to structure)		X									X	



PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 15							Rosenwald Elementary Assessment	PROJECT NAME		
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments							2015.021.I	PROJECT #		
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.								1096 Merritt St, Altamonte Springs, FL	ADDRESS		
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.								July 31, 2019	SURVEY DATE		
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION					SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Roofing

	Condition Rating		X						X	The roof consists of fiberglass panels. The panels are deteriorated and are warping.
	Leakage		X						X	Roof and wall leakage occur at damaged fiberglass wall and roof panels, and also may be occurring at panel joints.
	Ponding Water		X						X	

Exterior Walls

	Exterior Finish		X						X	The exterior walls consist of fiberglass panels. The panels are deteriorated and damaged. Numerous panels are missing on the back and side of the building.
	Sealants		X						X	
	Expansion / Control Joints		X						X	
	Thermal Condition		X						X	
	General Appearance		X						X	



PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	BUILDING 15					Rosenwald Elementary Assessment	PROJECT NAME				
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments					2015.021.I	PROJECT #				
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.						1096 Merritt St, Altamonte Springs, FL					ADDRESS
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.						July 31, 2019					SURVEY DATE
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION					SURVEYOR				
EXTERIOR BUILDING ENVELOPE			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION	

Doors / Windows / Louvers

Windows		X									X			Windows consist of aluminum widows.
Louvers and Vents		X									X			Refer to mechanical.
Main Entry Doors		X									X			The main entry door consists of an aluminum door and frame.
Main Entry Hardware		X									X			Door hardware consists of a continuous hinge and knob style latch.
Other Exterior Doors		X									X			Sliding service door.
Other Exterior Door Hardware		X										X		

General

Wall Finishes (Offices)		X										X		
Cabinetry		X									X			Cabinetry consists of wall mounted metal, wood shelves, and free standing wood workbenches. The metal shelves are rusted, and the wood shelving units are deteriorating.



PROPERTY CONDITION ASSESSMENT CHECKLIST

5	NEW	New or like-new condition; no issues to report; no expected failures.	<u>BUILDING 15</u>							Rosenwald Elementary Assessment	PROJECT NAME	
4	GOOD	Good condition; no reported issues or concerns.	Source Code: D: Documents provided by Owner F: Field Observation O: Other – See Comments							2015.021.I	PROJECT #	
3	FAIR	Average wear for building age; not new but no major issues to report. Observed items of concern require attention, repair, or replacement in the near future.								1096 Merritt St, Altamonte Springs, FL	ADDRESS	
2	POOR	Worn from use -end of expected lifecycle. Items of concern observed require attention, repair, or replacement in the near future.								July 31, 2019	SURVEY DATE	
1	CRITICAL	Extremely worn or damaged. Items of concern observed require attention, repair, or replacement in the immediate future.	SOURCE	CONDITION					SURVEYOR			
INTERIOR ELEMENTS			D	F	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION
Signage												
	Room (Side Mount or Door Head Mount)		X								X	
	Directional		X								X	

PROPERTY CONDITION ASSESSMENT CHECKLIST

TABLE 4.4 ACCESSIBILITY SITE SURVEY (ABBREVIATED)

	Item	YES	NO	N/A	Comments
Section I – Building History					
1.	Have any ADA surveys been previously performed on this site?			X	
2.	Have any ADA improvements been made to the original site?			X	
3.	Does a “Barrier Removal” plan exist for the site?			X	
4.	Does the “Barrier Removal” plan have approval by the local building department having jurisdiction for this site?			X	
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?			X	
6.	Is there any open litigation related to ADA issues?			X	
Section II – Parking – N/A					
Section III – Ramps – Handrails – N/A					
Section IV – Building Ingress/Egress					
1.	Is the accessible entrance 32” wide minimum?			X	No measurements were taken as part of this report
2.	Is door hardware lever type and 48” AFF maximum?		X		No measurements were taken as part of this report
Section V – Paths of Travel					
1.	Are all accessible paths a minimum of 36” wide without protrusions from fixtures and equipment?		X		Main entry door is only accessible from the sodded area. The service door is wide enough but accessible door hardware is not provided.
Section VI – Elevators – Not used					



PROPERTY CONDITION ASSESSMENT CHECKLIST

Section VII – Restrooms – Not used					