

## PORTMAN REPORT

The District received two reports from a Project Assistant, Bill Portman to help identify the Capital Needs of the District and to help prioritize the necessary repairs and/or replacement.

A substantial amount of utilities are underground, concealed in walls, in attic spaces, etc. and their condition is unknown. Many of the lines were installed as part of the original construction in the early 1950s. Accordingly, additional testing and further evaluation is necessary. Due to the cost of that testing, the scope of work done by Mr. Portman did not include the underground utilities.

It was reported that due to the age of the schools, heating systems are not functioning effectively. All aged underground and above ground lines should be evaluated. A significant amount of asphalt paving has deteriorated and there are issues pertaining to surface draining and tripping concerns. Many wood retaining walls need to be replaced and might be more effective if they were replaced with concrete instead of wood.

Serving kitchens need to be updated with code compliant ventilation and fire repression systems, and new energy efficient appliances. Some require more work than others however in the case of Taylor there is a case for it to be completely renovated.

Replacement of roofs needs to be scheduled. Certain roofs do not positively pitch to the outside of the eaves; gutters are rusted and need to be replaced. A number of roofs do not have gutter systems installed. This work needs to be done in compliance with Title 24.

A number of bathrooms should be completely renovated and upgraded which would include new plumbing lines, new fixtures, floors, toilet partitions, accessories, lever valves and fans, wall finishes, etc.

There are a number of HVAC units that need to be replaced. Some of the schools have individual furnaces in the classrooms. Some systems are heated by boilers and are not individually controlled. Some ductwork needs to be replaced.

Much of the plumbing is in the walls, in floors and in ceilings and is part of the original construction. They need to be evaluated.

There is a need for exterior painting at many of the schools. Exterior windows and doors should be installed in many areas. Handicap needs will also need to be addressed.

This is some of the highlights from the report but much more evaluation work is needed to determine the full extent of the District needs.