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Campus History



William Randolph School was built in 1952 after the original Montford Avenue School was condemned and torn down in 1950. The school was designed as a K-5 school, and converted to a 4th - 5th grade school in 1991. In 2011 the school converted to WRS Asheville Middle School and Asheville High School Alternative Program. This program provides a smaller learning environment, a 21 credit graduating program of study, and a developing focus on green technologies and permaculture.

Currently WRS is serving as a temporary home for Isaac Dickson Elementary, whose new facility is under construction. The Alternative School program moved to other locations.

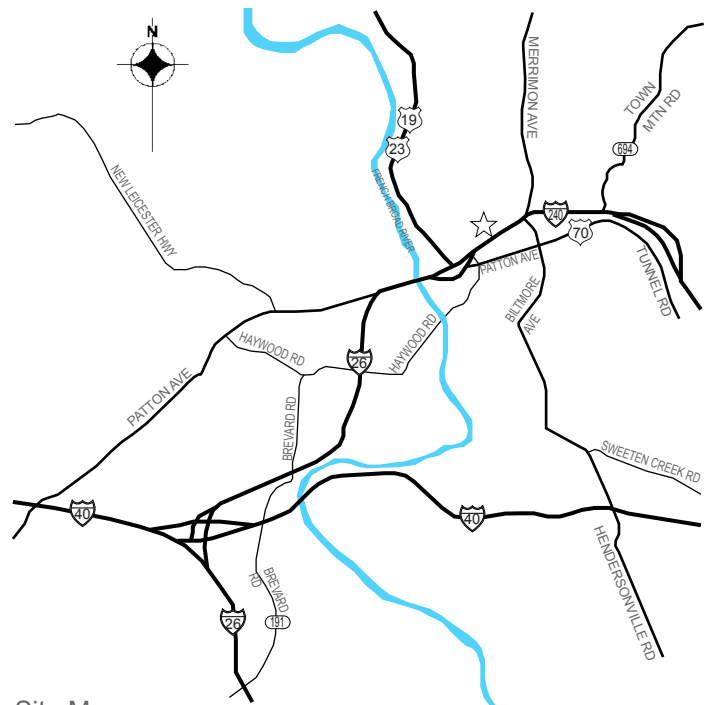


General Data

Name of Admin. Unit:
Asheville City Schools

Name of School:
William Randolph School
90 Montford Ave
Asheville, North Carolina 28801-2530

Unit and School No..... 111-348
Building No.(s)..... 1



Site Map

Dates of Acquisition

| | |
|----------------|------|
| | Date |
| Original | 1952 |

School Additions & Renovations

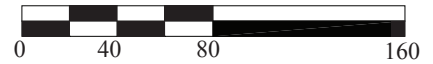
| | |
|-----------------|------------------|
| | Date |
| Additions:..... | 1959, 1982, 1986 |
| | 1989 |

School Statistics

| | |
|--|-------|
| Student Population | 45-70 |
| Core Student Capacity (MED or DN divided by 4) ... | 765 |
| No. of Teaching Staff | 8 |
| No. of Teaching Stations..... | 22 |
| Administration Staff | 3 |
| Physical Education/Gym..... | 1 |
| Auditorium | 0 |
| Grade Levels | 6-12 |
| Acreage | 5.05 |

| | |
|------------------------|------------------|
| Ownership of land..... | District-owned |
| Source of water | Municipal system |
| Type of Sewage..... | MSD system |

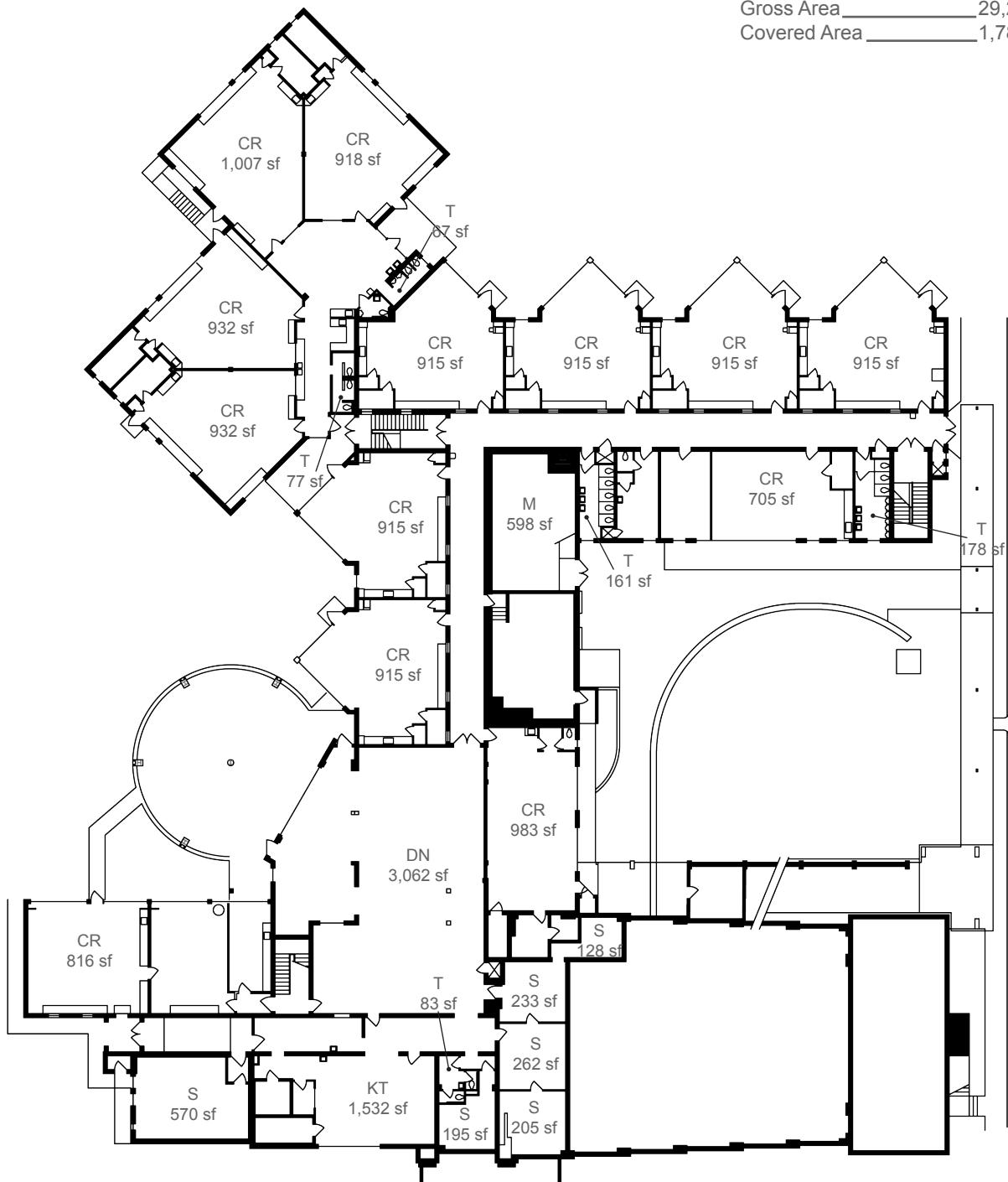
Property Accounting Survey - Site Data



Property Accounting Survey- Plan Data



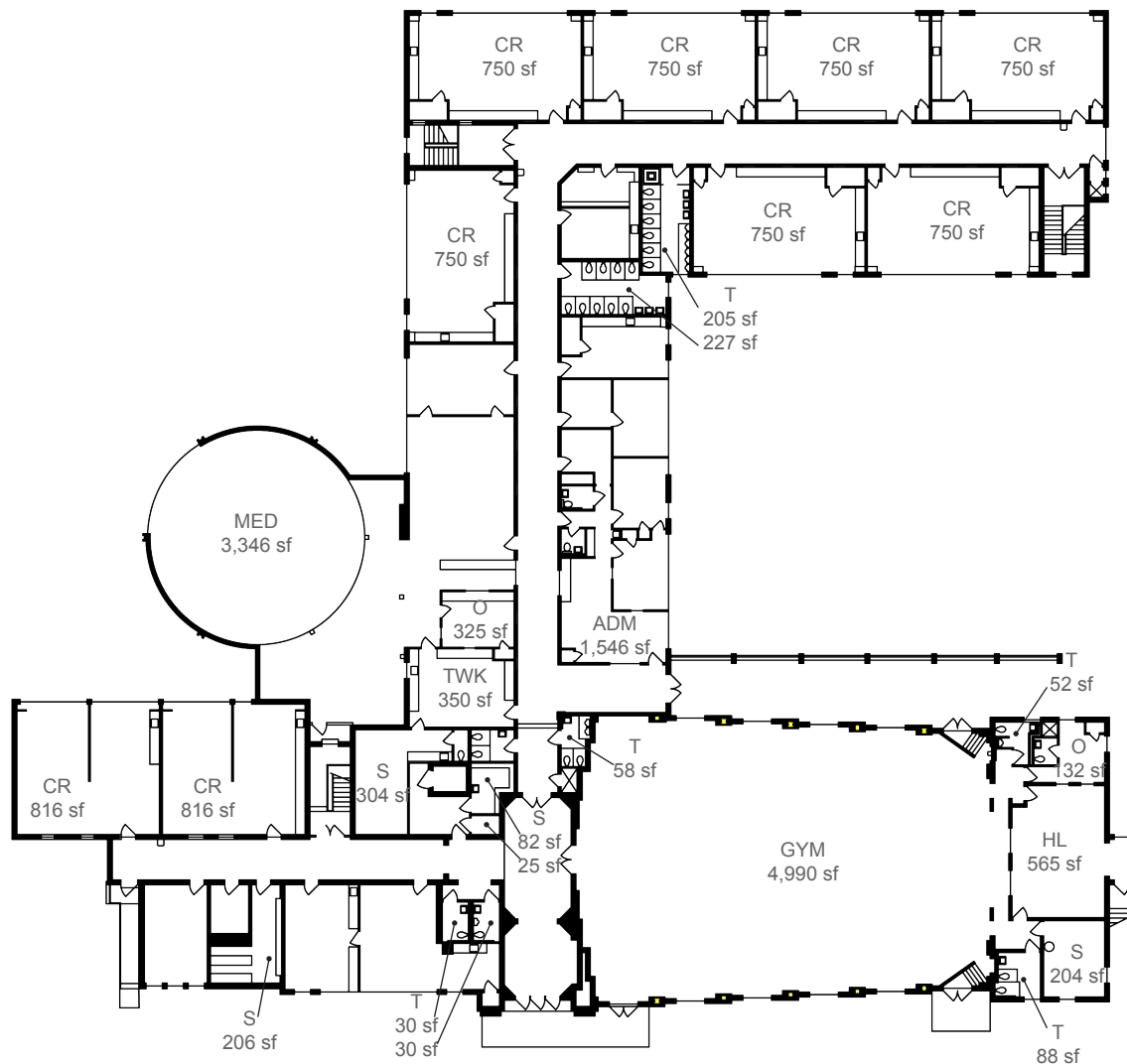
| | |
|------------------|-----------|
| Assignable Area | 17,615 sf |
| Circulation Area | 2,421 sf |
| Mechanical Area | 640 sf |
| Toilet Area | 686 sf |
| Gross Area | 29,260 sf |
| Covered Area | 1,786 sf |



Property Accounting Survey- Plan Data



| | |
|------------------|-----------|
| Assignable Area | 20,752 sf |
| Circulation Area | 3,641 sf |
| Mechanical Area | 37 sf |
| Toilet Area | 962 sf |
| Gross Area | 28,576 sf |
| Covered Area | 0 sf |



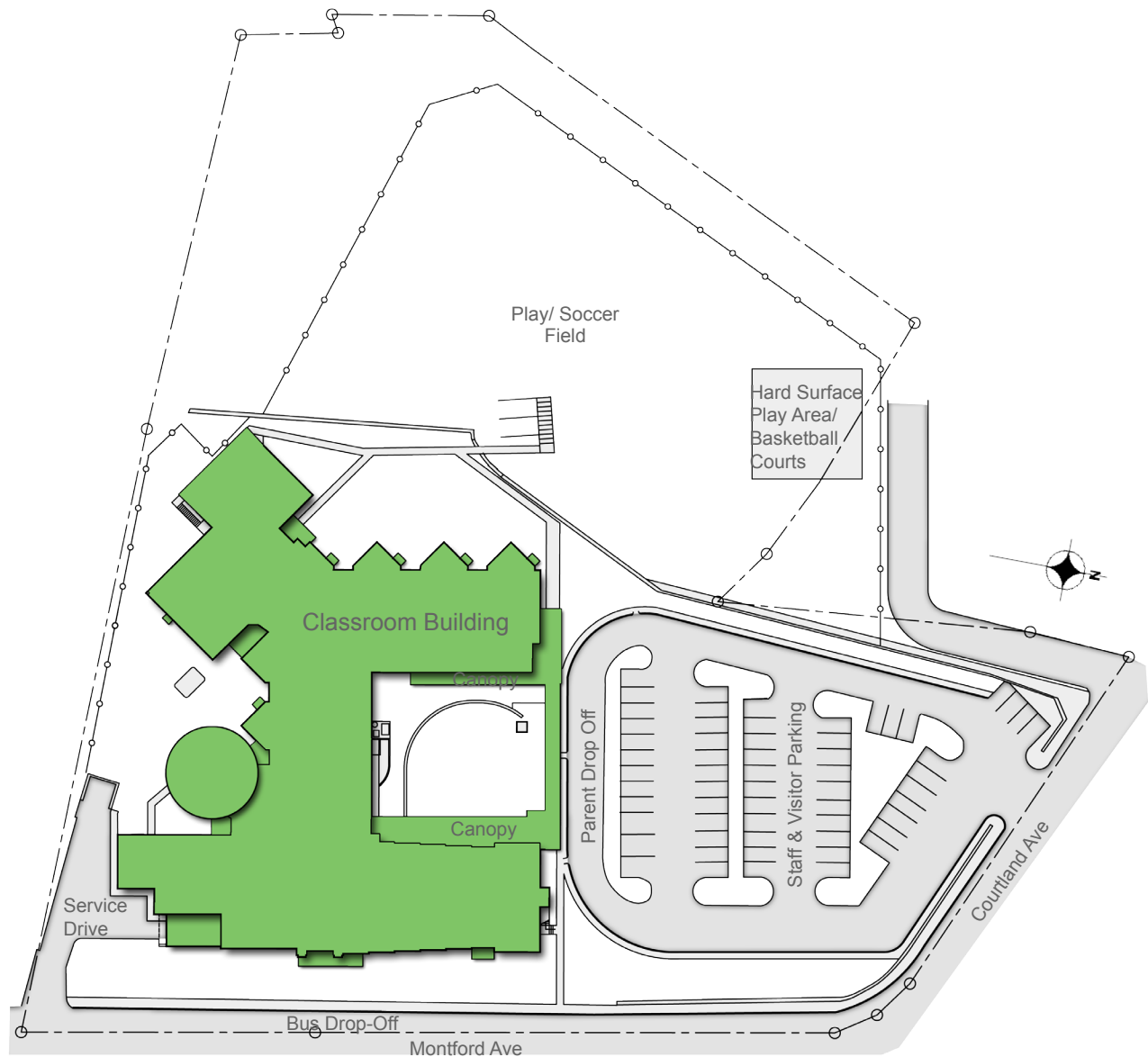
Site Evaluation



Play/ Soccer Field



Canopies



Site Evaluation

Site: The 5.05 acre school is bordered to the north by Courtland Avenue, to the east by Montford Avenue, to the west by Wood Side Pl. and to the south by a steep ravine. To the south, the Chamber of Commerce is between the school and Interstate 240. To the north and east are residential neighborhoods, and to the west is mixed use.

There has been evidence of site settling problems around the 1989 addition on the south side of the school. Some restorative site work has been done in this area, however there is still damage that is in need of repair.

Tree cover along the east and west sides of the building help minimize solar heat gain into classroom spaces.

Playground: The play fields and hard surface play areas are located on a lower plateau on the west side of the school, accessible by ramps and stairs. Currently there are soccer goals and basketball courts in this area, which appear to be in good condition. The playground has a seven foot high fence around the perimeter and is also in good condition.

Parking & Traffic: The school asphalt parking area has 59 spaces and is on the north side of the school. It is large enough to accommodate the school staff and a few visitors. Bus pick-up/ drop-off is located on Montford Avenue, where one lane has been blocked off. This narrows Montford Avenue to one lane of traffic, causing some congestion in this area. It is difficult for visitors or staff to enter or leave the school during peak traffic periods.

Walks & Canopies: The metal canopy at the north side of the school is in good condition and provides adequate weather protection. It also provides a covered accessible walk to both floors of the building, since there is no elevator.

The pavement at the south end of the mechanical service drive is broken, indicating some settlement of subgrade occurring.

Security: Fencing is located along the South and West sides of the property, which prevents unauthorized access to the school site from those sides.

Accessibility: There is no elevator in the school. Accessible travel from floor level to floor level is by exterior walkways only. Some exterior ramps appear to be too steep to comply with ADA guidelines.



Exterior walkways



Site stair at the south side of the school



Bus drop-off/ pick-up on Montford Ave

Building Evaluation - Exterior



Steel frame glazing



Steel frame glazing

Exterior Finishes: The typical building exterior finish construction is brick veneer on concrete block with very little cracking or deterioration evident.

On the '89 additions, there is evidence of numerous exterior finish failures that occurred over time due to apparent soil settlement. There appears to be slight cracking in all of the stucco surfaces in this area. Stress fractures in brick appear in select locations.

Roofs: The roofs of the school are a built-up system, and have experienced problems related to flashing at the Media Center and the classroom additions on the southwest corner, probably due to settlement. Most of the problems have been temporarily repaired and the roof needs to be replaced in the near future

The downspouts and gutters have been replaced. There are a few locations where the downspout to the PVC drainage connection needs to be repaired.

Exterior Doors & Windows: The school has three types of windows: single glazed steel frame awning type, glass block, and single glazed aluminum frame type at the addition portion of the building. All of the windows are non-insulated and therefore are energy inefficient

The steel frame windows have been painted, and all except a few are operable. Some of the single glazed windows leak and afford little protection against solar heat gain.

The classrooms have 6 x 6 glass block panels over a single band of the awning windows. Some blocks have been damaged and it appears perimeter caulk was added to mitigate water leakage.

Several of the aluminum windows in the '89 addition will not open due to settling of the entire addition.

The exterior doors are the original metal doors, with original hardware. They appear to be in good working order.



Typical Classroom on West side of school

Building Evaluation - Exterior



Mechanical service area in back courtyard of school

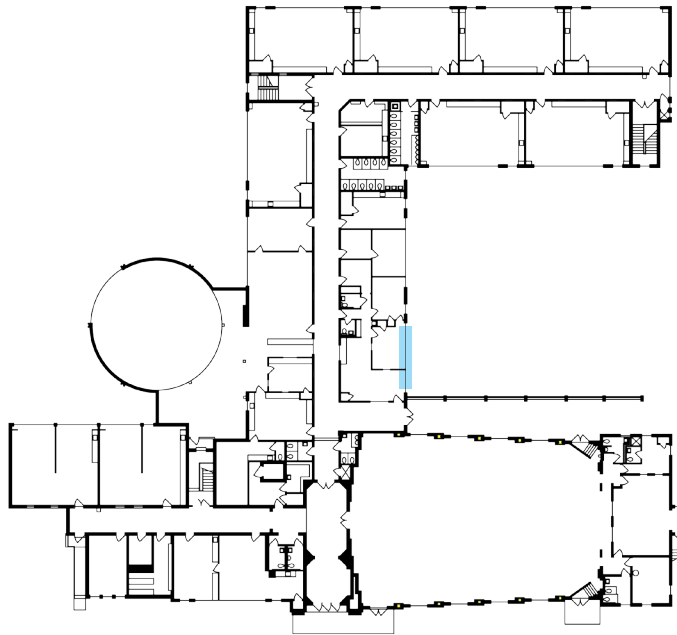


Mechanical service area in courtyard of school

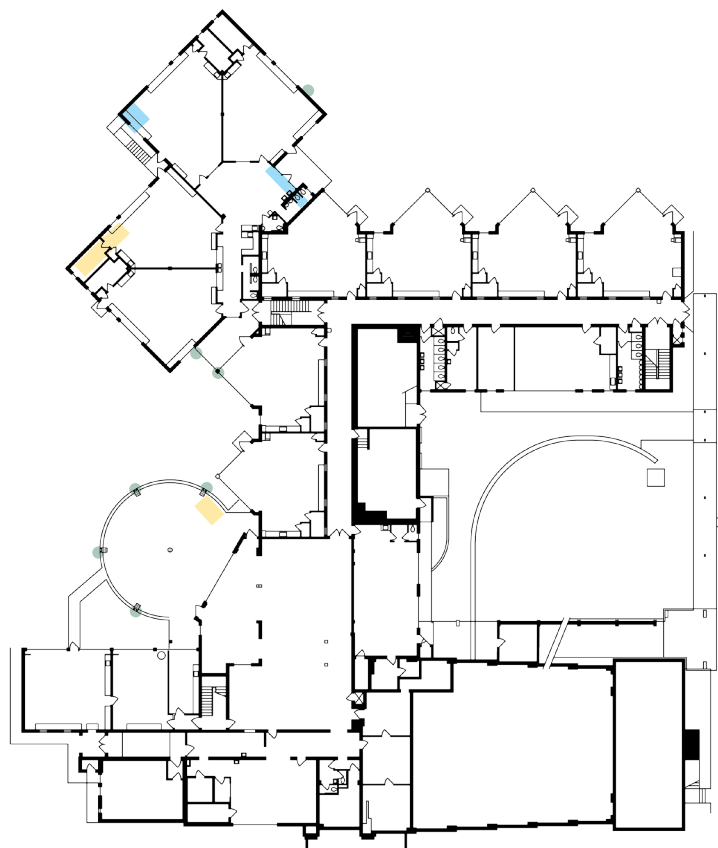


Media Center Addition

Building Evaluation - Exterior



Second Floor Plan



First Floor Plan

- Cracking Finishes/
broken glass block
- Downspout Damage
- Water Damage

Building Evaluation - Exterior

Damaged Exterior:



Cracks in stucco around perimeter of '89 addition



Cracked glass block near administration offices



Cracks in brick of '89 addition



Cracks in stucco and damaged downspout/ drain connection

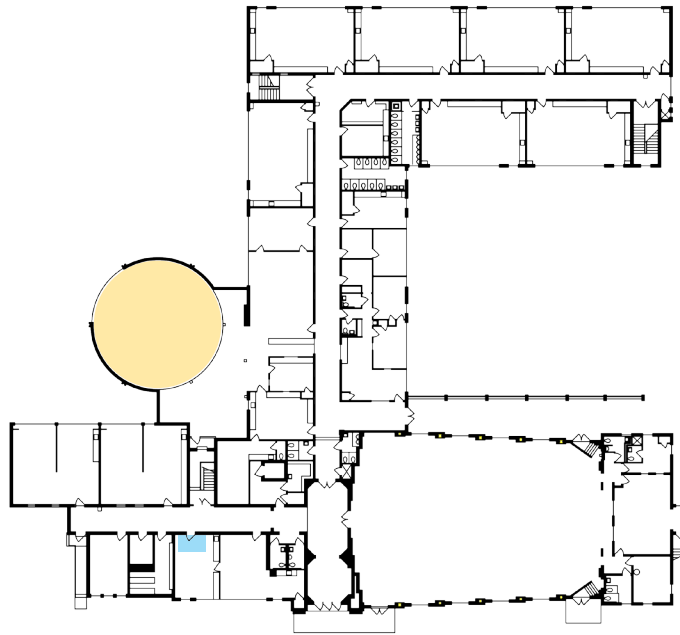


Damage below slab at of '89 addition

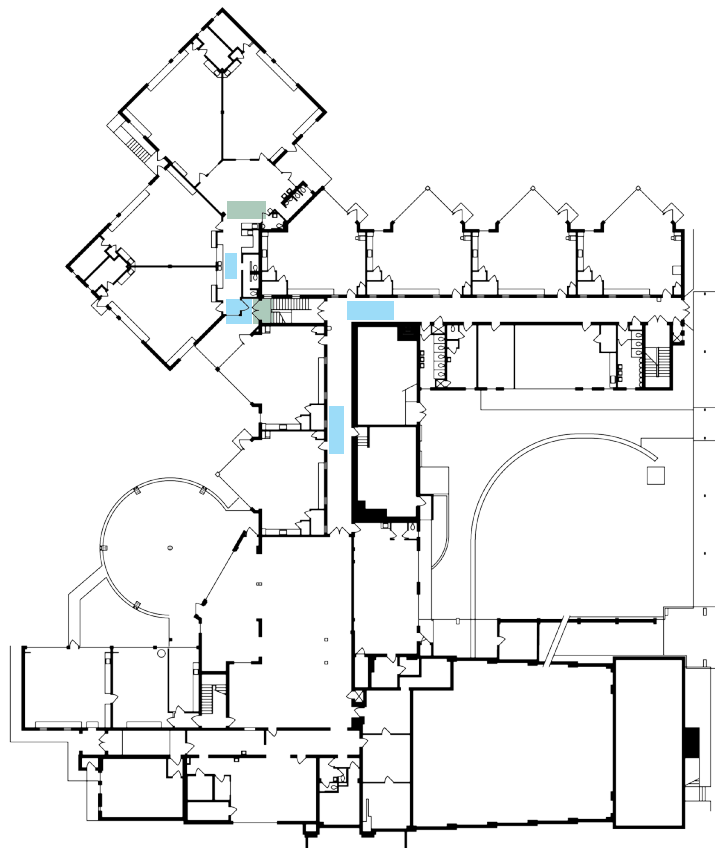


Damage below slab at media center


Building Evaluation - Interior



Second Floor Plan



First Floor Plan

-  Ceilings
-  Floors
-  Doors & Windows

Building Evaluation - Interior

Ceilings: The majority of the ceilings in classrooms are plaster and are in good condition. The lower floor corridor ceilings, a few upper and lower floor office and classroom areas, the Cafeteria, and the Media Center have suspended acoustical tile. The Gymnasium has direct-applied acoustical tile for sound control. Almost all of the ceilings are in good condition. A few locations which exhibit signs of water damage are:

1st Floor: The corridor between the dining area and classrooms has had water damage to the ceilings. This is most likely due to a pipe leak or condensation. Also there is water damaged ceiling tiles between the '89 addition and the original school building.

2nd Floor: In classroom 2 there is water damage to the ACT. The cause is unknown.

Walls: Interior walls are mainly painted concrete block. Corridors have a four foot plaster wainscot. They are in excellent condition.



2nd floor corridor

Floors: Typical floor materials throughout the original school consist of asbestos containing resilient tile in the corridor areas, gym, and dining. These floors are generally in good condition. Classrooms and offices have carpeting and is showing wear. The tile to carpet transition strips in some of the classrooms are missing or damaged. This may produce a tripping hazard in the future.

1st floor: The commons area in the '89 addition has tile damage, but repairs/ replacements have been attempted.

Doors & Windows: Exterior windows of the original building are non-insulated single glazed, metal frame awning type. See exterior evaluation for comments. Windows of the '89 addition are insulated aluminum windows.

The Media center windows allow adequate natural lighting for daily use, however the absence of window shades makes it difficult to darken the room enough for any type of AV presentation. Some of the windows in this space exhibit condensation from a leaking vacuum seal in the insulated glazing.

The majority of high corridor windows have been painted over, which reduces the amount of shared light into the corridor.

The doors are original with original hardware. The doors are mostly in good condition, however the hardware does not comply with ADA requirements and is in need of replacement.



Mural on dining wall

Building Evaluation - Interior



Ceiling damage at addition/ existing connection



Floor damage at addition



Typical missing threshold at classrooms

Casework & Furniture: Most of the school furniture and casework is old, but in adequate condition. There is a lack of adequate shelving in storage closets. The Janitor's closets have little or no shelving making it difficult to store cleaning items.

The Gym storage room could be used more efficiently if additional shelving were installed.

Accessibility: The school doesn't comply with the ADA guidelines due to the lack of elevator and inaccessible restrooms.

Acoustics: The acoustics are generally a problem in areas where children are grouped together, such as corridors, dining, and gymnasium. The addition of sound absorbing materials in these areas would be an improvement.



Most classrooms could use additional shelving and storage areas.

Building Evaluation - Systems

System Wide Items: See system wide items in the introduction for general communication and technology, fire alarm, and mechanical notes.

Lights: Generally, the light fixtures are in good condition. In some classrooms, motion sensor switches have been installed.

Plumbing: Plumbing is a high priority item at Randolph. The plumbing is old galvanized piping and in need of replacement. The hot water storage tank is also in need of replacement.

There are some fixtures which do not work and are in need of repair, and drain lines are in bad shape and need replacing.

Mechanical: There is currently 1 boiler and 1 chiller. The boiler has been reconditioned and rebuilt, but is scheduled to have the burners replaced and be reroped. The end cycle replacement of the chiller should be phased in between 3 to 5 years. The major problem is the galvanized piping, which should be replaced.

Electrical: The 2 electrical distribution boards utilize fuses in lieu of circuit breakers. With the extra students that are now occupying Randolph from Isaac Dickson, replacement should be considered.



Boy's Restroom



Piping at mechanical service area



2nd level classroom lighting

Program Evaluation

Program: Due to the nature and school size of an alternative school, the North Carolina state guidelines aren't necessarily applicable to evaluate the program. There is an abundance of space for a school of 60-70 students since it was a school designed for a maximum student population of 500 students. WRS is programmed with a Gym, Dining & Kitchen facility, Media Center, with the rest of the space being designated as classrooms.

Gymnasium: The Gymnasium was converted from the original Auditorium into a Gymnasium. It currently isn't designed to be utilized for middle school or high school use due to the lack of space and lack of locker rooms and specific training areas. The storage room could be reorganized and additional storage units installed for better utilization of the space. The Health classroom is conveniently located on the north side of the Gym.

Dining: The Dining is in good condition and is sized for a high school with 600 students and 3 servings.

Media Center: The Media Center is centrally situated within the school and is slightly smaller than recommended by the North Carolina state guidelines for a small middle and high school. It does, however, adequately serve the school's needs.

Classrooms: There are eight teachers at WRS, and 22 spaces applicable for classroom space. The spaces range from 750 sf on the second floor to an average of 915 sf on the first floor. This is the appropriate size for middle and high school academic classrooms according to the NCDPI typical space profile guidelines.

Administration: The Administration offices are located on the north end of the second floor. The square footage for the offices is 1765 sf, which would be smaller than recommended by state guidelines for a middle or high school, but is more than enough space for an administrative staff of this size.

The reception area does not provide enough open space for waiting areas and circulation to and from the offices.

The Principal has a conference room adjacent to the office and another larger conference room down the hall.

Restrooms: The restrooms on both floors are not ADA compliant and are in need of repair or renovation to upgrade them to current standards.



Media Center

Kitchen Evaluation



Kitchen: The Kitchen is more than adequately sized to serve the student population for the alternative school. No inadequacies or deficiencies are evident.

Recommendations

The following Capital Improvements are listed in the system wide recommendations in the Recommendation section of the Comprehensive Facility Study. Capital Improvements are organized as high priority (addressed in 1-5 years) or organized by category within the system-wide recommendations (addressed in 3-10 years). See the Recommendation section for further information about each item.

High Priority Capital Improvements (1-5 years)

1) Piping Renovations

- Replace galvanized piping.

2) Roofs

- Replace/ Resurface tennis courts.

3) Door & Hardware

- Replace all door hardware for accessibility, maintenance and keying efficiency.

4) Restrooms

- Renovate restrooms

Capital Improvements (3-10 years, prioritized by category)

1) Exterior Window Replacement

- Replace all single glazed windows with insulated windows.

2) Chiller Replacements

- Replace chiller.

3) Miscellaneous PM& E Renovations

- Replace/ retrofit existing fuse panels.

4) ADA Renovations

- Provide elevator to comply with ADA regulations.

5) Interior Finishes

- Abate asbestos floor tiles.

The following maintenance issues were developed in cooperation with the Asheville City Schools Maintenance Department. These items are not in priority order. See the Recommendation section for the system-wide list of maintenance issues.

Maintenance/ Aesthetic Needs

1) Ceiling

- Replace damaged/ stained acoustical ceiling tile in designated areas.

2) Exterior

- Repair connection between downspouts and storm water drains.
- Verify cause of water damage and repair and fix finishes below slab at Media Center and under '89 addition.
- Verify structural integrity of damaged exterior due to '89 addition soil settlement.
- Investigate pavement failure at mechanical service area and repair accordingly.

3) Casework/ Storage

- Add shelving and additional storage organization at gym storage and designated storage closets.