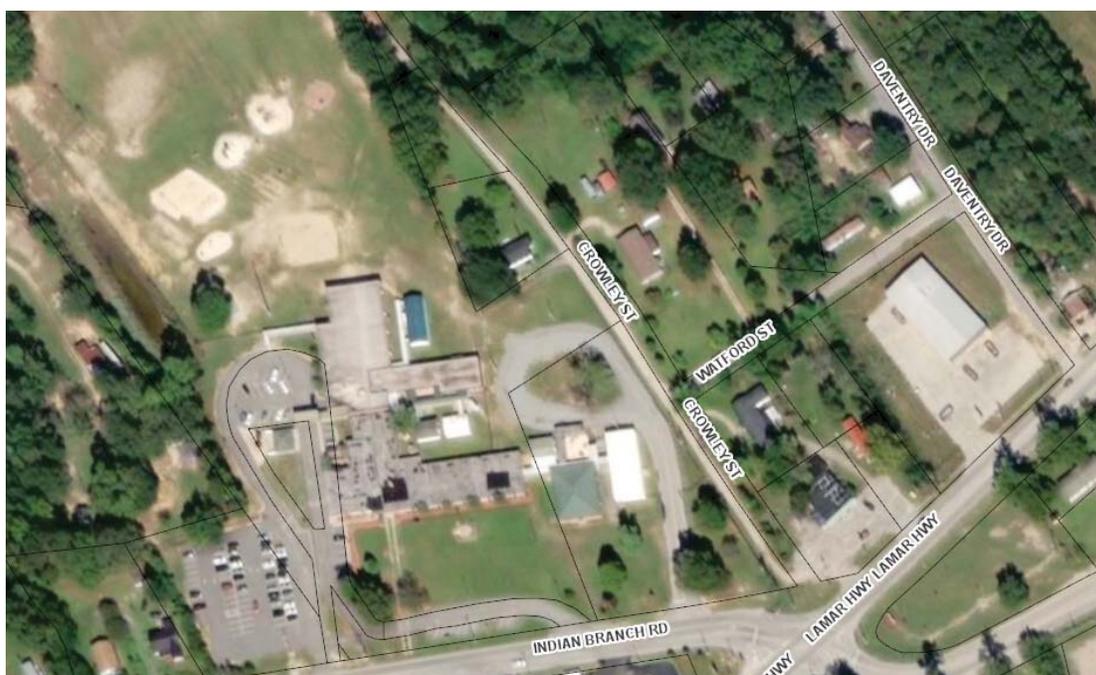


Pate Elementary School sits on a 22 acre site which is relatively flat with a small retention pond near the kitchen staff parking area. The site is located near Hwy 401, access to the school occurs across the front off Indian Branch Road. Storm water drainage is poor. The main building is typical of the designs associated with schools built in the 1950's. A couple of building were added later as needs arose and there are currently five occupied portables. Renovations have periodically occurred based on need and not through a planned process such as a master plan.

Access to the main entrance of the school is not easily identifiable. The original entrance to the school is still present, the name of the school is mounted on the wall adjacent to a pair of doors and storefront and sidewalks leading to the old entrance. However through signage and footprints painted on the sidewalk visitors are now guided to a new entrance on the side of the building, adjacent to the parent drop off. This entrance leads visitors by a resource room and health room prior to gaining visual access to the front office. Unclearly marked entrances where the existing architecture of the building competes with newer signage creates confusion as well as security concerns for staff. Since the only visual access from the main office to the new entrance is via a window in the corridor, it would be easy for office staff to miss a visitor and for said visitor to gain access to the entire school without first checking in at the office. In addition, there are covered canopies connecting the two classroom buildings, gym and media center, as well as the portables; making it hard to secure the campus and exposing students and staff to the elements. Numerous doors must be left unlocked throughout the day for students and staff to circulate on the campus. The ages of the buildings dictate varying compliance to a variety of building codes creating many noncompliant

Principal	Emily Lunn
Grades	4K-2
Staff	62
Current Enrollment	393
Site Size	22 Acres
Square Footage	45,876
Year Constructed	1956, 1980, 1989
Renovations	-

conditions as it relates to current codes. There is a small fenced in play ground for kindergarten students and a larger play area in the back of the school for the older children. The parent drive forms at the front of the school with drop off on the side of the school adjacent to the cafeteria area. The parent drive is confusing because there appears to be two entry points off of Indian Branch Road. The bus loops comes off of Indian Branch Road as well, but on the opposite side of the school and students are dropped off at the back and enter through covered sidewalks into the main classroom building, kindergarten building or gym.



Pate Elementary School

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security			X	
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances			X	

Comments/Pictures:

- Multiple buildings with several access points
- Main entrance not easily identifiable

Site Review	Good	Average	Poor	N/A
Drainage			X	
Parent Drive			X	
Bus Drive			X	
Parking Staff/Visitors		X		
Sidewalks		X		
Handicap Access/Exterior		X		
Covered Entries/Awnings		X		
General Play Areas		X		
4K Play Areas		X		

Comments/Pictures:

- Traffic patterns are awkward for parent drop off
- Drainage issue around media center building
- Continuity of covered walk from bus drop off recommended



Building Envelope	Good	Average	Poor	N/A
Roof System		X		
Exterior Brick		X		
Windows			X	
Exterior Doors/Hardware			X	

Comments/Pictures:

- Media center exterior door needs proper hardware
- Some exterior doors need to address hardware and ADA issues
- Windows not energy efficient

Building Interior	Good	Average	Poor	N/A
Apparent Leaks		X		
Ceiling		X		
Floors		X		
Interior Doors/Hardware			X	
Group Restrooms			X	
Staff Restrooms			X	
ADA Compliant Restrooms			X	

Comments/Pictures:

- Interior doors need new hardware in some spaces
- Several restrooms need new fixtures or do not meet ADA



Pate Elementary School

Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems				X

Comments/Pictures:

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems			X	
Air Quality		X		

Comments/Pictures:

- PE lacks air quality creating a smell and moisture issues



Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets			X	
P/A System		X		
Computer/Data Systems			X	
Camera Systems		X		
Emergency Lighting Systems		X		
Fire Alarm	X			

Comments/Pictures:

- GFI breakers needed in wet areas
- Not enough outlets in classrooms
- MDF needs dedicated secure space

Pate Elementary School

Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance			X	
Media Center		X		
Kitchen		X		
Cafeteria		X		
Classrooms		X		
Gymnasium/PE			X	
Band Room				X
Music/Chorus		X		
Art Room			X	
Science Room/Labs		X		
Other Instructional Space			X	

Comments/Pictures:

- Main office does not have visual connection to school entry
- Offices and waiting area are cramped
- All classrooms are in need of updated finishes
- No stage/platform on campus
- Crack in multipurpose concrete slab has telegraphed to floor finish
- Music room could use additional acoustical treatment
- Art room lacks natural light and needs additional sinks



Recommendations

Option 1: Relocate Students from Pate Campus to Brockington Campus

A viable option when considering the cost of a new multipurpose room, as well as the necessary cost to upgrade electrical and plumbing at the existing classroom buildings and the associated cost with multiple points of construction additions would be to close the Pate campus and move the student to Brockington. The geographical proximity to Brockington and the recent upgrades to Brockington make this an option that should be considered by the district. A new Special Ed and 4K – 5K wing along with a 1st and 2nd Grade wing could be added onto the Brockington Campus. See recommendation Option 1 for Brockington for additional narrative.

Option 2: (Renovate and Add - On)

There are several major factors when considering renovations to Pate Elementary School. The age of the main instructional building as it relates to size of classrooms as well as size or lack of support areas (teacher work rooms, staff toilets, compliant student toilets, guidance areas, science as well as computer areas, administrative and technology support areas) existing technology and electrical issues and security issues of the open campus plan. The lack of an adequate indoor multi-purpose room and stage are also to be considered. The elimination of the five older portables found on the campus and the inclusion of these teaching areas into a brick and mortar building should be included as a goal if the students are to remain on this campus.

The following buildings should be renovated:

Building 1: A major renovations to electrical systems to include addition of outlets throughout the classrooms areas should occur. Renovation should also include toilet areas to insure that some ADA compliant fixtures are included. A new MDF room should be created to house computer systems. An interior corridor could be created and a two classroom addition constructed adjacent to media center where two portables are currently housed. This addition would house the students currently served by the two portables. The bus loop would need to be re-configured if the district wishes to maximize addition to include two more rooms.

Building 2: It is the opinion of the architect that the existing multi-purpose building is torn down and that a new multipurpose building be built to include a stage, this could occur directly off the back of the cafeteria building. If district wishes new classrooms could be constructed as part of this addition for future growth.

Building 3: A two classroom addition, where the 4k play area and portables are currently located could house a new art room with kiln and a new music room. This addition could also connect adjacent to existing classroom 7, creating support areas for the kindergarten fine arts building. The two rooms where Music and Art were once located could house two 5k rooms currently located in the cafeteria area.

Phasing: Due to the nature of the additions, with careful planning the construction could take place during the school year. However, renovations to building 1 will need to occur during the summers.

