

Williams Visit Report

School: Downer Elementary

Visit Date: September 13, 2007

General Remarks:

The students from Downer Elementary will be moving to their new site, which is being built on the grounds, in February. However, the Principal informed the Williams Site Visit Team that the district intends to move another group of students into the current Downer site so that they can remodel another school building. It is evident that some decisions regarding the upkeep of the Downer building and grounds have been made with the idea that the site will not be housing students. Apparently that is not true, at least not in the near future.

The conditions at this site are still appalling and unacceptable, even though many of the required repairs had been made or attempted. There are too many dark areas where lights do not work, too many urinals that can not be flushed, too many vents that are dirty, too many walls that have chipped, peeling or dingy paint, and a reported problem with rodents in the kitchen contaminating food.

Facility Notes:

1. Mechanical Systems
 - a. Gym – Thermostat cover is missing and wires are exposed
2. Windows/Doors/Gates/Fences (in & out)
 - a. Broken or boarded up windows in the following areas: Girls RR 200, Rm. 204, Cafeteria, Rm. 206, Rm. 214, Uniform Rm., Rm. 207, Rm. 204, Rm. 206
 - b. Rm. 801 – Dry rot on both sides of door
 - c. Exterior door across from Rm. 501
 1. Door rotted on bottom
 2. Peeling paint on ceiling
 3. Section of adjacent door is broken
 - d. Cafeteria – Windows not yet fixed in MPR **as mentioned in last years visit**
 - e. Uniform Room by Office – Boarded up window
 - f. Rm. 207 – Broken window (This room was not on the site visit, the broken window was observed from outside the school)
 - g. Rm. 801
 1. Door to closet doesn't open

Williams Visit Report

3. Interior Surfaces
 - a. Missing baseboards in the following areas: 100 Wing, Outside Boys RR, stairway to upper level by Office.
 - b. Stairway to Upper L by Office – Graffiti at top of stairs on windows, **this was reported last year and was not addressed.**
 - c. Corridor by Rm. 13 – Hole in wall by double doors
 - d. Gym:
 1. Majority of acoustic wall tiles missing, ripped, or broken
 2. Room Divider curtain is torn and shredded.
 3. Rotten Particleboard wall above right side of door.
 - e. Hallway by Rm. 505 – Graffiti on skylight.
 - f. Cafeteria
 1. Dirty vent filter above large microwave ovens
 2. Cracked/Missing ceramic floor tiles
 3. Hole in floor by microwave
 - g. Rm. 501 – No paper towels by sink
 - h. Rm. 801 – On both sides of the room there is dry rot on the walls.
4. Hazardous Materials
 - a. Peeling paint in the following areas: ceiling outside Rm. 801, wall outside Kindergarten Boys RR, ceiling across from Rm. 501, Cafeteria, Entrance wall across from Office, back stairway, Outside door of Music room.
5. Safety Issues
 - a. Gym – Hanging chains for basketball is child accessible.
 - b. Rm. 204 – Clutter is on the heater
 - c. Rm. 206 – Books stacked on heater
6. Structural Damage
 - a. Gym – floor under water fountain is rotted.
7. Electrical
 - a. Lights out in the following areas: Corridor by Rm. 13, back stairway, and Library
 - b. Gym: Majority of lights in gym are burned out only 12 of approximately 60 are working.
 - c. Hallway by Rm. 505
 1. Wires are exposed and hanging above drinking fountain.
 2. Hanging wires on ceiling where light was removed.
 - d. Cafeteria
 1. Lights out near large cooler
 2. 2 lights out in kitchen

Williams Visit Report

3. Cover plate not secure by serving counter, wiring accessible.
 4. Light cover missing by freezer
 - e. Outside Cafeteria Area- Light cover missing
 - f. Rm. 211 – Exposed wiring where clock was removed.
 - g. Office
 1. Check ballast, light not operating
 2. Hole by electrical panel, **this was mention in last years visit and has yet to be addressed**
 - h. Rm. 204 – 2 lights outs
 - i. Rm. 501
 1. 5 lights out
 2. One fixture is broken and hanging askew
 - j. Rm. 801 – 3 banks of lights not working.
8. Pest/vermin Infestation
- a. The principal reports continued problems with mice in the walk in refrigerator (holes in food, milk cartons, etc) There was no visual confirmation during site visit.
9. Drinking fountains
- a. Gym – fountain doesn't work. **This was mentioned in the 2005-2006 SARC and has yet to be addressed.**
 - b. Hallway by Rm. 505
 1. No water pressure.
 2. Cover plate over fountain plumbing is missing
 - c. Fountain outside Girls RR, 100 Wing has a leak
 - d. Rm. 801 – low pressure
10. Restrooms
- a. 200 Wing, Boys RR – Push button on urinal missing
 - b. 200 Wing, Girls RR
 1. Lights out
 2. Chipped paint
 3. Hole in the wall, **on 2005-2006 SARC and has yet to be addressed.**
 4. Boarded up window
 5. Diffuser out of place
 6. Broken toilet seat
 7. Leaking flushometer
 8. Hole in file flooring
 - c. 100 Wing, Boys RR – **this restroom was mentioned in the 2005-2006 SARC and has yet to be addressed.**
 1. Check ventilation (strong urine odor)

Williams Visit Report

2. 4 broken urinal push buttons
 3. 1 urinal continually runs water
 4. Broken/Rusted partition
 5. Low pressure on faucet
 6. Toilet seat not attached securely
 7. Toilet paper holder broken off and on floor
 8. Outside corner baseboard missing
- d. Kindergarten, Boys RR
1. There are **NO** urinal flush buttons in this restroom.
 2. No toilet paper
 3. Flushometers leak
 4. Chipped ceramic wall tiles
 5. Broken concrete by RR entrance
- e. 500 Wing, Boys RR
1. There are **NO** urinal flush buttons in this restroom.
 2. Missing and broken ceramic tiles
 3. 1 faucet doesn't work, 1 very loose
 4. Graffiti in stalls
 5. Cracked plaster above urinals
 6. 1 diffuser missing, 1 broken
 7. Door completely dry rotted
- f. 500 Wing, Girls RR
1. No soap
 2. Chipped and broken ceramic tiles
 3. Leaking flushometers
- g. 100 Wing, Girls RR
1. Low pressure in one faucet
 2. Flushometers leak
 3. No soap
11. Playground/School Grounds
- a. Outside Cafeteria Area – Hole in concrete walkway, **this was mentioned in the 2005-2006 SARC and has yet to be addressed.**
 - b. Patio
 1. Hole in concrete (tripping hazard)
 2. Large crack in concrete
 - c. Music Rm. - Crack in concrete in corridor
12. Overall Cleanliness: POOR

Williams Visit Report

Repair Status regarding Items from 2006 Williams Report:

Repair Needed	Action Taken
Heater in Room 103 is permanently turned off.	Not determined. Heat not on.
The windows need to be repaired in the library and cafeteria.	Library repaired. Cafeteria still has or has new broken window.
Broken glass in major entrance door.	Repaired
Both sets of double doors in 500 wing are not lockable.	Repaired
Cafeteria exit door doesn't close.	Repaired
Graffiti at top of stairs in Admin wing	Not repaired
Doors have large chips and need paint/repair	Not repaired
Folding doors in Gym have large rips in fabric	Not repaired
Holes and severe chips in hallway walls	Most not repaired, Hallway in stairs area painted/cracked plaster repaired.
Baseboard missing in several locations	Not repaired
Multiple wall tiles are missing in Gym	Not repaired
Large section of wooden floor missing at entrance to Gym	Repaired
Chipped paint in Girls RR 100 wing	Repaired
Holes in Girls RR across from Gym	Repaired
Floor tile broken at entrance to Kitchen	Not determined
Admin. Bldg. chipping paint	Some painting done/still chipping evident
Lights out in Room 103,108,297,214,211,Library,801, 804, Kitchen, Cafeteria, corridors. Several light covers missing	Specific rooms not determined. Still problems with burned out, missing lights, and light covers
None of drinking fountains in Gym operate.	Not repaired
Water pressure one too much, one not enough	Still have some problems
Rusted partitions in Restroom	Some repairs were made. There is one remaining problem, but at least the rust is not sharp, as many were last year. See F.I.T.
Cracks and irregularities in asphalt outside of cafeteria	Still observed, however Lee M. claims that this was addressed.
Missing soap, paper towels, urinal flush buttons, loose toilet seats	Still many problems, particularly with urinal flush buttons missing.
Hole in wall in girls' restroom across from gym.	Repaired

Most of the floor tile areas were repaired. There was evidence of attempted repairs to walls in some areas. Some repairs did not provide long-term solution (example: cracked plaster above the sink in the Boys' Restroom in 500 wing.)