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PART II: EVALUATION I	DETAIL	Date	of Inspection:	01/13/22		School Name:	Gravens	tein 1st						-:	
CATEGORY	1.1	2	3	4	5	6	7	8	9	10	11	12	13	14 PLAYGROUND/	15 WINDOW:
REA	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	SCHOOL GROUNDS	DOORS/ GATES/FEN
Room TK	NA	<b>√</b>	<b>√</b>	<b>✓</b>	✓	<b>√</b>	<b>√</b>	✓	<b>√</b>	✓	✓	<b>✓</b>	✓	<b>✓</b>	<b>✓</b>
KOOIII TK	COMMENTS:	Built 2009.	Received L	ED lighting r	etrofit in 20	19. Play are	a received	new poured	in place pl	ayground su	rfacing in fa	III of 2019.			
Rm 1	✓	✓	✓	<b>✓</b>	<b>√</b>	✓	✓	✓	✓	✓	✓	✓	<b>√</b>	✓	✓
- Am 1	COMMENTS:			ne phase 1 r m. New carp				of moderniza	ation in 201	6, included r	new restroo	m, Lighting,	hvac, resta	ained casew	ork, nev
Rm 2	✓	<b>√</b>	✓	<b>✓</b>	✓	✓	✓	✓	<b>✓</b>	✓	✓	✓	✓	<b>√</b>	<b>✓</b>
707 Z	COMMENTS:		Roofing do w carpet add	ne phase 1 r ded 2019.	nodernizatio	on summer:	2015. Part (	of moderniza	ation in 201	6. New restr	oom, roofin	g, Lighting,	hvac, resta	ined casewo	ork, Fire
Rm 3	✓	✓	✓	<b>✓</b>	✓	✓	✓	NA	<b>✓</b>	✓	✓	✓	✓	<b>✓</b>	<b>✓</b>
	COMMENTS:			ne phase 1 s ew carpet ad		15 moderniz	ation. Part o	of moderniz	ation phase	II in 2016 in	cluded light	ting, roofing,	hvac, new	/ sink, refinis	hed
Rm 4	✓	✓	✓	<b>✓</b>	✓	✓	<b>√</b>	NA	✓	<b>/</b>	✓	✓	✓	<b>✓</b>	<b>✓</b>
	COMMENTS:			done phase ew carpet ad		zation sumn	ner 2015. P	art of mode	rnization ph	ase II in 201	6 included	lighting, roof	ing, hvac,	new sink, re	rinished
Rm 5	✓	<b>√</b>	<b>√</b>	<b>✓</b>	<b>✓</b>	✓	<b>√</b>	NA	<b>√</b>	<b>✓</b>	<b>✓</b>	<b>√</b>	<b>√</b>		<b>✓</b>
	COMMENTS:	Built 1963. Roofing done phase 1 modernization summer 2015. Last full modernization 2007. Fire alarm updated 2016. Received new LED lighting in phase 3 modernization in summer 2018. Rear door replaced summer 2019.													
Rm 6	<b>✓</b>	<b>√</b>	<b>√</b>	<b>✓</b>	<b>✓</b>	<b>√</b>	✓	NA	<b>✓</b>	<b>√</b>	<b>✓</b>	<b>√</b>	✓	<b>√</b>	<b>✓</b>
	COMMENTS:	cabinets, f		ne phase 1 r	nodernizati	on in summe	er 2015. MC	dernization	pnase II In	2016, Includ	rea new iligi	tung, roomig	, hvac, new sink, refinished	T	
Rm 7	<b>✓</b>	<b>√</b>	<b>√</b>	<b>/</b>	<b>√</b>	<b>√</b>	✓ V	NA	<b>√</b>	V 0040 I	<b>√</b>	Valeties as	<b>√</b>	<b> </b>	<b>√</b>
	COMMENTS:	cabinets, f	-	ne phase 1 m	nodernizatio	on summer z	2015. Part c	r moderniza	ition phase	11 IN 2016, IF	iciuaea new	rignung, roo	oning, nvac	, new sink, r	T
Rm 8	<b>✓</b>	√ □ 10: 40	√ V	<b>✓</b>	<b>√</b>	<b>√</b>	√ 	NA	√ √	√ V	<b>√</b>	labilities but	<b>✓</b>	✓ vofinished	✓ v
	COMMENTS:	Built in 1956. Roofing done phase 1 modernization summer 2015. Part of modernization in 2016 phase II new LED Lighting, hvac, new sink, refinished cabinets, fire alarm													
Rm 9	<b>√</b>	Dullt in 10	FC Doofing	done phase	1 aummar f	√ 0015 Doct o	f modernize	NA	Lighting	√ hvaa now si	nk rofinioh	√ vd aabinata	fire alarm	Poor door r	√ vaplaced
	COMMENTS:	summer 2			1 Summer 2	2015. Part 0	moderniza	1 20.10	. Lighting,	nvac, new si	nk, remisik	ou Cabinets,	iii e aiaiiii.	T	apiaceu
Rm 10	<b>✓</b>	<b>√</b>	<b>✓</b>	_ <	<b>✓</b>	<b>√</b>	✓	NA	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	<b>√</b>	<b>✓</b>	
	COMMENTS:	Built in 1956, F	Part of phase II m	odernization in 20	16 including new	v LED Lighting, ro	oof, hvac, new si	nk, refinished cal	binets, fire alarm	New carpet inst	alled summer 20	18.		1 /	
Rm 11	<b>√</b>	<b>√</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	NA	<b>✓</b>	✓	✓	<b>✓</b>	<b>√</b>	<b>✓</b>	<b>✓</b>
	COMMENTS:	Built in 19	56. Part of p	hase II mode	ernization ir	2016 includ	ding new Lig	ghting, roofi	ng, hvac, si	ink, refinishe	ed cabinets,	fire alarm,			T .
Rm 12	<b>✓</b>	<b>√</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	NA	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	<b>✓</b>	✓	<b>✓</b>
	COMMENTS:	Built in 19	56. Part of p	hase II mode	ernization ir	n 2016 includ	ding new lig	hting, roofir	ng, hvac, sir	nk, refinished	d cabinets, t	fire alarm,			

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01/13/22 PART II: EVALUATION DETAIL Date of Inspection: School Name: Gravenstein 1st 2 7 CATEGORY 1 3 4 5 6 9 10 11 12 13 14 15 LAYGROUN WINDOWS OVERALL HAZARDOUS STRUCTURAL INTERIOR **PEST/VERMIN** SINKS/ AREA GAS LEAKS MECH/HVAC SEWER ELECTRICAL RESTROOM FIRE SAFETY ROOFS SCHOOL DOORS/ SURFACES CLEANLINESS INFESTATION **FOUNTAINS** MATERIALS DAMAGE GROUNDS GATES/FENCES NA Rm 13 Built in 1956. Part of phase II modernization in 2016, included new lighting, roofing, hvac, new sink, refinished cabinets, fire alarm COMMENTS: NA Rm 14 Built in 1956. Received new fire alarm for modernization. Last full modernization in 2007. New carpet installed summer 2017. New LED lighting installed summer COMMENTS: 2018 PHASE 3 modernization. Needs exterior painting at soffit (to be done), TPO roof. New gutters installed summer 2018 Rm 15 Built in 1956, Received new fire alarm for modernization, Last modernized in 2007, Received new carpet in 2016, New LED Lighting installed summer 2018. COMMENTS: Exterior needs painting. (to be done). TPO roof. New gutters installed summer 2018.  $\checkmark$ NA Rm 16 Building added in 1963. Received new fire alarm for phase II modernization. Last modernized in 2007. Received new carpet in 2016. New LED lighting installed COMMENTS summer 2018 PHASE III. TPO roof. New gutters installed summer 2020. NA Rm 17 Building added in 1963. Received new fire alarm for modernization. Last modernized in 2007. Received new carpet in 2016. New LED Lighting installed summer COMMENTS: 2018 Phase III. New rear door replaced summer 2019. TPO roof. Needs painting at soffit. New gutters installed summer 2020.  $\checkmark$ NA Rm 18 Building added in 1963. Received new fire alarm for modernization. Last modernized in 2007. New carpet installed summer 2017, New siding added to exterior COMMENTS summer 2018. Back door replaced 2019. Outside needs painting at soffits. TPO roof New gutters installed summer 2020. NA Rm 19 Modular dated 2011, Received new fire alarm for modernization in 2016, Received new LED lighting in 2019, part of prop 39. COMMENTS: **√** NA Rm 20 Modular dated 2011, Received new fire alarm for modernization in 2016. Received LED lighting part of prop 39 in 2019. COMMENTS: Rm 21 Modular dated 2013. Received new fire alarm for modernization in 2016. Received new LED lighting part of prop 39 project COMMENTS: NA Rm 22 Modular dated 2013, Received new fire alarm for modernization in 2016, Received new LED lighting part of prop 39 project. COMMENTS: Rm 23 COMMENTS: Modular built in 2016. Received new LED lighting part of prop 39 project 2019.  $\checkmark$ D NA D Rm 24 Modular built in 2016. Received new LED lighting part of prop 39 project 2019. Roof leak observed to be patched. Stained ceiling tiles COMMENTS: D NA Rm 25 Modular built in 2016. Received new LED lighting part of prop 39 project 2019. Roof leak observed to be patched. COMMENTS:

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PART II: EVALUATION I	DETAIL	Date	of Inspection:	01/13/22	_	School Name:	Gravens	tein 1st								
CATEGORY	1	2	3	4	5	6	7.00	8	9	10	11	12	13	14	15	
AREA	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/ DOORS/ GATES/FENC	
Primary	✓	<b>✓</b>	✓	✓	✓	✓	✓	✓	✓	✓	<b>√</b>	<b>✓</b>	<b>√</b>	<b>√</b>	<b>✓</b>	
Restrooms	COMMENTS:	Restrooms completely remodeled in 2016 with new fixtures, tile, partitions, lighting, paint. Stained ceiling tiles.														
Intermediate Restrooms	✓	✓	<b>√</b>	✓	✓	✓	✓	✓	✓	<b>√</b>	✓	<b>√</b>	✓	✓	<b>√</b>	
	COMMENTS:	Restrooms completely remodeled in 2016 with new fixtures, tile, partitions, lighting, paint. New door for PE shed installed														
MPR	<b>✓</b>	<b>✓</b>	✓	✓	<b>✓</b>	<b>✓</b>	✓	NA	<b>√</b>	<b>√</b>	<b>✓</b>	✓	✓	<b>✓</b>	<b>✓</b>	
WE'K	COMMENTS:	Received modernization including new roof, windows, flooring, pocket tables, lighting, paint, insulation in walls, new HVAC, new wheelchair lift. Exterior siding done in 2019 with hardie board.														
Admin	✓	✓	✓	✓	✓	✓	✓	✓	✓	<b>√</b>	✓	✓	✓	<b>√</b>	<b>✓</b>	
Admin	COMMENTS:	Admin Building Remodel completed in 2017. New lighting, HVAC, Windows, Fire Alarm, Flooring, Paint, restrooms														
l savein u l ab	<b>√</b>	<b>✓</b>	✓	✓	✓	✓	✓	✓	<b>√</b>	<b>√</b>	<b>√</b>	✓	✓	<b>√</b>	<b>✓</b>	
Learning Lab	COMMENTS:	2018, part of phase III modernization new roof, new, carpet, staff restrooms, lighting, paint, HVAC, new windows, ceiling grid, and fire alarm. New exterior siding added 2019.														
Primary	NA	NA	NA	NA	<b>✓</b>	✓	NA	NA	✓	<b>✓</b>	✓	<b>✓</b>	NA	D	<b>✓</b>	
Playground	COMMENTS:	New s-hooks and swing chains installed. Border needs repair at primary yard. Playgound surfacing added yearly. Playground by across 19 and 20 added with new play equipment and pour in place in summer 2014.														
Internediate	NA	NA	NA	NA	$\checkmark$	✓	NA	NA	✓	✓	✓	✓	NA	<b>✓</b>	✓	
Playground	COMMENTS:	New shade structure for outdoor eating area added 2017. Swingset assemblies replaced in 2019. Add additional playground bark yearly. New IKO climber added in summer 2019. Accesible pathway to ballfield constructed in summer 2016.														
Rm K	✓	✓	<b>√</b>	✓	✓	<b>√</b>	✓	<b>√</b>	✓	<b>√</b>	<b>√</b>	<b>√</b>	✓	<b>√</b>	<b>✓</b>	
IIII IX	COMMENTS:	Part of pha	se II moder	nization in 2	016, includir	ng new lighti	ng, new sin	k, new hvad	c, fire alarm	, remodeled	restroom.					
Kitchen	<b>√</b>	✓	✓	<b>√</b>	<b>√</b>	<b>√</b>	✓	NA	✓	<b>√</b>	<b>✓</b>	<b>√</b>	✓	<b>√</b>	<b>✓</b>	
Michell	COMMENTS:	Received o	complete re	model summ	er 2018 par	t of phase II	I. New HVA	C, floor, ca	sework, pai	nt, lighting,	sinks, fire a	larm. Roofin	g-			

Marks:  $\sqrt{\ }$  = Good Repair; **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable Use additional Area Lines as necessary.

## STATE ALLOCATION BOARD OFFICE OF PUBLIC SCHOOL CONSTRUCTION

## FACILITY INSPECTION TOOL(FIT) SCHOOL FACILITY CONDITIONS EVALUATION

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SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
Gravenstein Union School District		Sonoma	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE
Gravenstein 1st		1st Grade	27
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME: OF DISTRICT REPRESENTATIVE ACC	COMPANYING THE INSPECTOR(S) (IF APPLICABLE)
Brian Sposato	Facilities Manager		
TIME OF INSPECTION	WEATHER CONDITION AT TIME OF INSPECTION	<del>`</del>	
1/13/2022	clear 55 degrees		

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL	CATEGORY	ALTERNATION OF THE PARTY OF THE	A. SYSTEMS	A PARTY OF	B, INTERIOR	C. CLEA	NLINESS	D. ELECTRICAL	E. RESTROOF	MS/FOUNTAINS	F. SA	FETY	G. STRUC	CTURAL	H. EXTERNAL	
NUMBER OF AREAS EVALUATED	TOTALS	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
	Number of °✓°s:	32	33	33	31	32	35	33	10	35	35	35	35	31	34	35
F-14 14 6	Number of "D"s:	0	0	0	2	3	0	0	0	0	0	0	0	2	1	0
35	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	Number of N/As:	3	2	2	2	0	0	2	25	0	0	0	0	2	0	0
Number of "	em in Good Repair  ✓"s divided by eas - "NA"s)*	100.00%	100.00%	100.00%	93.94%	91.43%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	93.94%	97.14%	100.00%
Total Percent per Category (average of above)*		100.00%		93.94%	95.72%		100.00%	100.00%		100.00%		96.97%		98.57%		
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%			GOOD		GOOD	GC	OOD	GOOD	GC	DOD	GC	OOD	GO	OD	G	GOOD

<sup>\*</sup>Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING: DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE 98.15% SCHOOL RATING\*\* GOOD

<sup>\*\*</sup>For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98-99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75.%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site, Major repairs and maintenance are necessary throughout the campus,	POOR

## COMMENTS AND RATING EXPLANATION:

Much of the campus received a modernization in 2016. This is noted as Phase 2 and includes new HVAC systems, new lightning, roofing, remodeled restrooms, new fire alarm and accesibility improvements.

Phase III modernization was started in 2018 included remodel of kitchen, mpr, learning lab, and new led lighting for six classrooms. Work order system in place to fix items as needed.

Solar has been added in 2019. LED lighting upgraded to rooms not already with LED lighting.

Items marked for repair are planned to be remedied. Campus has been reviewed and evaluated for new master plan in 2021-22 school year.