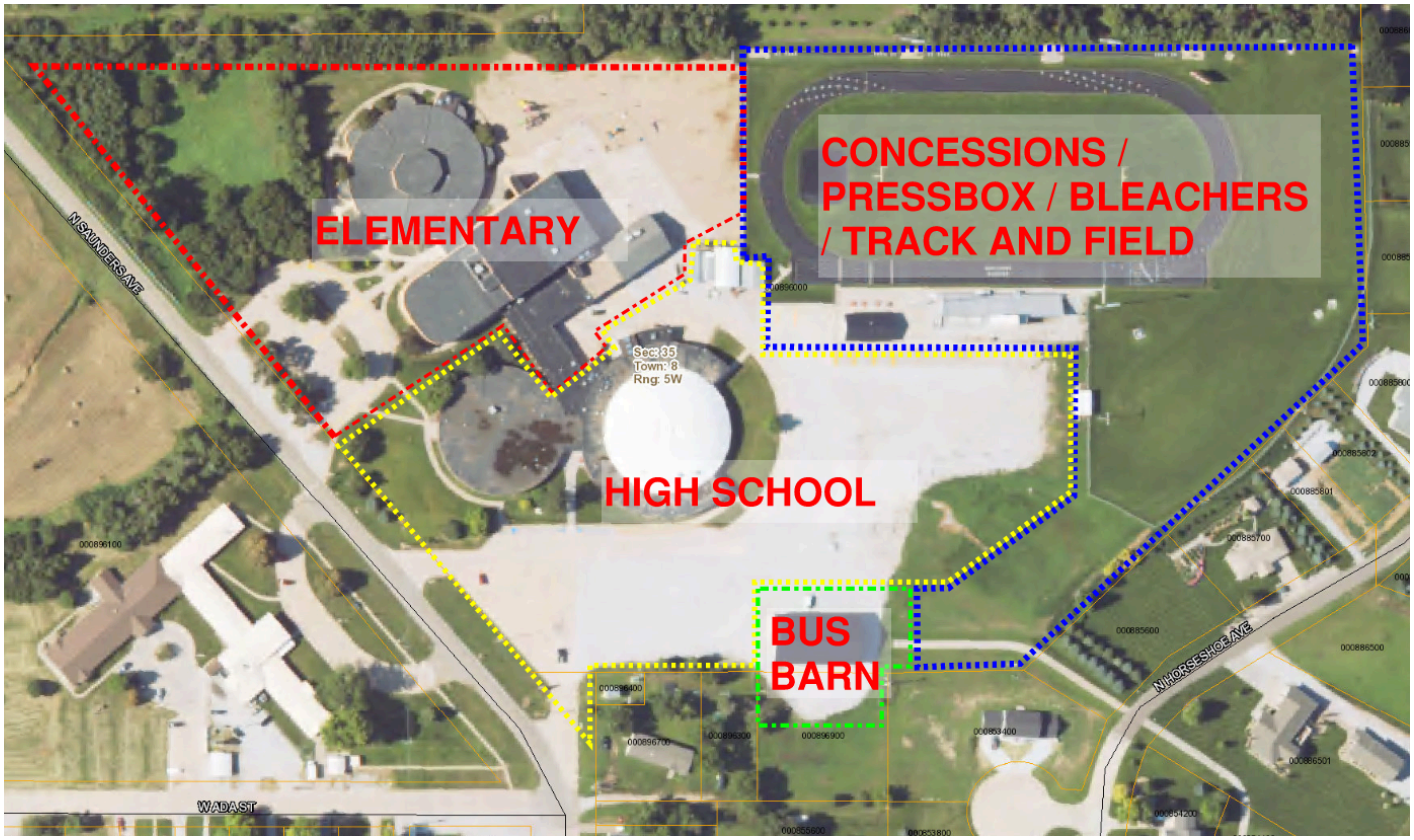
BVH ARCHITECTURE

Sutton Public School District

Building Condition Assessment
2/17/2026



Overall Site Plan (for reference)
Boundaries identified for report purposes

February 2026

BVH #25063

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BVH ARCHITECTURE

Alvine

February 2026

Sutton Public School District
Building Condition Assessment
BVH #25063

Executive Summary

Introduction:

In November 2025, BVH Architecture (BVH) was retained to perform a Building Condition Assessment for facilities within the Sutton Public School District. The intent of this Building Condition Assessment is to provide the School District with a snapshot of the current condition of each existing facility and information needed to best chart a course for future facility improvements.

The elements of this assessment include: 1) Site Assessment, 2) Structural Assessment, 3) Building Exterior Enclosure Assessment, 4) Interior Construction Systems and Finishes Assessment, 5) Conveying Systems Assessment, 6) Mechanical Systems Assessment, 7) Electrical Systems Assessment, 8) Technology Systems Assessment, 9) Security Systems Assessment, 10) Life Safety/Building Code Compliance Assessment, 11) Accessibility Assessment, and 12) Kitchen Equipment Assessment.

Hazardous materials evaluation such as asbestos, lead paint and mold was not included as part of this Assessment.

Process:

BVH, together with Alvine Engineering, performed on-site observations in December 2025 and January 2026. Deficiencies were identified in areas of the site and buildings which were able to be accessed on these dates. These observations were then organized into the assessment categories noted above.

Findings:

The findings and supporting documentation related to the on-site observations are included in this report.

Attached Summary Documentation:

Building Condition Ranking Criteria
Each building Subsystem identified on the Building Scorecards was evaluated on a scale of 0-100 based on the Building Ranking Criteria scale and descriptions included in this document.

Building Condition Score Summary
Summary page, showing the Building Grade for each location, assigning an overall ranking of the buildings, sorted from best-to-worst. The Building Grade was established by the Building Condition Scorecards and Building Summary Reports included in each individual building section included in this document.

Attached Detailed Documentation:

Building Condition Scorecards
Each building was evaluated independently based on typical construction value percentages as identified in RS Means Building Construction Cost Data publications. RS Means assigns building Systems a value based on a percentage of typical construction costs for similar buildings. The building Systems are further broken down into Subsystems based on a percentage of value for each Subsystem as a component of the greater System.

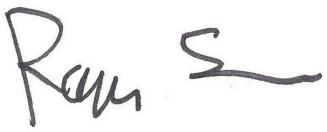
On-site observations by BVH Architecture, and Alvine Engineering, along with discussions with the District Facilities staff and key District personnel resulted in an assignment of a Grade to each building Subsystem being evaluated. The Grade is reflected in the Building Report Cards included in this document.

Building Summary Report
This document is a written narrative including the basic history, construction type, size, location, and recent student population of each building, as well as the on-site evaluation notes for each building subsystem.

It has been our pleasure to be involved with this study, and we appreciate the opportunity to continue to work with the Sutton Public School District.

Sincerely,

BVH Architecture



Roger Slosson
Associate Principal / Project Manager

Building Ranking Criteria				
General Condition:	**Critical**	**Poor**	**Fair**	**Good**
Req'd Actions	**Remove/Extensive Renov**	**Major Renovation**	**Minor Renovation**	**Satisfactory**
Ranking	0-49	50-69	70-89	90 - 100
An element is evaluated as **Good** when:				
- the element / system is essentially new or recently installed/renovated, intact, structurally sound and performing its intended purpose				
-there are very few cosmetic imperfections				
-the element needs no repair and only routine maintenance				
An element is evaluated as **Fair** when:				
- the element/system is intact, structurally sound and performing its intended purpose				
-there are few cosmetic imperfections				
-the element/system needs minor repair or routine maintenance				
An element is evaluated as **Poor** when:				
-there are early signs of wear, failure, or deterioration, though the element/system is generally structurally sound and performing its intended purpose				
-there is failure of a sub-component of the element				
-replacement of up to 35-40% of the element or replacement of a defective subcomponent is required				
An element is evaluated as **Critical** when:				
-the element / system is no longer performing its intended purpose				
-an element / system is missing or has failed				
-deterioration or damage affect more than 40% of the element and cannot be adjusted or repaired				

Sutton Public Schools

Final Building Condition Assessment

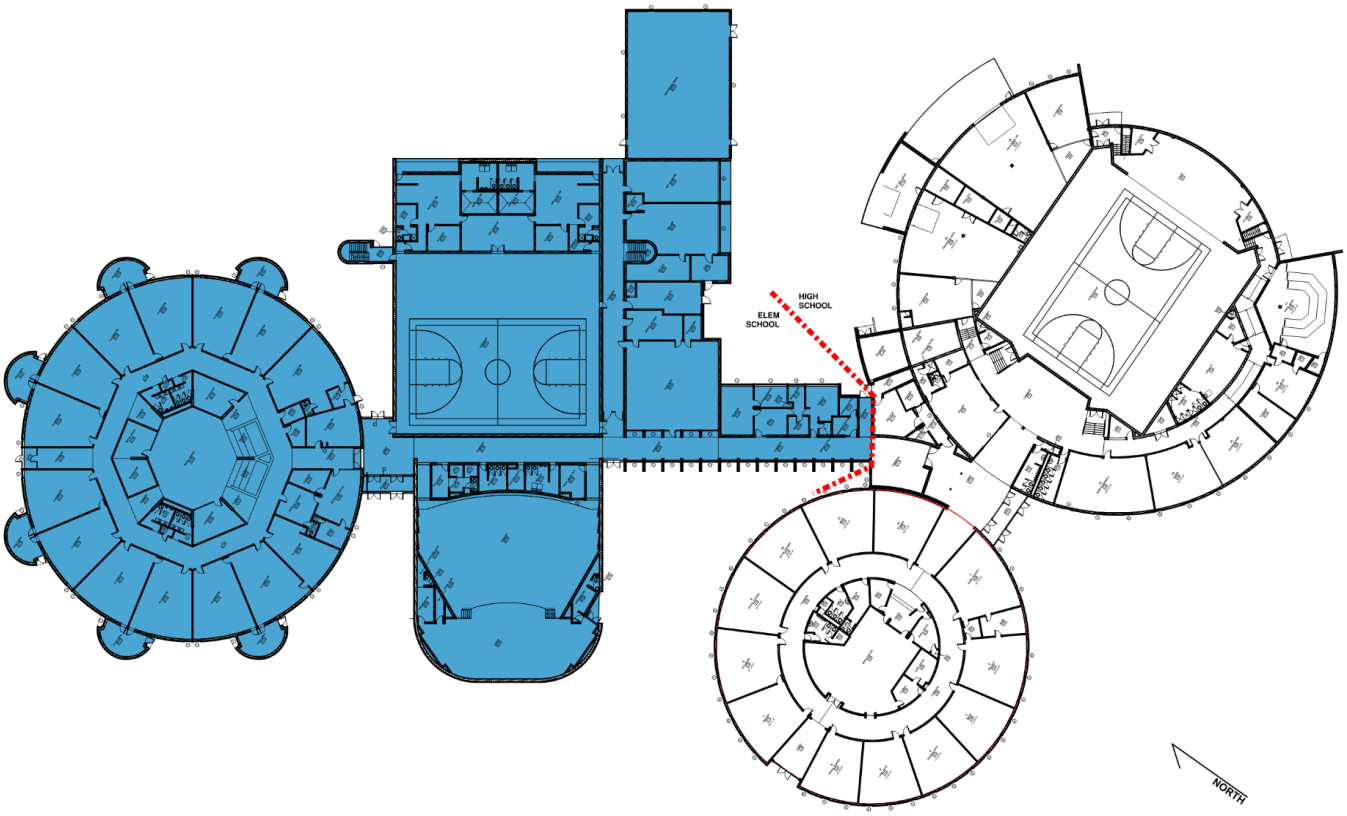
BVH Architecture

December 2025 / February 2026

Building Condition Summary		
		Report Card Score
Bus Barn		**82.20**
Athletic Complex		80.69
Elementary		71.78
High School		65.44
Good		
Fair		
Poor		
Critical		

Sutton Public Schools: Elementary

1107 N. Saunders Avenue, Sutton, NE 68979



Elementary School Floor Plan (for reference)

Sutton Public Schools - Elementary

Building Condition Report Card - Single Level Structure

Date: Dec. 2025 / Febr. 2026
Prepared by: KK/TV/RS

Building Name: Elementary
Area: GSF - 60,850
Site Area: 24.5 Acres
Floors: One + Mezzanine
Date Constructed: 1977
Building Category: Elementary

System	Subsystem			System	
Subsystem	Value	Grade	Score	Value	Score
Site			68.55	9.0%	6.17
Improvements	5.0%	81	4.05		
Earthwork	44.0%	70	30.80		
Utilities	11.0%	70	7.70		
Paving	40.0%	65	26.00		
Structure			84.20	15.0%	12.63
Foundations	18.0%	85	15.30		
Slab-on-grade	16.0%	80	12.80		
Structural Frame / Walls	45.0%	85	38.25		
Elevated Floor Structure	7.0%	85	5.95		
Roof Structure	14.0%	85	11.90		
Exterior Enclosure			66.45	14.0%	9.30
Walls / Finishes	45.0%	82	36.90		
Windows / Storefronts / Curtainwal	13.0%	45	5.85		
Doors	12.0%	60	7.20		
Roofing / Chimneys / Trims	30.0%	55	16.50		
Interior Construction			75.45	16.0%	12.07
Partitions	35.0%	89	31.15		
Doors	10.0%	60	6.00		
Fittings / Millwork	16.0%	60	9.60		
Stairs	1.0%	90	0.90		
Wall Finishes	12.0%	75	9.00		
Floor Finishes	16.0%	65	10.40		
Ceiling Finishes	10.0%	84	8.40		
Conveying Systems			0.00	0.0%	0.00
Elevator	100.0%		0.00		
Mechanical			76.25	24.0%	18.30
HVAC	55.0%	95	52.25		
Temperature Controls	10.0%	90	9.00		
Plumbing	30.0%	50	15.00		
Fire Protection	5.0%	0	0.00		
Electrical			72.75	12.0%	8.73
Lighting & Controls	35.0%	95	33.25		
Service & Distribution	35.0%	60	21.00		
Fire Alarm	10.0%	20	2.00		
IT Systems	10.0%	80	8.00		
Security/Access Control	10.0%	85	8.50		
Accessibility			36.50	5.0%	1.83
Parking & Exterior Route	30.0%	55.00	16.50		
Interior Route	20.0%	45.00	9.00		
Doors & Hardware	20.0%	25.00	5.00		
Restrooms, Lockers & Showers	30.0%	20.00	6.00		
Code Compliance			55.00	5.0%	2.75
Exiting & Exit Pathway	50.0%	70	35.00		
Horizontal (flr-to-flr) Separations	0.0%	0	0.00		
Area Separations	50.0%	40	20.00		
Building Grade					71.78

Sutton Public Schools : Elementary

Construction date: 1977

Recent projects

Weightroom Addition: 2007
HVAC / Lighting Replacement Project: 2019

Number of Students 2025/26: 222 Total

196 students, Pre-K thru 5th grade, are in the Elementary Building
26 students, 6th grade, are in the High School Building

Student Capacity: Not determined

Number of Staff 2025/26: 35 Total

31 Elementary
3 District
1 Custodial

Building Area: 60,850 SF

Site Area: 24.5 Acres per Clay County GIS (entire campus)

1. Site Assessment

- Topography
  - Generally flat within the site area that is currently built out.
- Traffic Flow
  - Vehicles enter the Elementary parking area at the south entrance off of N. Saunders Ave, and circulate counter clockwise around the loop, exiting at the north exit back onto N. Saunders Ave.
  - Visitor Parking is provided at the center of the Elementary parking loop.
- Paving
  - Concrete walks are generally in fair condition. Some cracking and settlement was observed.
  - Concrete HC Curb Ramps are in critical condition. Concrete is broken and deteriorated. Lips and gaps that do not meet ADA are present.
  - Paving (parking lot area) is generally in fair condition. Cracking was observed. Joint sealants appear old and brittle.
  - Paving (playground area) is generally in good condition. Joint sealants appear old and brittle.
  - Paving (area behind sheds) is in poor condition. Cracking and settlement were observed.

- Signage / Markers
    - Very limited, but in good condition
- Landscaping
    - No concerns noted.
- Outbuildings
    - No outbuildings were attributed to the Elementary building area.
- Fences / Gates
    - Generally in good condition with the exception of the fencing surrounding the Pre-K play area.
- Site Furnishings
    - No site furnishings were attributed to the Elementary building area.
- Playground Equipment
    - Playground equipment appears to be of various age. Some of the Older equipment is in poor condition. Newer equipment is generally in good condition.
- Earthwork
    - Observed several areas where the grade appears to slope towards the building.
- Visible Site Utilities
    - Parking Lot Lighting appears to be new, LED lighting, in good condition.
    - Detailed observation of non-visible utilities; power, water, sanitary sewer, and storm sewer, is not possible without a full survey to locate all utilities, and added costs to trace and scope utility lines. Assumed there will be some degree of work required if any building projects. No concerns noted at this time.
- Observed Deficiencies and Statement of Qualifications
    - Some concerns about Elementary students needing to cross N. Saunders Ave. to get to a sidewalk.
    - Concrete Walks general; Remove and replace severely cracked or damaged panels - approx 500 sf. Remove and replace sealants at joint between walks and building walls.
    - Concrete HC Curb Ramps; Remove and replace all HC Curb ramps.
    - Concrete Paving - parking lot area; Remove and replace approximately 2000 sf of severely cracked paving. Remove and replace all paving joint sealants.
    - Concrete Paving - playground area; Remove and replace all paving joint sealants.
    - Concrete Paving - area behind sheds; Remove and replace approximately 400 sf of paving.
    - Fencing at Pre-K play area is in poor condition. Repair or replacement is needed.
    - No signage that identifies the Elementary School Entry. Add signage.
    - Some of the older playground equipment is in poor condition. Consider replacement of older equipment as part of any future project.

- Minor grading improvements to promote water drainage away from the building are recommended.

2. Structural Assessment

- Foundations
  - Original building plans indicate Cast-In-Place Concrete footings with Masonry foundation walls. No concerns noted.
- Below-grade walls
  - Not Applicable
- Slab-on-grade
  - Cast-In-Place Concrete. Some minor floor cracking was observed in multiple areas throughout the building. All appeared to be normal for a building of this age. No immediate concerns.
- Roof structure
  - Original building plans indicate Steel beams with metal bar joists, metal form deck, min. Insulation, and light weight concrete topping. No concerns noted.
- Observed Deficiencies
  - None noted

3. Building Exterior Enclosure/Envelope Assessment

- Exterior Wall Structure
  - CMU bearing walls with Face Brick veneer.
- Exterior Wall Finish
  - Face Brick Veneer predominates. Minor cracking observed. Some areas of environmental staining were observed.
  - Cut Stone, or Cast Stone window sills. Deteriorated joint sealants, and environmental staining were observed.
  - Metal Wall Panels above Face Brick at Weightroom Addition. Minor damage noted.
- Windows / Storefronts
  - Aluminum Clad Wood Windows. Deteriorated finish. Age indicates these are at or near the end of their life expectancy.
  - Aluminum Storefront. No concerns noted.
- Doors
  - Hollow Metal Doors and Frames: Deteriorated finish and caulking. Assumed poor weatherstripping. Hardware does not meet ADA requirements in most cases. Some doors were welded shut.
  - Aluminum Doors Frames: No concerns noted.
- Roof
  - Original Building Areas:
    - All existing original building roofs are Adherred EPDM membrane with the exception of the Art are roof area which is

Ballasted EPDM membrane. Roofs are of various ages dating back to approximately 2000.
        - A roof inspection was performed by Ziemba Roofing (Hastings) in January 2026. The inspection information, along with recommendations, is included in the Appendix at the end of this Facility Audit.
    - Weightroom Addition:
        - Metal Roof System. No concerns noted. (this roof area is not included in the current roof inspection report).
    - Roof Soffits / Overhangs:
        - Portland Cement Plaster: Very dirty, sealants are deteriorated or missing in some locations, observed open cracks and failure at several locations.
- Observed Deficiencies
    - CMU: Some cracking or open joints observed in the wall at the Locker Room and Theater / Stage areas. Appears to be non-structural 'shrinkage' cracks. Caulking is recommended, followed by visual monitoring for any future changes.
    - Face Brick Veneer: Minor cracking at mortar joints noted. Minimal areas. None appear to be structural. Recommend removal of cracked mortar to a depth of ½ inch, and replacement of mortar with sealant. All brick sealant joints should be removed and replaced. Environmental stains should be removed as part of any future projects.
    - Cut Stone or Cast Stone Sills: All sealant joints should be removed and replaced. Environmental Staining should be removed, and a new penetrating sealer applied to all Cut / Cast Stone areas as part of any future projects.
    - Metal Wall Panels: Recommend replacement of damaged panels as part of any future project.
    - Aluminum Clad Wood Windows: Appear to be intact and performing their intended purpose, however, probably at the end of their life expectancy. Recommend removal and replacement with aluminum storefront type windows with 1 inch insulated glass, as part of any future project, for improved efficiency.
    - Hollow Metal Doors and Frames: Clean and re-paint, replace weatherstripping, and replace non ADA compliant hardware. Return all doors to operational function.
    - Original Building Area Roofs: Generally, the District appears to have done a good job of obtaining roof inspections on a regular basis, and replacing roof areas that are beyond their life expectancy or warranty. The recent inspection report provides recommendations for the next round of roof replacement areas and future replacement projects.
    - Portland Cement Stucco Soffits: Repair or replace damaged sections. Clean, replace sealants, and paint remaining areas as part of any future projects.

4. Interior Construction Systems and Finishes Assessment

- Interior Partitions
  - Interior partitions consist of CMU, gypsum board on metal studs, and brick veneer on unknown backup material (likely CMU).
- Flooring
  - Classrooms, Library, Music, Offices:
    - Carpet throughout, generally well worn, however a few rooms were observed with relatively new carpet tiles.
      - Classroom vestibules are 12x12 VCT Tiles.
  - Corridors:
    - The main corridors have terrazzo flooring throughout.
    - Classroom pod hallways are carpeted.
  - Restrooms, Showers, and Locker Rooms:
    - The restrooms are tile flooring of various sizes and ages.
    - Sealed and/or painted/stained concrete in locker rooms, with tile in the showers.
  - Gym:
    - Wood athletic maple flooring.
- Wall Finishes
  - Primarily brick, CMU, and GWB (Gypsum Wall Board).
  - Painted GWB.
  - Miscellaneous wall coverings, tackboards, and display cases.
  - Restrooms are finished with various types of tile.
- Ceiling Finishes
  - Both the elementary and high school have relatively new 2x2 and 2x4 ACT ceilings and grids throughout.
  - Exposed structural finish (painted steel structure and insulated panels) in the gym.
  - GWB in small amount of areas off the corridor, at some bulkheads, popcorn ceilings in limited classrooms/corridors. Large shaped GWB
- Interior Doors and Frames
  - Hollow metal frames with wood doors.
  - Door hardware:
    - Most door hardware is not ADA-compliant and would recommend updating to current accessibility standards.
- Interior Windows
  - Hollow metal.
  - Door sidelights in areas are wired glass.
- Millwork / Cabinetry
  - Mixed types of wood and plastic laminate with plastic laminate countertops. Most showing age.

- Observed Deficiencies
    - Partitions: Minimal wear and tear. Recaulk control joints in CMU; leading to acoustical issues as noted by the custodial staff.
    - Doors: Wear and tear throughout. Elementary gym broken hinges and damaged door panels were observed. Exterior doors with uninsulated glass panels.
    - Most door hardware is not ADA-compliant and would recommend updating to current accessibility standards.
    - Millwork: Generally functional but worn and inconsistent variety throughout.
    - Floor Finishes: Missing and damaged VCT tile in the elementary classroom perimeter vestibules. Worn carpet. Terrazzo is structurally sound, however there are hairline cracks that span the width of the corridor throughout. Terrazzo needs minor maintenance. The tile in restrooms is sound but generally dirty. Gym flooring had a few hollow spots and creaks but otherwise in good condition.
    - Ceilings: Minor peeling painted ceilings and potential roof leaks in the two stair towers flanking the elementary gym.

5. Life Safety/Building Code Compliance and Observed Deficiencies

- Construction Type
    - Low-Rise, single story (with mezzanine).
    - Non-combustible.
    - Structure not protected, and non-sprinkled.
- Alarm and Protection
    - See sections 6&7.
    - Fire extinguishers were observed to be present, however a full count and determination of proper travel distances based on NFPA 10 requirements was not performed.
    - Roof Vents, which appear to be for smoke evacuation, were noted in the gymnasium; however, their operational status remains unverified.
- Exiting, Exit Pathway and Vertical Circulation
    - Generally most spaces appear to have the proper number of exits. A full code review or occupant load was not calculated for the building, however, there appears to be ample amounts of exiting width. Exit access travel distances were not measured.
    - Based on the estimated occupant load of the theater, at least three means of egress are likely required by code, but only two were observed. A seating count of 482 was noted, however the occupant load of the stage would most likely push the required number of exits to three. It is unknown at this time if the seating area is considered to be “smoke-protected”.

    - Aisle exit access distances may be exceeded since there are no aisles dividing the seating area. Full code study would need to be performed to determine.
    - Two exits are provided from the gym mezzanine.
- Vertical Separations
    - Fire walls and fire barriers were not directly observable, however concrete masonry construction generally affords most required ratings from a wall construction standpoint. Door labels were not found on a majority of doors, therefore opening protectives may or may not be in compliance with modern codes.
- Area Separations
    - Not directly observed. A full code review was not performed to determine if allowable building areas fall within current code requirements or if any fire walls are present. However, given that no firesprinklers were present, the allowable areas most likely would exceed current code limits for the construction type unless the building was separated by firewalls and the fire areas did not exceed the limits defined in IBC section 903.
- Other
    - A complete plumbing fixture count was not conducted. However, based on the number of toilet fixtures observed in the public restrooms near the gymnasium and theater, it is likely that the facility does not meet the requirements of current building and plumbing codes for fixtures counts.

6. Accessibility and Observed Deficiencies

- Exterior
    - Parking / Paving / Sidewalks / Accessible Route: Broken and uneven paving in many places. Broken paving at ADA curb ramps. ADA parking spaces should be provided and clearly identified. The accessible route from HC stalls to the main entry should be clearly defined.
    - Playground Area: It does not appear as though any of the Playground Equipment meets ADA Accessibility Requirements.
    - Remove and replace sidewalks and paving along the accessible route that do not comply with ADA.
    - Concrete HC Curb Ramps; Remove and replace all HC Curb ramps.
    - Add designated ADA compliant HC parking stalls and signage, with ADA compliant route to the Main Elementary School Entry.
    - Provide ADA compliant Playground Equipment and Accessible Route to the equipment.
- Public Spaces
    - The theater may have areas of concern related to modern accessibility requirements for new construction:

        - Slope of aisles appears to be greater than 1/12 (though was not directly measured). Handrails may or may not be required based on slope.
        - No accessible seating was observed to be identified. An area that could be inferred as accessible was partially sloping.
        - The stage is not accessible.
        - Gym bleachers are modern and accessible
- Interior Vertical Accessibility
    - There is no accessible route onto the gym mezzanine.
    - Stairs up to the mezzanine appear to have compliant riser heights and tread depths, however, the railings do not meet current accessibility and building code requirements such as guard height, and the 4” max opening rule. Handrails are required on both sides of the stair.
    - In the media center, the stack area that is on the raised seating area is not accessible. The risers do not have handrails.
- Doors and Hardware
    - Door hardware is predominantly knob type. Lever type hardware is required for ADA graspability requirements (ADA 404.2.7).
    - Many spaces were observed without proper door push and pull side clearances as required for new construction (ADA 404.2.4).
- Restrooms/Locker Rooms/Showers/Drinking Fountains
    - Restrooms do not meet current accessibility standards:
        - The elementary pod's multi-stall female restrooms lack the required 60-inch turn-around space. Additionally, neither the male nor the female restrooms in the pod contain a compliant wheelchair-accessible toilet compartment, which must meet the minimum dimensions of 56 inches by 60 inches, per ADA 604.8.
        - Additionally most stalls would lack the requirement for grab bars.
        - Clear width between lavatories and toilet partitions is not met.
        - The same observation applies to the restrooms outside the theater and gymnasium and the locker rooms.
    - Most drinking fountains protrude into the accessible path greater than 4 inches where the leading edge is greater than 27 inches (ADA 307.2) In some instances a cane apron could be retrofitted to the drinking fountain to bring it into compliance.
- Classrooms/Offices
    - Art classrooms do not have defined ADA workstations.

7. Kitchen

- Not Applicable to the Elementary Building

MECHANICAL			
System	**Description**	**Condition**	**Remarks**
Storm Drainage	There is only one existing storm drain on the entirety of the high school roof which causes ponding issues. There was moating on the roof of both the high school and elementary school.	**Fair**	Add additional storm drains at key drainage locations in conjunction with future roofing work.
Existing Piping Systems	The existing plumbing system has isolation valves, however, they are not operable which requires the whole building to be shut off for minor maintenance. Existing below grade plumbing is located in tunnels that run beneath the whole building.	**Poor**	Replace all isolation valves.
Existing Plumbing Equipment Domestic Hot Water	There are two existing steam boilers operating as two separate systems for the high school and elementary. Water to the kitchen is softened, but there is no other soft water in the building.	**Poor**	Replace boilers and other domestic hot water equipment with gas fired water heaters.
Existing VRF System	In 2018 the HVAC system was updated to be a VRF system. Each classroom is equipped with cassettes allowing for individual temperature control. Ventilation is provided with small packaged VRVs throughout the facility. Condensing units are located within Mechanical Enclosures with supplemental gas fired heating. Areas previously equipped with hot water heating have been decommissioned. VRF system condensate pumps require replacement on a regular basis.	**Good**	
Interior Corridors	Corridors do not have existing ventilation.	**Poor**	Extend existing VRF systems to these spaces.
Theater Air Handling Units	The theater is served by its own existing air handling unit which functions well and keeps up with the load when the space is utilized. The owner mentioned certain times of the year there is a musty smell when the system operates. The air handler is original to the building and equipped with hot water coils. DX cooling coils were added in 2018 for cooling.	**Fair**	Run the theater air handling unit at a constant low turndown throughout the year. Provide CO2 control of outside air.
Vocal Music Air Conditioning	The vocal music air handling unit is a hot water heating air handling unit with DX coil and associated condensing unit. The air handler is original to the	**Fair**	

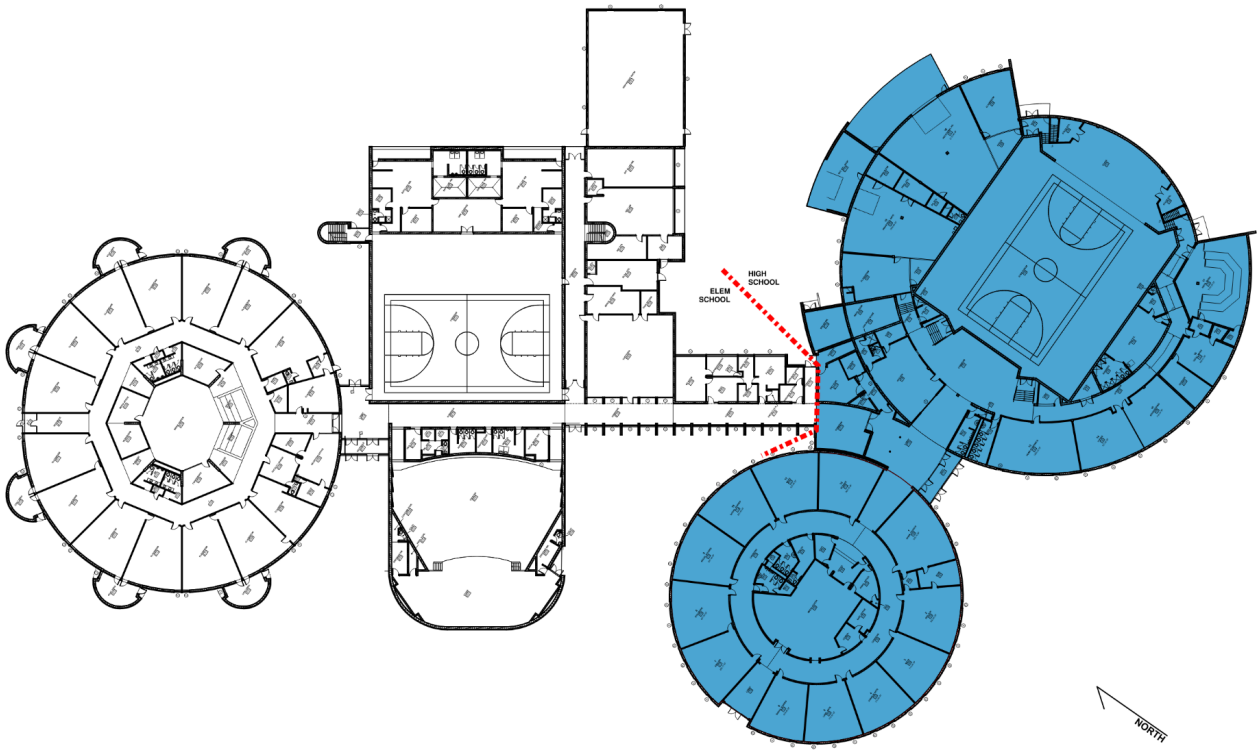
	building and equipped with hot water coils. DX cooling coils were added in 2018 for cooling.		
Gymnasium Air Handling	The air handler was replaced in 2018 and is equipped with hot water heating and DX cooling.	**Good**	
Boilers	New hot water boilers were installed in 2018 to serve mezzanine air handling units.	**Good**	
Ventilation Path For Classrooms	The existing relief air path to the classrooms is through slatted opening in the doors to the classrooms. These doors need to the updated to be fire doors according to the fire marshal which would remove these openings allowing the corridor to act as a return plenum which is not allowable by current building code.	**Fair**	Provide a ducted relief air path out of each classroom.
Fire Sprinkler System	There is no existing fire sprinkler system or hose cabinets in the building.	**Fair**	
ELECTRICAL			
System	**Description**	**Condition**	**Remarks**
Electrical Distribution	The existing electrical service is located in the elementary school portion of the building and has been upgraded to a 2,500-amp, 3-phase, 4-wire system that back feeds the original 800-amp service. The electrical panels original to the building are in fair condition, but represent a variety of manufacturers which are no longer in business. The new branch circuit panelboards in the 2019 renovation are in good condition. The building utility is NPPD.	**Fair**	Many panels are full with no room for additional circuit breakers and circuits are often unlabeled.
Emergency Power	There is no emergency or backup power via generator or central battery in the building. Emergency bugeye fixtures with integral batteries are located throughout the building to supply the code required emergency lighting.	**Fair**	Emergency lighting meets code minimum. A generator or central battery could offer better redundancy to additional systems.
Lighting / Lighting Controls	All of the building's lighting was upgraded to high efficiency LED fixtures in the 2019 renovation. Occupancy sensors were also added in the 2019 renovation, with a mix of ceiling mounted and integral wall switches. The interior lighting control consists of local switch, some with dimming capabilities. The exterior site lighting in the parking lot was upgraded in the 2019 renovation and is	**Good**	The parking lots are well lit but there is a lack of building mounted security lighting at the backside of the building.

	controlled via photocells. Building mounted lighting is controlled via time clock.		
Wiring Devices	Receptacles are original to the building with light switches being replaced in the 2019 renovation.	**Fair**	Wiring devices are beyond their recommended useful life.
Fire Alarm	The building's fire alarm system is Notifier and is original to the building. The building utilizes a horn/strobe system in lieu of voice annunciation. The fire alarm consists of addressable devices with manual pull stations, combination audio/visual units, and smoke detectors. The building is not sprinkled.	**Poor**	A new fire alarm system is recommended to meet current life safety code requirements.
TECHNOLOGY			
System	**Description**	**Condition**	**Remarks**
Telecom Spaces/Cabling	There is one main server room located in the connected high school with network racks in the elementary school. One of the elementary school racks is difficult to work on due to space constraints. Network cabling is generally 30 year old Category 5 cabling with some Category 6A supporting wireless. There is also a lack of dedicated cabling for the schools current technology needs including dedicated connections for Apple TV's in the classrooms and TV's in the elementary school entry.	**Fair**	In a renovation, upgrade all Category 5 cabling to Category 6 or 6A, relocate elementary rack to a dedicated telecom room, and provide dedicated cabling to Apple TV's and TV's in common spaces.
Intercom & Phones	Phones are located in each of the classrooms and tied in with the intercom system. These phones are currently in the process of being upgraded to fiber by Windstream. Intercom speakers are used for paging and the phones in the classrooms are being used to talk with the office. The school upgraded to Zultsys phone system three years ago.	**Good**	Phone system is less than 3 years old and functioning well with existing intercom speakers used for general paging. No recommended work to be done.
Clocks	Wireless clocks located in each of the classrooms. They are controlled by the main office. Per discussions with the IT department, wireless clock system is functioning well.	**Good**	Clocks are in good condition and functioning well. No recommended work to be done.
Audio / Visual	Most classrooms have ceiling mounted projectors, while some smaller classrooms have wall mounted TVs. The projectors are replaced on a rotational multi-year plan and are currently working well. Projectors are connected with Apple TVs. There is no audio system in the elementary school gym. Theater AV system has been upgraded in the last 2 or 3 years.	**Fair**	During any renovation project, classroom AV to be reviewed whether projectors or TVs will work best for the school.

Access Control	Alto Open was installed in 2025 on the entrances to the elementary school and a few other exterior doors. It was conveyed that a few other exterior doors that don't currently have controls could benefit from having card readers.	**Good**	It is recommended that during a renovation access controls be installed on two more exterior doors.
Video Surveillance	New cloud based camera system, Avigilon, installed in 2025. The system covers the hallways, parking lot, field, tech classroom, shop classroom, bus barn and gyms. The camera coverage is currently adequate.	**Good**	Video surveillance system is new and there are no issues with coverage. No recommended work to be done.
Intrusion Detection	Currently no intrusion / lockdown alarm system in place for the school. There is an old system to lockdown the superintendent's office but is currently not being used by staff.	**Fair**	The school has no desire of implementing an intrusion detection system.

Sutton Public Schools: High School

1107 N. Saunders Avenue, Sutton, NE 68979



High School Floor Plan (for reference)

Sutton Public Schools - High School

Building Condition Report Card - Single Level Structure

Date: Dec. 2025 / Febr. 2026
Prepared by: KK/TV/RS

Building Name: High School
Area: GSF - 69,730
Site Area: 24.5 Acres
Floors: One + Mezz.
Date Constructed: 1965
Building Category: High School

System / Subsystem	Subsystem Value	Grade	Score	System Value	System Score
Site			44.30	9.0%	3.99
Improvements	5.0%	80	4.00		
Earthwork	44.0%	65	28.60		
Utilities	11.0%	70	7.70		
Paving	40.0%	10	4.00		
Structure			80.35	15.0%	12.05
Foundations	18.0%	80	14.40		
Slab-on-grade	16.0%	80	12.80		
Structural Frame / Walls	45.0%	80	36.00		
Elevated Floor Structure	7.0%	85	5.95		
Roof Structure	14.0%	80	11.20		
Exterior Enclosure			60.15	14.0%	8.42
Walls / Finishes	45.0%	68	30.60		
Windows / Storefronts / Curtainwal	13.0%	45	5.85		
Doors	12.0%	60	7.20		
Roofing / Chimneys / Trims	30.0%	55	16.50		
Interior Construction			67.37	16.0%	10.78
Partitions	34.0%	78	26.52		
Doors	9.0%	65	5.85		
Fittings / Millwork	15.0%	60	9.00		
Stairs	1.0%	90	0.90		
Wall Finishes	11.0%	70	7.70		
Floor Finishes	15.0%	65	9.75		
Ceiling Finishes	9.0%	65	5.85		
Kitchen / Equipment	6.0%	30	1.80		
Conveying Systems			0.00	0.0%	0.00
Elevator	100.0%		0.00		
Mechanical			76.25	24.0%	18.30
HVAC	55.0%	95	52.25		
Temperature Controls	10.0%	90	9.00		
Plumbing	30.0%	50	15.00		
Fire Protection	5.0%	0	0.00		
Electrical			72.75	12.0%	8.73
Lighting & Controls	35.0%	95	33.25		
Service & Distribution	35.0%	60	21.00		
Fire Alarm	10.0%	20	2.00		
IT Systems	10.0%	80	8.00		
Security/Access Control	10.0%	85	8.50		
Accessibility			27.50	5.0%	1.38
Parking & Exterior Route	30.0%	40	12.00		
Interior Route	20.0%	30	6.00		
Doors & Hardware & Millwork	20.0%	25	5.00		
Restrooms, Lockers & Showers	30.0%	15	4.50		
Code Compliance			36.00	5.0%	1.80
Exiting & Exit Pathway	40.0%	50	20.00		
Horizontal (flr-to-flr) Separations	20.0%	0	0.00		
Area Separations	40.0%	40	16.00		
Building Grade					65.44

Sutton Public Schools : High School

Construction date: 1964/65

Recent projects:
HVAC / Lighting Replacement Project: 2019

Number of Students 2025/26: 185 Total - 7th thru 12th grade
26 students, 6th grade, are also in the High School Building

Student Capacity: Not Determined

Number of Staff 2025/26: 37 Total
29 High School
3 Custodial
5 Kitchen

Building Area: 69,730 SF

Site Area: 24.5 Acres per Clay County GIS (entire campus)

1. Site Assessment

- Topography
  - Generally flat.
- Traffic Flow
  - Vehicles enter the High School parking area at the south entrance off of N. Saunders Ave., then turn east towards the Bus Barn, then north towards the High School, moving in a counter clockwise direction back west along the drop-off lane, then exiting at the north exit back onto N. Saunders Ave..
  - Staff Parking is located at the concrete paved area straight south of the HS entry point.
  - Student Parking is located at the gravel parking area straight south of the Gym, continuing around the circular drive to the east, north of the Bus Barn.
  - The paved circular drive continues around to the north of the Gym providing additional access to the Weightroom, Voc. Tech., and delivery area to the north.
- Paving
  - Concrete walks are generally in poor to fair condition. Some cracking and settlement was observed.

    - Concrete HC Curb Ramps are in critical to poor condition. Concrete is broken and deteriorated. Lips and gaps that do not meet ADA are present.
    - Paving (parking and drives) are in critical condition in most areas. Cracking, spalling was observed. Joint sealants appear old and brittle, or non-existent.
- Signage / Markers
    - Marquee Sign: Appears to be in good condition.
    - Other Signage: None.
- Landscaping
    - Lawn Irrigation System was recently installed in the lawn area around the High School Classroom Pod. Good condition.
    - No concerns noted.
- Outbuildings
    - Storage Sheds / Greenhouse: Not Observed
- Fences / Gates
    - None attributed to the High School Facility Audit. Refer to the notes provided in the Concessions / Press Box / Bleachers / Track and Field Facility Audit.
- Site Furnishings
    - None.
- Playground Equipment
    - Refer to the Elementary School Facility Audit.
- Earthwork
    - Observed several areas where the grade appears to slope towards the building.
- Visible Site Utilities
    - Parking Lot Lighting appears to be new, LED lighting, in good condition.
    - Detailed observation of non-visible utilities; power, water, sanitary sewer, and storm sewer, is not possible without a full survey to locate all utilities, and added costs to trace and scope utility lines. Assumed there will be some degree of work required if any building projects. No concerns noted at this time.
- Observed Deficiencies
    - Some concerns about Elementary students crossing thru traffic within the High School Parking area.
    - Concrete Walks General; Remove and replace severely cracked or damaged panels - approx 2500 sf. Remove and replace sealants at joint between walks and building walls. Repair concrete and reseal joints at small retaining walls along sidewalk
    - Concrete HC Curb Ramps; Remove and replace all HC Curb ramps.
    - Concrete Paving - parking lot and main drive areas; Remove and replace all paving. Add designated ADA compliant HC parking stalls and signage, with ADA compliant route to the Main High School Entry.

- No signage that identifies the main High School Entry point. Add Signage.
- Minor grading improvements to promote water drainage away from the building are recommended.

2. Structural Assessment

- Foundations
  - Original building plans indicate Cast-In-Place Concrete footings with Cast-In-Place Concrete foundation walls. No immediate concerns.
- Below-grade walls
  - Cast-In-Place Concrete foundation / below grade walls are visible in the area where the lower level Locker Rooms exist. Exposed areas show some cracking and spalling of the concrete.
- Slab-on-grade - Elevated Slab (at locker room area)
  - Cast-In-Place Concrete. Some minor floor cracking was observed in multiple areas throughout the building. All appeared to be normal for a building of this age. No immediate concerns.
- Roof structure
  - Original building plans indicate Steel beams with metal bar joists at the majority of the HS - the Dome framing at the Gym is entirely Steel beams. All areas have Gypsum formboard with a Poured Gypsum decking. A Cast-In-Place Concrete Ring Beam provides beam bearing at the low point of the Dome area. Several areas within the Gym area were observed having cracked / displaced CMU at beam penetration or bearing pockets.
- Observed Deficiencies
  - Exposed below grade / foundation walls in the area of the lower level locker rooms that exhibit cracking and spalling should be repaired and sealed as part of any future projects.
  - Cracked / displaced CMU at beam penetration or bearing pockets within the Gym area require further investigation and repairs.

3. Building Exterior Enclosure/Envelope Assessment

- Exterior Wall Structure
  - CMU bearing walls with Face Brick and Cut Stone veneer (typical).
  - Steel Frame with Metal Wall Panel Cladding at the north Mechanical Room Addition.
- Exterior Wall Finish
  - Face Brick Veneer predominates. Minor cracking observed. More extensive brick cracking and displacement was observed in the dock / mechanical areas at the north side. Some areas of environmental staining were observed.
  - Cut Stone Veneer. Deteriorated joint sealants, and environmental staining were observed.

    - Cut Stone, or Cast Stone window sills. Deteriorated joint sealants, and environmental staining were observed.
    - Metal Wall Panels at Mechanical Room Addition. Minor damage noted.
- Windows / Storefronts
    - Aluminum Clad Wood Windows. Deteriorated finish. Age indicates these are at or near the end of their life expectancy.
    - Aluminum Storefront. No concerns noted.
- Doors
    - Hollow Metal Doors and Frames: Deteriorated finish and caulking. Assumed poor weatherstripping. Hardware does not meet ADA requirements in most cases. Pair of Doors / Frame located approx 4 ft. above grade, leading to the stage area, were severely rusted.
    - Aluminum Doors Frames: No concerns noted.
    - Steel Overhead Doors: Appeared to be 2 different ages of doors. All had minor dings or damage. Assumed to have deteriorated perimeter seals (due to age).
- Roof
    - Original Building Areas:
        - All existing original building roofs are Adhered EPDM membrane Roofs are of various ages dating back to approximately 2009.
        - A roof inspection was performed by Ziemba Roofing (Hastings) in January 2026. The inspection information, along with recommendations, is included in the Appendix at the end of this Facility Audit.
    - Roof Soffits:
        - Portland Cement Plaster: Very dirty, sealants are deteriorated or missing in some locations, observed open cracks and failure at several locations.
- Observed Deficiencies
    - Face Brick Veneer: Minor cracking at mortar joints noted. Minimal areas. None appear to be structural. Recommend removal of cracked mortar to a depth of ½ inch, and replacement of mortar with sealant. All brick sealant joints should be removed and replaced. Environmental stains should be removed as part of any future projects.
    - Face Brick Veneer (dock / mechanical area on north side): Extensive cracking and some brick displacement noted. Recommend removal and re-building brick veneer at these areas. All brick sealant joints should be removed and replaced. Environmental stains should be removed as part of any future projects.
    - Cut Stone Veneer: All sealant joints should be removed and replaced. Environmental Staining should be removed, and a new penetrating sealer applied to all Cut Stone areas as part of any future projects.
    - Cut Stone Veneer or Cast Stone Sills: All sealant joints should be removed and replaced. Environmental Staining should be removed, and

a new penetrating sealer applied to all Cut / Cast Stone areas as part of any future projects.
- Metal Wall Panels: Recommend replacement of damaged panels as part of any future project.
- Aluminum Clad Wood Windows: Appear to be intact and performing their intended purpose in most areas, however, probably at the end of their life expectancy. Recommend removal and replacement with aluminum storefront type windows with 1 inch insulated glass, as part of any future project, for improved efficiency.
- Hollow Metal Doors and Frames: Clean and re-paint, replace weatherstripping, and replace non ADA compliant hardware. Return all doors to operational function. Remove and replace severely rusted doors / frames at the Stage access.
- Steel Overhead Doors: Recommend replacement as part of any future projects.
- Original Building Area Roofs: Generally, the District appears to have done a good job of obtaining roof inspections on a regular basis, and replacing roof areas that are beyond their life expectancy or warranty. The recent inspection report provides recommendations for the next round of roof replacement areas and future replacement projects.
- Portland Cement Stucco Soffits: Repair or replace damaged sections. Clean, replace sealants, and paint remaining areas as part of any future projects.

4. Interior Construction Systems and Finishes Assessment

- Interior Partitions
  - Interior partitions consist of CMU, gypsum board on metal studs, and brick veneer on unknown backup material (likely CMU).
- Flooring
  - Classrooms, Library, Music, Offices:
    - Carpet throughout, generally well worn.
  - Corridors:
    - The main corridors have terrazzo flooring throughout.
    - Classroom pod hallways are carpeted
  - Restrooms, Showers, and Locker Rooms:
    - The restrooms are tile flooring of various sizes and age.
    - Sealed and/or painted/stained concrete in locker rooms, with tile in the showers.
  - Gym:
    - Wood athletic maple flooring the gym.
      - Observed condition of High School was limited due to being completely covered in wrestling mats.

- Wall Finishes

    - Primarily brick, CMU, and gypsum board walls.
    - Painted GWB
    - Miscellaneous wall coverings, tackboards, and display cases
    - Restrooms are finished with various types of tile
- Ceiling Finishes
    - Relatively new 2x2 and 2x4 ACT ceilings and grids throughout.
    - GWB in small amount of areas off the corridor, at some bulkheads, popcorn ceilings in limited classrooms/corridors
    - The underside of the insulation board from a poured gypsum deck is visible inside the High School Gym and Industrial arts rooms.
- Interior Doors and Frames
    - Hollow metal frames with wood doors.
    - Door hardware:
        - Most door hardware is not ADA-compliant and would recommend updating to current accessibility standards.
- Interior Windows
    - Hollow metal.
    - Door sidelights in areas are wired glass.
- Millwork / Cabinetry
    - Plastic laminate of different varieties
    - Metal lockers on tile cove base
- Observed Deficiencies
    - Partitions: Minimal wear and tear. Caulk missing in control joints in CMU leading to acoustical issues.
    - Millwork: Generally functional but worn and inconsistent variety throughout, ranging from poor to fair condition.
    - Floor Finishes: Worn carpet. Terrazzo is structurally sound, however there are hairline cracks that span the width of the corridor throughout. Terrazzo needs minor maintenance. The tile in restrooms is sound but generally dirty.
    - Ceilings: Roof/ceiling panels in the gym and Industrial Arts area are peeling/damaged and dirty.
    - Doors: Peeling paint on frames. Damaged and aged wood door panels.

5. Conveying Systems Assessment

- None present.

6. Life Safety/Building Code Compliance and Observed Deficiencies

- Construction Type
    - Low-Rise, single story (with mezzanine).
    - Non-combustible
    - Structure not protected, and non-sprinkled.
- Alarm and Protection
    - See section 6&7

- Fire extinguishers were observed to be present, however a full count and determination of proper travel distances based on NFPA 10 requirements was not performed.
- Exiting, Exit Pathway and Vertical Circulation
  - Generally most spaces appear to have the proper number of exits. A full code review or occupant load was not calculated for the building, however, there appears to be ample amounts of exiting width. Exit access travel distances were not measured.
- Vertical Separations
  - Fire walls and fire barriers were not directly observable, however concrete masonry construction generally affords most required ratings from a wall construction standpoint. Door labels were not found on a majority of doors, therefore opening protectives may or may not be in compliance with modern codes.
- Area Separations
  - Not directly observed. A full code review was not performed to determine if allowable building areas fall within current code requirements or if any fire walls are present. However, given that no firesprinklers were present, the allowable areas most likely would exceed current code limits for the construction type unless the building was separated by true firewalls and the fire areas did not exceed the limits defined in IBC section 903.
- Other:
  - A complete plumbing fixture count was not conducted.
  - Designated storm shelters may not be large enough.
  - Hoods missing above electric ranges in Home Econ classroom. A cooking exhaust system for domestic appliances use may be required.

7. Accessibility

- Exterior
  - Parking / Paving / Sidewalks / Accessible Route: Broken, uneven, and severely deteriorated paving. Broken paving at ADA curb ramps. ADA parking spaces on paved surfaces should be provided and clearly identified. An accessible route from HC stalls to building entries should be provided and clearly defined. Accessible route and entry needs to be provided to the main gym.
  - Remove and replace sidewalks and paving along the accessible route that do not comply with ADA.
  - Concrete HC Curb Ramps; Remove and replace all HC Curb ramps.
  - Add designated ADA compliant HC parking stalls and signage, with ADA compliant route to the Main High School Entry.
- Public Spaces
  - Gym bleachers are modern and accessible
- Interior Vertical Accessibility

- The accessible route into the gym appears to be too steep and does not feature handrails.
- The shop and CTE rooms are only accessible via stairs.
- The basement locker room is only accessible via stairs (missing railings).
- There is no ramp to access the stage.
- Accessible route into the music room is via the ramp noted above.

- Doors and Hardware
  - Door hardware is predominantly knob type. Lever type hardware is required for ADA graspability requirements (ADA 404.2.7).
  - Many spaces were observed without proper door push and pull side clearances as required for new construction (ADA 404.2.4).
- Restrooms/Locker Rooms/Showers/Drinking Fountains
  - Restrooms do not meet current accessibility standards:
    - Male and the female restrooms do not contain a compliant wheelchair-accessible toilet compartment, which must meet the minimum dimensions of 56 inches by 60 inches, per ADA 604.8.
    - Additionally most stalls would lack the requirement for grab bars.
  - Most drinking fountains protrude into the accessible path greater than 4 inches where the leading edge is greater than 27 inches (ADA 307.2) In some instances a cane apron could be retrofitted to the drinking fountain to bring it into compliance.
  - Faucet knobs with limited compliance.
- Classrooms/Offices
  - CTE, Home EC classrooms do not have defined ADA workstations.

8. Kitchen

- Equipment: Various age and conditions.
- Space: In general. Too small, and inefficient.
- Finishes: Worn and dated. Some finishes do not meet Code Requirements for Food Prep / Service areas.
- Summary: As a whole the existing Kitchen and Cafeteria spaces should be noted as Critical condition.
- Observed Deficiencies
  - Given the existing condition of the Kitchen in General, and the need for a larger Cafeteria space, a full replacement of the Kitchen, with an adjacent Cafeteria space, should be included in any future project.

MECHANICAL			
System	**Description**	**Condition**	**Remarks**
Storm Drainage	There is only one existing storm drain on the entirety of the high school roof which causes ponding issues. There was moating on the roof of both the high school and elementary.	**Poor**	Add additional storm drains at key drainage locations in conjunction with future roofing work.
Existing Piping Systems	The existing plumbing system has isolation valves, however, they are not operable which requires the whole building to be shut off for minor maintenance. Existing below grade plumbing is located in tunnels that run beneath the whole building.	**Poor**	Replace all isolation valves.
Existing Plumbing Equipment Domestic Hot Water	There are two existing steam boilers operating as two separate systems for the high school and elementary. Water to the kitchen is softened, but there is no other soft water in the building.	**Poor**	Replace boilers and other domestic hot water equipment with gas fired water heaters.
Existing VRF System	In 2018 the HVAC system was updated to be a VRF system. Each classroom is equipped with cassettes allowing for individual temperature control. Ventilation is provided with small packaged VRVs throughout the facility. Condensing units are located within Mechanical Enclosures with supplemental gas fired heating. Areas previously equipped with hot water heating have been decommissioned. VRF system condensate pumps require replacement on a regular basis.	**Good**	
Interior Corridors	Corridors do not have existing ventilation.	**Poor**	Extend existing VRF systems to these spaces.
Library	The library area is equipped with rooftop DX gas fired unit.	**Good**	
Industrial Shop Conditioning	Existing welding booths are served by dedicated ventilation fan and was updated recently. Paint booth is not equipped with exhaust fan.	**Fair**	Add exhaust fan to serve paint booth.
Gymnasium Air Handling	Air handler is original to the building and equipped with hot water coils. DX cooling coils were added in 2018 for cooling.	**Fair**	
Boilers	New hot water boilers were installed in 2018 to serve mezzanine air handling units.	**Good**	

Ventilation Path For Classrooms	The existing relief air path to the classrooms is through slatted opening in the doors to the classrooms. These doors need to the updated to be fire doors according to the fire marshal which would remove these openings allowing the corridor to act as a return plenum which is not allowable by current building code.	**Fair**	Provide a ducted relief air path out of each classroom.
Fire Sprinkler System	There is no existing fire sprinkler system or hose cabinets in the building.	**Fair**	
ELECTRICAL			
System	**Description**	**Condition**	**Remarks**
Electrical Distribution	The existing electrical service is located in the elementary school portion of the building and has been upgraded to a 2,500-amp, 3-phase, 4-wire system that back feeds the original 800-amp service. The electrical panels original to the building are in fair condition, but represent a variety of manufacturers which are no longer in business. The new branch circuit panelboards in the 2019 renovation are in good condition. The building utility is NPPD.	**Fair**	Many panels are full with no room for additional circuit breakers and circuits are often unlabeled.
Emergency Power	There is no emergency or backup power via generator or central battery in the building. Emergency bugeye fixtures with integral batteries are located throughout the building to supply the code required emergency lighting.	**Fair**	Emergency lighting meets code minimum. A generator or central battery could offer better redundancy to additional systems.
Lighting / Lighting Controls	All of the building's lighting was upgraded to high efficiency LED fixtures in the 2019 renovation. Occupancy sensors were also added in the 2019 renovation, with a mix of ceiling mounted and integral wall switches. The interior lighting control consists of local switch, some with dimming capabilities. The exterior site lighting in the parking lot was upgraded in the 2019 renovation and is controlled via photocells. Building mounted lighting is controlled via time clock.	**Good**	The parking lots are well lit but there is a lack of building mounted security lighting at the backside of the building.
Wiring Devices	Receptacles are original to the building with light switches being replaced in the 2019 renovation.	**Fair**	Wiring devices are beyond their recommended useful life.

Fire Alarm	The building's fire alarm system is Notifier and is original to the building. The building utilizes a horn/strobe system in lieu of voice annunciation. The fire alarm consists of addressable devices with manual pull stations, combination audio/visual units, and smoke detectors. The building is not sprinkled.	**Poor**	A new fire alarm system is recommended to meet current life safety code requirements.
TECHNOLOGY			
System	**Description**	**Condition**	**Remarks**
Telecom Spaces/Cabling	There is one main server room located in the high school with multiple network racks throughout the high school. Network cabling is generally 30 year old Category 5 cabling with some Category 6A supporting wireless. There is also a lack of dedicated cabling for the schools current technology needs including dedicated connections for Apple TV's in the classrooms and TV's in the high school commons.	**Fair**	In a renovation, upgrade all Category 5 cabling to Category 6 or 6A and provide dedicated cabling to Apple TV's and TV's in common spaces.
Intercom & Phones	Phones are located in each of the classrooms and tied in with the intercom system. These phones are currently in the process of being upgraded to fiber by Windstream. Intercom speakers are used for paging and the phones in the classrooms are being used to talk with the office. School upgraded to Zultsys phone system three years ago.	**Good**	Phone system is less than 3 years old and functioning well with existing intercom speakers used for general paging. No recommended work to be done.
Clocks	Wireless clocks located in each of the classrooms. They are controlled by the main office. Per discussions with the IT department, wireless clock system is functioning well.	**Good**	Clocks are in good condition and functioning well. No recommended work to be done.
Audio / Visual	Most classrooms have ceiling mounted projectors, while some smaller classrooms have wall mounted TVs. The projectors are replaced on a rotational multi-year plan and are currently working well. Projectors are connected with Apple TVs. Audio in the high school gym is an older system.	**Fair**	Recommend upgrading high school gym audio system. During any renovation project, classroom AV to be reviewed whether projectors or TVs will work best for the school.
Access Control	Alto Open was installed in 2025 on the entrances to the high school and a few other exterior doors. It was conveyed that a few exterior doors that don't currently have controls could benefit from having card readers.	**Good**	It is recommended that during a renovation access controls be installed on two more exterior doors.

Video Surveillance	New cloud based camera system, Avigilon, installed in 2025. The system covers the hallways, parking lot, field, tech classroom, shop classroom, bus barn and gyms. The camera coverage is currently adequate.	**Good**	Video surveillance system is new and there are no issues with coverage. No recommended work to be done.
Intrusion Detection	Currently no intrusion / lockdown alarm system in place for the school. There is an old system to lockdown the superintendent's office but is currently not being used by staff.	**Fair**	The school has no desire of implementing an intrusion detection system.

Sutton Public Schools: Bus Barn

1107 N. Saunders Avenue, Sutton, NE 68979

Sutton Public Schools - Bus Barn

Building Condition Report Card - Single Level Structure

Date: Dec. 2025 / Febr. 2026
Prepared by: KK/TV/RS

Building Name: Bus Barn
Area: GSF - 7,400
Site Area: 24.5 Acres
Floors: One
Date Constructed: 2010-2012
Building Category: Maintenance

System	Subsystem			System	
Subsystem	Value	Grade	Score	Value	Score
Site			91.56	7.0%	6.41
Improvements	5.0%	92	4.60		
Earthwork	44.0%	92	40.48		
Utilities	11.0%	88	9.68		
Paving	40.0%	92	36.80		
Structure			92.00	18.0%	16.56
Foundations	20.0%	92	18.40		
Slab-on-grade	15.0%	92	13.80		
Structural Frame / Walls	45.0%	92	41.40		
Elevated Floor Structure	0.0%	0	0.00		
Roof Structure	20.0%	92	18.40		
Exterior Enclosure			92.00	16.0%	14.72
Walls / Finishes	45.0%	92	41.40		
Windows / Storefronts / Curtainwal	13.0%	92	11.96		
Doors	12.0%	92	11.04		
Roofing / Chimneys / Trims	30.0%	92	27.60		
Interior Construction			86.40	17.0%	14.69
Partitions	35.0%	85	29.75		
Doors	10.0%	80	8.00		
Fittings / Millwork	16.0%	85	13.60		
Stairs	1.0%	85	0.85		
Wall Finishes	12.0%	90	10.80		
Floor Finishes	16.0%	90	14.40		
Ceiling Finishes	10.0%	90	9.00		
Conveying Systems			0.00	0.0%	0.00
Elevator	100.0%		0.00		
Mechanical			85.50	24.0%	20.52
HVAC	55.0%	90	49.50		
Temperature Controls	10.0%	90	9.00		
Plumbing	30.0%	90	27.00		
Fire Protection	5.0%	0	0.00		
Electrical			48.00	12.0%	5.76
Lighting & Controls	35.0%	50	17.50		
Service & Distribution	35.0%	60	21.00		
Fire Alarm	10.0%	0	0.00		
IT Systems	10.0%	95	9.50		
Security/Access Control	10.0%	0	0.00		
Accessibility			58.00	3.0%	1.74
Parking & Exterior Route	20.0%	60	12.00		
Interior Route	20.0%	85	17.00		
Doors & Hardware	20.0%	80	16.00		
Restrooms, Lockers & Showers	20.0%	65	13.00		
Code Compliance			60.00	3.0%	1.80
Exiting & Exit Pathway	100.0%	60	60.00		
Horizontal (flr-to-flr) Separations	0.0%		0.00		
Area Separations	0.0%		0.00		
Building Grade					82.20

Sutton Public Schools : Bus Barn

Construction date: 2010-2012

Recent projects: None

Number of Students 2025/26: Not Applicable

Student Capacity: Not Applicable

Number of Staff 2025/26: 1 Full Time, 4 Part Time

Building Area: 7,400 SF

Site Area: 24.5 Acres per Clay County GIS (entire campus)

1. Site Assessment

- Topography
  - Generally flat within the site area that is currently built out.
- Traffic Flow
  - NA
- Paving
  - Small portions of paved areas outside of overhead doors and entrance door stoops. All other areas are gravel.
- Signage / Markers
  - NA
- Landscaping
  - NA - gravel
- Fences / Gates / Walls
  - NA
- Site Furnishings
  - NA
- Playground Equipment
  - NA
- Earthwork
  - No concerns noted
- Visible Site Utilities
  - Overhead Utilities - No concerns noted.
- Observed Deficiencies and Statement of Qualifications
  - Add designated ADA compliant HC parking stall and signage, with ADA compliant route to the Main Bus Barn Entry.

2. Structural Assessment

- Foundations
  - No existing building Plans available. Assumed Cast-In-Place Concrete footings, and Cast-In-Place or CMU Foundation walls. No apparent settling. No concerns noted.
- Below-grade walls
  - NA
- Slab-on-grade
  - No existing building Plans available. Cast-In-Place Concrete floor. No apparent settling. No concerns noted.
- Roof structure
  - Open wood truss framing. No concerns noted
- Observed Deficiencies and Statement of Qualifications
  - None.

3. Building Exterior Enclosure/Envelope Assessment

- Exterior Wall Structure
  - Wood framed construction
- Exterior Wall Finish
  - Corrugated metal panel
- Windows / Storefronts
  - Limited openings. No concerns noted
- Doors
  - Standard Steel entrance doors. No concerns noted.
  - Steel Overhead doors. No concerns noted.
- Roof
  - Metal Roof Panels. No concerns noted.
- Observed Deficiencies and Statement of Qualifications
  - None observed.

4. Interior Construction Systems and Finishes Assessment

- Interior Partitions
  - Interior partitions assumed wood stud framing.
- Flooring
  - Office vinyl tile in fair condition
  - Restroom tile in fair condition
  - Open Garage exposed concrete slab
- Wall Finishes
  - Primarily open wood stud framing
  - Painted GWB
  - Restroom is finished with portions of tile
- Ceiling Finishes
  - The majority of spaces are exposed wood framing, unpainted.

- Interior Doors and Frames
    - Hollow metal frames with wood doors.
    - Door hardware:
        - Most door hardware is not ADA-compliant.
- Observed Deficiencies
    - Replace all door hardware with ADA compliant Lever style.

5. Conveying Systems Assessment

- None present.

6. Life Safety/Building Code Compliance

- Alarm and Protection
    - Non observed
- Exiting, Exit Pathway and Vertical Circulation
    - No continuity between paved areas
    - Upper mezzanine not accessible
- Vertical Separations
    - Non observed
- Area Separations
    - Non observed
- Construction Type
    - Low-Rise
    - Combustible
    - Structure not protected, and non-sprinkled.
- Observed Deficiencies
    - ADA connection between the building and parking

7. Accessibility

- Exterior (See Site Evaluation)
    - No ADA connection between the building and parking
- Public Spaces
    - NA
- Interior Vertical Accessibility
    - Upper mezzanine is not accessible
- Doors and Hardware
    - Door knobs observed
- Restrooms
    - Missing compliant grab bars
- Classrooms/Offices
    - NA
- Observed Deficiencies
    - Add designated ADA compliant HC parking stalls and signage, with ADA compliant route to the Main High School Entry.
    - Replace door hardware with ADA Compliant Lever style hardware.

8. Kitchen

- Not Applicable

MECHANICAL			
System	**Description**	**Condition**	**Remarks**
Plumbing	Electric storage water heating. Fixtures to support restroom and bus wash equipment.	**Good**	
HVAC	Bus wash area is equipped with gas-fired radiant heating. Office is equipped with packaged terminal air conditioning unit (PTAC). Bus storage building is not conditioned.	**Fair**	

ELECTRICAL			
System	**Description**	**Condition**	**Remarks**
Electrical Distribution	The bus barn is fed from a separate overhead service with a pole mounted transformer feeding a 200A, 240/120V, 1-phase panel in the main office. The panel is in good condition with ample room for more circuits. NPPD is the building utility.	**Good**	
Emergency Power	There is no emergency or backup power via generator or inverter in the building. Emergency bugeye fixtures throughout the building supply the code required egress lighting and are backed up via integral batteries.	**Good**	
Lighting / Lighting Controls	The building utilizes fluorescent troffers with high output T5 lamps. The fluorescent fixtures provide adequate light but are outdated in comparison to the recent LED upgrade throughout the high school. The lighting controls are original to the building, being fully manual controls.	**Fair**	Update to LED light fixtures with lighting controls to offer energy savings and reduce operational costs.
Wiring Devices	Receptacles and light switches are original to the building.	**Fair**	
Fire Alarm	There is no fire alarm system in the building.	**N/A**	System is not code required.

TECHNOLOGY			
System	**Description**	**Condition**	**Remarks**
Telecom Spaces/Cabling	Bus barn has a fiber connection back to the high school main server room.	**Good**	The staff had no concerns about the current technology systems at the bus barn.

Sutton Public Schools:

Concessions, Pressbox, Bleachers, Track & Field

1107 N. Saunders Avenue, Sutton, NE 68979

Sutton Public Schools - Athletics (Track, Field, Concessions, Bleachers, Pressbox)

Building Condition Report Card - Single Level Structure

			Building Name:	Athletics	
Date: Dec. 2025 / Febr. 2026			Area:	GSF - 1,750 Concessions	
Prepared by: KK/TV/RS			Site Area:	24.5 Acres	
			Floors:	One	
			Date Constructed:	2011-2015	
			Building Category:		
System	Subsystem			System	
Subsystem	Value	Grade	Score	Value	Score
Site			80.95	35.0%	28.33
Improvements	5.0%	88	4.40		
Earthwork	44.0%	80	35.20		
Utilities	11.0%	85	9.35		
Paving	40.0%	80	32.00		
Structure			93.50	14.0%	13.09
Foundations	20.0%	95	19.00		
Slab-on-grade	15.0%	85	12.75		
Structural Frame / Walls	45.0%	95	42.75		
Elevated Floor Structure	0.0%		0.00		
Roof Structure	20.0%	95	19.00		
Exterior Enclosure			91.49	11.0%	10.06
Walls / Finishes	45.0%	88	39.60		
Windows / Storefronts / Curtainwal	13.0%	95	12.35		
Doors	12.0%	92	11.04		
Roofing / Chimneys / Trims	30.0%	95	28.50		
Interior Construction			79.30	8.0%	6.34
Partitions	35.0%	80	28.00		
Doors	10.0%	80	8.00		
Fittings / Millwork	16.0%	75	12.00		
Stairs	1.0%	60	0.60		
Wall Finishes	12.0%	80	9.60		
Floor Finishes	16.0%	85	13.60		
Ceiling Finishes	10.0%	75	7.50		
Conveying Systems			0.00	0.0%	0.00
Elevator	100.0%		0.00		
Mechanical			80.50	12.0%	9.66
HVAC	55.0%	80	44.00		
Temperature Controls	10.0%	95	9.50		
Plumbing	30.0%	90	27.00		
Fire Protection	5.0%	0	0.00		
Electrical			55.00	12.0%	6.60
Lighting & Controls	35.0%	50	17.50		
Service & Distribution	35.0%	80	28.00		
Fire Alarm	10.0%	0	0.00		
IT Systems	10.0%	95	9.50		
Security/Access Control	10.0%	0	0.00		
Accessibility			80.00	4.0%	3.20
Parking & Exterior Route	25.0%	80	20.00		
Interior Route	25.0%	80	20.00		
Doors & Hardware	25.0%	80	20.00		
Restrooms, Lockers & Showers	25.0%	80	20.00		
Code Compliance			85.00	4.0%	3.40
Exiting & Exit Pathway	100.0%	85	85.00		
Horizontal (flr-to-flr) Separations	0.0%		0.00		
Area Separations	0.0%		0.00		
Building Grade					80.69

Sutton Public Schools : Concessions / Pressbox / Bleachers / Track and Field

Construction date:
Track and Field Reconstruction - 2010
Concessions, Grandstand, and Lighting - 2014

Recent projects: None

Number of Students 2025/26: Not Applicable

Student Capacity: Not Applicable

Number of Staff 2025/26: Not Applicable

Building Area:
Concessions: 1,750 SF
Pressbox: 320 SF

Site Area: 24.5 Acres per Clay County GIS (entire campus)

1. Site Assessment

- Topography
  - Generally flat.
- Traffic Flow
  - Event traffic enters and exits the site via the High School entry / exit points off of N. Saunders Ave.. One row of paved parking is provided directly south of the Concessions Building and Grandstand. The remainder of the parking area for Athletic events is gravel, located to the south.
- Paving
  - Concrete walks and paved pedestrian areas extend throughout the Concessions and Bleacher areas. 1 small area of paving settlement was observed at the bottom landing of the east bleacher entry stairway. Paving joint sealants are beyond their expected life span.
  - Concrete HC Curb Ramps; None provided. None needed under the current configuration.
  - Paving (parking and drives) are in fair-to-good condition. One row of paved parking accommodating appox. 30 stalls which includes 7 designated ADA stalls, is located directly south of the Track and Field area. Paving joint sealants are beyond their expected life span.

    - Track Surfacing (over an asphalt base) is generally in fair condition. Cracking thru the surfacing material was observed in 10-15 locations around the track
- Signage / Markers
    - None.
- Landscaping
    - No Concerns noted.
- Outbuildings
    - None attributed to the Track and Field area. Refer to the High School Facility Audit.
- Fences / Gates
    - Chain link fencing surrounding the Track and Field, and adjacent practice fields was generally in fair condition - minor repairs only.
- Site Furnishings
    - Metal tables and benches are provided in the plaza area adjacent to the Concessions Building. All appear to be in good condition.
- Playground Equipment
    - NA
- Earthwork
    - 2 small areas of ponding were discussed with Terry - 1 inside of the NE corner of the track, and 1 inside the NW corner of the track. These areas of ponding did not seem to concern the District.
- Visible Site Utilities
    - Very Limited.
- Observed Deficiencies and Statement of Qualifications
    - Replace concrete paving panels that have settled near the bottom of the east bleacher entry stairs.
    - Remove and replace paving joint sealants at all paving in this area.
    - Repair cracks in track surfacing.
    - Minor repairs needed at various fence areas.

2. Structural Assessment

- Foundations
    - Concessions Building:
        - Assumed Cast-In-Place Concrete footings, and Cast-In-Place or CMU Foundation walls. No apparent settling. No concerns noted.
    - Bleachers / Pressbox Structure:
        - Cast-In-Place Concrete footings supporting pre-engineered steel and aluminum Bleacher structure with integrated Pressbox. No apparent settling. No concerns noted.
- Below-grade walls
    - NA
- Slab-on-grade
    - NA
- Roof structure

- Concessions Building
  - Wood truss framed. No concerns noted.
- Pressbox
  - Integral to pre-engineered pressbox assembly. No concerns noted.

- Observed Deficiencies
  - None noted.

3. Building Exterior Enclosure/Envelope Assessment

- Exterior Wall Structure
  - Concessions Building:
    - Wood framed. No concerns noted.
  - Pressbox:
    - Pre-engineered building assembly, integral to bleachers. No concerns noted.
- Exterior Wall Finish
  - Corrugated metal panel. No Concerns noted.
- Windows / Storefronts
  - Limited to windows at Pressbox - Aluminum or PVC. No Concerns noted.
- Doors
  - Concessions Building:
    - Entry Doors; Hollow metal frames and hollow metal doors. No concerns noted.
    - Steel Overhead door. No concerns noted.
    - Counter coiling door. Stainless Steel with St. Stl. serving counter. No concerns noted.
  - Pressbox:
    - Entry Doors; Hollow metal frames and hollow metal doors. No concerns noted.
- Roofs
  - Metal standing seam. No Concerns noted.
  - Soffit at Concessions Building:
    - Metal Soffit Panels. 1 damaged panel noted.
- Observed Deficiencies
  - Replace Damaged Soffit Panel at the Concessions Building.

4. Interior Construction Systems and Finishes Assessment

- Interior Partitions
  - Interior partitions consist of CMU and gypsum board on unknown backup material (assumed wood studs). No concerns noted.
- Flooring
  - Concessions had concrete slab. No concerns noted.

    - Pressbox had vinyl tile flooring. No concerns noted.
- Wall Finishes
    - Primarily CMU and painted gypsum board walls. No concerns noted.
- Ceiling Finishes
    - GWB. No concerns noted.
- Interior Doors and Frames
    - Very limited amount of interior doors. Hollow metal frames with hollow metal doors. No concerns noted.
- Interior Windows
    - NA
- Observed Deficiencies
    - None observed

5. Conveying Systems Assessment

- None present.

6. Life Safety/Building Code Compliance

- Alarm and Protection
    - None observed
- Exiting, Exit Pathway and Vertical Circulation
    - No concerns at Concessions
    - Pressbox is not accessible (but is not required to be)
- Vertical Separations
    - Non observed
- Area Separations
    - Non observed
- Construction Type
    - Low-Rise
    - Structure not protected, and non-sprinkled.
- Observed Deficiencies
    - None observed

7. Accessibility

- Exterior
    - No concerns
- Public Spaces
    - No concerns
- Interior Vertical Accessibility
    - NA
- Doors and Hardware
    - No concerns
- Restrooms/Drinking Fountains
    - Missing vertical grab bars in ADA stalls
- Observed Deficiencies

- Add Vertical Grab Bar at ADA stalls.

8. Kitchen

- NA

MECHANICAL			
System	**Description**	**Condition**	**Remarks**
Plumbing	Restroom and Concession building is equipped with electric water heating. Plumbing fixtures are in serviceable condition.	**Good**	
HVAC	The existing Press box and Concessions/Restroom buildings are seasonally heated and require winterization. An exhaust fan serves the restroom and concession building. The press box does not have mechanical ventilation and utilizes operable windows. Both buildings do not have cooling.	**Good**	
ELECTRICAL			
System	**Description**	**Condition**	**Remarks**
Electrical Distribution	The stadium has a separate dedicated electrical service. A pad mounted utility transformer feeds a 600A, 208/120V, 3 phase, 4 wire distribution panel beneath the bleachers. The distribution panel feeds a panel within the concessions building and another panel in the press box. All of the panels are in good condition. NPPD is the building utility.	**Good**	
Emergency Power	There is no emergency or backup power via generator or inverter in the building. There is no emergency egress lighting.	**Fair**	Any updates to the facility would require emergency lighting to be added.
Lighting / Lighting Controls	The lighting consists of fluorescent troffers original to the buildings. The fluorescent fixtures provide inadequate light and are outdated in comparison to the recent LED upgrade throughout the high school. The lighting controls are original to the building, being fully manual controls.	**Poor**	

Athletic Field Lighting	Musco field lighting system is original to the 2010 facility and likely still under the 25 year warranty.	**Good**	Update to LED fixtures to offer energy and operational savings as well as potentially extending the Musco warranty.
Wiring Devices	Receptacles and light switches are original to the building.	**Fair**	
Fire Alarm	There is no fire alarm system in the building.	**N/A**	The system is not code required.

TECHNOLOGY			
System	**Description**	**Condition**	**Remarks**
Telecom Spaces/Cabling	Press box has a fiber connection back to the high school main server room.	**Good**	The staff had no concerns about the current technology systems at the press box.

Sutton Public Schools MEPT Overall Summary

Mechanical

The Sutton school complex is not equipped with fire sprinkler systems. Plumbing systems are in fair to poor condition with most of the piping and fixtures in original condition. There are two steam boiler systems which provide domestic hot water to the complex. It is recommended to replace these two boilers in favor of gas-fired storage type water heaters and replace plumbing fixtures and isolation valves for ease of maintenance.

Much of the mechanical system underwent a major replacement eight years ago and is now served by a VRF system and four major air handlers with hot water boilers and DX cooling. The system is in good condition although some areas would benefit from additional conditioning.

In addition, the classrooms are configured to relieve/return air through door transfer grilles which is not allowable by current building code. Future renovation would require that these pathways are ducted.

Electrical

The Sutton school complex has three separate services to feed the school, bus barn, and stadium. Most electrical panels within the school are nearing the end of their useful life, while the panels serving the bus barn and stadium are in good condition. It is recommended to upgrade the electrical distribution within the school as part of any future renovation.

The interior and exterior lighting throughout the facility was upgraded to LED in the 2019 renovation. Occupancy sensors were also added for control and energy savings, with a mix of ceiling mounted and integral wall switches. The lighting in the bus barn and stadium is original to the building and could be upgraded for additional energy savings. Emergency lighting is provided through stand alone bugeye battery fixtures, a generator should be considered for better reliability.

The fire alarm system does not meet current code requirements for voice evacuation and will need to be replaced as part of any future renovation.

Technology

The Sutton school complex has an existing IT network infrastructure that consists of multiple telecom rack locations and a combination of older Cat5 cabling and newer Cat6A cabling. There is a lack of existing data cabling available for some of the existing TV locations, Office areas, Gyms, and Apple TV locations. There are also a few racks in shared

spaces. It is recommended to replace the existing Cat5 cabling during renovations and add new Cat6A cabling to the area lacking existing cabling. It is recommended to relocate some of the existing telecom racks into dedicated, climate-controlled spaces.

The security systems have been replaced/upgraded within the last 2 years and are working well. It was expressed there may be a desire to expand the card reader system to a few additional exterior doors. It is recommended to expand the existing card reader system to add additional exterior doors during any renovation of those areas.

Appendix A: Roof Report

BVH

Roger Slosson <rslosson@bvh.com>

Sutton Inspection

1 message

ziembaroof@charter.net <ziembaroof@charter.net> Tue, Jan 13, 2026 at 11:36 AM
To: Roger Slosson <rslosson@bvh.com>

Roger,

Please see the attached information per your request. We inspected the membrane roofing at Sutton Public schools and found most of the roofing to be in excellent shape. We did find a few items we do believe should be addressed in the coming months to avoid any moisture penetration. As seen in the photos there are some patches that are delaminating and should be overlayed to ensure a watertight seal going forward as well as on pipe that is not flashed at all.

On the google map you can see that I outlined a few sections which we do not have any information on in our company but also are clearly the oldest sections, these are the sections I would recommend the school look at replacing sooner rather than later to continue to stay up on the roofing schedule we had set out to accomplish with the previous superintendent. If each of the sections were completed in the next few years, then It would be getting to time to start redoing a few sections in say 4-6 years from now starting with the round pod to the southwest and maybe the 2009 sections around the dome. If the school would like any updated pricing on any of these sections please let me know and we will get that to them free of charge.

IF you have any questions or need any additional information please contact our office.

Thank you

Nathan Olson

ZIEMBA ROOFING COMPANY
Office (402)-462-8382; Fax (402)-463-6179
806 W 17th Street, Hastings, NE 68901

8 attachments



SUTTON SCHOOLS ROOFING.jpg
610K



100_4774.JPG
2526K



100_4776.JPG
2646K



100_4777.JPG
2729K



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All 1/2 Moons done in 2020
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© 2014 Google
Imagery Date: 4/17/2014 40°3'03.53"









