

BLANCHARD MIDDLE SCHOOL

14 West Street

Year Constructed: 1992
Year of Renovation/Addition: 1998
Building Type: E
Construction Type: IIB
Fire sprinklers: Yes
Total Floor Area: 109,556 SF
Floors: First.
Assessor Lot # 029 0002 0000



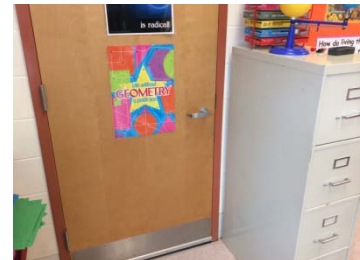
GENERAL:

The building is in generally good condition with expected deterioration for a building just over twenty years old.

LIFE SAFETY:

2 In Science rooms 39, 33, and 8, the shower & eye wash units do not work. Make units operable.

2 Doors between classrooms are secured with passage sets only. For security there needs to be a restriction on the number of classrooms that can be accessed. Add lockset with thumb turn to each door. The two doors in each room shall have thumb turns or alternately locks, which will allow free access to three classrooms maximum. Review with Police Chief.



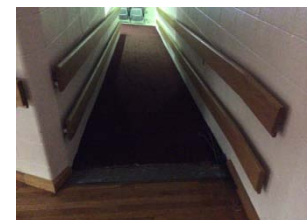
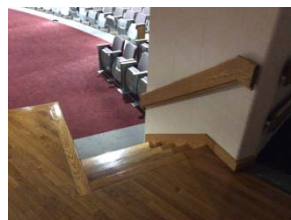
HEALTH:

HAZARDOUS MATERIALS:

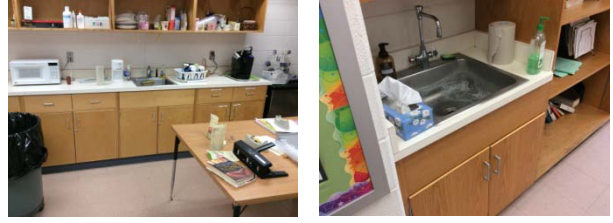
2012 AHERA Report noted no Asbestos Containing Building Materials present.

ADA COMPLIANCE:

3 Auditorium ramp and stair handrails do not comply with ADA. Replace with 1.25 inch diameter rails.



3 Rooms 39, 33, Art room, Teachers Dining room, Library circulation workroom, staff room/workroom, and storage/roof access room sinks are not ADA compliant. Replace cabinets to allow for knee space.



3 Men's and Boy's room has a projecting shelf that needs to be either removed or lowered to less than 27 inches above the floor.



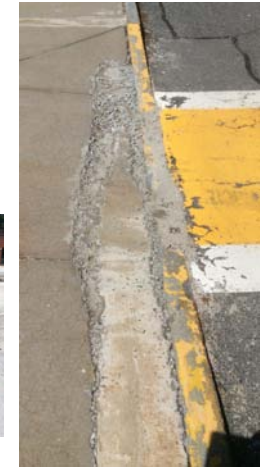
3 Sink in Teacher's dining is not accessible. Sink needs to be five inches deep; replace faucets and insulate pipes beneath counter.



3 Door to room 84, 93 and all doors in Boy's locker room have knobsets. Replace with lever hardware.

SITE:

2 Ramp at sidewalk/crosswalk in front of main entrance is badly deteriorated. Remove all loose concrete material and patch concrete. Re-paint curb.



EXTERIORS:

Roofs although aged are in good condition. There has been some surface oxidization which, along with atmospheric dirt, has provided tooth to the material making it less slippery when wet. The roof has good positive drainage, except as noted, with very little ponding.



2 Pressure treated wood blocking below some pipe supports has rotted and should be replaced.



3 Galvanized guardrails around courtyard are starting to rust. Remove rust to bare metal and prime with a zinc rich primer. Paint all railings two coats.



3 Similarly, dunnage steel is starting to rust and should be treated the same as for guardrails.



4 The roof around the smoke vents above the stair is enclosed by high parapet walls and is served by two roof drains. In such a situation it is advisable to have an over-flow scupper in case the drains become blocked. Provide an over-flow scupper through the parapet wall.



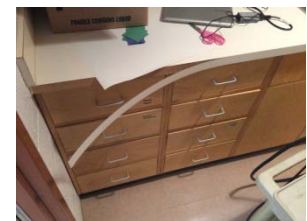
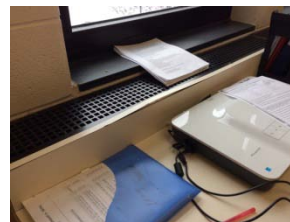
3 The main entrance canopy appear to have little slope and is drained by one scupper. The roof is extremely dirty suggesting that ponding may be a problem. It is recommended that this area be considered for replacement with tapered insulation added to improve run-off.



INTERIORS:

3 Laminate and laminate edging is separating from the substrate in a number of locations. These include:

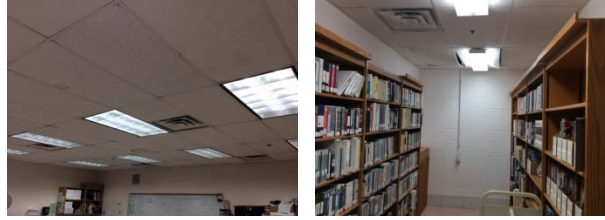
Room 53: Laminate edging lifting at backsplash under windows at one kitchen area. Room 52 laminate edging at windows. Dark room counter edging missing. Room 26 b. minor laminate edging loose. Room 10 some damage laminate & loose edging. Art room has a minor area of laminate loose.



3 There is an unfinished partition in electrical room. Add sheetrock and paint.

4 Ceilings have some staining and areas where panels are sagging. These include: Computer laboratory A has stained and sagging panels. Replaced stained panels. Computer laboratory B has a ceiling grid that is sagging plus tiles are also sagging. Remove and reinstall ceiling replacing sagging panels with no-sag panels.

Room 53 has a few stained ceiling panels that require replacement. Corridors have a few stained ceiling panels and panels are lightly sagging. Replace stained panels. Replace ceiling panels in Storage room off of Library. Room 39 has stained ceiling panels.



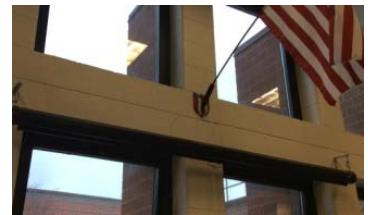
- 2 Carpeting is worn and in some instances has open seams. This occurs in the following rooms: Library, rooms 35, 36, 31, 30, 29, 28, 26a, 26b, 27, 26, 25, 24, 23, 18, Conference, 22, 21, 17, 16, 14, 9, 7,6, 5, 4, 3, Music A and B, rooms 60 and 84, Guidance Office and Administration. Replace carpet in these areas.



- 3 Ramp to stage is fraying at top edge. Add an edge strip to the top edge.



- 4 There is a vertical wall crack between the windows in the library. The wall should be cut and a control joint added. Cracks should be filled and /or sections of loose masonry adhered to the solid material and the wall repainted.



- 3 Urinal partitions in Boys room are starting to rust. Remove rust down to clean metal and refinish.

- 3 The stage right floor at top of steps has lifted and squeaks when walked on. Re-secure floor.

- 4 One wall in adaptive gym needs to be re-painted.

- 3 Exterior door frames in Cafeteria are starting to rust. Clean down to bare metal and re-finish.

- 4 There are horizontal cracks in CMU walls in the gymnasium. Caulk cracks.



ENERGY & WATER CONSERVATION:

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION:
(see individual reports for detailed description).

- 4 Flush valves are reported as experiencing plugging problems, likely due to small debris within piping network. Flush entire systems, and install filters on main as it enters building to prevent future problems.
- 4 Drip pipe is not required, as the unit does not have air conditioning and will not produce condensate. Also, the drip pipe does not have a trap and therefore could ingest foul air into the Unit. Drip pipe should be removed to prevent odors from entering Unit.
- 4 Janitors sinks rims not caulked in Janitors closets throughout building. Caulk space between fixture rim and adjoining walls.
- 1 All condensing units (boilers and water heater) require neutralizing units on drip lines prior to discharging into floor drains. Provide condensate neutralizing units on all condensing type units.
- 2 Master tempering valve unit is aged and in need of replacement. Replace with new unit.
- 2 120V 20A receptacles in kitchen & within six feet of sinks are not GFCI protected. Install GFCI protection for 120V 20A receptacles
- 3 Not all applicable areas have occupancy sensors. The installation of a programmable lighting control system is recommended, if not feasible the installation of occupancy sensors in all applicable areas is suggested.
- 4 End-suction pumps in the boiler room have been recently outfitted with variable frequency drives, it is unclear if the hydronic pumping sequence of operation has been altered for the potential of variable flow to the building. Recommend all new control systems for VFD's.
- 4 The air handling units have been fitted with variable frequency drives (last summer) but it is unclear if the VAV mechanisms serving AHU's A-1, A-2, A-3, B-1, B-2, and C-8 were removed or just disabled. It is also unclear if the VSD's replaced the functions the vortex dampers on the supply fan inlet of these air systems. This comment also applies to the corresponding exhaust/return air fans: EF-A-1, A-2, A-3, B-1, B-2, B-3, and C-2. Recommended repairing units.
- 3 Exhaust fan serving gymnasium is noisy (loose belt or bearing issue). Recommended repairing units.
- 4 The controls are in a text-based platform of which is not as desirable as a graphics based system. Aged text-based controls could be upgraded to graphics for ease of operator use. Some control sequences can be modified to achieve higher energy efficiency. Scheduling occupancy can be done at the "zone" level allowing further energy efficiency.