

JOHN A. CRISAFULLI SCHOOL

33 Robinson Road

Year Constructed: 2002
Year of Renovation/Addition: 1998
Building Type: E
Construction Type: II B
Fire sprinklers: Yes
Total Floor Area: 79,220 SF
Floors: First, Second and Third
Assessor Lot # 020 0102 0000



GENERAL:

The building generally is in good condition. Fire protection and plumbing have the greatest number of high priority items along with the need for adding snow guards around the library roof (shown above). Although not reviewed for OSHA compliance it was noted that the roof hatches do not have guardrails around them to protect the opening. To be assured of compliance guardrails and a gate should be added, however, these could be omitted if the roof hatch is kept closed while anyone is on the roof. This requires a maintenance policy and signage at the hatch to ensure the hatch is kept closed. Further review of OSHA requirements for this issue should be undertaken.

LIFE SAFETY:

HEALTH:

HAZARDOUS MATERIALS:

ADA COMPLIANCE:

- 3 Sink in Nurses room needs to have insulation added to water and waste pipes.



SITE:

EXTERIORS:

Roofs were installed during the original construction in 2002. Two roof systems were used, Carlisle .060 fire rated EPDM with a 15 year Total Roofing System Warranty that will expire October 2018 and a Slate Blue - Stanley Roofing metal roofing system that has a 25 year warranty that expires September 2027. Roof appears to be in good condition.

2 Roof hatches (3) do not have guardrails. Add railings, signs and gates.



4 Brackets for ladders between roof levels are rusting. Remove rust to bare metal and apply a zinc rich primer plus two coats of paint to the brackets.



2 The valleys in the metal roofing discharge adjacent to a standing seam that allows water to penetrate the seam. It is recommended that the seam at the valley be eliminated and that a wide matching sheet of metal be used from the valley to the edge of the roof. This metal will need to be locked to the two standing seam "pans" above and locked into the side standing seams.



1 Add snow guards around library roof as snow slides directly onto sidewalk.



3 Edges of lintels are starting to rust. remove rust and re-paint.



4 Ledges and other projections have stained the face of the building. Clean areas of building to remove black staining.



- 3 Elevator roof scuppers allow water to run on face of wall. Add an extension at a 45 degree angle to direct water away from wall.



- 3 Control joints in concrete block walls are cracking and sealant should be replaced.



INTERIORS:

- 3 Vinyl composition tiles (VCT) are curling and lifting in various areas of the building requiring replacement of tiles by maintenance staff. Replacement will need to be an on-going activity as tiles continue to lift.

- 4 Stained ceiling panels are present in the following rooms: Room 217A, Midfield room, 301 (one panel), 303 (two panels), TP3 (fifteen panels), Corridor outside R3 (three panels), 305, 306, 307, 308, 3B(four panels with mold), MDF (four panels), and 122 (two panels). Roof leaks above R3 is an on-going problem. Roof flashing above rooms 305, 306, 307, and 308 is responsible for the leaks. Roof has been repaired at 3B.



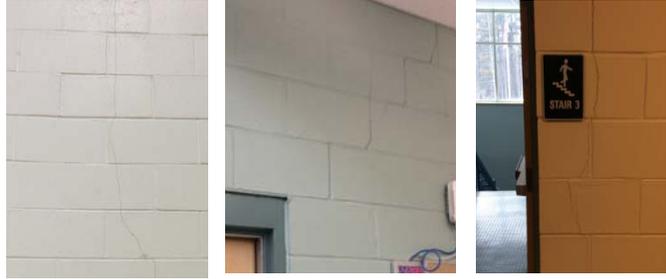
- 3 Window stool in Cafeteria has suffered sun damage and needs to be re-finished.

- 3 Vinyl tiles running through room 107 across building through room 108 are installed over a construction joint in the concrete floors. Remove and replace cracked tiles.



- 3 Gymnasium bleachers has a few bolts missing that require replacement.

- 4 There are vertical cracks in the walls of the gymnasium, one above the right hand bleacher and the other to the left of the entrance door. Also cracks exist over door to music 119, behind the mop sink in Jan 1B, at the kitchen joint by the door and at the wall adjacent to the door at the top of Stair 3. Cracks need to be filled with caulking and re-painted.



- 4 The Cafeteria control joint is split. Remove caulking and replace.

- 3 The fabric wrapping on the acoustical panels in the main stair has come loose. Remove panels and re-install fabric stretching tightly over substrate prior to re-installation.



ENERGY & WATER CONSERVATION:

See MEPFP below.

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

- 4 Black steel piping at Storz connection is prone to rusting-out when not constantly filled with water. Replace piping between check valve and Storz connection.
- 2 Stairs #1, 2 and 3 have no sprinklers installed below First Floor landings. Install sprinklers below landings.
- 2 There is no seismic joint in the sprinkler main. Provide UL listed seismic compensation joint on sprinkler main.
- 2 The outdoor wall hydrant at the boiler room is connected to non-potable water. Make a new connection to the potable water supply.
- 2 The gas fired water storage heater has a problem with flame outs. A certified manufacturer's technician needs to investigate and determine the required action to prevent this from occurring.

2 The domestic hot water has no expansion compensation. Add a bladder type expansion tank to avoid over pressurizing the system.

3 The utility sink in the kitchen has excessive corrosion, Replace corroded waste piping.

3 Domestic backflow preventer is leaking. Repair to prevent leaks and replace air gap fitting and pipe out to discharge over floor drain.

4 The heat recovery wheels, of the energy recovery air handling units (2), are not wired and therefore, are not recovering energy. Re-connect to allow for operation.

4 Energy recovery units (2), Rooftop units with A/C (except RTU-12)(3), 100% outdoor air Rooftop Unit, and Rooftop Unit without A/C have been recently fitted with VFD's. Further energy benefit can be obtained with the addition of sensors and controls.

Modular interior style AHU's located in the spaces served have been reported as too noisy:

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- The unit that serves the boiler room was retrofitted with a VFD last summer. The drive/unit should be interlocked with the gas appliance(s) and provided with pressure controls to provide heated combustion air without over pressurizing the boiler room.

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- The two gym AHU's were retrofitted with VSD's last summer, the associated return air fans were not provided with drives. If the return fans were provided with VSD's it may be possible to lower the speeds of this equipment thus decreasing the noise from these systems allowing academic use of the space.

4 The centrifugal end-suction pumps in the boiler room had VFD's added recently. The hot water circulation controls should be modified to take better advantage of the the energy savings.

2 The bearings on one of the centrifugal end-suction pumps in the boiler room needs to have bearing replaced.

3 Parts of the piping system located in the unheated roof of the mechanical rooms is missing insulation and could be subject to freeze damage.

3 The refrigerant piping located outdoors (exposed to sunlight) does not have jackets protecting the insulation from UV damage and insulation is showing signs of deterioration.

- 4 Aged text-based controls could be upgraded to graphics for ease of operator use. Some control sequences can be tweaked to achieve higher energy efficiency. Scheduling occupancy can be done at the "zone" level allowing further energy efficiency.
- 1 There is a trouble status in the fire alarm system that will require cleaning or replacing smoke detectors.
- 1 The generator's low fuel level indicator is inoperable. Repair or replace indicator.