

NORMAN DAY ELEMENTARY SCHOOL

75 East Prescott Street

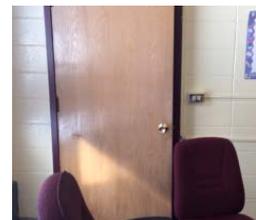
Year Constructed: 1965
Year of Renovation/Addition: 1998
Building Type: E
Construction Type: IIB
Fire sprinklers: No
Total Floor Area: 60,456 SF
Floors: First and Second
Assessor Lot # 024 0005 0000



GENERAL: The main condition problems fall primarily in three categories; Hazardous Materials; ADA Compliance and MEP. The vinyl tiles, probably original, are in very good condition but the potential exists that they contain asbestos. It is very important that this be tested as the process of buffing the floors has the potential of releasing the asbestos. The work scheduled for the summer of 2014 will replace windows, doors and the transite panels resolving an area of significant problems. Understandably, the age of the building has created many of the ADA compliance problems. However, ADA basically requires that when alteration to a building of this age are made only the area of the alteration need comply. However, it is required that an accessible path of travel be provided for the school. The numerous MEP items are also strongly related to the age of the building and contain a significant cost center.

LIFE SAFETY:

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.



HEALTH:

HAZARDOUS MATERIALS:

2 Duct insulation Type I in the Boiler Room. 350 linear feet assumed to be Asbestos. Repair and remove as recommended by 2012 AHERA Report.

Hard joint insulation throughout the school. Approximately 300, assumed to be Asbestos. No Action Required as recommended by 2012 AHERA Report.

- Flexible connectors in the Boiler Room. 1, assumed to be Asbestos. No Action Required as recommended by 2012 AHERA Report.
- 9" x 9" Vinyl floor throughout the school. 25,000 square feet assumed to be Asbestos. No Action Required as recommended by 2012 AHERA Report.
- 1 Vinyl asbestos floor tile should be tested and if found to contain asbestos, be removed and replaced.
- 2 Ceiling Plaster in the Boiler Room. 1,525 square feet assumed to be Asbestos. Repair and remove as recommended by 2012 AHERA Report.
- 2 Debris in the Boiler Room. 50 square feet assumed to be Asbestos. Seal access and remove as recommended by 2012 AHERA Report.
- Transite Panels in various locations under and over doors and windows. 250 square feet assumed to be Asbestos. This is part of the window/door replacement project.

ADA COMPLIANCE:

- 2 Toilet rooms for staff do not provide handicapped accessibility. Provide handicapped accessible toilet rooms for staff.



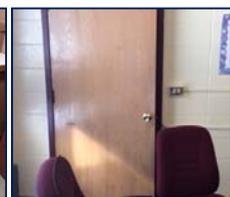
- 2 There are handicapped accessible toilet rooms for students in the 1998 wing. Provide additional accessible student facilities in the original building.



- Auditorium and Back stage exit door number 2, handrails and clearances not ADA accessible. No action required as insufficient space available.



- 3 Room 104, Knobs on doors need to be replaced and sink is not ADA accessible. Provide lever hardware and new ADA compliant sink and cabinet.



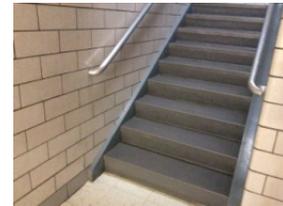
- 3 Clinic Room A-107 restroom is not ADA accessible, knobs on doors to restroom and 2 closets. Replace with lever hardware.



- 3 Library and Rooms 106,107, 108 and 109 have knobs on doors. Replace with lever hardware.



- 3 Stairs are not ADA compliant, No handrails, no extensions and guardrails are too low. Replace railing and provide extensions.



- 3 Corridor outside of Teachers Room is a dead end and there is a microwave on a shelf that sticks out more than 4 inches from the wall. Remove microwave and shelf.

- 3 Sink in Staff Restroom is not ADA compliant. Replace sink and cabinet with compliant unit.



- Closets between rooms 202 and 204 are narrow and don't meet turning radius for ADA and doors are narrow. No action required.

- 3 Room 214 has 4 double sinks of which one needs to made ADA accessible. Replace cabinet and sink with compliant unit.



SITE:

EXTERIORS:

In August 2007 new Sika Sarnafil roofing was installed on the Main roof and one lower roofs approximately 33,500 square feet. This roofing system has a 20 year warranty and is in good condition. The entrance canopy roof remains as EPDM. The pitched roof addition has an architectural grade asphalt shingle roof.



3

Ice melt tape at edges of north side asphalt shingle roof has pulled away from roof and needs to be re-attached.



4

The roof expansion joint is loose which could allow the membrane to deteriorate more quickly. Manufacture should be notified to inspect the joint and make necessary repairs.

2

Copper fascia at entrance canopy has become loose. Nails have been pulled out and continuous cleat has become detached. Re-secure cleat, remove and reinstall fascia locking into cleat.



4

Wood soffit under canopy has some small holes that need to be filled and re-painted.

3

Wood wall under canopy needs to be re-painted.

Windows, doors and frames are scheduled for replacement during the summer of 2015.



3

Expansion joints in brickwork need to have sealant removed and replaced.

3

Soffit vents in new wing are loose and missing. Replace those that are missing and secure all panels with screws or rivets.



3

Joints between gutters at the new wing are leaking. Seal joints in gutters.



3

Paint fascia on rear wing and seal against brickwork at ends.

- 4 Replace deteriorated wood boards over exterior door #4.



- 3 Replace sealant at exterior louvers.



INTERIORS:

- 3 Room 104, mechanical room door does not stay closed.



- 3 Corridor vinyl floor tile are coming up at edges and base below lockers buckling from floor buffer hitting. (See hazardous materials).



- 4 Ceiling panels are sagging in multiple rooms and corridor. Replace with new tiles.



- 3 Room 100, CMU block wall has cracked, spray foam is exposed and dry wall needs to be repaired. Replace damaged CMU and paint CMU block and drywall.



4 Repaint Supply Room.

Supply Room has water damaged tectum deck. Hole i deck is bridged by insulation. No action required at this time but deck should be replaced when roofing replaced.

ENERGY & WATER CONSERVATION:

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION:

(see individual reports for detailed description).

4 There is no fire sprinkler system in building. Add a fire suppression system.

2 The kitchen exhaust hood needs to have a suppression system added.

2 Domestic water pressure is too high. Adjust to approximately 70 PSIG.

3 Domestic water heater has no thermometer. Install thermometer on hot water outlet of water heater to monitor water temperature in heater.

2 Hot water is not being circulated. Main tempering valve installation for domestic hot water not providing for circulating hot water. Piping configuration should be changed to allow for circulation.

3 The domestic hot water system is without an expansion tank. Install bladder type expansion tank on hot water system.

4 Backflow preventer has no drip pipe. Install drip pipe

3 Hole in wall above janitors sink in the Janitors Closet in the addition. Patch wall near sink and install wall splash guards to protect walls.

3 Incorrectly supported conduits throughout building. Install appropriate supports.

2 120V 20A receptacles in kitchen & within six feet of sinks are not GFCI protected. Install GFCI protection for 120V 20A receptacles

- 2 Existing lighting control system is outdated. The installation of a programmable lighting control system is recommended, if not feasible the installation of occupancy sensors in all applicable areas is suggested.
- 3 The original boiler (1965) Weil-McLain Boiler is old and outdated. It was reported that the boiler fuel oil storage tank (10,000 gallon) was replaced seven years ago. It has also been reported that oil is not the primary fuel for the boilers. It was unknown when the last time oil was used to fire the HVAC boilers (noting that the burners are dual-fuel type). Caution should be taken to maintain the integrity of the fuel because when it is stored for long period of time it becomes contaminated to the point of turning into a hazardous waste and is unusable. Recommend that original boiler should be replaced and remaining oil in tank removed and disposed of as hazardous waste.
- 4 The roof exhaust fans are on 12" high curbs which can be problematic with large snow falls. The exhaust fans serving second floor classrooms are noisy and are not used. They have local wall switches for operation by occupant. Replacement is recommended.
- 2 Clothes dryer in kitchen is ducted into the mothballed dumbwaiter. Recommend ducting directly outside.
- 4 Unit ventilators in the music suite have three-way automatic control valves that are aged and failing. Recommend replacement.
- 4 Cafeteria and Kitchen air handling units are aged. Recommend replacement.
- 4 Wall hung finned tube radiation throughout building is old and reaching the end of its life expectancy. Recommend replacement.
- 4 Pneumatic controls throughout building are functional and aged. Recommend updating to DDC controls
- 4 HVAC piping for new addition is located in the crawl space which up feeds unit ventilators serving the additions classrooms. Half of the hot water piping in the boiler room is uninsulated (was never replaced after boiler replacement work). Reinstall all missing insulation.