

MILLENNIUM SCHOOL

23 Depot Street

Year Constructed: 1999
(Modular Building)
Year of Renovation/Addition: NONE
Building Type: E
Construction Type: VB
Fire sprinklers: Yes
Total Floor Area: 32,000 SF
Floors: First
Assessor Lot # 026 0086 0000



GENERAL:

The building is a series of portable classrooms that are not intended as a permanent structure. Generally the building appears to be in good condition with few problems that are not found in permanent structures. There have been some roof and exterior wall leaks but these can and have been repaired except as noted.

The building is not fully occupied and as such could be used for some temporary swing space for facilities that will require significant renovations or have some problem uses that need to be addressed. An example is the use of the second floor of the Town Farm Building by the Rowing Team, where the floor may not be adequate for this type of loading. The team could possibly be relocated to Millennium School until the structure at Town Farm is evaluated.

LIFE SAFETY: N/A

HEALTH: N/A

HAZARDOUS MATERIALS: N/A

ADA COMPLIANCE:

3 In Women's toilet room, there is a cabinet installed in front of toilet and toilet paper dispenser in men's, women's and most boy's and Girl's restrooms are mounted to high. Remove cabinet and lower the paper towel dispenser to the correct height.



3 Teachers Room Sink is not ADA accessible.



3 Sink in Rooms 16 and 18 not ADA accessible



3 Shelving on both sides of corridor at the Entry Area does not meet ADA. Remove shelving and patch walls.

EXTERIORS:

3 Roof is .060 EPDM, fully adhered. There has been some leaks in the roof but they appear to be mostly seam related. Some seams are open on sides and some have slight bubbling. It appears that sealant used on areas of the roof may not be compatible with the membrane. There is also about 20 SF of roof that has puckered but is otherwise sound. All open seams need to be recovered which should extend roof life by at least ten years.

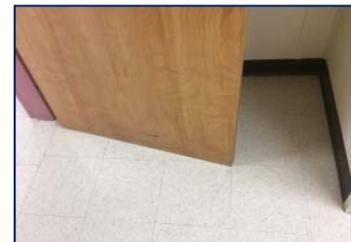


3 Exterior deck posts are in contact with the ground. They should be supported by new Sonotube foundations that extend above the top of finished grade by 8 inches. In addition, spread footing should be installed at the base of the stairs and ramps.



INTERIORS:

3 Entrance door to boys restroom drags on floor. Readjust door or shave bottom so it doesn't drag.



3 Uneven, edges lifting and a lot of patching in the floor tiles. Waxing and stripping the floors may have caused lifting of tiles throughout building especially in the Cafeteria and corridors. Replace damage tiles.



3 Knock-down metal door frame coming apart at corner. Resecure.



- 3 Broken or stained tiles in Rooms 3, 4, 7, 12, 14B, 15, 16, 17, 19, Teachers Room, Corridors and many other rooms.



- 3 Past roof leak and broken window frame in Rooms 1 and 19. Repair Broken Window Frame. and replace Tiles



- 3 Floor in Asst. Superintendents has been flooded. Joints between building sections a possible cause. Further investigation required. Remove exterior trim between sections and add flexible waterproof membrane over joint and re-install cap.

- 4 Tack board bubbling in Accounting Office. Replace tack board.

- 3 Damaged wall behind sink in Girls Room. Repair and Paint.

ENERGY & WATER CONSERVATION:

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

- 3 No insulation on hot or cold water piping throughout building. Provide insulation on all hot and cold water piping in building.

- 3 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.

- 4 The building was partitioned off where, in some cases, there are purely interior spaces. The rooftop units are, in some cases, serving both interior and exterior zones. Depending on the location of the thermostat (usually located in a space with an exterior exposure), the unit will respond accordingly. At this time, in order to get some degree of temperature control, the doors are left open trying to simulate a single thermal zone to varying degrees of success. The controls are all unitary (no central control or dial-up capabilities). A central control and monitoring system may be considered.