

NABNASSET SCHOOL

99 Plain Road

Year Constructed: 1960
Year of Renovation/Addition: 1996
Building Type: E
Construction Type: II or III
Fire sprinklers: Yes
Total Floor Area: 58,766 SF
Floors: First.
Assessor Lot # 069 0253 0000



GENERAL:

The building is in generally good condition with few problems. Most critical items are related to the electrical and mechanical systems of the building.

LIFE SAFETY:

- 3 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. Police input recommended.
- 2 The two roof hatches need railings around roof opening and should have an extendable handrail for ladder to provide safe access to the roof. Alternatively signage requiring hatches to be kept closed when people are on the roof should be added.



HEALTH: N/A

HAZARDOUS MATERIALS: N/A

ADA COMPLIANCE:

- 3 In the Nurse's Office the sink does not have knee clearance. Toilet room sink has non compliant fixtures. Replace cabinet and sink in office and replace fixtures in toilet room.
- 4 Hallway electric water cooler has one side that is higher than 27" and that projects more than 4 inches from wall. Provide guard rail at high side of EWC



Rooms 1 and 11 have sink mounted bubblers that exceed 3.5 inches from the front of the cabinet. There is also no knee space under the sink. Due to the stainless steel counters and the provision of bubblers in the hallways no change is suggested.



In room 1 and 11 toilet room grab bars are not appropriate for the age of users and the toilet size. Relocate grab bars to 20 inches above the floor. Similarly relocate toilet paper dispenser to 14 inches above the floor.



Women's ADA accessible restroom are not ADA compliant. No grab bar behind toilet, toilet paper dispenser too high and non ADA plumbing fixtures. Install grab bar, correct plumbing fixtures and lower toilet paper dispenser.



Men's room, sink fixtures are not ADA compliant. Replace with correct fixtures.



No ADA compliant fixtures on sinks in Girls Restroom. Remove existing fixtures and install ADA compliant fixtures.

EXTERIORS:

Roofs. Roofs are divided into three types:

Standing Seam Metal.



Vertical corner covers for standing seams have been dislodged by snow and ice. Most are damaged but some are missing. Replace all corner covers.



- 2 Walkway canopies have lost their snow guard. Replace guards with type that clamp to standing seams.



- 3 Fully Adhered Firestone EPDM Fire Rated Membrane. Membrane appears to be .060 EPDM and was installed at the time of the major renovation in 1996 and appears to be performing well. A few seams were starting to lift and should be re-secured.

- 3 All roof drains have plastic covers that are badly deteriorated and some have blown away with the wind. They should be replaced with cast iron covers



- White PVC Fully Adhered Membrane was installed 2010 and has a 20 year system warrantee. It does not appear to require any work.



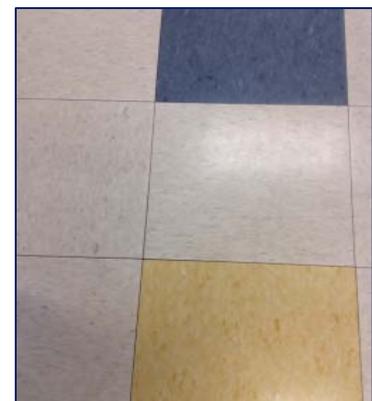
INTERIORS:

- 3 Ceiling panels throughout building are sagging from humidity. Replace ceiling panels with non-sag panels in rooms 8, 9, and 40% of room 15.



- 3 Room 16 has evidence of past ceiling leaks in metal deck ceiling panels. Re-paint ceilings.

- 3 Floor tiles lifting in places. Also joints between tiles have opened up in rooms 1, 9, 10, 13, 14, and 15. Open joints are not critical but will collect dirt overtime and will allow stripper to get under tiles. Replace areas of floor with lifting tiles. This will be an on-going item as tiles continue to lift in the building.



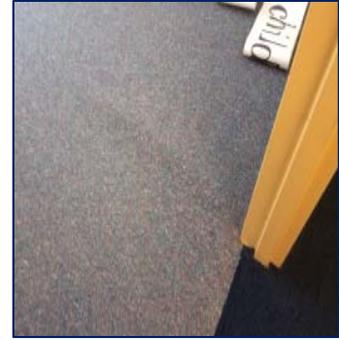
3 In room 11 and Library, carpet seam has started to open. Replace carpet at seam (approx. 4' length).

3 There is a carpet hump in the Assistant Principal that needs to be cut and rolled flat.

3 Tile floors have grout that is dirty. Similarly, in hallways tile base has grout that has turned black from dirt. Floor tile and tile base grout should be cleaned in all restrooms and hallways respectively.



3 In Special Education room 14, wall padding in time-out room is damaged and needs to be replaced.



ENERGY & WATER CONSERVATION:

3 Entrance vestibule weather-stripping needs to be adjusted or replaced on exterior doors.



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

2 AC cable, EMT and wiring - Boiler room: Exposed wiring, wiring in poor condition and in Library: MC cable is not secured in place at T.V. Recommend replacing with suitable wiring method and all cables must be properly secured.

2 Maint. Complaints: Fire Alarm goes into trouble status, most likely due to old and/or dirty smoke detectors. Clean or replace smoke detectors.

1 120V 20A Receptacles in kitchen & within six feet of sinks are not GFCI protected. Install GFCI protection for 120V 20A kitchen receptacles.

2 Custodian closet light switch and receptacle in Library storage closet has exposed wiring. Install proper faceplate.

- 3 Building would benefit from additional occupancy sensors or the installation of a programmable lighting control system. Install occupancy sensors in all applicable areas. Or installation of complete programmable lighting control system is recommended.
- 2 Throughout the building, the unit ventilators face and bypass damper actuators are failing at a regular rate causing rooms to overheat. Recommend replacing actuators.
- 4 It was noted that the IDF/Server Room is not mechanically cooled. Recommend cooling of this space.
- 2 Some roof fans have been located too close to the edge of the roof which does not meet OSHA Regulations. Verify if units are working. If they are, recommend relocating to meet code.
- 4 Cafeteria & Kitchen/Rooftop unit is too loud to utilize during academic sessions and normally shut off. Recommend repairing.
- 2 Missing sprinkler below H&V Unit in the Gymnasium. Install sprinkler below H&V unit.
- 4 In the Water Service Room Black steel piping is prone to rusting-out when not constantly filled with water. Replace piping between Storz connection and check valve with galvanized pipe.