

# COLONEL JOHN ROBINSON SCHOOL

60 Concord Road

Year Constructed: 1970  
Year of Renovation/Addition: None  
Building Type: E  
Construction Type: II B  
Fire sprinklers: No  
Total Floor Area: 55,836 SF  
Floors: First.  
Assessor Lot # 020 0102 0000



## GENERAL:

The building is showing signs of its age with deterioration in the roof, some masonry problems, and a number of issues with the mechanical and electrical systems. Acoustics have been a problem in the open plan classrooms which has been solved with draped acoustical batts secured to the roof structure. These batts require extensive annual cleaning, to keep dirt and dust from accumulating on the tops, by the custodial staff. A better solution would be to install suspended acoustical panel ceilings in the classrooms with the benefit of resolving the acoustical issues and providing a brighter space.

## LIFE SAFETY:

Provide railings and gate at roof hatch which is currently unprotected. This work to be performed as part of the re-roofing project.

## HEALTH:

3 Toilet partitions adjacent to urinals in boys rooms are badly rusted and should be replaced with panels that will not corrode.

## HAZARDOUS MATERIALS:

Generator exhaust pipe insulation in the Boiler Room. 13 linear feet assumed to be Asbestos. No Action Required 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.

Duct insulation in the Boiler Room. 150 square feet assumed to be Asbestos. No Action Required as recommended by 2012 AHERA Report.

12" x 12" Vinyl floor tile under carpet throughout the school. 25,000 square feet assumed to be Asbestos. No Action Required as recommended by 2012 AHERA Report.

ADA COMPLIANCE:

2 Loose carpets have been laid over the carpeting and may be a tripping hazard. Edges of carpeting should be adhered with double sided carpet tape along all edges.

3 Storage rooms have knobsets that need to be replaced with lever hardware. Also clearances with rooms are not sufficient for wheelchair access.



3 Sinks in Planning rooms are not ADA accessible. Cabinets need to be modified and new sinks provided to comply with ADA.



3 Sinks and restroom in Health Clinic are not ADA accessible. Knobs on doors need to be replaced with lever type hardware.



3 Knobs on doors to office and storage rooms in the Kitchen area. Exterior door number 6 does not have panic hardware on either of the double doors. Replace knobs on interior doors with lever type hardware and install panic hardware to the exterior door.



3 Drinking fountains in gymnasium and boys and girls locker areas are not ADA accessible. Replace with ADA accessible drinking fountains.



3 Planning Rooms 1 and 2 No Clearance at door, knob sets on doors and sinks are not ADA compliant.

3 Portables entry doors threshold are too high, no platform at top of ramp and no clearance at doors. Doors have thumb latch hardware. Doors between portables have knob sets. Recess doors away from ramp to provide level platform. Change hardware to lever type.

3 Sinks in all the classrooms are non-compliant. Replace sinks and cabinets with ADA compliant units.

2 Currently only 2 H/C accessible toilets in building. Code requires separate H/C facilities for staff and students. Provide adequate handicapped toilets for students and staff.

3 At the steps from the portables handrails are not ADA compliant. Replace railing to comply with ADA.



SITE:

EXTERIORS:

Roofs are EPDM, fully adhered and were installed in 1988.

3 Roofs have areas of significant ponding and seams are starting to open. As the roof is approaching 30 years old we recommend full replacement which will also have the added advantage of being able to increase the roof insulation for the building.



A number of skylights are damaged on roof. Replace four 4'x6' and two 4'x4' skylights as part of re-roofing project.



3 Roof ladder needs to be re-painted.

3 Clean and re-paint wood fascias under gutters that are deteriorating.





Replacement of exterior windows, doors and frames is planned for the summer of 2014. Work should include new sealants and re-pointing of window sills.



There are approximately 40 damage brick units that need to be cut out and replaced.



Even though there are no expansion joints in the brick walls there is very little damage. Re-point approximately 150 SF of brickwork and pre-cast concrete panels. Some edges of pre-cast are damage but can be covered when re-pointing occurs.



Clean and repaint exterior canopy at delivery dock.



Lintels are typically rusty and need to be cleaned and re-painted.



One soffit panel over exterior door had dropped and needs to be replaced.



Replace trim around through-the-wall A/C unit.



Roof fascia has pulled away from building at rear entrance and needs to be re-secured.



4 There is a limited amount of graffiti that should be removed.

3 Exterior conduits on face of building are rusted and need to be scraped, cleaned and repainted or replaced.



#### INTERIORS:

4 Draped acoustical batts have been installed over plaster ceilings throughout classrooms. These require annual cleaning to remove dust that collects on the upper surface. These should be removed and replaced with 2'x2' suspended acoustical tile ceilings.



3 Acoustical wall panels are worn and dirty and should be removed. Panels are probably secured to wall with adhesive. The adhesive needs to be checked for hazardous materials.



2 General carpeting has separated from the substrate causing ridges across the floor. Also, edges of carpet against vinyl floor tile has frayed. The carpet is over ten years old and has numerous patches where defects have been cut out. Carpets should be replaced and edge strips provided at all exposed edges against vinyl floor tiles. Where carpet is to be replaced, vinyl tile beneath is assumed to be Asbestos Containing Material. (See Hazardous Material section.)  
Built-in shelving at windows in classrooms have plastic laminate tops. In most rooms this is lifting and should be replaced.

3 Replace vinyl floor tile in storage rooms.

3 Wall tiles exist in locker rooms and restrooms. Caulking needs to be replaced in all inside corners of tile. Also as miscellaneous equipment has been removed from tile walls holes have been left. These need to be caulked with material that matches the tile color.

3 Floor tile grout needs to be cleaned in all restrooms.

- 2 Floor at exterior door number 5 in Gymnasium is damaged and patched with plywood causing a possible trip hazard. Remove plywood and repair floor properly.



ENERGY & WATER CONSERVATION:

- 3 Exterior Double doors number 2 have a gap between doors and allow light and exterior conditions to penetrate interior. Install weather stripping to eliminate gap.



MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION:

(see individual reports for detailed description).

- 4 The building does not have a fire protection system. Add a fire sprinkler system.
- 2 Kitchen exhaust hood has no fire suppression system. Install Fire suppression system within hood.
- 1 Main tempering valve is not piped properly to allow hot water recirculation, and thermometer not operating. As a result, the hot water at the classroom sinks is being delivered at over 120 Deg. F., and is a safety concern. Install Hi-Lo tempering valve.
- 3 No insulation on some of the water piping. Install insulation on all un-insulated water piping.
- 1 No thermometer or tempering valve on gas fired water heater. Install tempering valve and thermometer to control water temperature to kitchen.
- 1 Domestic hot water not regulated. This line (could not identify what it is feeding) can deliver domestic hot water to fixtures that is over 140 Deg. F., and a safety concern. Reroute to go through main tempering valve.
- 1 Kitchen hot water and scrub sink share one tempering valve. Separate hot water piping to provide proper temperature water to hand wash and scrub sinks.
- 2 Hose bibb has no vacuum breaker. Install vacuum breaker to hose bibb.
- 3 There is no drip pipe on the backflow preventer. Install drip pipe to control water discharge.

- 3 Square D equipment appears to be original from 1970 and there is less than three feet clearance in front of the main distribution panel and associated electrical equipment in the boiler room. Replace and relocate old equipment with new.
- 1 Boiler room: Circulator pump wiring is unsupported. Custodian Closet J4: Junction box is missing. Wiring is to be properly supported. Junction boxes must be covered.
- 1 Exposed wiring at generator. Replace with suitable wiring method.  
120V 20A receptacles in kitchen are within six feet of sinks are not GFCI protected and switches & receptacles appear aged and in poor condition. Install GFCI protection for 120V 20A receptacles in kitchen that are within six feet of sinks and replacement of other switches and receptacles is suggested.
- 2 Relocate switch or partition. 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 Horizontal CLG-mounted and console floor mounted (Day Care) unit ventilators controls are outdated and fails frequently. Replace with updated equipment.
- 4 It was reported that the boiler storage tank (10,000 gallon) was replaced 6 years ago. It has also been reported that the oil is not the primary fuel. Caution should be taken to maintain the integrity of the fuel because when it is stored for long periods of time, it becomes contaminated to the point of turning into a hazardous waste and is unusable.
- 4 Modular AHU adjacent to gymnasium is outdated and difficult to access. Replace with new and allow accessibility.
- 4 Wall exhaust fans throughout class rooms are outdated. Replace.
- 2 Pneumatic controls throughout building are outdated and failing regularly. Recommend replacement with digital controls.
- 4 Fan Coil Units with heat exchangers in Portable class rooms are all electric. System includes air-to-air heat exchangers to reduce the energy penalty of electric heat. Replace units.