

3.2.a. GENERAL DESCRIPTION

The original 1954 building consists of (2) two-story classroom wings with flat roofs, a two-story library with a shallow sloped roof, a one story administration office wing and the large 45' high +/- gymnasium and auditorium. The 1964 additions are similar to the original building. The classroom additions are two-story with flat roofs, one with brick walls the other with windows and panels similar to the original building. The library, gymnasium and cafeteria expansions provided similar roof lines and materials to the original building.

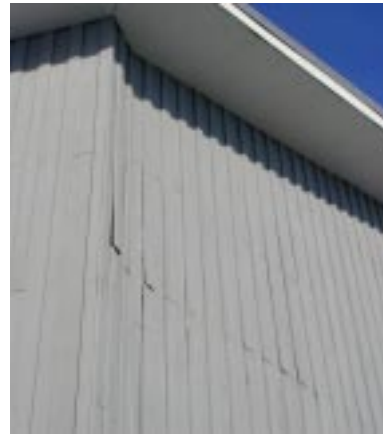


3.2.b. ARCHITECTURAL EXTERIOR

3.2.b.1 Walls

Existing Conditions

In 1985 a large portion of the windows were covered with painted wood panels. These panels must be painted and repaired constantly. The remaining windows are existing single pane, wood and/or steel sash which are in poor condition. There is some brick veneer which is in good condition.



Recommendations

Remove all of the wood panelling and underlying wood/steel windows. Replace all windows with thermal aluminum windows. Limit the amount of glass at some exposures to reduce heat build up. Tinted glass should be considered. Increase the amount of operable vents to improve ventilation. Where wood panelling is located away from glass areas, remove and replace with panels which provide more thermal resistance and require less maintenance. Provide general masonry repairs/restoration, including caulking at all exposed masonry.



3.2.b.2. Doors and Windows

Existing Conditions

Doors - Most exterior doors have been replaced since 1985 and are generally fiberglass. Many have been recently recoated.

Windows - see description in 3.2.b.1.

Recommendations

Repair existing fiberglass doors. Replace any heavily utilized doors with new fiberglass. Replace all existing windows as described in 3.2.b.1.



3.2.b.3. Roofing

Existing Conditions

The existing built up roofing and mineral surface roofing was buried under a reroofing board and rubber roofing membrane. There is wet insulation and ponding water in many locations.

Recommendations

The roofing is nearing the end of the warranty period. All roofing should be removed, including the original built up roofing. The substrate should be evaluated and any deterioration remedied. New insulation and drainage should be installed and a new rubber (EPDM) membrane applied.



3.2.c. ARCHITECTURAL INTERIOR

3.2.c.1 Floors

Existing Conditions

The classrooms, cafeteria and corridors are predominantly vinyl tile floors, installed in 1985. Gym floors are wood, locker and toilet rooms are ceramic tile, auditorium has carpeted aisles, painted concrete at seats and wood at the stage. The administrative area and library are carpeted.



Recommendations

Repair/refinish all wood floors. Replace any existing vinyl asbestos tile (VAT) floors with new resilient flooring. Replace existing vinyl composition tile (VCT) and rubber floor where they are not wearing well. Replace existing carpet.

3.2.c.2 Walls

Existing Conditions

Corridors are predominantly glaze coated masonry, recessed lockers and tectum. Classrooms have glazed tile, unfinished masonry, painted block and painted plaster. Toilets are either ceramic tile or glaze coated masonry blocks.

Recommendations

Repair and resurface all walls where repair is required, where renovation is to take place or where in need of improvement. This will cover most walls throughout the building.



3.2.c.3 Ceilings

Existing Conditions

Many of the ceilings are 2 x 4 tectum ceiling panels in a suspended grid. The exposed painted concrete structure exists at the 1964 classroom additions. Many rooms have original 1 x 1 ceiling tile.

Recommendation

Because a new sprinkler system is required, the HVA C system must be upgraded and new lighting is to be installed, all ceilings should be new acoustical suspended ceilings.



3.2.c.4 Interior Doors

Existing Conditions

Although the doors have been maintained, they are wearing and in some cases the wood doors are falling apart to the point that they do not operate properly.

Recommendations

High impact, heavily used doors should be replaced. Magnetic holders should be installed to increase the life expectancy of the doors. A complete survey of every door should be done to evaluate the condition of the door, frame and hardware, repair and replace as required. For the purpose of this study, an assumption is made that 75% of the doors will require minor to major repair/replacement. Access for handicapped must be considered and wider, accessible doors and hardware installed.



3.2.c.5 Handicapped Accessibility

Existing Conditions

Although there have been recent projects that address vertical wheelchair access. The building is limited in allowing handicapped access. Doors to classrooms, corridors and toilets do not conform to Americans with Disabilities Act (ADA) or the Architectural Access Board (AAB). Accessible toilet facilities, locker and shower rooms, water fountains, telephones and sinks are very limited. The building does not have any signage or address the hearing impaired.

Recommendations

As per the AAB and ADA, if a major project such as this is proposed, all barriers should be removed.

3.2.c.6. Furnishings / Equipment

Existing Conditions

No furniture has been purchased recently and a good percentage is over 20 years old. Most has aged and is worn, as should be expected. Chalkboard/ markerboards are limited or in poor condition. Lockers were retrofitted in 1985 and due to heavy usage are in need of repairs. Many toilet partitions were replaced in 1985 but need to be repaired/replaced. Cabinet space and storage is in poor condition and inadequate. Lab furniture and equipment is in fair condition.

Recommendations

Perform an inventory and repair or replace most furniture, chalkboards, tackboards, cabinets, toilet partitions and lab furniture and equipment.

3.2.d. Structural Review

General

Upon visual inspection, all portions of the building appear to be very sound and well constructed. According to the Sixth Edition of the State Building Code, Chapter 34, paragraph 3408.0, Structural Requirements for Existing Buildings, seismic provisions would have to be made to the existing building in the event that a major renovating project, such as the project recommended in this report, is proposed. Particular modifications required to conform to the seismic requirements, include eliminating any seismic hazards, such as ensuring that the brick veneer is properly anchored to the structure. This condition would have to be addressed along the exterior walls of the classroom wings of the original 1953 building. The exterior walls at the stage would have to be braced as well. This could be achieved fairly easily by installing steel beams along the inside face of the masonry connected to the exposed steel framing. Additionally, all non-bearing interior masonry walls must be anchored to the ceiling or floor structure. Hazards, such as unbraced parapets, must be reviewed. The only area where this was observed is over the stage and it would be recommended to simply remove the parapet if the renovation work proceeds.

