

ADMINISTRATION BUILDING

Overview:

The Livingston Board of Education Administration Building is located at 11 Foxcroft Drive and consists of a two-story building with garage space occupying the partial lower level. One small Addition was added at a later date to accommodate additional offices and computer spaces.

In general, the site elements are in fair condition with some paving repair needed at parking areas and driveways, with new striping, directional arrows and fire zone markings.

The exterior brickwork is in good condition and there were no signs of water infiltration through the exterior walls. The windows are aluminum, single glazed, original and in fair condition. There is a separate roof condition analysis for this building elsewhere in the report. There was no sign of water infiltration through the roofs. The exterior doors are mostly FRP doors in hollow metal frames.

The interior of the building consists of masonry walls, carpet and 9" x 9" asphaltic floor tiles, (which may be indicative of containing asbestos in a number of rooms) and wood doors. There are many handicapped measures not complied with, i.e., door hardware, entrance door widths and toilets.



Livingston School District
Administration Building

Exterior Building Elements:

EX-01 Site:

Observations:

Asphalt parking areas are cracked, sinking and breaking up. Existing striping and directional arrows are fading and hard to see. Front and side entrance concrete steps lack non-slip nosings and handrail extensions. Fencing surrounding exterior mechanical equipment is in disrepair.

Recommendations:

Mill and resurface the cracked, sinking and breaking up drives and parking areas. Paint stripe parking bays, directional arrows and fire zone markings. Provide ADA complying handrails at the exterior stairs for barrier free access to main entrance. Replace mechanical equipment fencing.



EX-02 Masonry Walls:

Observations:

The exterior of the building is a partial two-story, full height, brick-faced masonry wall. The brick masonry appears in good condition with no major cracking noticed. Caulking at doors, windows and louvers is dried out and cracking.

Recommendations:

Doors, windows and louvers should be re-caulked.



EX-03 Windows:

Observations:

Exterior walls have original aluminum windows, which are single glazed, non-thermal break and energy inefficient. There are a few windows at the Addition that are new and do not need to be replaced.

Recommendations:

Replace the original windows with new thermal break windows with 1" thick insulating glass. Paint lintels with rust inhibitive paint.



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EX-04 Doors:

Observations:

The front entrance door is FRP, without lever handles on the exterior side. The remaining exterior doors are aluminum. Existing metal frames appear in acceptable condition.

Recommendations:

Replace FRP doors not meeting ADA required width. Replace all hardware on exterior doors with lever handles. Clean existing metal frames and paint same. Replace all caulking at existing frames.



EX-05 Roofing:

Observations:

The existing roof has areas of built-up roofing and EPDM. Both types are in good condition and are within their expected life expectancies. Existing gutter downpipes are in poor condition.

Recommendations:

No repairs needed at this time. Replace gutter downpipes that are in disrepair.

Interior Building Elements

IN-01 Wood Doors:

Observations:

Certain corridor doors do not comply with code fire-rating requirements (1/3 hr.). Door hardware does not comply with ADA requirements. The double doors to the meeting room are 2' - 6" in width, which do not meet the ADA required width.

Recommendations:

Replace non-complying fire-rated doors with 1/3 hr. rated complying doors and hardware. Replace non-complying door hardware with ADA complying hardware.



IN-02 Floor Tiles:

Observations:

The floor at the vault has 9" x 9" vinyl tiles, which may be indicative of containing asbestos.

Recommendations:

Even though the tiles are non-friable, it is suggested that the Board have the tiles tested to ascertain if they contain asbestos. The Board may wish to have its abatement consultant prepare a schedule to remove any tile found to contain asbestos. This office will then provide the documents to replace the tile accordingly.



IN-03 Janitor Closets:

Observations:

Janitor closet was found to be in poor condition due to its age.

Recommendations:

Prep and paint all walls, floors and ceilings. Install new slop sinks/mop sinks and stainless steel equipment hanger strips and shelving.



IN-04 Break Room Sink Cabinets and Counters:

Observations:

The sink cabinets and counters in the break room do not meet ADA requirements for height, sink lever handles and trim, ADA approach requirements.

Recommendations:

Replace break room sinks, sink cabinets and counters to meet ADA and code requirements.



IN-05 Toilets:

Observations:

The men's toilet in the building does not meet ADA requirements. The women's toilet does meet ADA requirements. There is a uni-sex single toilet that does not meet ADA requirements.

Recommendations:

Renovate non-complying toilets with new fixtures, stalls, floor/wall/ceilings, accessories, etc. Replace doors, frames and hardware. Update ventilation systems and lighting.



IN-06 Office Areas:

Observations:

The existing ceiling tiles in most areas are in poor condition due to age. Carpet has normal wear and tear for its age and has been replaced in certain areas.

Recommendations:

Replace suspended ceiling tiles and carpet as needed.

