

COLLINS ELEMENTARY SCHOOL

Overview:

Collins Elementary School is located at 67 Martin Road and consists of a one-story building, which has had a number of additions added to it over the years, the latest of which was a one-story Multi-Purpose Room and Classroom Addition completed in 2002. The existing building has masonry walls, tectum roof decks and concrete slab on grade. The new additions (2002) have masonry walls, metal deck at the roofs and concrete slabs on grade. The 2002 additions appear to meet all code requirements.



In general, the site elements are in fair condition with some sidewalks and curbing in need of repair. The ADA curb cuts at the front of the building need replacement. Asphalt milling and paving is 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. Other than the 2002 additions, all windows are aluminum, single glazed, original and in poor condition. FRP doors are prevalent at the 2002 additions otherwise the exterior doors are aluminum in hollow metal frames. 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 interior of the building consists of masonry walls, 12" x 12" vinyl floor tiles, carpet and 9" x 9" asphaltic floor tiles, (which may be indicative of containing asbestos in a number of rooms) and wood corridor doors. The built-in casework in the original building is in poor condition due to their age. There are many handicapped measures not complied with, i.e. door hardware, classroom sink counters, toilets, and handrails.

Exterior Building Elements:

EX-01 Site:

Observations:

Asphalt drives and parking areas are cracked and breaking up in some areas. Existing striping and directional arrows are fading and hard to see. Concrete sidewalks and curbing are deteriorating and in need of replacement in some locations.

Recommendations:

Mill and resurface cracked and breaking up drives and parking areas. Paint stripe parking bays, directional arrows and fire zone markings. Cut out broken, sunken and deteriorated sections of concrete walkways and concrete curbing.



EX-02 Masonry Walls:

Observations:

The exterior of the building is a one-story, full height brick-faced masonry wall. The brick masonry appears in good condition with no major cracking noticed. Caulking at original doors, windows and louvers is dried out and cracking. Some areas of fascia and trim need to be painted. The masonry walls at the 2002 additions are in good condition.

Recommendations:

Even though no water infiltration was observed inside the building, spot masonry joint cut and pointing should be performed. Also, doors, windows and louvers should be re-caulked. No work at the 2002 additions is necessary.



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EX-03 Windows:

Observations:

Exterior walls have original full height aluminum windows, which are single glazed, non-thermal break and energy inefficient. The 2002 Addition windows are new, thermal efficient and in good condition.

Recommendations:

Replace the original windows with new thermal break windows with 1" thick insulating glass at North Wing, South Wing, South Courtyard, East Wing and Multi Purpose Room.



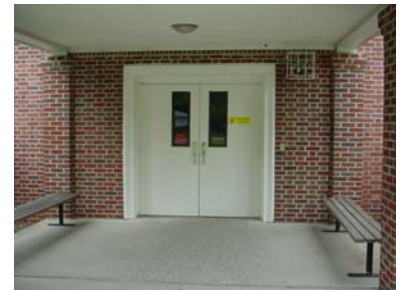
EX-04 Doors:

Observations:

Exterior doors are aluminum or hollow metal, without lever handles on the exterior side. Exterior doors at the 2002 additions are FRP with compliant hardware. Existing metal frames appear in acceptable condition.

Recommendations:

Replace existing doors with FRP doors. 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 built up roofs have been replaced within the last 8 (two separate sections 1999/2001) years and are in good condition, no repairs are required. The EPDM roofs are nearing their historical life-cycle for this particular roofing system.

Recommendations:

An infrared analysis shall be recommended for all EPDM roof areas to reveal possible wet and/or damp deficient roof insulation below. Seam reinforcement is suggested based upon Infrared results.



Interior Building Elements

IN-01 Wood Doors:

Observations:

Existing corridor doors do not comply with code fire-rating requirements (1/3 hr.). Interior door hardware has been retrofitted to meet ADA requirements, however a handful of doors were not upgraded. Many corridor doors do not meet ADA pull side dimension requirements. Louvers above doors do not have fire dampers. The doors at the 2002 additions meet requirements.

Recommendations:

Replace non-complying fire-rated doors with 1/3 hr. rated complying doors and frames. Replace non-complying doors and door hardware with ADA complying widths and hardware. Provide louvers with fire dampers.



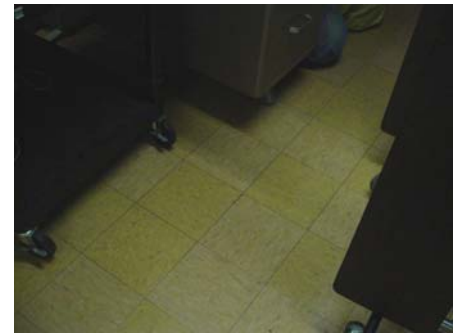
IN-02 Floor Tiles:

Observations:

Certain rooms have 9" x 9" vinyl tiles in classrooms, which may be indicative of containing asbestos. The floor tiles at the 2002 additions appear to not contain 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 closets were found to be in poor conditions due to years of continuous hard use. The closets at the 2002 additions (where provided) appear clean and new.

Recommendations:

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



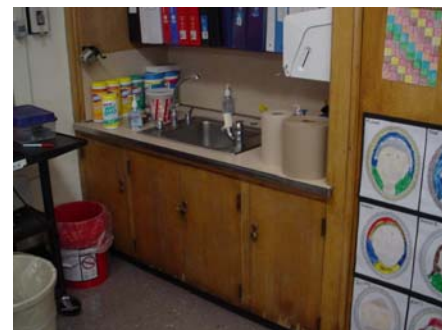
IN-04 Classroom Sink Cabinets and Counters:

Observations:

The sink cabinets and counters in the classrooms were observed to be in poor condition from years of use. They also do not meet ADA requirements for height, sink lever handles and trim, insulated exposed piping, ADA approach requirements and D.O.E. bubbler/drinking fountain requirements (at Pre-K and Kindergartens). The classroom sink cabinets and counters at the 2002 additions meet requirements.

Recommendations:

Replace all classroom sinks, sink cabinets and counters to meet ADA and code requirements.



IN-05 Toilets:

Observations:

Two sets of boys and girls' toilets appear to have been renovated and an attempt to meet ADA guidelines is apparent, however there are items missing (i.e., grab bars and pipe insulation), which do not make them compliant. There is a set of men and women's faculty toilets, which do not meet ADA requirements. None of the toilets within the classrooms meet ADA requirements. New toilets in the 2002 Addition meet all requirements.



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Recommendations:

Renovate toilets with new fixtures, stalls, floor/wall/ceilings, accessories, etc., and reconfigure to meet ADA. Replace doors, frames and hardware. Install insulation on sink piping. Update ventilation systems and lighting.

IN-06 Corridor Ceiling:

Observations:

Existing corridor height is 7' - 7 ½", which does not meet the minimum height allowed of 8' - 0".

Recommendations:

Provide new ceiling at correct height, if possible, based upon further determination of duct and piping conditions above the ceiling. Re-install existing lighting, smoke detectors, etc.



IN-07 Stage ADA Access:

Observations:

No wheelchair access to the stage was observed.

Recommendations:

Provide an ADA complying wheelchair lift to the stage floor from the Multi-Purpose Room floor.



IN-08 Nurse's Office:

Observations:

The Nurse's Office does not meet ADA requirements for doors, hardware and toilet room.

Recommendations:

Provide new uni-sex toilet room meeting all ADA requirements, new doors 3' - 0" in width and lever door hardware. Provide new finished flooring and paint.



IN-09 Administration Area Reception Desk:

Observations:

The Administration Desk does not provide for ADA wheelchair counter height.

Recommendations:

Modify the Reception Area Desk to accommodate a 34" high counter area for the wheelchair disabled.



IN-10 Faculty Room Sink Cabinet and Counter:

Observations:

The sink, cabinet and counter in the faculty room do not meet ADA requirements for height, sink lever handles, trim and ADA approach requirements.

Recommendations:

Replace sink, sink cabinet and counter to meet ADA and code requirements.

IN-11 Activity Area:

Observations:

Currently being used as Music Room. Cannot have wood floors in an instructional room, refer to NJAC 6A: 26-6.2(b)4.

Recommendations:

Room to be renovated. See Report Section 12.

IN-12 Chalkboards:

Observations:

Chalkboards need resurfacing.

Recommendations:

Resurface chalkboards.