

BURNET HILL ELEMENTARY SCHOOL

Overview:

Burnet Hill Elementary School is located at 25 Byron Place 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 media center 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 cut at the side of the building needs 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. Only a small portion of the windows are aluminum, single glazed, original and in poor condition. Most of the windows appear to be replaced within the last ten years and look to be in good 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, 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 are 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 parking areas are cracked and breaking up. 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 the 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 older 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.

Livingston School District
Burnet Hill Elementary School

EX-03 Windows:

Observations:

A good portion of the windows have been replaced with new thermal windows and screens. A few screens are torn, discolored and damaged. One wing on the rear of the school has 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 northeast wing.

EX-04 Doors:

Observations:

Exterior doors are FRP with compliant hardware. Existing metal frames appear in acceptable condition.



Recommendations:

No action to be taken.

EX-05 Stairs:

Observations:

Exterior stairs lack non-slip nosings. Handrails meet ADA requirements.



Recommendations:

Replace stair nosings.

EX-06 Roofing:

Observations:

A large portion of EPDM and built-up roofs are in poor condition, with seams failing and blistering and cupping of internal insulation boards. The majority of the shingle roofs are in good condition.

Recommendations:

Replace the EPDM and built-up roofs that are in disrepair. A small portion of EPDM roof system that is questionable should be further tested by infrared analysis for wetness. Replacement of indicated shingled roof area (see drawings attached) above room #35.



Interior Building Elements

IN-01 Wood Doors:

Observations:

Existing corridor doors, frames and glass transoms do not comply with code fire-rating requirements (1/3 hr.). Interior door hardware does not meet ADA requirements. Many corridor doors do not meet ADA pull side dimension requirements. Egress doors in vestibules and Multi-Purpose Room are 2'-6" wide and do not meet ADA guidelines. A select few doors at classrooms, which appear to have been added at a later date, do not have a 180-degree swing, and is not code compliant due to hindrance of egress corridor width. The doors at the 2002 additions meet requirements.



Recommendations:

Replace non-complying fire-rated doors with 1/3 hr. rated complying doors, frames and hardware. Replace non-complying doors and door hardware with ADA complying widths and hardware. Replace glass transom panels with complying fire-rated glass.

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.



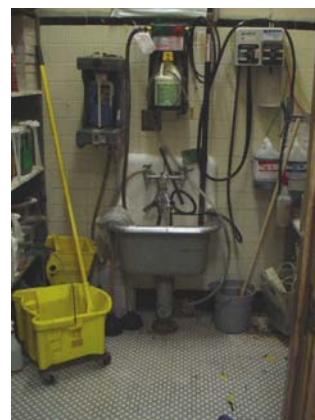
Recommendations:

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:

One set of boys and girls' toilets in the original building near the main office does not meet ADA requirements. The other set of boys and girls' toilets in the rear of the building appears to have been renovated and an attempt to meet ADA guidelines is apparent, however, they do not. There is one uni-sex faculty toilet that meets ADA but the other one in the faculty workroom does not. New toilets in the 2002 Addition meet all requirements.



Recommendations:

Renovate toilets with new fixtures, stalls, floor/wall/ceilings, accessories, etc., and reconfigure to meet ADA. Replace doors, frames and hardware. Update ventilation systems and lighting. Provide additional uni-sex toilets meeting ADA compliance to alleviate fixture count shortage due to larger ADA stalls.

Livingston School District
Burnet Hill Elementary School

IN-06 Ramps:

Observations:

Interior ramp handrails do not meet ADA requirements.

Recommendations:

Provide new handrails that meet ADA requirements.



IN-07 Stage ADA Access:

Observations:

No wheelchair access to the stage was observed. Second means of egress blocked by janitorial supplies, ladders, hand truck, etc.

Recommendations:

Provide an ADA complying wheelchair lift to the stage floor from the Multi-Purpose Room floor. Remove items hindering second means of egress.



IN-07A Stage Front Refurbish:

Observations:

Stage front doors in poor condition.

Recommendations:

Replace stage front wood doors, trim and stairs.

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.

Livingston School District
Burnet Hill Elementary School

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 Toilet at S.W. Wing:

Observations:

Found cabinet hindering wheelchair movement.

Recommendations:

Remove cabinet to restore wheelchair movement.

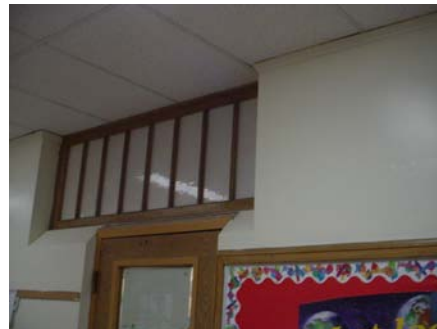
IN-11 Corridor Clearstory Windows:

Observations:

Frame and glazing not fire-rated.

Recommendations:

Replace with fire-rated frame and 1/4" wire glass.



IN-12 Chalkboards:

Observations:

Chalkboards need resurfacing.

Recommendations:

Resurface chalkboards.