

HARRISON ELEMENTARY SCHOOL

Overview:

Harrison Elementary School is located at 148 North Livingston Avenue and consists of a two-story building with basement constructed in 1929, which has had a number of additions added to it over the years, the latest of which was a one-story Gymnasium and Classroom Addition completed in 2002. The building has masonry walls, concrete floor slabs with wood framing and wood decking at the hipped roofs and is sprinklered. The various additions are single-story with masonry walls, tectum roof decks and metal roof decks and concrete slabs on grade. The New Addition (2002) has masonry walls, metal deck at the roofs and concrete slabs on grade. The 2002 Addition appears to meet all code requirements.



In general, the site elements are in fair condition. Concrete sidewalks, curbs, concrete stairs and ramps are in need of repair. The masonry walls at the exterior concrete ramp outside of the 1929 building east stair is crumbling. Asphalt milling and paving is needed at driveways, parking and play areas, along with new striping, directional arrows and fire zone markings. ADA directional signage needs to be provided and the handicapped accessible access routes clearly marked with ADA compliant signage. The original two-story building does not have an elevator for HC access to all building levels. The main entrance has an ADA complying entrance ramp to the first floor.

The exterior brickwork is in fair condition and needs cleaning and repointing at the 1929 building. The masonry stairs at the 1929 building are cracked, broken and in disrepair. Doors and window lintels are rusting and peeling paint. The main front entrance to the building has limestone, which is stained and missing mortar joints. The wrought iron railing balustrade above the front entrance is rusting and peeling paint. The wood fascias, soffit and trim are peeling paint. The aluminum leaders are without leader heads. Windows and doors have dried, loose and missing caulking. Control joints are missing caulking.



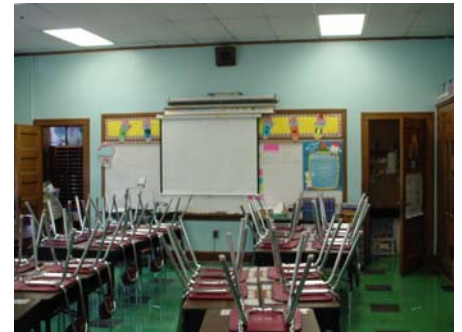
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Despite the aforementioned, no signs of severe water infiltration through the exterior walls were observed. The wood stair at the rear of the 1929 building is rotting. Exterior stair railings are either missing or not ADA complaint. The windows at the 1929 original building have been replaced with double hung aluminum windows having insulating glazings. Many of the double hung sash are in need of new balances. All other windows, except at the 2002 Addition, are aluminum, non-insulating, single glazed in need of replacement. The doors, frame and transom at the front entrance are in need of replacement. All exterior doors, except at 2002 Addition, do not have ADA compliant level handles. Exterior miscellaneous louvers and grills are dented and damaged.



There is a separate roof condition analysis for this building elsewhere in the report.

The interior of the building consists of masonry walls, some having glazed masonry facings, some with painted plaster finish and plain concrete block painted. Scattered throughout the building are sheetrock walls. There are terrazzo floors, 12" x 12" vinyl floor tiles, carpet, ceramic tile and 9" x 9" asphaltic floor tiles (which may be indicative of containing asbestos in a number of rooms). Toilets, doors, stairways, sinks, counters, ramps and handrails were found in non-compliance with construction code and ADA requirements. Chalkboards, tackboards, floor and wall finishes, acoustical panel ceiling tiles, janitor closets, etc., were found to be in need of refurbishing and replacement due to many years of continuous hard use. Room signage was either missing, non-informative as to correct room use and non-ADA compliant. There is no lift up to stage floor for HC access. The Guidance Area is in the old locker room area.



Following is a more indepth description of the aforementioned items.

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Exterior Building Elements:

EX-01 Site:

Observations:

The depressed curb drop at the east side of the 1929 building does not meet ADA. Concrete sidewalks and curbing are deteriorating and in need of replacement in some locations. The wall for the concrete ramp at the exterior of the east stair is crumbling. The asphalt at driveways, parking and play areas is cracking and there are no parking stall stripes, directional arrows or fire zone markings.



Recommendations:

Install ADA complying depressed curb drops. Cut out broken, sunken and deteriorated sections of concrete walkways and concrete curbing. Replace the wall at the exterior concrete ramp adjacent to the east stair tower. Mill and resurface the drives, parking and play areas. Paint stripe parking bays, directional arrows and fire zone markings. Provide ADA directional signage for the ADA accessible access routes from the H.C. drop-off and parking stalls to the accessible building entrances. Reconstruct deteriorated concrete and masonry stairs.

EX-02 Masonry Walls:

Observations:

The exterior brickwork and limestone at the 1929 building is stained, cracked and broken with loose and missing joints. Doors and window lintels are rusting and peeling paint. The wrought iron balustrade above the main front building entrance is rusting and peeling paint. The wood fascias, soffits and trim are peeling paint with some areas cupping and warping due to water saturation. Aluminum leaders are bent and loose. There are no leader heads. Caulking at grills, windows and doors is drying and cracking. Control joints are missing caulking. The entire east elevation of the 2002 Gymnasium Addition has mortar splashing on the face brick. It appears the brick was not properly washed down after it was constructed. The wood stair at the rear of the 1929 building is rotting. Exterior stair railings are missing and not in ADA compliance. The exterior brick stairs on the rear of the 1929 building are cracking and deteriorating.



Recommendations:

Replace broken and cracked brick. Cut out and repoint brick joints where loose, deteriorating and missing. Replace broken limestone. Cut out and repoint limestone joints. Clean all brick and limestone. Scrape and paint steel lintels at windows and doors. Scrape and paint the wrought iron balustrade above the main entrance. Scrape and paint wood fascias and trim. Replace aluminum leaders, providing leader heads and necessary base clean outs. Re-caulk perimeter of all grills, louvers, windows and doors. Install caulking at control joints, which is missing, and remove mortar splashings from the face brick on the entire east wall of the 2002 Gymnasium Addition. Remove the rotting wood stair at the rear of the 1929 building and replace with a new concrete stair. Replace non-ADA compliant handrails and provide new handrails at locations requiring same. Replace the cracking and deteriorating brick stairs with new concrete stairs at the rear of the 1929 building.

EX-03 Windows:

Observations:

The double hung aluminum replacement windows at the 1929 building have insulated glazing and are in good condition, however, many windows show signs of worn and broken balances, resulting with the sash either sticking, unable to be raised or unable to stay in the open position. All other aluminum windows (except the 2002 Addition) are original, single glazed and non-insulating, in need of replacement.



Recommendations:

Replace windows with new thermal break windows with 1" insulating glass at the South Wing, East Wing, Multi Purpose Room and original 1929 building.

EX-04 Doors:

Observations:

The doors, frame and transom at the main front entrance are in poor condition due to years of hard use. The doors do not have ADA compliant lever handles. All other exterior doors are FRP in hollow metal frames without lever handles on the exterior side. Certain doors are 2' – 6" wide, which do not meet the ADA required width. Existing metal frames appear in acceptable condition. The doors, frames and hardware in the 2002 Gymnasium Addition are in good condition and meet code requirements.



Recommendations:

Replace the main entrance and foyer doors, frames and transoms. Replace FRP doors not meeting ADA required width. Replace all handles on exterior doors with lever handles. Clean existing metal frames and paint same. Replace all caulking at existing frames.

EX-05 Roofing:

Observations:

The roofs at the latest additions are in good condition. Approximately 21,000 sf of EPDM and Carlisle flat roofs are very old and in poor condition. Other areas of flat roofs are starting to show signs of age and disrepair. The shingle roofs are in good condition for their age.



Recommendations:

Replace the flat roofs that are in poor condition. The remaining 10,000 sf of flat roofs should be further investigated, again through infrared testing to look for signs of wetness. The shingle roofs are nearing the end of their lifecycle and will need to be replaced within the next 5 years.

Interior Building Elements

IN-01 Wood Doors:

Observations:

The 1929 building is sprinklered, therefore, corridor doors, frames and transoms (other than stair towers) need not be fire-rated. Most doors in the 1929 building have been retrofitted with lever hardware, however some doors were found with knob handles. Some doors were found to not be in compliance with the ADA 18" unobstructed pull side requirement. In the other building additions (except the 2002 Addition) corridor doors and frames were found not to be rated, toilet doors had louvers, corridor doors without wire glass, door widths 2' – 6" and doors not in compliance with the ADA 18" clear pull side requirements.

Recommendations:

Replace non-complying door handles with complying ADA lever handles. Modify masonry opening and provide new doors and frames at non-complying ADA pull side doors. Replace non-complying corridor doors with 1/3 hour rated, complying doors and frames. Note: Fire-rating not required for doors and frames in sprinklered areas. Replace corridor doors which have louvers in them. Close up transoms in corridor walls. Install new fire-rated doors, transoms, frames and hardware at stair tower corridor doorways.



IN-02 Floor Tiles:

Observations:

Certain rooms have 9" x 9" vinyl tiles in classrooms, 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. This office will then provide the documents to replace the tile accordingly.



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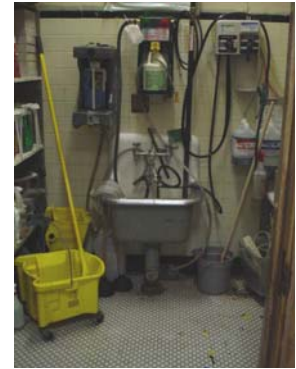
IN-03 Janitor Closets:

Observations:

Janitor closets were found to be in poor conditions due to years of continuous hard use.

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 Sink, Cabinets and Counters:

Observations:

The sink, cabinets and counters in the Faculty Room are not ADA compliant.

Recommendations:

Replace the sink, sink cabinet and counter to meet ADA and code requirement.

Budget Estimate: \$4,500.00



IN-05 Toilets:

Observations:

The boys' toilets in the 1929 building do not meet ADA requirements. All classroom toilets do not meet ADA requirements. Some toilets have new wall, floor and ceiling finishes and new stalls. Some toilets have outdated fixtures, stalls and accessories. The 2002 Addition toilets meet all ADA requirements.

Recommendations:

Renovate toilets not meeting ADA requirements. Renovate toilets, which do not have new floor, walls and ceiling finishes, fixtures, stalls and accessories. Update ventilation systems and lighting. Provide additional uni-sex toilets meeting ADA compliance to alleviate fixture count shortage due to larger ADA stalls.



IN-06 Stair Towers:

Observations:

Handrails do not have ADA compliant extensions. Treads have non-slip nosings. Metal door frames and transoms at corridors are not fire-rated. Doors do not have latchable lever handles.

Recommendations:

Install new ADA compliant handrails with extensions. Install new fire-rated doors, transoms, frames and code complying hardware at corridor doorways. Note: Stair tower doors at basement need to be replaced.



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 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).

Recommendations:

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



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IN-09 Building Signage:

Observations:

Room signage was either missing, non-informative as to correct room use and not ADA compliant at the second floor.

Recommendations:

Install a uniform ADA compliant signage system, coordinated with the present construction program.



IN-10 Elevator:

Observations:

There is no elevator for handicapped access to the basement and second floor from the first floor of the 1929 building.

Recommendations:

Install an ADA compliant elevator for handicapped access to all floors of the 1929 building. See Report Section 12.

IN-11 Acoustical Tile Ceilings:

Observations:

Most acoustical tile ceiling panels are showing signs of warping due to humidity and discoloring due to age. Some panels are water stained.

Recommendations:

Replace all warped, discolored and stained acoustical tile ceilings and grids. Re-install existing lighting, smoke detectors, etc.

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IN-12 Corridor Ramps:

Observations:

Corridors have ramps without ADA compliant handrails.

Recommendations:

Install ADA compliant handrails at all corridor ramps.



IN-13 Teacher Room Gas Range:

Observations:

There is no hood or fire suppression system at the gas range.

Recommendations:

Provide a ventilated hood with fire suppression system over the gas range.



IN-14 Terrazzo Flooring:

Observations:

Corridors and stair landings having terrazzo flooring show signs of minor cracking due to age and contraction settlement.

Recommendations:

Cut-out and repair cracked terrazzo areas.

IN-15 Chalkboards:

Observations:

Classrooms have whiteboards.

Recommendations:

No action to be taken.



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IN-16 Nurse's Toilet:

Observations:

Toilet room not ADA compliant.

Recommendations:

Make toilet room ADA compliant.

