

## **RIKER HILL ELEMENTARY SCHOOL**

### **Overview:**

The Riker Hill Elementary School is located at 31 Blackstone Drive and consists of a one-story building which has had a number of additions added to it over the years, the latest of which were two one-story classroom additions 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 ramp at the front of the building has deteriorated and 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. The windows are aluminum, single glazed, original and in fair condition. It is reported that many of the original windows do not operate correctly and are drafty due to their construction and age. 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 older building are in poor condition due to their age. There are many handicapped measures not complied with, i.e., door hardware, entrance door widths, classroom sink counters, toilets, required ramp access and handrails.



## 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. Concrete sidewalks and curbing are deteriorating and in need of replacement in some locations.

#### Recommendations:

*Mill and resurface the cracked, sinking and breaking up drives and parking areas. Paint stripe parking bays, directional arrows and fire zone markings. Cut out and replace broken, sunken and deteriorated sections of concrete walkways and concrete curbing. Provide ADA complying handrails at the exterior ramps for barrier free access to main entrance.*



### 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. Some localized opened masonry joints were noticed. Caulking at doors, windows and louvers is dried out and cracking. 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  
Riker Hill Elementary School

### **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.*



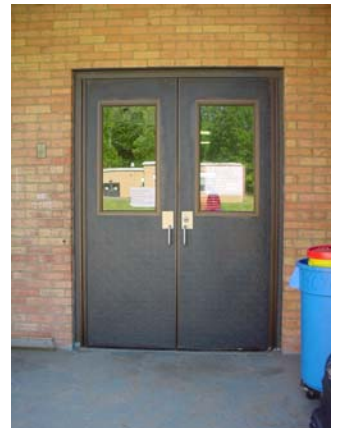
### **EX-04 Doors:**

#### **Observations:**

Exterior doors are FRP, without lever handles on the exterior side. Certain doors are 2' - 6" in width, which do not meet the ADA required width. Existing metal frames appear in acceptable condition. The doors, frames and hardware at the 2002 additions are in good 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 built up roofs on the latest additions are new and in good condition, no repairs are required. Approximately 11,000 sf of EPDM roofs have exceeded their life span and are in poor condition. The remaining EPDM roofs are nearing the end of their life cycle and require further investigation.

#### **Recommendations:**

*Replace the EPDM roofs in disrepair. The remainder should undergo infrared testing to determine areas of wetness and/or dampness.*



Livingston School District  
Riker Hill Elementary School

### **EX-06 Exterior Concrete Step at Activity Room:**

**Observations:**

Step and platform need replacement.

**Recommendations:**

*Replace step and platform.*

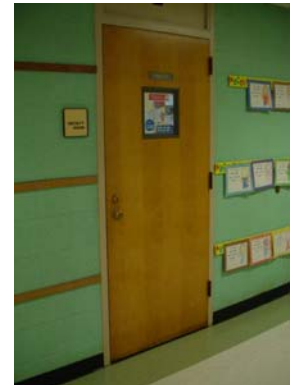


### **Interior Building Elements**

#### **IN-01 Wood Doors:**

**Observations:**

Certain corridor doors do not comply with code fire-rating requirements (1/3 hr.). Corridor door hardware and push/pull hardware do not comply with ADA requirements. Certain doors have louvers in transom panels without fire dampers. Many corridor doors do not meet ADA pull side dimension requirements. Main office corridor glass wall does not comply with corridor hourly rating requirements. The doors at the 2002 additions meet requirements.



**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. Replace transom panel louvers with complying fire dampered louvers. Modify masonry opening and provide new doors and frames at non-complying ADA pull side doors. Provide new corridor glass wall at Main Office meeting 1/3 hr. fire-rating and code glass area requirements.*

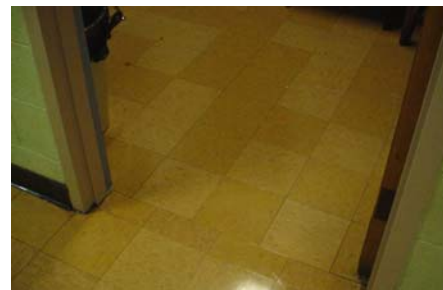
### **IN-02 Floor Tiles:**

#### **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 building meets ADA requirements except for insulation on the exposed sink piping. The other set of boys and girls' toilets does not meet ADA requirements. None of the toilets within the classrooms meet ADA requirements. The faculty toilets do not meet ADA requirements. All toilets have outdated fixtures, stalls and accessories. Nurse's toilet area does not meet ADA requirements.



#### **Recommendations:**

*Renovate all toilets with new fixtures, stalls, floor/wall/ceilings, accessories, etc. 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.*

### **IN-06 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-07 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 separated male and female cot areas, new finished flooring and paint.*

**IN-08 ADA Access to West Building Wing:**

**Observations:**

There is only stair access to the West Wing from the main building entrance foyer. No vertical lift for the disabled is provided.

**Recommendations:**

*Modify stairs and provide a vertical access wheelchair lift from the existing building entrance foyer level to the West Wing floor level. See Report Section 12. Provide new stair railings to meet ADA requirements.*



**Budget Estimate: See Report Section 12**

**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 Multi-Purpose Room Wall Cracks:**

**Observations:**

Settlement cracks in wall.

**Recommendations:**

*Repair the wall settlement cracks.*

**IN-11 Chalkboards:**

**Observations:**

Chalkboards need resurfacing.

**Recommendations:**

*Resurface chalkboards.*