

HERITAGE MIDDLE SCHOOL

Overview:

The Heritage Middle School is located at 20 Foxcroft Drive and consists of a three-story building with Three-Story Classroom and Multi-Purpose Room Additions completed in 2002. The building has masonry walls, concrete floor slabs and metal roof decks. The 2002 additions appear to meet all code requirements.



In general, the site elements are in good condition with some Belgian block curbing in need of repair and cracked concrete walks and concrete steps in need of replacement. Asphalt milling and paving is needed at cracking and broken parking, driveway and walk areas. ADA directional signage needs to be provided and the handicapped accessible access routes clearly marked with ADA compliant signage. New striping, directional arrows and fire zone markings are needed.

The exterior brickwork is in good condition. The brickwork at the bottom of the window walls is stained and streaked. The windows are in original aluminum curtain walls, single glazed and in poor condition. Many of the window sashes do not operate correctly and are drafty due to their construction and age. Perimeter caulking of windows and doors is dried and cracking. There is a separate roof condition analysis for this building elsewhere in the report. The exterior doors are mostly FRP doors in hollow metal frames. Most exterior doors do not have ADA compliant lever handles. Some doors have security coded entrance locks.



The interior of the building consists of glazed masonry unit and painted concrete masonry unit walls, 12" x 12" vinyl floor tiles 9" x 9" asphaltic floor tiles (which may be indicative of containing asbestos in a number of rooms), wood floors (at Wood Shop) and terrazzo flooring. There are many handicapped measures not complied with, i.e., door hardware, door widths, toilets, handrails, fire-rated corridor doors, stairways, cabinets and counters.

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Exterior Building Elements:

EX-01 Site:

Observations:

Belgian block curbing is loose in some areas. Concrete walks and steps are deteriorating and in need of replacement in some locations. Asphalt parking areas, driveways and walks are cracked and broken. Existing striping, directional arrows and fire zone markings are fading and hard to see.



Recommendations:

Replace loose Belgian block curbing. Cut out and replace cracked, broken and deteriorated sections of concrete walks. Replace cracked and broken concrete stairs. Provide ADA complying handrails at exterior stairs. Mill and resurface parking areas, driveways and walks which are cracked and broken. Paint stripe parking bays, directional arrows and fire zone markings.

EX-02 Masonry Walls:

Observations:

The brick masonry appears in good condition with no major cracking noticed. The brickwork at the bottom of the window walls is stained and streaked. Caulking at doors, windows, grills 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 coming through the masonry walls, any open masonry joints should be cut back and pointed. Clean stains and streaked brick work at base of window walls. Re-caulk doors, windows, and louvers.

EX-03 Windows:

Observations:

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

Recommendations:

Replace the original windows with new thermal break windows having 1" thick insulating glass at the North Wing, South East and Media Center.



EX-04 Doors:

Observations:

Exterior doors are FRP, without lever handles on the exterior side. 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 and shingle roofs at the latest building additions are new and in good condition. The indicated EPDM roof areas and the sole Hypalon roof area are in poor condition with blistering, wrinkling and field seams failures.

Recommendations:

Replace the roofing in the areas 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.) 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-dampened louvers. Modify masonry opening and provide new doors and frames at non-complying ADA pull side doors. Provide a 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 condition 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 Sink, Cabinets and Counter:

Observations:

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

Recommendations:

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



IN-05 Toilets:

Observations:

The public toilets 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. No insulation on exposed pipes below sinks. The 2002 addition toilets meet all ADA requirements.

Recommendations:

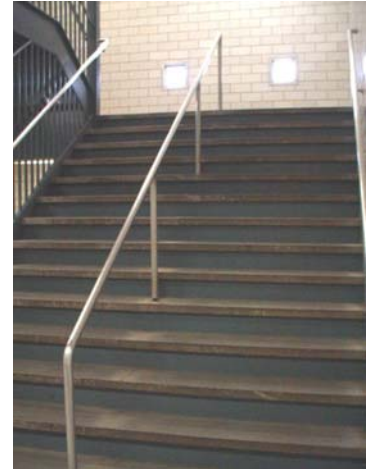
Renovate toilets not meeting ADA requirements. Renovate toilets, which do not have new floors, walls and ceiling finishes, fixtures, stalls, and accessories. Install insulation on exposed piping below sinks. Update ventilation systems and lighting. Provide additional uni-sex toilets meeting ADA compliance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



IN-06 Stair Towers:

Observations:

Handrails do not have ADA compliant extensions. Metal door frames and transoms at corridors are not fire-rated. Doors do not have latchable lever handles. Stairway treads are not slip resistant. Handrails are not ADA compliant. Non-structural cracks in terrazzo flooring.



Recommendations:

Install new ADA compliant handrails with extensions. Install new fire-rated doors, transoms, frames and code complying hardware at corridor doorways. Install slip resistant nosings. Repair cracked terrazzo flooring.

IN-07 Acoustical Tile Ceilings:

Observations:

Most acoustical tile ceiling panels are showing signs of warping due to humidity and discoloring due to age. In corridor ceilings some panels are water stained. Glued down 12" x 12" ceiling tiles in classrooms are old and in poor condition.



Recommendations:

Replace all warped, discolored and stained acoustical ceiling tiles in corridors and cafeteria. Reinstall corridor and cafeteria light fixtures. Replace 12" x 12" glued down ceiling tiles in classrooms. Replace classroom light fixtures.

IN-08 Auditorium:

Observations:

The auditorium does not have provisions for handicap seating in accordance with ADA requirements. There is no handicap lift access to the stage. The flooring is non-acoustical 9x9 vinyl tile. The seats are the original wood chairs. The auditorium appears to be lacking modern acoustical sound treatments.



Recommendations:

Renovate and upgrade entire Auditorium. Provide handicap seating and hearing devices conforming to ADA requirements. Provide a handicap lift for access to the stage. Replace the vinyl flooring tiles with carpeting. Replace the original wood chair seating with modern upholstered seating. Provide acoustical sound treatments to the auditorium surfaces. Provide new sound system and lighting. Provide new stage lighting. Provide new acoustical ceiling. Provide air conditioning. Provide new stage curtains.

IN-9 Gym Locker Rooms:

Observations:

Toilets do not comply with ADA requirements.

Recommendations:

Renovate the toilets to comply with ADA requirements for toilet stalls, toilets, accessories, sinks and urinals.



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IN-10 Cafeteria Moveable Partition:

Observations:

The moveable partition is original and in need of replacement.

Recommendations:

Replace the moveable partition.



IN-11 Chalkboards:

Observations:

Chalkboards need resurfacing.

Recommendations:

Resurface chalkboards.