

HILLSIDE ELEMENTARY SCHOOL

Overview:

The Hillside Elementary School is located at 98 Belmont Drive and consists of a two-story building which has had a number of additions added to it over the years, the latest of which was a two-story media center 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 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. Approximately one third of the windows are aluminum, single glazed, original and in fair condition. The remaining two-thirds 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 aluminum 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., 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 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. 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 two-story, full height, brick faced masonry wall. The brick masonry appears in good condition with no major cracking noticed. A few areas of graffiti removal were observed. Some localized opened masonry joints were noticed. Caulking at original 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.

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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 the Multi Purpose Room, Gymnasium, Upper West Wing and Stairs.

EX-04 Doors:

Observations:

Exterior doors are aluminum or hollow metal, 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 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 Stairs:

Observations:

Exterior stairs lack non-slip nosings and handrails do not meet ADA requirements.



Recommendations:

Replace stair nosings and handrails.

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EX-06 Roofing:

Observations:

The built up roof areas on the latest additions are new and in good condition, no repairs are required. The remainder of the EPDM roofs require further investigation.



Recommendations:

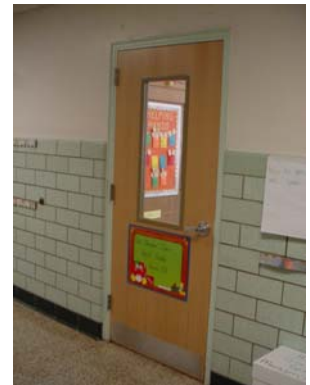
Roofs requiring further investigation should have infrared testing done to establish any wet and/or damp areas

Interior Building Elements

IN-01 Wood Doors:

Observations:

Certain corridor doors and glass transoms do not comply with code fire-rating requirements (1/3 hr.). Corridor door hardware meets ADA requirements except for a select few. The doors at the 2002 additions meet requirements. Doors in kitchen area are 2' – 6" wide. Note: Majority have been replaced to meet code. Eleven doors took exception to designated label and need to be replaced. Also, two pairs of doors at Multi-Purpose Room need (1) hr. "B" label, not 1/3 hr. label.



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 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.



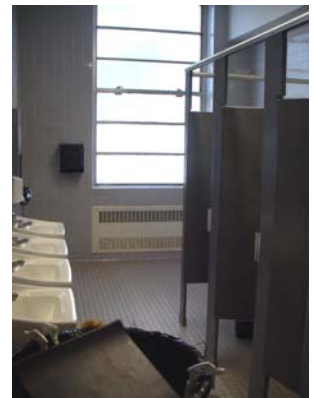
Recommendations:

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 on the first floor in the building meets ADA requirements. The other set of boys and girls' toilets on the lower level does not meet ADA requirements although signage indicates it does. None of the toilets within the classrooms meet ADA requirements. There is one uni-sex faculty toilet, which meets ADA but the remainder do not.



Recommendations:

Renovate faculty toilets with new fixtures, stalls, floor/wall/ceilings, accessories, etc. Reconfigure lower level toilets 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.

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IN-06 Stairwells:

Observations:

Interior stair treads lack non-slip nosings. Handrails do not meet ADA requirements. Terrazzo cracked.

Recommendations:

Provide new non-slip nosings and new handrails that meet ADA requirements. Repair cracked terrazzo.



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.



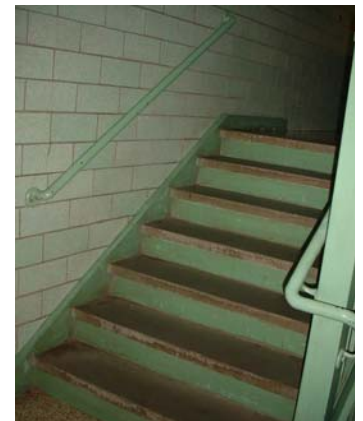
IN-08 ADA Access to Lower Level:

Observations:

There is only stair access to the Lower Level from the building's First Floor Level. No elevator for the disabled is provided.

Recommendations:

Provide a new elevator to allow access to the Lower Level for the disabled. See Report Section 10.



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IN-09 Room #106 Reading Room:

Observations:

Adjacent door in room has a raised lip at the door sill.

Recommendations:

Lip needs to be removed.



IN-10 Faculty Room:

Observations:

Kitchen sink not ADA compliant.

Recommendations:

Install new ADA compliant sink.

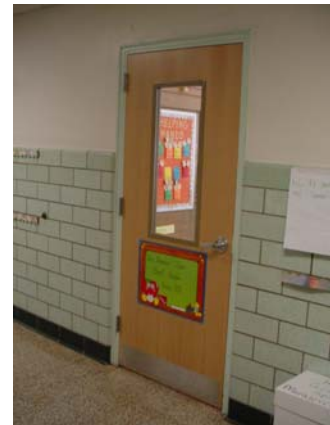
IN-11 Classroom Signage:

Observations:

There are no classroom signs.

Recommendations:

Install ADA compliant signs.



IN-12 Corridor Clearstory Windows:

Observations:

Frame and glazing not rated.

Recommendations:

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



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IN-13 Multi-Purpose Room Tables:

Observations:

Cafeteria tables are built into walls.

Recommendations:

Remove built-in cafeteria tables and close in void in wall.



IN-14 Chalkboards:

Observations:

Classrooms have whiteboards.

Recommendations:

No action to be taken.