

MOUNT PLEASANT ELEMENTARY SCHOOL

Overview:

The Mount Pleasant Elementary School is located at 11 Broad Lawn Drive and consists of a one-story building with one-story 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 concrete walk and concrete platform areas 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 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 windows are original, aluminum with single glazed sash and in poor condition. Many of the sashes do not operate correctly and are drafty due to their construction and age. Perimeter caulking of windows, doors, louvers and grills 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 within hollow metal frames. Most exterior doors do not have ADA compliant lever handles.

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



Exterior Building Elements:

EX-01 Site:

Observations:

Concrete walks and platforms 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:

Cut out and replace cracked, broken and deteriorated sections of concrete walks and platforms. 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. Provide ADA compliant directional signage indicating handicapped accessible routes.



EX-02 Masonry Walls:

Observations:

The brick masonry appears in good condition with no major cracking noticed. 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 and pointed. Re-caulk doors, windows and louvers.



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EX-03 Windows:

Observations:

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

Recommendations:

Replace the original aluminum windows with new thermal break aluminum windows having 1" thick insulating glass at the Courtyard "A", Courtyard "B", Rear Elevation and Activity Room.



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. Note: Courtyard "B" door and 12' x 8' frame must swing out and door and frame assembly be replaced.

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



EX-05 Roofing:

Observations:

The built-up roofs at the latest addition are new and in good condition. The remaining EPDM roofs are in poor condition with bubbles and seams failing.

Recommendations:

Replace the EPDM roofs that are in disrepair, approximately 43,000 sf.



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. 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.

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 Counters:

Observations:

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

Recommendations:

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



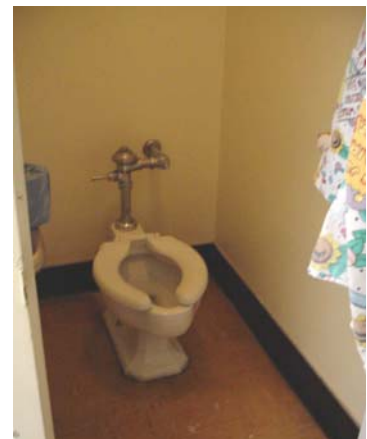
IN-05 Toilets:

Observations:

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. Install insulation on exposed piping below sinks. Update ventilation systems and lighting.



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IN-06 Acoustical Tile Ceiling:

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-ceiling tiles. New light fixtures.



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 and lever door hardware.



IN-08 Multi-Purpose Room Tables:

Observations:

Cafeteria tables are built into walls.

Recommendations:

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



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IN-09 Multi-Purpose Room Wall Cracks:

Observations:

Settlement cracks in wall.

Recommendations:

Repair wall settlement cracks.

IN-10 Chalkboards:

Observations:

Chalkboards need resurfacing.

Recommendations:

Resurface chalkboards.