

## **MOUNT PLEASANT MIDDLE SCHOOL**

### **Overview:**

The Mount Pleasant Middle School is located at 11 Board Lawn Drive and consists of a two-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 are 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.



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## 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 read.

#### 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 are 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. Re-caulk doors, windows and louvers.*



**EX-03 Windows:**

**Observations:**

Exterior walls have original aluminum windows, which are single glazed, non-thermal break and energy inefficient. The 2002 additions windows 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 Rms. #209 & #210, Shop Tech Rms., Music Rm., and Locker Rm.*



**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.*



**Budget Estimate: \$71,500.00**

**EX-05 Roofing:**

**Observations:**

The built-up roofs at the latest addition are new and in good condition. The EPDM roof above the cafeteria is in poor condition with blistering and field seams failing.

**Recommendations:**

*Replace the EPDM roof that is in disrepair, approximately 6,500 sf. The remaining EPDM roofs should have further investigation through infrared testing to look for signs of wetness and/or dampness.*



## Interior Building Elements

### IN-01 Wood Doors:

#### Observations:

Certain corridor doors do not comply with code fire-rating requirements (1/3 hr.). Some 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.*



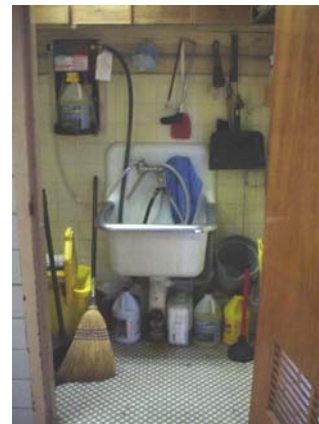
### **IN-03 Janitor Closets:**

#### **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 Second Floor Science Labs:**

#### **Observations:**

The sink, cabinets and counters in the second floor Science Labs are not ADA compliant and out dated.

#### **Recommendations:**

*Replace the sinks, sink cabinets, and counters to meet ADA, code requirements and latest cabinetry and teaching designs.*



### **IN-05 Toilets:**

#### **Observations:**

A portion of the public toilets have been upgraded to meet ADA requirements. Faculty toilets and locker room toilets do not meet ADA. No insulation on exposed pipes below sinks in some toilets. The 2002 additions' toilets meet all ADA requirements.

#### **Recommendations:**

*Upgrade required toilet rooms to meet ADA guidelines. Install insulation on exposed piping below sinks.*



**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 tiles ceiling tiles, including lighting.*



**IN-07 Home Economics Room Gas Range, Sinks and Countertops:**

**Observations:**

There is no hood or fire suppression system at the gas ranges. The sinks and countertops are not ADA compliant. Replacement of A.C.T. ceiling is necessary.

**Recommendations:**

*Provide a ventilated hood with fire suppression system over the gas ranges. Provide ADA compliant sinks and countertops. Replace A.C.T. ceiling.*



**IN-08 Stair Towers:**

**Observations:**

Handrails do not have ADA compliant extensions. Doors do not have latchable lever handrails. Stair treads are terrazzo with some having broken and missing nosings. 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. Replace broken and damaged terrazzo treads with new terrazzo treads having non-slip nosings.*



**IN-9 Science Classroom:**

**Observations:**

Science Lab #219 on the second floor can only be accessed by stairs.

**Recommendations:**

*Provide handicap access stair lift.*



**IN-10 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 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 wall surfaces. Provide new sound system and lighting. Provide new stage lighting. Provide new acoustical ceiling. Provide air conditioning. Provide new stage curtains.*

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### **IN-11 Corridor Lockers:**

**Observations:**

Some original corridor lockers were not replaced.

**Recommendations:**

*Replace original corridor lockers to match newly replaced corridor lockers.*

### **IN-12 Gym Bleachers:**

**Observations:**

Bleachers need replacement.

**Recommendations:**

*Replace with new bleachers complying with ADA.*



### **IN-13 Chalkboards:**

**Observations:**

Chalkboards need resurfacing.

**Recommendations:**

*Resurface chalkboards.*