

Madison Schools –Comprehensive Assessment Study

Architectural Assessment October 6, 2015

TOWN CAMPUS EARLY LEARNING CENTER

GENERAL INFORMATION

CONSTRUCTED: 2000 Modular

ADDITIONS:

ACREAGE: 1

SQUARE FOOTAGE: 12,854

GRADES: pre-school

ENROLLMENT: 48 (as of 2014)

BUILDING STRUCTURE:

The building is a modular building that was installed in 2000. There have been no additions to the existing structure. Visual observations did not reveal any significant deterioration of the building's structural system.

EXTERIOR ENVELOPE:

Exterior Walls - The exterior walls of the 2000 building consist of painted wood panels and are assumed that these walls insulated. The exterior walls appear to be in good condition but showing signs wear and rot at the bottom of the wood skirt around the entire structure and some remedial work required to either repair or replace panels..

Windows - Existing aluminum framed, double glazed windows are original and appear to meet current codes for rescue and ventilation requirements.

Doors - Main entry doors are painted metal double doors in an painted hollow metal frame and are in good condition. All other exterior doors of the school exiting are painted doors in a hollow metal frame system and are in good, satisfactory condition.

Roof - The roof on this building is original and appears to be in good condition.

Wood Trim and Gutters- Wood trim around entire building is in good condition but paint is peeling, chipping or fading in a couple of areas. Gutters at main entry are in good condition.

Wood Platform- Left 4x4 wood post on leg of ramp platform near play yard is bent inward and needs to be straightened and secured.



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INTERIOR FINISHES & FIXTURES



Interior Walls - All interior walls are painted gypsum wall board. These partitions were noted as being in sound, good condition with little need for repair/maintenance at this time.

Ceilings - All ceilings have a suspended acoustical ceilings installed and were noted to be in good condition on average.

Doors and Frames - Solid core wood doors are mounted in hollow metal door frames throughout the building. Doors and Hardware are in good condition.

Vinyl Tiles - VCT located in toilet rooms and Nurses Office appear to be in good condition.

Carpet Flooring - Majority of the flooring is carpeting in classrooms and Corridors throughout the building. These are in good condition.

ADA / ACCESSIBILITY:



Toilet Facilities - Boys and Girls are not ADA accessible because of platform below sinks which prohibit a wheelchair from gaining access to the sinks. Staff restrooms are compliant for accessibility.



Sink Fixtures - Fixtures on the sinks in the classrooms are not ADA code compliant. Fixtures are required to be no more than 11 inches from the front edge of counter.



Sink Clearances - Nurses office sink has furniture and trash bin in front of the sink which prohibits access.

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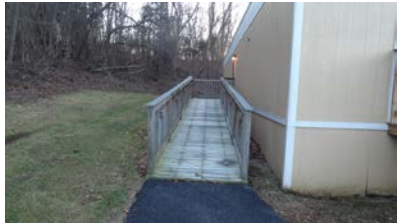
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Exterior Stairs and Ramps - Do Not meet current ADA requirements.

- Main Entry stairs and the stairs on the North side of the building exiting Room #1 do not have extensions on the handrails at the top or bottom as required per code.
- Rear Entry on South side and the East side entry near the play yard have a ramp with non compliant handrails. Per code ramps are required to have handrails with extensions at top and bottom of ramp.
- Main Entry ramp does not have handrails. Ramps with a slope great than 1:20 are required by code to have handrails. Verify slope and install handrails if slope is greater than 1:20.



LIFE SAFETY:



Panic Hardware: Corridor exit door on the south side of the building is required to have push bar or panic hardware. Per code, exit doors in a building with 100 or more people are requires to have panic hardware.

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ISLAND AVENUE ELEMENTARY SCHOOL

GENERAL INFORMATION

CONSTRUCTED:	1950
ADDITIONS:	1953 - Addition 1994 and 1998 (Portable Classroom)
ACREAGE:	8.62
SQUARE FOOTAGE:	27,148 (not incl. portable classroom) Portables 8,900
GRADES:	K-4
ENROLLMENT:	275 (as of 2014)



BUILDING STRUCTURE:



The original building was constructed in 1950 and in 1953 an addition was constructed using similar building construction and adding 4 classrooms to the existing school. Both the 1950 construction and 1953 addition floors are concrete slab on-grade. There is a crawl space around perimeter of building for mechanical. Visual observations did not reveal any significant deterioration of the building's structural system other than minor cracks due to expansion and contraction or minor settlement.

EXTERIOR ENVELOPE:



Exterior Walls - The exterior walls of the 1950 original building and 1953 addition consist of brick masonry and concrete masonry unit backup. The exterior masonry walls appear to be in good condition showing no significant need of remedial work with the exception of some staining and minor cracks. Again, these can be treated, cleaned and patched to provide a more aesthetically pleasing appearance.



Roof - The roof on the main building was replaced in 2009 using what appears to be a modified bitumen roof system and in 2010, 144 solar panels were also installed. Membrane at roof drains are buckling and could cause problems in the future. Roof on modular building was also replaced in 2009 with what appears to be EPDM roof system. Water is ponding on this roof in 9-10 areas. Further investigation required to determine cause of ponding.



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ISLAND AVENUE ELEMENTARY SCHOOL



Wood Fascia - Paint is peeling, chipping or fading on the fascia board in multiple areas around the building.



Windows - Window in the 1950 and 53 structure are single glazed windows and are not energy efficient. Installation of more energy efficient windows is recommended. Recommend removing windows in gymnasium and installing a translucent panel system. Lintels above multiple windows around building are rusting.



Doors - Exterior hollow metal doors and frames and the paint is fading. Hardware is old and not to code. (See ADA/ Accessibility section) They appear to be in fair to poor condition.



Portable Classroom Modular- The painted wood paneling and trim are in good condition but the wood skirt around modular's is rotting and or stained in multiple areas at grade level. Stairs and ramps to portable classrooms are in good condition but the stairs need a few code upgrades. (See ADA/ Accessibility Section)

INTERIOR FINISHES & FIXTURES:



Interior Walls - The interior corridor walls are mainly glazed concrete masonry units and painted gypsum wall board and in fair to good condition. Classroom walls are painted CMU and gypsum wall board and are in fair to good condition. Ceramic tile wainscot and in restrooms and appear to be in fair condition.

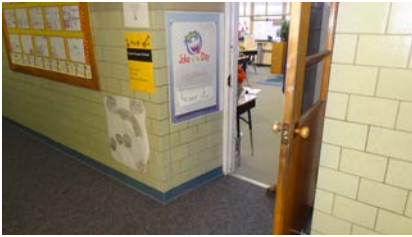
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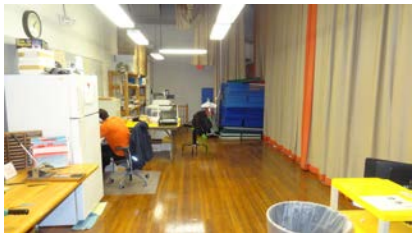
Ceilings - Most spaces have 1x1 ceiling tiles installed and were noted to be in fair to poor condition (See Hazardous Material section). Suspended acoustical ceilings were installed in the modular classrooms and were noted to be in fair to good condition on average.



Doors and Frames - Solid core wood doors are mounted in hollow metal door frames throughout the building. Many doors have shown signs of wear and should be repainted but are in fair condition.



Flooring - Majority of the flooring is vinyl asbestos tile and is located throughout the building. (See Hazardous Section) Carpet has been installed in some of the classrooms, kitchen and Hallways over existing tile. These are in fair to poor condition. Platform or Stage flooring is a stained wood and is in good condition but stage is used as an office.



Casework - The casework in most classrooms and offices are old and showing signs of age. Doors to closet areas are hard to open and hardware and hinges are worn out.



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ISLAND AVENUE ELEMENTARY SCHOOL

ADA / ACCESSIBILITY:

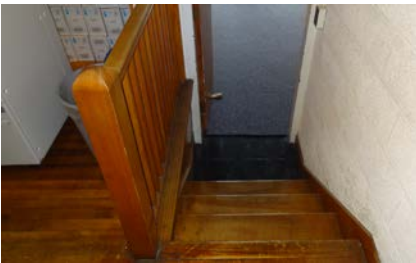


Pull Side of Doors - Pull side on entry doors to the classrooms in the main structure are recessed and don't have required 18 inch clearance which does not meet the ADA accessibility code. Modular classrooms have the required clearances.

Door Knobs - Multiple doors throughout building have knobs on doors which should be removed and replaced with lever type hardware. Modular classrooms have the required hardware.



Toilet Facilities - Boys, Girls gang restrooms are non-compliant for accessibility, fixtures types and clearances at doors and fixtures.



Stage or Platform Stairs - Platform which shares space with the Cafeteria has 4 risers up to the stage. There are no extensions at the top or bottom of stairs as required per current codes.



Exterior Doors - Multiple exterior doors exit to a step down area and not a platform or ramp.



Exterior Stairs - Do not meet current ADA requirements. Rear Entry stair from modular classrooms do not have code compliant hand or guardrails with extensions top or bottom and stairs from Gymnasium do not have any handrails.



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ISLAND AVENUE ELEMENTARY SCHOOL

LIFE SAFETY:

Panic Hardware: Exterior door from Special Needs, Room 1A has a knob on door and is required by code to have push bar or panic hardware.



HAZARDOUS MATERIALS:

Hazardous material indicated in this section have been identified in the April 2014 Three Year Asbestos Re-inspection and Asbestos Management Plan Report.

Vinyl Tile: .

- 200 SF of 9"x 9" VAT gray floor tile and mastic in the pantry.
- 25 SF of 9"x 9" VAT black floor tile and mastic in the pantry and food storage room.
- 22,000 SF of 9"x 9" VAT brown floor tile and mastic in the kitchen, hallways (under carpet) and classrooms (under carpet).
- 250 SF of 9"x 9" VAT with black and white streaks floor tile and mastic in the food storage room.
- 12x12 VAT floor tile and mastic in the Cafeteria/ Gymnasium.

Ceilings, Walls Doors and Windows:

- 350 LF of caulking between window frames and masonry in the 1950 and 53 building areas.
- 75 LF of caulking between the door frames and the masonry in the 1950 building area.
- 1x1 Ceiling tiles with holes and ceiling tile glue located in the hallways and classrooms.
- Sheetrock plaster located in the hallways and classroom ceilings.
- Putty located between glass and window sash in the 1950 and 53 building area.

Pipe Insulation: .

- 20 LF of air-cell and plaster pipe insulation found above ceiling in Speech Resource room,
- 10 LF of air-cell and plaster pipe insulation found above ceilings in Special Education Office and
- 1000 LF of air-cell and plaster pipe insulation above ceiling throughout building..

Roof Decking:

- 27,000 LF of roof decking in the 1950 and 53 structures.

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J. MILTON JEFFERY ELEMENTARY SCHOOL

GENERAL INFORMATION

CONSTRUCTED:	1957
	1963, 1988
ADDITIONS:	2000 (2 Portable Classrooms)
ACREAGE:	6 +/-
SQUARE FOOTAGE:	45,750
	6,650 Portable
GRADES:	K-4
ENROLLMENT:	343 (as of 2014)



BUILDING STRUCTURE:

The original structure was constructed in 1957 with additions in 1963 and 1988 are concrete slab on-grade and there are also tunnels for mechanical equipment. Visual observations did not reveal any significant deterioration of the building's structural system other than minor cracks due to expansion and contraction or minor settlement.

EXTERIOR ENVELOPE:



Exterior Walls - The exterior walls of the 1957,63 and 88 structure consist of brick masonry with concrete masonry unit backup. The exterior masonry walls appear to be in good condition showing no significant need of remedial work with the exception of some staining and minor cracks. Again, these can be treated, cleaned and patched to provide a more aesthetically pleasing appearance.



Windows - Window in the 1953 Structure metal framed, single glazed windows and are original. Windows to the classrooms in the front of the school are large not ideal for security purposes. They are also not energy efficient and appear to be in fair to poor condition.



Doors and Frames - Exterior hollow metal doors and frames are original to the year the structures were built and doors and frames are showing signs of wear from age and are fading and hardware does not meet the current codes. (see ADA/ Accessibility section) They appear to be in fair to poor condition.

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J. MILTON JEFFERY ELEMENTARY SCHOOL



Roof - The roof is a modified built-up tar and gravel asphalt roofing system in all areas with the exception of the Portable or Modular units which is a EPDM roof system. There are areas of ponding indicating low areas between the 1957 original structure and the 1963 addition. It has been reported that the most recent roofing work on the Main building was performed on May 1st, 1982. Leaks have been reported in these areas but overall the roof appears to be in fair condition.



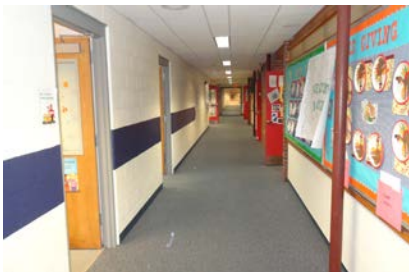
Re-pointing- At the Chimney, brick work in need of re-pointing.



Portables or Modular Classrooms - The portables were installed in 2000 and are showing signs of age.

- Down spouts or roof drains are missing or detached on the North and South sides of the modular building.
- Stairs and ramp are aged and weather beaten. Handrails are not properly secured to either building or railings. (see ADA/ Accessibility Section)

INTERIOR FINISHES & FIXTURES:



Interior Walls - The interior corridor walls and classroom partitions are mainly painted concrete masonry units and in fair to good condition.

Ceilings - Corridors, office area and Modular's have suspended acoustical ceilings installed and were noted to be in fair to good condition on average. Classrooms all have exposed painted tectum ceilings. It was reported that Classroom 20,21 and 22 have occasional leaks in those rooms. Further investigation required to determine cause and location of leaks.



Doors and Frames - Solid core wood doors are mounted in hollow metal door frames throughout the building. Doors appear to be in fair to good condition with the exception of the hardware. (see ADA/ Accessibility section) Doors being propped open with objects made of foam. Verify if they create a security issue.

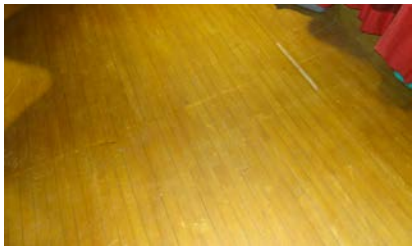
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J. MILTON JEFFERY ELEMENTARY SCHOOL



Ceramic Tiles - Located in Boys and Girls gang restrooms and Staff toilet rooms, these appear to be in fairly good condition.



Flooring -Majority of the flooring is carpet and is located throughout the building. These are in fair to good condition. Platform or Stage flooring is a stained wood and is in need of refinishing. A few areas have VCT flooring and are noted in the Hazardous section.

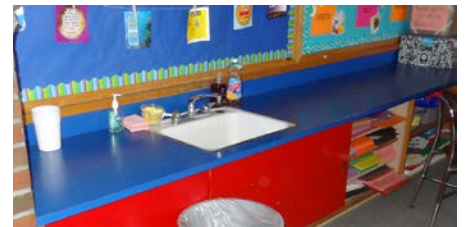
ADA / ACCESSIBILITY:



Door Knobs - Multiple doors throughout building have knobs on doors and are not code compliant. Knobs should be removed and replaced with lever type hardware.



Sink Fixtures - Fixtures on the sinks in the classrooms are not ADA code compliant. Fixtures are required to be no more than 11 inches from the front edge of counter.



Pipe Insulation - pipe insulation miss below ADA sinks in restrooms and classrooms.

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J. MILTON JEFFERY ELEMENTARY SCHOOL



Exterior Doors - Multiple exterior doors, around entire building, exit to a step down area and not a platform or ramp.



Exterior Ramp - Exit ramp from portable classrooms is non ADA compliant. The handrails do not extend at top or bottom of ramp.

HAZARDOUS MATERIALS:

Hazardous material indicated in this section have been identified in the April 2014 Three Year Asbestos Re-inspection and Asbestos Management Plan Report.

Vinyl Tile: .

- 500 S.F. 9"x 9" VAT gray floor tile with black, white and pink streaks and mastic in the Custodial hall and the lavatory alcove near the Nurses office.
- 800 S.F. 9"x 9" VAT tan floor tile with brown streaks and mastic in the Cafeteria.
- 300 S.F. 12"x 12" VAT cream floor tile with white and dark streaks and mastic in the Nurses office.

Ceilings, Walls Doors and Windows: .

- 100 S.F. of ceiling tile glue in the lavatory ceilings near Nurses office.
- 300 S.F. sheetrock plaster in the lavatory ceilings near Nurses office.
- 6 S.F. of cement board in a exterior wall in Art room.
- 200 S.F. of cement board in a exterior Kitchen wall.
- 400 S.F. of cement board in the Main Entry overhang and Custodial office ceiling.
- 600 S.F. of cement board in roof soffits of the 1957 and 1963 structures.

Pipe Insulation: .

- 100 plaster insulated pipe fittings located above hallway ceilings in the 1957 structure.
- 10 plaster insulated pipe fittings located behind wall in Kitchen and in the Custodial closet.
- 200 S.F. of air-cell duct insulation located above the ceiling in rooms next to custodial office hallway.

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KATHLEEN H. RYERSON ELEMENTARY SCHOOL

GENERAL INFORMATION

CONSTRUCTED: 1968

ADDITIONS:

ACREAGE: 25

SQUARE FOOTAGE: 38,523

GRADES: k-4

ENROLLMENT: 237 (as of 2014)

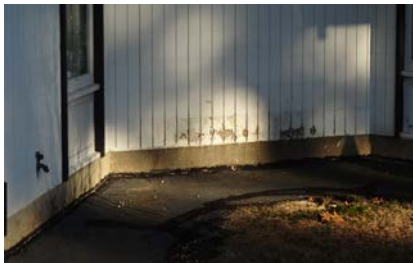
BUILDING STRUCTURE:

The building was constructed 1968 and is a Concrete Masonry Unit structure with a wood panel skin. The 1968 construction floors are concrete slab on-grade and basement where boiler is housed.



EXTERIOR ENVELOPE:

Exterior Walls - Exterior walls are painted block and are in fair to good condition. A few areas around structure are in need of attention. Paint chipping or peeling and need repaired at base of panels below down spouts.



Windows - Existing window units are wood framed single pane and original to the 1968 structure.

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KATHLEEN H. RYERSON ELEMENTARY SCHOOL



Roof - The roof on the building is a modified built-up tar and gravel asphalt roofing membranes. It has been reported that the most recent roofing work on the school was performed on May 1st, 1985. No leaks or problems observed. The only complaints was that the large overhangs prevent natural light from entering building through windows.

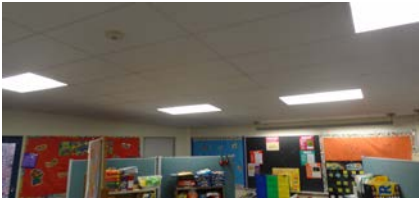
Doors and Frames - Exterior wood doors with large glass panels and wood frames are original to the structure. Security might be an issue.

INTERIOR FINISHES & FIXTURES:

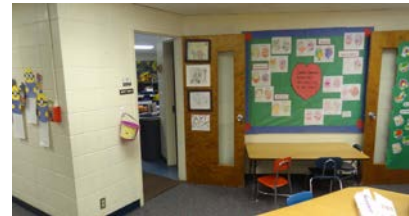


Interior Walls - The interior partitions are painted 8" concrete masonry units (CMU). Most of the partitions were noted as being in sound, good condition with little need for repair/maintenance at this time.

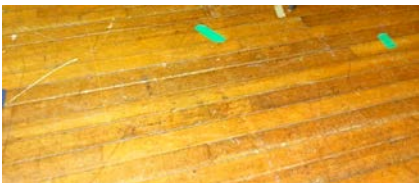
Ceilings - Most spaces have suspended acoustical ceiling panels and are generally in good condition.



Doors and Frames - Solid core wood doors with vision panels are mounted in hollow metal door frames throughout the building. Many doors have shown signs of wear but are in fair to good condition.



Flooring -Carpet in Corridors, Classrooms and Office areas appear to be in good condition. VCT tiles in classrooms , Nurses Office Gym/ Cafeteria and Kitchen appear to be in fair to poor condition. Ceramic tiles generally located in toilet rooms and appear to be in fair to good condition. Platform or Stage flooring is a stained wood and is in poor condition and should be refinished.



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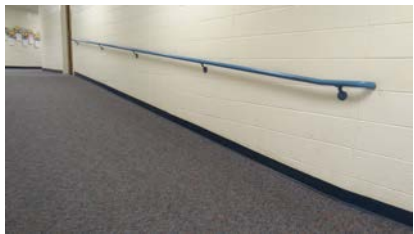
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KATHLEEN H. RYERSON ELEMENTARY SCHOOL



Laminated Casework - The laminate on the casework in almost all classrooms and offices are old and showing signs of age and are chipping or peeling.

ADA / ACCESSIBILITY:



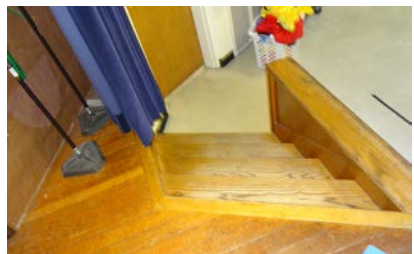
Ramp - Ramps in corridors are steeper than 1:12 which exceeds the maximum slope for means of egress ramps.



Door Knobs - Multiple doors throughout building and exterior doors from classrooms have knobs on doors and are not code compliant. Knobs should be removed and replaced with lever type hardware.



Sink Fixtures - Fixtures on the sinks in the classrooms are not ADA code compliant. Fixtures are required to be no more than 11 inches from the front edge of counter.



Exterior Doors - Multiple exterior doors, around entire building, exit to a step down area and not a platform or ramp.

Stage or Platform Stairs - Platform which shares space with the Gym/ Cafeteria does not have ADA accessibility. No ramp stairs that have 5 risers up to the stage. There are no handrails with extensions at the top or bottom of stairs as required per current codes.

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KATHLEEN H. RYERSON ELEMENTARY SCHOOL



Toilet Facilities - Boys, Girls and Staff restrooms are non-compliant for accessibility, fixtures types and grab bars. Door width to staff H.C. restroom is too narrow and knob on door.



HAZARDOUS MATERIALS:

Hazardous material indicated in this section have been identified in the April 2014 Three Year Asbestos Re-inspection and Asbestos Management Plan Report.

Vinyl Tile: .

- 36,000 S.F. 9"x 9" VAT tan floor tile and mastic located in the office storeroom and under the carpet in hallways and classrooms.
- 200 S.F. 9"x 9" VAT gray floor tile with dark streaks and mastic located in the Kitchen.
- 1000 S.F. 9"x 9" VAT tan floor tile with red dots and mastic in the Nurses office and Cafeteria.
- 600 S.F. 9"x 9" VAT olive floor tile with black dots and mastic in the Art and Music rooms.

Ceilings, Walls Doors and Windows: .

- 150 S.F. of drywall joint compound in the lavatory ceilings.
- 600 S.F. sheetrock plaster in the lavatory ceilings.

Pipe Insulation: .

- 600 plaster insulated pipe fittings located above ceilings and behind radiators.

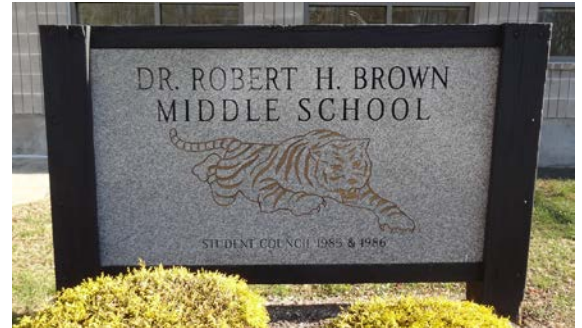
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DR. ROBERT H. BROWN MIDDLE SCHOOL

GENERAL INFORMATION

CONSTRUCTED:	1970
ADDITIONS:	1971
ACREAGE:	28
SQUARE FOOTAGE:	102,037
GRADES:	5-6
ENROLLMENT:	489 (as of 2014)



BUILDING STRUCTURE:



The original 1970 building was constructed using concrete masonry units and stucco. The 1971 addition was constructed using the same construction method as the origin structure. Both the 1970 construction and 1971 addition floors are concrete slab on-grade.

EXTERIOR ENVELOPE:



Exterior Walls - Exterior walls consist of 8" scored concrete blocks, stucco and metal siding. Overall exterior in fair condition. Multiple areas where re-pointing was completed and in poor workmanship.



Windows - Existing units are metal single pane units and were installed in 1970 and 71 and are in fair condition.



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DR. ROBERT H. BROWN MIDDLE SCHOOL



Lintels - Lintels above the doors and windows on the North-east side of the 1971 addition are rusting.



Spalling Concrete - - Concrete spalling and or cracked in multiple areas around structure.



Roof - The roof is an EPDM roof system in all areas. There are areas of ponding indicating low areas but overall the roof appears to be in good condition. It has been reported that the most recent repairs were on 705 sqft of the roof and was performed in 2004.

INTERIOR FINISHES & FIXTURES:



Interior Walls - Typically, most of the interior partitions are painted gypsum wall board or painted 8" concrete masonry units (CMU). Most of the partitions were noted as being in sound, good condition with little need for repair/maintenance at this time.

Doors and Frames - Solid core wood doors are mounted in hollow metal door frames throughout the building. Many doors have shown signs of wear but are in fair to good condition.



Ceilings - Most spaces have suspended acoustical ceiling panels and are generally in good condition.



Flooring - VCT flooring in corridors, Classroom and Kitchen are warping, chipping and failing at the edges of the tile. Carpet in classrooms are in good condition.



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DR. ROBERT H. BROWN MIDDLE SCHOOL



Ceramic Tiles - Generally located in toilet rooms, these appear to be in good condition.

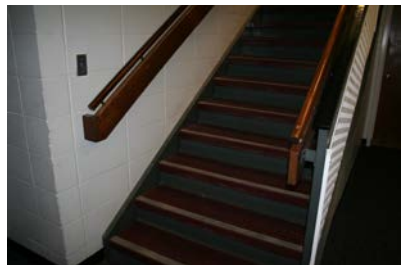


Casework - The casework in almost all classrooms and offices are old and showing signs of age and are chipping.

ADA / ACCESSIBILITY:



Sinks - Sinks in classrooms and workroom do not meet ADA rerequisites. Fixtures on sinks are mounted more than 11 inches from front of counter. Pipes below sinks in do not have pipe insulation.



Stairs - Stairs do not have the required handrails and extensions at top or bottom.



Stage or Platform Stairs - Platform has 4 risers up to the stage. There are no code compliant handrails or extensions at the top or bottom of stairs as required per current codes.

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DR. ROBERT H. BROWN MIDDLE SCHOOL



Push Side of Doors - Push side on entry doors to the some of the classrooms door does not meet the ADA accessibility code.



Lavoratory Sinks- Some of the ADA accessible sinks do not have the required fixtures or pipe insulation on the pipes below sink.

HAZARDOUS MATERIALS:

Hazardous material indicated in this section have been identified in the April 2014 Three Year Asbestos Re-inspection and Asbestos Management Plan Report.

Vinyl Tile: .

- 7,500 S.F. 9"x 9" VAT cream floor tile with brown streaks and mastic located in the Workroom, Nurses office, cafeteria storeroom and area M.
- 2,500 S.F. 9"x 9" VAT white floor tile with brown streaks and mastic located in the Cafeteria and Kitchen.
- 9"x 9" VAT beige floor tile with accents and black mastic located in the 1970 building areas.

Ceilings, Walls Doors and Windows: .

- 50,000 S.F. of cement board under stucco on building exterior and soffits.

Pipe Insulation: .

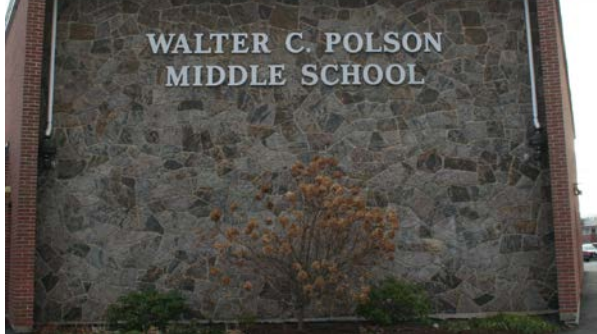
- 10 plaster insulated pipe fittings located in the Kitchen and Cafeteria.

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WALTER C. POLSON MIDDLE SCHOOL

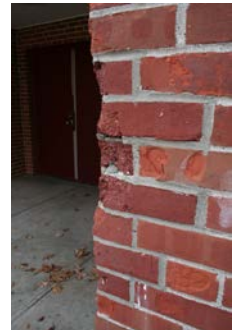
GENERAL INFORMATION

CONSTRUCTED:	1960	
ADDITIONS:	1965, 1970 1988	
ACREAGE:	25	
SQUARE FOOTAGE:	149,014	
GRADES:	7-8	
ENROLLMENT:	555 (as of 2014)	
BUILDING STRUCTURE:	The original building was constructed in 1960 using concrete masonry units. The 1965, 1970 and 1988 used the same construction. The floors appear to be concrete slab on-grade.	

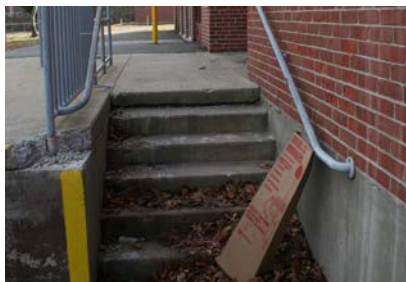
EXTERIOR ENVELOPE:



Exterior Walls - Exterior walls of the original 1960 building and all the other additions consist of 4" brick exterior facing and an exterior concrete masonry unit backup. Around the perimeter of the building bricks in the corners are broken, chipped or damaged in a number of areas and require repairing.



Main Entry Ramp - Concrete at main entry ramp is cracking and broken in a couple o areas and rust stained below handrails. Paint on handrails chipped and peeling.



Loading Dock - Concrete at loading dock stairs and around platform is cracking, chipping and spalling. Lintel at receiving area entry is rusting. Broken panel below window.



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Windows - Existing window units are aluminum framed, single glazed windows and are original. Window AC units also appear to be in poor condition. Painted peeling around wood frame and plywood panel and metal exterior casing is dented or damaged. Glass block windows around Auxiliary Gym are broken and mismatched.



Doors and Frames - Exterior doors appear original to building and are in fair to poor condition. Doors and frames are either fading, oxidizing or rusting and missing either weather stripping or bug sweeps.



Soffits - Soffits at the Main Gymnasium entrance is warping, bowing and coming loose at the edges and cracking at the seams.

Roof - It has been reported that the most recent repairs were on 1420 sqft of the roof and was performed in 2004 and 2005. The remaining balance of 90% is proposed to be performed in 2016.



Green House - Painted concrete block at the base of the green house is stained. Sliding screen door on green house is ripped and rusted. Recommend replacing sliding glass door with a more secure door.



Exterior Wood Sheds - Shed structure near Greenhouse, Tennis courts and outside of Science rooms 40 and 41 are in poor condition. Plywood is flaking and rotting. Paint is fading and chipping.

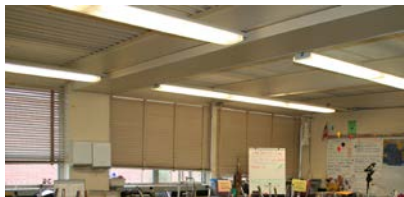


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INTERIOR FINISHES & FIXTURES:



Interior Walls - Typically, most of the interior partitions are glazed or painted 8" concrete masonry units (CMU) or painted gypsum wall board. Most of the partitions were noted as being in sound, good condition with little need for repair/maintenance at this time.

Ceilings - Ceilings in areas built 1960 are primarily exposed painted roof deck, areas built in 1965 are primarily painted tectum decking and all others have suspended acoustical ceiling panels and all are generally in good condition. There are multiple areas where leaks in ceiling have stained and damaged the tiles that require replacing.



Flooring - Carpet flooring in Corridor and Offices and most classroom areas. Tile flooring in all other spaces. Tile floor in Cafeteria, Science room #36 and Band Practice room has large crack that runs the width of the space. (See Hazardous materials section for additional information).



Doors and Frames - Solid core wood doors are mounted in hollow metal door frames throughout the building. Many doors have shown signs of wear but are in fair to good condition. (See ADA/ Accessibility for hardware issues)

Ceramic Tiles - Generally located in toilet rooms, these appear to be in good condition.

Casework - The casework in almost all classrooms, Offices and Nurses office are old and showing signs of age and are chipping.



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ADA / ACCESSIBILITY:



Trip Hazards - In the Science rooms there electrical running across floor to each of the desks which causes a trip hazard.



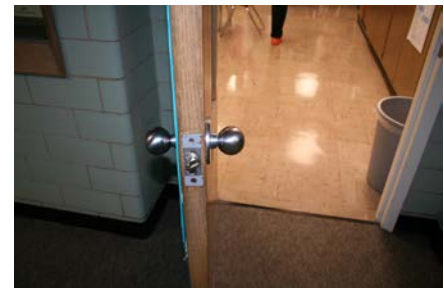
Sinks - Fixtures at the sinks in the Faculty Room, Science Room and Nurses office are not ADA compliant. Fixtures on sinks are mounted more than 11 inches from front of counter and fixtures need to be lever or auto flow type.



Platform Access - No access to all levels in the Band and Music practice rooms. Entrance doors are located at the top level of the platforms and there are no ramps or access to the lower level.



Knobs on Doors - Some of the doors on the interior and exterior have knob type hardware which require lever type.



Pull side Door Clearance - Pull side of door on multiple classrooms and misc. closets and restrooms throughout the building do not meet the required clearance of 18" clear. Approximately 25 classrooms and 10 miscellaneous spaces do not meet code.

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HAZARDOUS MATERIALS:

Hazardous material indicated in this section have been identified in the April 2014 Three Year Asbestos Re-inspection and Asbestos Management Plan Report.

Vinyl Tile: .

- 2,400 S.F. 9"x 9" VAT light green floor tile with yellow streaks and mastic located in room 26A, hall and Rooms 27 - 33.
- 2,400 S.F. 9"x 9" VAT tan floor tile with white streaks and mastic located in room 26A, hall and Rooms 27 - 33.
- 1,200 S.F. 12"x 12" VAT cream floor tile with red dots and mastic in rooms 25 and 26.
- 1,200 S.F. 9"x 9" VAT gray floor tile with pink streaks and mastic in room 23B.
- 4,200 S.F. 12"x 12" VAT white floor tile with black streaks and mastic in rooms 23B prep, 25B, Band room and Art rooms 3 and 4.
- 400 S.F. 9"x 9" VAT light brown floor tile with dark streaks and mastic in science wing hall.
- 2,400 S.F. 12"x 12" VAT light brown floor tile with gray flecs and mastic in rooms 34-37.
- 600 S.F. 9"x 9" VAT green floor tile with dark streaks and mastic in room 39.
- 600 S.F. 9"x 9" VAT white floor tile with black streaks and mastic in room 44.
- 600 S.F. 9"x 9" VAT tan floor tile with yellow streaks and mastic in room 45.
- 950 S.F. 9"x 9" VAT white floor tile with dark streaks and mastic in the Kitchen.
- 1,350 S.F. 9"x 9" VAT brown floor tile with yellow and black streaks and mastic in the Cafeteria.
- 900 S.F. 9"x 9" VAT brown floor tile with blue and dark streaks and mastic in the Auditorium.

Ceilings, Walls Doors and Windows: .

- 400 S.F. of ceiling tile glue located in the hallways of the 1960 building and room 25.
- 2000 S.F. sheetrock plaster located in the hallways of the 1960 building and room 25.
- 25 S.F. of cement board the exterior walls in Art rooms 3 and 4.
- 60 S.F. of cement board lining the exhaust hoods in Science rooms 35 - 43.
- 2,500 S.F. of sheetrock plaster in the Office area and Ceramic room.
- 100 S.F. of drywall joint compound in the Office area and Ceramic room.
- 700 S.F. of black artificial slate bench tops in rooms 23B prep, 36, 37 and 39.

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Pipe Insulation: .

- 75 plaster insulated pipe fittings located in crawl spaces off boiler room.
- 18 plaster insulated pipe fittings located in the 1960 Gymnasium and Locker room.
- Unknown total of plaster insulated pipe fittings located above ceilings in the 1960 and 65 buildings.
- 13 plaster insulated pipe fittings located in the Kitchen.

Joints:

- 20 S.F. of cloth duct joint on the HVAC in the boiler room.
- 15 S.F. of cloth duct joint on the HVAC in the 1960 Locker room.
- 64 S.F. of cloth duct joint on the HVAC units in the 1960 Gymnasium.

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DANIEL HAND HIGH SCHOOL

GENERAL INFORMATION

CONSTRUCTED: 2003

ADDITIONS: None

ACREAGE: 17

SQUARE FOOTAGE: 205,000

GRADES: 9-12

ENROLLMENT: 1197 (as of 2014)

BUILDING STRUCTURE: The building was constructed in 2003 using concrete masonry units. The floors appear to be concrete slab on-grade.



EXTERIOR ENVELOPE:



Exterior Walls - Exterior walls consist of 4" brick exterior facing and an exterior concrete masonry unit backup. Exterior appears to be in very good condition.

Windows - Existing window units are aluminum framed, double glazed insulated windows and are original and are in good condition.

Doors and Frames - Exterior doors appear original to building and are in good condition.

INTERIOR FINISHES & FIXTURES:



Interior Walls - Typically, most of the interior partitions are painted 8" concrete masonry units, ground faced (CMU) or painted gypsum wall board. Most of the partitions were noted as being in sound, good condition with little need for repair/maintenance at this time.



Ceilings - Suspended acoustical ceiling panels throughout building and are in good condition.

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DANIEL HAND HIGH SCHOOL



Flooring - Carpet flooring in Classrooms, Media Center, Computer Rooms and Offices areas. Tile flooring in all other spaces with the exception of the shop areas which have polished concrete floors. We were informed that the carpet flooring has been coming apart at seams and has been an ongoing problem. Carpet coming apart at the seams was very apparent in the Media Center and the Computer Room. All other flooring appears to be in good condition.



Doors and Frames - Solid core wood doors are mounted in hollow metal door frames throughout the building. Doors are in good condition.

Ceramic Tiles - Generally located in toilet rooms, these appear to be in good condition.

ADA / ACCESSIBILITY:



Sink Clearances- Sink in Nurse exam room is blocked by exam bed and filing cabinet. Clear area to allow access..



Ramps - 2 Ramps at the entrance near the Media Center have drinking fountains at the bottom. Handrail extensions appear to extend into the 5 foot clearance area of the drinking fountains. Recommend wrapping the handrail around the guardrail instead of extending out the 12".

HAZARDOUS MATERIALS:


Hazardous material -None

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TOWN CAMPUS ADMINISTRATION CENTRAL OFFICE

GENERAL INFORMATION

CONSTRUCTED:	1973	
ADDITIONS:	1997	
ACREAGE:	1	
SQUARE FOOTAGE:	Approx. 10,000	
GRADES:	None	
ENROLLMENT:	18	
BUILDING STRUCTURE:	The building was constructed in 1973 and renovated as new in 1997. The floors appear to be concrete slab on-grade.	

EXTERIOR ENVELOPE:



Exterior Walls - Exterior walls of the original building was refinished in 1997 applying the stucco exterior facing. Exterior appears to be in good condition.



Windows - Existing window units were replaced in 1997 with aluminum framed, double glazed insulated windows and are in good condition.



Doors and Frames - Exterior doors were replaced in 1997 and are in good condition.

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TOWN CAMPUS ADMINISTRATION CENTRAL OFFICE

INTERIOR FINISHES & FIXTURES:



Interior Walls - Interior partitions are painted gypsum wall board. Most of the partitions were noted as being in sound, good condition with little need for repair/maintenance at this time.

Ceilings - Suspended acoustical ceiling panels throughout building and are in good condition.

Flooring - Carpet flooring in most areas. New carpet in corridors and open areas. Old carpet in offices and should be replaced. VCT in Staff lunch room and appears to be in good condition.



Doors and Frames - Solid core wood doors are mounted in hollow metal door frames throughout the building. Doors appear to be in good condition.

Ceramic Tiles - Located in toilet rooms, these appear to be in good condition.



ADA / ACCESSIBILITY:

ADA/ Accessibility: None

HAZARDOUS MATERIALS:

Hazardous material : None

REPORT SOURCES:

Information used in compiling this report was obtained by data provided by the Madison School District and field observations by Drummey Rosane Anderson and Engineers started on December 10, 2014 and completed December 18, 2014.