

**Building Dialogue**

Askew Elementary School

11/9/2006

Year Open: 1923 Additions: 1956, 1968  
Square Footage: 58190 Acreage: 386**FACILITY MANAGEMENT SYSTEM****Date Dialogue****9/22/2006 Asphalt/Concrete : Asphalt**

The asphalt paving includes the playgrounds located north and south of the building and parking lots south and west of the building. All the areas have cracks that need to be repaired and a sealcoat added. These four locations have a total area of approximately 79,000 sf.

**9/22/2006 Asphalt/Concrete : Concrete**

The concrete is in fairly good condition except for repair that needs to be made or replacement of some concrete steps.

**9/22/2006 Asphalt/Concrete : Play Equipment**

The play equipment is located in a grass area north of the school. They do not have alot of equipment. The grass area should be redone with wood chip ground cover.

**9/22/2006 Doors: Exterior Entrances**

The exterior entrances are hollow metal doors and frames. The metal transom panels above the doors are prefinished and paint has been applied to these surfaces and needs to be removed. The east entrances doors need to be refinished since they are covered with graffiti.

**9/22/2006 Windows: Windows**

The windows are in good condition. The original building has plexiglass in the units. The classroom addition has windows with insulated glass.

**9/22/2006 Walls : Walls**

The walls are brick with cut stone and terra cotta. The foundations are stone. Tuckpointing is needed in some stone and terra cotta joints. Interior wall upgrades will include plaster repairs and repainting of several walls. A damaged metal fascia at the lower level needs to be replaced.

**9/18/2006 Fire Prot:**

Fire alarm system was renovated in 1999.

**9/13/2006 Mechanical : Proposed HVAC Improvements**

The existing steam boilers are fairly new and would remain to provide heating as needed with the equipment and systems proposed for air conditioning the school. Opportunities for energy recovery systems with ventilation/exhaust air systems need further investigation, but no feasible system was determined for the purposes of this assessment because of complexities in ducting exhaust air through energy recovery equipment.

The following recommendations are proposed to provide complete air conditioning for Askew Elementary. All sizes and capacities are estimates based on rules of thumb for the building size, age, condition and types of usage. Any requirements of asbestos removal are not included in the following costs:

1. Install 350 ton chilled water system with chiller(s), cooling tower(s), pumps and accessories - \$350,000
2. Replace auditorium ventilation blower with new 30 ton heating/cooling AHU and ductwork - \$65,000
3. Replace gym ventilation blower with new 12 ton heating/cooling AHU and ductwork - \$42,000
4. New Cafeteria/Kitchen 30 ton rooftop or central station AHU and ductwork for

#### 8/29/2006 Electrical : Electrical/lighting

Electrical system was rehabilitated in 1999 or 2000, the main panel is dated 1996. The system is relatively new. The electrical service may need to be supplemented if air conditioning is added to the entire school building. Budget cost to supplement electrical service for new air-conditioning: \$60,000.

Lighting: T-12 lamp and ballast replacement with T-8 lamps and ballasts is nearly complete. Overall lighting is adequate.

#### 8/29/2006 Plumbing: Plumbing Fixture Inventory

Boys: sinks, 7; toilets, 8; ADA toilets, 2; urinals 11  
 Girls: sinks, 8; toilets, 13 (one broken); ADA toilets, 2  
 Unisex/teacher: sinks, 5; toilets, 6  
 Classroom: sinks, 17; toilets, 2 (low-height)  
 Misc: EWC"s, 11

#### 8/28/2006 Mechanical : Existing HVAC System

2 Cleaver Brooks boilers installed in 1995 provide low pressure steam for heating throughout the building with fin tube wall heaters and fan coils. Hot water heating with fan coil units is also provided for the Cafeteria and 3 Kindergarten rooms in the northwest corner of the school. Hot water is provided by a steam-to-hot water converter.

Building ventilation and ventilation for the gym and auditorium are provided by ventilation blowers located on the ground level and steam heating coils to heat outside air from a tunnel system for supply to the blowers.

Partial air conditioning was also provided in 1995 by DX cooling with rooftop

#### 7/27/2006 Roofing : Roof Review

Matt Pierce and Glenn Robinson performed a roof review. The building manager reported many leaks throughout the building, including major leaks which should be addressed immediately. The roof is accessed from two windows in classrooms. Roof area O has been demolished, shingles of area P now fill space abandoned.