

Fairview Alternative Middle School

Building Dialogue

12/20/2006

Year Open: 1957 Additions: 1995

Square Footage: 46195 Acreage: 200

FACILITY MANAGEMENT SYSTEM

Date Dialogue**10/24/2006 Mechanical : Proposed HVAC Improvements**

Replacing the boiler and air conditioning the areas of the building that are currently not air conditioned. Provide new controls throughout.

Controls at \$4/sf = \$117,620

HVAC at \$36/sf = \$846,800

Total = \$964,420

9/21/2006 Mechanical : Mechanical

Building has air conditioning in the Office, Learning Resource Center and Computer Lab. The rest of the building is heating only by a hot water boiler, pumps, cabinet finned tubes, and cabinet unit heaters.

All systems are functioning and have been kept up. The boiler should be replaced as it has reached/exceeded it's life expectancy.

9/18/2006 Fire Prot:

The fire alarm system has been renovated in the recent past (approx. 10 years or less) and appears to be in good shape. There are some general area smoke detectors, but the building is not entirely protected by them. Budget cost to provide smoke detection for entire building - \$20,000.

9/6/2006 Asphalt/Concrete : Asphalt

In fair condition, lower parking and play area with weathered surfaces, minimal cracking. Upper parking drive is spalled and rutted. Parking: 13 spaces at upper parking and 10 visible at lower parking lot. No handicapped visible, all is faded.

9/6/2006 Asphalt/Concrete : Concrete

There are no concerns.

9/6/2006 Asphalt/Concrete : Play Equipment

No equipment. Marked asphalt for softball and kickball.

9/6/2006 Doors: Exterior Entrances

Aluminum corridor entry doors with insulated glazed sidelight. Hollow metal service doors and frames with single glazed plexiglass. Kitchen door and screen- wood. Minimal door rusting observed, 2 steel railings are rusting.

9/6/2006 Windows: Windows

Aluminum with low vents. Insulated glazing all levels, minimal breakage, missing sealant at girls locker room, rusting lintels at east wall.

9/6/2006 Walls : Walls

Brick and ceramic tile walls observed to be in fair condition. Slight spalling at kitchen door. Parge coating shows cracking at gym entrance. Note one open control joint and bio growth adjacent to building and asphalt. Wood fascia at gym is peeling. Interior side of exterior walls with minimal damage. Noted ceiling stains in one room. Ceiling types: 2X4 perforated tile, 2X4 accoustical tile, gypsum board and painted concrete.

9/5/2006 Electrical : Electrical/lighting system

The electrical system was renovated in 1995 and is in good shape.

The T-12 fluorescent lamps in the building are being gradually changed out by maintenance personnel to T-8 lamps as the ballasts fail.

The electrical system most likely would need to be upgraded to allow for whole-

9/5/2006 Plumbing: Plumbing fixture count

Boys: sinks, 4; toilets, 6; urinals, 7
Girls: sinks, 4; ADA sinks, 1; toilets, 7; ADA toilets, 1
Unisex/teacher: ADA sinks, 2; ADA toilets, 2
classroom: sinks, 8; sink ADA, 1; ADA toilet, 1
Misc: boys and girls gang showers, ground floor; EWC, 5

8/25/2006 Roofing : Roof Review

Matt Pierce and Glenn Robinson of RTI conducted a roof review. The facility manager reported many leaks problems currently and through the history of the existing roof system. No major deficiencies could be identified visually. There is some ridginh taking place in the membrane of area d. This does not have to be immediately repaired but should be before the ridges grow and split open.