

## Building Dialogue

Greenwood Elementary Building

11/20/2006

Year Open: 1906 Additions:

1910/1915/1931

Square Footage: 59510 Acreage: 240

BUILDING MANAGEMENT SYSTEM

**Date Dialogue****9/21/2006 Mechanical : Proposed HVAC Improvements**

Repair and/or replacement of the HVAC systems at Greenwood Elementary is not considered practical because the deteriorated condition of this building and the HVAC systems. Based on estimates made for other schools, approximately \$42/sq. ft., or \$2,500,00 should be allowed for new heating and air conditioning systems for this school.

**9/8/2006 Asphalt/Concrete : Asphalt**

Poor condition, biogrowth and cracking is prevalent on drive, parking and hard surface play areas. Alligator cracking is evident on all drives, parking and play areas. Surface texture is uneven with generalized spalling. No parking markings are visible.

**9/8/2006 Asphalt/Concrete : Concrete**

Outside stairs have some settling. South retaining wall is eroded and leaning. Tunnel structure at northeast corner has some cracking and staining from rusted guard fence.

**9/8/2006 Asphalt/Concrete : Play Equipment**

Rusted basketball goals and fences. Hard play area badly cracked with biogrowth.

**9/8/2006 Doors: Exterior Entrances**

Hollow metal most boarded up. Main entrances (north side) has been replaced with roll-up door, no exposed glazing.

**9/8/2006 Windows: Windows**

Most windows boarded up. Aluminum single hung with single glazing.

**9/8/2006 Walls : Exterior Walls**

Brick in fair condition. Slight damaged brick at northwest corner of building. Some deterioration at west wall of gym, and face of south wall in west court is running water after rain (from gutter above). Cut stone is generally stained observed blistering and peeling gutter downspouts and cornice (all sides). Perimeter stone retaining walls badly stained from rusting fences. Interior side of exterior wall, many ceilings stained and damaged from water leaks at lower level and gym, first floor hallway and some classrooms, second floor most classrooms and hallway. Peeling wall paint noted in gym, cafe, and three stairwells, first floor hallway, two stairwell and several classrooms, second floor two hallways and several classrooms. Mold on ground level. Wood floors on second floor are heaving from water damage. Ceiling type: 1X2 acoustical tile, 2X4 acoustical tile, 1X1 glue on tile, plaster and painted concrete.

#### 9/5/2006 Mechanical : Existing HVAC System

Greenwood Elementary school has been closed since around 1989 and HVAC systems have not been operated since then except for the boilers. The low pressure steam boilers remained operational until about 4 years ago.

There are no cooling systems in this school. All perimeter and general area heating is provided with steam radiators or fin tube convectors. Ventilation of the building was provided with two fans connected to one motor; there is no filtration of ventilation air and the outside air supply to the ventilation fans was heated with steam heating coils. The building ventilation system may have been inoperative since around 1975.

#### 9/5/2006 Plumbing: Plumbing Inventory

##### Boys:

Lavatory - 6  
ADA Lavatory - 2  
Urinals - 5  
Water Closet - 12  
ADA Water Closet - 3

##### Girls:

Lavatory - 0  
ADA Lavatory - 1  
Water Closet - 9  
ADA Water Closet - 3

##### Unisex Kids:

Lavatory - 2  
ADA Lavatory - 4  
Water Closet - 2  
ADA Water Closet - 3

##### Adult:

Lavatory - 1  
Water Closet - 1

##### Sinks:

Lavatory - 11

Electric Water Cooler - 5

#### 9/1/2006 Electrical :

This school has been closed for a few years. The electrical service and distribution equipment in this building is atleast 50 years old. We would recommend replacing it due to the fact that replacement parts my not be available.

The 59,510 sq ft building constructed in 1906 and expanded in 1910 is powered with an 800A, 3-Phase, 4W service being fed from KCP&L owned and maintained pole mounted transformer. The service electrical metering is located at the transformer. The main service disconnect is found at the boiler room with wireway. The anticipated space available for future addition would be on the west and south wall. There is no TVSS found as part of the present electrical distribution system.

The existing incadescent lighting should be replaced with new fluorescent lighting with T-8 lamps and electronic ballasts. The existing fluorescent lighting in the classrooms should be replaed with new fluorescent light fixtures with T8 lamps and electronic ballasts. The budget cost to upgrade lighting will be around \$90,000.00.

See the following pictures to see pictures of the existing lighting: