

Building Dialogue

McCoy Elementary School

11/15/2006

Year Open: 1915 Additions: 1922

Square Footage: 46090 Acreage: 280

FACILITY MANAGEMENT SYSTEM**Date Dialogue****9/21/2006 Asphalt/Concrete : Asphalt**

The asphalt paved areas include the north parking lot, west playground, and east playground. The north parking lot including the drive, has substantial damage requiring repairs with an asphalt overlay to be added. The west and east playground area needs the cracks repaired and a sealcoat applied to the approximate area of asphalt paving is 80,000 sf.

9/21/2006 Asphalt/Concrete : Concrete

The concrete is in satisfactory condition.

9/21/2006 Asphalt/Concrete : Play Equipment

The school has large playground areas without play equipment.

9/21/2006 Doors: Exterior Entrances

The exterior entrances have hollow metal doors and frames at most locations except at the east entrances. The two east entrances are wood doors in wood frames including the framing in the transoms above. The entrances should be completely replaced with hollow metal doors and frames.

9/21/2006 Windows: Windows

The windows are aluminum with plexiglass. The steel lintels throughout the building are in need of repairs.

9/21/2006 Walls : Walls

The exterior walls are brick, cut stone and terra cotta. The foundation walls are stone. A large amount of tuckpointing is needed. A large section of brick at the southeast corner of the chimney is missing. This will need to be rebuilt.

9/20/2006 Fire Prot: Fire alarm system

Fire alarm system appears to be relatively new.

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 McCoy 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 office/library 12 ton AHU with new heating/cooling unit with chilled water coils - \$25,000
3. Replace dental clinic 10 ton AHU with new heating/cooling unit with chilled water coils - \$22,000
4. Replace computer room 6 ton AHU with new heating/cooling unit with chilled water coils - \$18,000
5. New Cafeteria/Kitchen 25 ton rooftop or central station AHU and ductwork

8/29/2006 Electrical : Electrical/Lighting systems

The electrical main panel is relatively new, the other building panels were replaced in the 1980"s and are in relatively good shape but are nearing end of useful life. The electrical system would require upgrading to accommodate air-conditioning if air-conditioning is added to the majority of the school. A budget cost for the service increase would be \$50,000.

The lighting system is generally adequate, with the exception of exterior lighting which is non-existent.

8/29/2006 Plumbing: Plumbing fixture inventory

Boys: sinks, 2; ADA sinks 2 (1 of these handles only); Toilets, 3; ADA Toilets, 3; Urinals, 11; Wash fountains, 2
 Girls: sinks, 7; ADA sinks, 2 (1 of these handles only); Toilets, 7; ADA Toilets, 4; Wash fountains, 1
 Unisex/teacher: sinks, 1; toilets, 1
 Classrooms: sinks, 5

8/28/2006 Mechanical : Existing HVAC System

2 Cast iron boilers installed in 2002 provide low pressure steam for heating throughout the building with radiators and fin tube wall heaters. Electric baseboard heating is also used in rooms 001, 002 and 201.

Building ventilation is provided by a ventilation blower located on the ground level that currently is not operating.

Partial air conditioning is provided with split systems using DX coils for the office areas, dental clinic, Library and computer rooms.

8/25/2006 Roofing : Roof Review

Matt Pierce and Glenn Robinson of RTI conducted a roof review. The roofs are in good condition but the masonry chimney is deteriorating and dropping debris on the roof areas below. This must be addressed before the roof systems are severely damaged. One leak was reported by the facility manager.