

Building Dialogue

Clark @ Meservey Middle School

11/15/2006

Year Open: 1928 Additions: 1934, 1956
Square Footage: 64900 Acreage: 380**FACILITY MANAGEMENT SYSTEM****Date Dialogue****10/18/2006 Mechanical : Recommendations for renovation of HVAC System:**

In most of the areas in the building the steam radiators or fin tube convectors provide perimeter heat. This two pipe system can be reused for heating hot water system as much as possible and another two pipe system can be added to make it four pipe system all over the building. Then these radiators can be removed and unit ventilators can be installed in these areas. These Unit ventilator will then be able to provide hot water heating and chilled water cooling to these areas.

A new chilled water system of 300 Ton capacity, including chillers and chilled water pumps can be installed in the fan room or in the boiler room in basement. The remote condenser(s) for the chiller(s) shall be installed on the roof. DX cooling for the existing two air handling units shall then be changed over to chilled water.

A new heating hot water system shall replace the existing steam system. The existing steam boilers shall be replaced with heating hot water type boilers. The hot water produced by the new boilers shall then be circulated throughout the building in all unit ventilators for heating. the steam coils of the existing two air handling units shall be replaced by hot water coils. All the existing roof vents shall be removed. The unit ventilators shall bring

10/18/2006 Mechanical : Cost Estimate for Proposed HVAC Improvements

The cost estimates are 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 two 4500 MBH hot water boilers - \$250,000.
2. Install 300 Ton chilled water systems with chiller, remote condenser, pumps and accessories - \$300,000.
3. Replace the existing two AHUs with new AHUs with hot water and chilled water coil - \$30,000.
4. Install two new AHUs for gymnasium and auditorium and ductwork - \$60,000.
5. Install new 4-pipe unit ventilators for other areas including piping - \$450,000.
6. New DDC controls with WEB based Lonworks protocol - \$180,000.
7. Demolition and removal allowance - \$60,000.
8. Miscellaneous and architectural allowance - \$120,000.
9. TOTAL COST ESTIMATE - \$1,450,000.

10/17/2006 Plumbing: Plumbing improvements

1. Provide drain piping covers for 2 number of lavatories (ADA) - \$150

Total estimated cost - \$150

10/9/2006 Fire Prot:

Clark is sprinkled on the lower floor. The second floor has smoke detectors in all rooms and corridors, and pull stations. The third floor has detectors in the corridor. The fire alarm control panel is Silent Knight 5820XL.

10/5/2006 Mechanical : Existing HVAC System

Two(2) Kewanee boilers provide low pressure steam for heating throughout the building. Three(3) house fans provide tempered OA ventilation throughout the facility. All the areas have steam radiators or fin tube convectors on the perimeter walls for providing heat in the winter.

Partial air-conditioning is available in the administrative office and the library by split type DX-cooling.

9/18/2006 Asphalt/Concrete : Asphalt

The asphalt paving at all locations has considerable cracking that needs repairing and sealcoat applied. This includes the north parking, driveway, north playground, walk, and paving west and south of the building.

9/18/2006 Asphalt/Concrete : Concrete

The existing concrete steps on the site at the north west corner of the building are damaged.

9/18/2006 Asphalt/Concrete : Play Equipment

The play equipment is very minimal. The immediate area on the surface below the equipment should be redone. It is a grass area.

9/18/2006 Doors: Exterior Entrances

The entrances which are hollow metal doors and frames are in a satisfactory condition. Three of the entrances have been installed within the wood frames and have wood trim which has weathered.

9/18/2006 Windows: Window

The windows are aluminum with plexiglass at most locations. The windows at the curtain wall are aluminum with insulated glass.

9/18/2006 Walls : Exterior walls

The walls are brick with a considerable amount of cut stone at the entrances and window locations. The foundation is stone. The cast stone bands which are set in the brick have some open joints that need to be repointed. There are vertical cracks at a few locations. The interior surface of the walls in several rooms and stairways have peeling paint.

8/28/2006 Electrical :

Clark At Merservy is a middle school currently without AC and of older construction. There are two electrical services @240V, one single phase and one three phase. The three phase service is not large enough to support a whole school air conditioning unit. The dominant classroom light is 4 light T12 with acrylic lens, recessed. Corridors, kitchen and dining room are lighted with 4 light T12 acrylic wrap fixtures--all bad.