

## Building Dialogue

Switzer / Old West

11/20/2006

Year Open: Additions:

Square Footage: Acreage:

## FACILITY MANAGEMENT SYSTEM

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

Repair and/or replacement of the HVAC systems at Switzer/Old West 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 \$6,300,000 should be allowed for new heating and air conditioning systems for this school.

**9/14/2006 Asphalt/Concrete : Asphalt**

The asphalt paving is located as a strip along the west side of the building. It needs surface repairs. It is mostly used as a partial parking area and for a walkway.

**9/14/2006 Asphalt/Concrete : Concrete**

A small amount of concrete paving is damaged at the northwest corner of the paved area. The concrete should be replaced.

**9/14/2006 Asphalt/Concrete : Play Equipment**

The only play equipment is located at the Annex Building on the west side of Madison.

**9/14/2006 Doors: Exterior Entrances**

The exterior entrances are hollow metal door and frames. They are in satisfactory condition.

**9/14/2006 Windows: Windows**

The windows in Switzer/Old West are aluminum with plexiglass. They are in good condition.

**9/14/2006 Walls : Exterior Walls**

The walls are masonry construction of brick and concrete masonry units with stone sills and trim. The brick will require some tuckpointing but appears in good condition without any major problems.

**9/11/2006 Electrical : Electrical/lighting systems**

The buildings are old and have not been recently renovated. We did not investigate the buildings in-depth due to the district's decision to sell the property. Anticipated cost to replace existing electrical service and upgrade for all-building air-conditioning is \$600,000.

**9/5/2006 Plumbing: Plumbing Fixtures Inventory**

The Switzer School consists of 3 buildings that are all interconnected on the east side of Madison. The buildings share hot & cold water services.

The facility is still used for community services (Family Focus Services).

The age, limited usage and condition of the plumbing system supports the KCMSD

**9/2/2006 Mechanical : Existing HVAC System**

The Switzer School consists of 3 buildings that are all interconnected on the east side of Madison. The buildings are all heated by the same boilers located in the east part of the basement of the center building (old West) constructed around 1925. The low pressure steam boilers were red tagged this year and there is no operating heating system for this facility.

Classrooms are heated throughout these buildings with steam radiators and fin tube heaters. The building ventilation fans and the heating/ventilation fans for the gymnasium and auditorium areas have not been operated since the buildings were discontinued for school activities (12 years for the center building). Unit ventilators are used for ventilation/heating of the cafeteria and music areas of the south building.

The facility is still used for community services (Family Focus Services). The classrooms and offices used for these services have window air