

**Building Dialogue**

Switzer Annex

11/20/2006

Year Open: 1889 Additions: 1939

Square Footage: 27260 Acreage:

**FACILITY MANAGEMENT SYSTEM****Date Dialogue****10/11/2006 Asphalt/Concrete : Asphalt**

The asphalt paving is in poor condition with considerable growth occurring in all areas. The largest paved area is west of the Annex with a main playground to the south and a smaller one northeast from the building. The total asphalt area of 75,000 sf should be replaced.

**10/11/2006 Asphalt/Concrete : Concrete**

A small amount of concrete steps are damaged. A concrete beam above the south walkway is need of structural repair. Two of the round concrete columns have vertical cracks and also needs to be repaired.

**10/11/2006 Asphalt/Concrete : Play Equipment**

The play equipment is in good condition at the south playground, but the area is grown up with weeds. A small amount of play equipment is located at the northeast area, which also has weed growth.

**10/11/2006 Doors: Exterior Entrances**

The exterior entrances are hollow metal doors and frames. They are in good condition.

**10/11/2006 Windows: Windows**

The windows are aluminum with plexiglass mostly in continuous strip openings. They are in good condition.

**10/11/2006 Walls : Wall**

The exterior walls are masonry construction of brick and concrete masonry units with exposed concrete overhangs above the west windows. A minimal amount of tuckpoint of the brick is needed. Walls are in satisfactory condition.

**9/26/2006 Electrical : Lighting systems**

Many of the classrooms contain incandescent-pendant type "classroom" lighting fixtures. These should be replaced with more efficient and lower-maintenance fluorescent lighting fixtures. Expected budget cost: \$240,000.

**9/19/2006 Fire Prot: Fire alarm system**

Fire alarm system is old and should be replaced. Budget cost \$30,000.

**9/11/2006 Mechanical : Proposed HVAC Improvements**

The following recommendations are proposed to provide central air conditioning and some heating system modifications for Switzer Annex. All sizes and capacities are estimates based on rules of thumb for the building size, age, condition and types of usage. These air conditioning improvements would be in conjunction with the new boilers and accessories required to provide a heating system for the building as addressed with the mechanical check list items. Any requirements of asbestos removal are not included in the following costs:

1. Install 100 ton air-cooled chiller, pumps and accessories - \$115,000
2. New unit ventilators, cabinet units and 4 pipe system - \$350,000
3. New DDC controls with WEB based Lonworks protocol - \$90,000
4. Demolition and removal allowance - \$25,000
5. Miscellaneous and architectural allowance - \$60,000

**9/8/2006 Plumbing: Plumbing Fixtures Inventory**

**Boys:**

Lavatory - 10  
Water Closet - 10

**Girls:**

Lavatory - 10  
Water Closet - 10

**Unisex Kids:**

Lavatory - 2  
Water Closet - 1

**Adult:**

Lavatory - 2  
Water Closet - 2

Sinks in Class - 10

Electric Water Cooler - 5

**9/1/2006 Electrical : Electrical system**