

Building Dialogue

Thacher Building @ Northeast Middle

11/20/2006
Year Open: 1900 Additions: 1914
Square Footage: 34100 Acreage: 212

FACILITY MANAGEMENT SYSTEM

Date Dialogue**10/24/2006 Mechanical : Proposed Mechanical System**

Replace existing steam heating systems with new hot water boilers and secondary systems, and provide air conditioning for the entire building. Building HVAC controls also need to be replaced. Total cost is approximately \$40/sq. ft., or \$1,261,300.

9/22/2006 Asphalt/Concrete : Asphalt

The asphalt is located on all sides of the building which includes walkways. The parking lot and driveway north of the school needs the cracks repaired and an asphalt overlay added. The playground west of the school has cracks to be repaired and also a new asphalt overlay. The walkways can have the cracks repaired and a sealcoat applied.

9/22/2006 Asphalt/Concrete : Concrete

The concrete wall at the south side of the drive that enters from the east needs repair at the damage areas.

9/22/2006 Asphalt/Concrete : Play equipment

The school does not have play equipment.

9/22/2006 Doors: Exterior Entrances

The doors are hollow metal in hollow metal frames. They could be refinished to improve their appearance.

9/22/2006 Windows: Windows

The windows are aluminum with plexiglass. They are in good condition.

9/22/2006 Walls : Walls

The exterior walls are brick with cut stone and terra cotta trim. A small amount of tuckpointing is required. The west wall has a vertical joint that needs sealant. The interior of the school is in good condition and well maintained.

9/21/2006 Mechanical : Mechanical

Mechanical system consists of a steam boiler, steam radiators at the perimeter of the building, and window air conditioners are present in most rooms that are being used as offices. There is a central ventilation system with a steam heating coil for the outside air and the heating to the central core, during the summer this system is not used, therefore, there is no outside air being provided to the space. All systems appear to be operational.

9/19/2006 Fire Prot: Fire alarm system

Fire alarm system is relatively new.

9/6/2006 Electrical : Electrical/lighting systems

The electrical system is fused-based and old, it should be replaced. This work should be coordinated with addition of school-wide air-conditioning, if the building is to be cooled. Expected budget cost: \$70,000.

The lighting system appears to be adequate.

9/5/2006 Kitchen: Kitchen

The kitchen for this facility is currently closed and in significant disrepair. To re-open the kitchen would require all new equipment.