

To: Judith Hempfling

From: Jerry Papania

Subject: Comments related to Mills Lawn School HVAC, Plumbing and Site Issues

HVAC

Air conditioning of the 1952 portion of the school is accomplished by window units that are inefficient and need to be replaced by a more efficient, quieter and robust system that meets current air exchange volume standards. The AC system serving the remainder of the building needs to be evaluated for reliability, service life and current air exchange volume standards. Heating of the building is accomplished by two gas fired boilers likely installed in the late 1990s. Teachers report that is difficult to control the temperature in their classrooms. It is also reported that it is difficult to maintain adequate level of heating in the west end of the 1952 construction. A determination needs to be made as to whether this is the result of a flow balance, control or boiler capacity issue.

A service contract is in place for HVAC system inspection on a quarterly basis by Mechanical Systems of Dayton. Issues requiring attention that are found during routine inspections are authorized for repair on an as-needed basis. Contract HVAC service required outside of quarterly inspection is also handled by MSD.

Indoor air quality is also an issue. It is questionable whether current building code ventilation standards are being met. This needs to be explored especially in light of the current pandemic. This issue, along with air filter systems, materials and replacement schedules should be addressed by the MPA in their evaluation of the HVAC systems.

Plumbing

Restrooms in the older sections of the building need extensive updating. Additional restroom facilities may be recommended.

Site

Playground equipment intended for use by the lower grades is adequate. Access to the equipment from the NE doors needs to be replaced due to ADA issues and deterioration of paved surfaces.

Teachers report problems with pet waste and also lack of controlled access while school is in session.

A drainage issue on the SE corner of Choir Room #14 needs to be resolved.

Teacher and staff parking needs have not been evaluated.

Maintenance staff reports that roof storm drainage to the village storm sewer on Limestone St. can be problematic and is likely due to the hydraulic capacity of the storm sewer.