

12 June 2022 report of 5,6 June 2022 investigation of MLS perimeter

I observed a variety of problems varying from safety issues and compromises to the integrity of the building, to needing attention for the durability and efficiency of the building and its components, to merely cosmetic. I was impressed that the oldest parts of the building were often in as good condition as newer areas.

There are three components that need immediate attention. The balcony and railing that serves the back door of the art room should have no access except in an emergency. The railing could break off due to extensive rust and the concrete has significant deterioration. The railing at the top of the steps at the southern Walnut Street entrance has two attachment points, one of which is completely severed. The classroom window air conditioners range from being securely installed, to loose, to ready to fall out of the opening. The worst situations are at rooms 13 and 21. Finally, the electric disconnects for the air conditioning units adjacent to the conference room are unlocked and when opened, expose live electrical components.

The sillcocks on the building do not appear to provide backflow prevention; the unit adjacent to the Kindergarten entrance is leaking.

Most iron and steel components are rusting to some extent. Broadly speaking, there are three results. There are rust stains. There are components whose lives are being shortened and/or are unsightly. There are threats to structural integrity. Examples in each category are: stains on trailers; rusting gas service and rusting bicycle racks; exposed rebar at main entrance and rusting steel in details to right of entrance.

Bushes were planted next to the 2002 additions. There are now trees growing in these bushes that are compromising the bushes and rubbing against the building.

One exterior electric receptacle cover is broken; communications pedestal is not closed.

Energy efficiency is compromised by poor or missing caulking all over the building. Most glazing is securely caulked, but in some places repairs are needed.

The shed outside the Kindergarten area needs maintenance or it will self destruct.

Most of the wooden components outside the trailers need attention including replacement parts and painting.

The window air conditioners need guards to protect their radiators, many of which are damaged.

Exterior wooden doors show their age. The boiler room access area has been neglected. The green house has damage.

Cosmetic improvements include cleaning (and repainting?) the doors at the southern Walnut Street entrance. Cleaning the concrete porch and removing various stains would also help. Eliminate bare earth. If the lights at most entrances work, the lenses should be replaced (or the whole fixtures should be if lenses are not available and lamps are incandescent). The south entrance needs to be washed and repainted in places. The flower bed adjacent to the Kindergarten needs to be weeded. Skirting on the trailers could be mended. Can the black paint drips on the building be removed? Can the "Class of '65" bench be repaired? Many pavers are deteriorating.

This report is a sampling of the data collected. A room by room report can be generated.

It is my opinion that the original design of the building has contributed to its durability. For example, the roof overhangs have minimized damage to the windows. The replacement of portions of the windows in the oldest part of the building with rescue windows indicates that window replacements may not be difficult. If individual AC units are to be used, new windows can be designed to accommodate them. There are many ventilation louvers that can allow for fresh air exchange.

8 July 2022 report of investigation of MLS interior, 1957 portion

This was a quick pass through rooms 18-24 without observations of the ground level bathrooms or the kiln room. My general impression is lack of maintenance and that most problems are not major. The atmosphere of the area could be improved with mostly cosmetic repairs. I would like to repeat this visit and then quantify what needs to be done.

