Address: 2107 Lonsdale Street
Pittsburgh, PA 15212

Constructed: 1965
Additions and Alterations: 1987

Enrollment: 214 Students (K-3), 25 Staff

Size: 29,575 sq. ft. on approx. 4.25 acres

Site: The site is situated on a relatively flat plateau within a residential neighborhood in Reserve Township. The building shares its property with an adjacent playground, lighted ball field and basketball courts.

The asphalt drives and parking lots and the concrete curbs and walks are all in fair condition but need repaired at damaged areas. Several storm inlets have deteriorated tops causing the pavement to sink at their perimeter and cause cracking. These inlet tops should be repaired to prevent further settlement. The wood timbers which form a retaining wall near the outdoor courtyard are rotting and causing the retained earth to erode. This wall is in poor condition and should be replaced. Subsurface cut-off drains were recently added at the rear of the building to prevent flooding during rain events into the adjacent classrooms. It was also reported that the site is situated on subgrade rock, discovered during renovations to the recreation fields several years ago.

Structure: The original 1965 building is a single-story structure constructed on concrete spread footings. The roof framing consists of sloped steel joist (for roof drainage) resting on masonry bearing walls. The 1987 classroom addition is a steel column framed roof structure constructed on concrete grade beams and deep caissons. The upper gymnasium wall is showing signs of brick mortar deterioration and should be repointed.

Roof: The roof is an adhered EPDM rubber membrane on rigid insulation that was last replaced about 1998. Overall the roof membrane and edging appear to be in fair condition. A roof drain leader was reported to be leaking in Room 101 and needs further evaluation. Status of warranty is unknown.

Windows: The windows were previously replaced about 1987 with Traco aluminum windows. Several window units have been replaced since, but the remaining continue to leak air and water at the glazing and the perimeter of the aluminum framing. The solid panels within these windows contain phenolic insulation, causing rapid deterioration of the panel's surface, resulting in regular patching and/or replacement of these individual panels. These windows are in poor condition and need replaced. Also, the windows in general are small due to the added solid panel installed in the top of the unit, which prevent optimizing natural daylight to the interior spaces.

Exterior Doors / Frames: The original building's exterior aluminum entrance doors were replaced in 2000 and the exterior hollow metal doors at the addition in 1987. The main entrance doors permit water to enter at their bases, likely from the lack of positive drainage and slope of the adjacent exterior walk. The aluminum entrances are in fair condition; the hollow metal doors and frames are rusted and in poor condition.

Interior Doors/ Hardware: The deadbolt latch and pull-style hardware installed on the hollow metal doors in the 1987 addition do not permit new hardware retrofitting and will require full door replacement to be code and ADA compliant. Some hollow metal door hardware in the original building have been replaced with lever type hardware, but the remaining needs replaced to also meet code. Several original aluminum doors exist on the interior that formerly were exterior building entrances that also need replaced to meet today's ADA standards.

Interior Spaces: The building is very well maintained and has good housekeeping.

Corridors: The terrazzo floors in the original building are in fair condition and need refinished by grinding, polishing, and sealing to restore their original luster. The structural glazed face tile (SGFT) wainscot with painted plaster above throughout the original building is in fair condition. The 2x4 acoustic ceiling tile throughout is also in fair condition, with only a few stained tile from previous leaks. The vinyl composition floor tile (VCT) and the painted concrete block (CMU) walls in the more recent addition are also in fair condition. Corridor lockers in the 1987 addition are in fair condition and need repainted with latch upgrades if they are to be reused.

Classrooms / Instructional Spaces: Classroom cabinets along the window wall of each classroom which are integral to the unit ventilators (UVs) lack enough storage space and are in poor condition. The wardrobe coat closets in the rooms are original and the availability of replacement parts is minimal to properly maintain them. The majority of classrooms have chalkboards installed on their instruction walls which could be considered for replacement with white/markerboards and/or smartboards to meet today's technology needs.

Library: The Library is undersized for today's educational program needs to instruct a class in media technology. The tables and shelving are in poor condition, and the floor carpet is beyond its useful life.

Cafeteria/ Gymnasium Stage: The wood floor, impact cushions, and athletic equipment are in fair condition. Additional wall impact cushions should be installed on adjacent walls to prevent injuries occurring from the small court size. The acoustics in the room during activities is poor due to the hard ceiling and walls within the space. An acoustic absorbing material should be installed to reduce the loud noise. Storage for chairs (since no bleachers exist) and gymnasium equipment are lacking. The stage curtains and rigging are in fair condition.

Interior Spaces (continued):

Kitchen: The satellite/re-heat kitchen is small and undersized for daily lunch servings to occur. The few pieces of equipment are well maintained, but beyond their useful life. A lack of code-required ventilation exists, and space prohibits introducing any additional equipment to offer alternative cooking options. The upright cooler and freezer do not permit adequate storage of food for extended periods. The access to the kitchen is awkward and congested for both deliveries and serving.

Office: The main office / nurse's suite has had several improvements to cabinets, casework, and finishes made by the District. In general, the offices are undersized to accommodate the office staff and storage needs.

Restrooms: The single set of boys/girls restrooms are in fair condition, but require improvements to meet turning and floor clearances required by ADA. Only one of the two (2) currently assigned kindergarten rooms has a toilet room. The small, single-person rest rooms do not meet ADA requirements.

HVAC:

Existing Systems: Three (3) gas-fired, Peerless boilers exist; they are original and need to be upgraded.

Three (3) in-line pumps serve the heating water systems. They are constant volume and are original. Given their age they should be replaced. The hot water piping systems are original. Given their age, they should also be replaced, but X-ray testing is recommended to confirm this observation.

Only the office area is air conditioned with window type air conditioners. All of the other areas are heating/ventilating units only.

Miscellaneous terminal heating equipment such as unit heaters, cabinet heaters and fin-tube radiation serve unoccupied spaces and are generally in fair condition.

The control system is a pneumatic type which appears to have been capable of minimal energy management such as day/night operation. The economic life span of a pneumatic control system is generally considered to be 20 to 25 years. An upgrade to a direct digital (DDC) system should be done to take advantage of the superior energy management technologies available through such systems.

The perimeter classroom areas of the building are served by traditional classroom unit ventilators with matching casework and sink/bubblers. Due to their age and space limitations, they should be replaced. Classrooms on the west side of the building are difficult to heat. The exhaust systems are inadequate, especially the units that serve the rest rooms and kitchen.

HVAC (continued):

Specific Areas and/or Systems:

Multi-Purpose: Two (2) heating-only air handling units mounted in a mechanical loft serve this space. These units are original to the building and should be replaced due to their age and inefficiency.

Offices: This area is served by fan coil units and window air conditioners with no ventilation into the spaces. The Conference Room has exhaust-only and no air conditioning. These units are in poor condition and should be replaced.

Plumbing:

Central Services: The Domestic Water is supplied via the municipal system; no reports of water pressure problems were received. The Sanitary Sewer System is also connected to the municipal system. The gas service is supplied by Equitable Gas.

Piping: The domestic water piping is original from 1965 and is showing signs of aging; it is recommended that it be replaced. The Sanitary Sewage System was reported to be working adequately.

Fixtures: The majority of the plumbing fixtures are in good to fair condition. The existing flush valves and faucets are manual and it was requested for the new flush valves and faucets to be an automatic type. New fixtures shall be added as necessitated by ADA requirements. Where new are installed, low flow-type should be utilized.

Equipment: The domestic water heater is a gas-fired water heater located in the Boiler Room. The hot water storage tank is original and most likely oversized and should be replaced. A thermostatic mixing valve for the hot water system exists on the outlet side of the hot water storage tank. Due to its age and condition, a new Domestic Hot Water System is recommended to be installed with thermostatic control valves to provide proper water temperature distribution throughout the facility.

Electrical:

Service: Duquesne Light Company serves the School. The service consists of a single pole-top transformer with underground service feeders to a service panel board in the basement Mechanical Room. The existing service is 120/240 volt, 800 amp, 1 phase, 3 wire. The power company records indicate a peak electrical demand of 69 KW in October of 2012, which would represent 191 amps.

Power: The existing main service panel board is 120/240v, 1 phase, 3 wire, Pow-R-Line manufactured by Eaton. The service panel is fed from an original Bulldog Clampmatic 800 amp service disconnect. The condition of the switchgear is very good. The original branch panels and feeders are in fair condition and should be replaced.

Emergency Generator: The existing 10 kW, natural gas emergency generator and transfer switch is manufactured by Dayton appears to be in good condition. The generator feeds life safety loads and miscellaneous mechanical circuits.

Lighting: The interior lighting fixture lamps and ballasts were converted to energy-saving T-8 lamps with electronic ballasts. The existing lighting consists of prismatic lensed fixtures and generally is in fair to good condition. A few fixtures will require replacement of damaged lenses. The existing exterior lights will need to be replaced. LED fixtures should be considered for reduced energy and maintenance. The exit signs are tritium wireless and should be replaced with LED hard wired type. Motion sensors are installed in the classrooms for lighting control.

PA / AV / Technology Systems: The PA/masterclock system consists of a TOA head end unit with push-to-call buttons and two-way speakers in the classrooms, and speakers in the corridors. The system is in good operating condition. An AV distribution system installed in the classrooms includes smart boards, and ceiling-mounted televisions and projectors; they appear to be functional. Through recent advancements in technology, upgrades to these systems should be considered by the school district.

Data/ Telephone: The data cabling infrastructure throughout the building was replaced with Category 5E cable. The cabling network has sufficient capacity to handle the data system requirements. Wireless access has been installed throughout the school. Advancements in technology within the last five to ten years have vastly improved the function and capabilities of these systems and replacement of these existing systems would improve the School District's operation.

Electrical (continued):

Fire Alarm/ Security: The fire alarm system is manufactured by Firelite and was upgraded to meet current ADA standards. Several security cameras are located on the exterior and interior of the building. Key fob / intercom access control (Airphone) exists at the main entrance and the rear entrance. The security is IP-based and controllable over the network / internet.

Building Security: The building's main entrance is monitored via a camera / intercom device (described above) that communicates with the office personnel who then remotely releases the locked door latch to permit visitors into the building. An interior vestibule should be considered so visitors are directed to the office when entering the building, without gaining access to the remainder of the building. Safety glass could also be considered at this vestibule and office reception area to further delay aggressive intruders. Several other exterior doors including the main entrance have keyless electronic door access installed permitting staff to enter by scanning a card or fob. Security cameras exist on the interior and exterior of the school. An intrusion detection (burglar) system does not exist at this facility.

ADA Compliance: The interior building's room identification signage, restroom clearances, and classroom door entry alcoves are items that would need to be upgraded in a renovation project to be code-compliant.

State Code Compliance: In general, the building complied with the applicable building codes when it was constructed and when it was renovated. Since the building was previously approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic improvements, the changes within the renovation areas and any replaced building systems (fire alarm, emergency lighting, etc.) will be required to comply with the new requirements of the PA Uniform Construction Code.

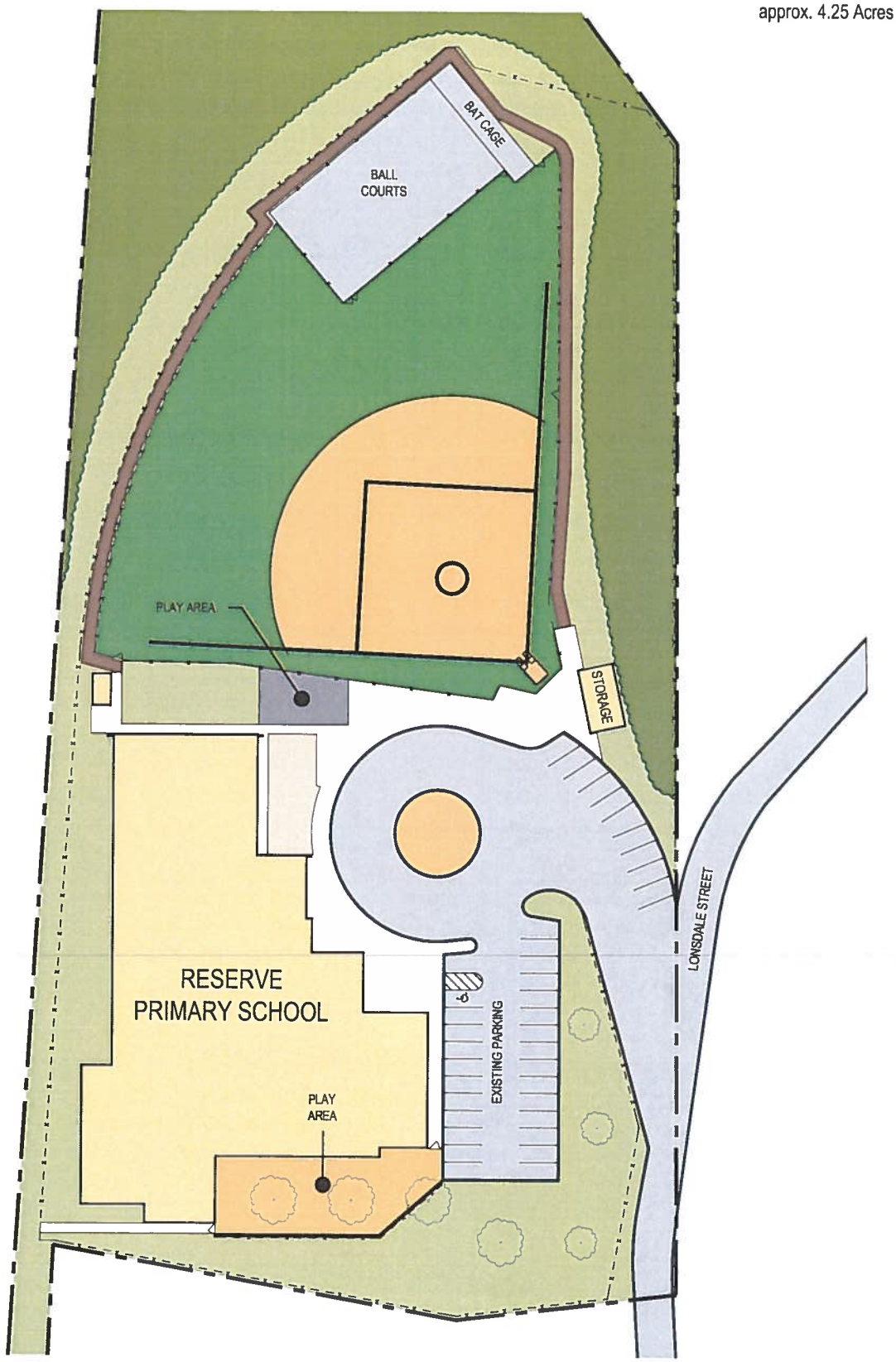
Asbestos: Many asbestos containing materials have been removed as part of a District-wide plan coordinated by the District's Environmental Consultant, CEOT, Inc. Both 9" x 9" and 12" x 12" floor tile and mastic as well as pipe insulation fittings in the Boiler Room and in select walls and ceilings still remain at this time. The acoustic wall panels in Rooms 108 and 304 should be tested also for asbestos.

Overall Building Condition: Fair to Poor.

RESERVE PRIMARY SCHOOL

EXISTING

approx. 4.25 Acres



SITE PLAN

Address: 201 Wetzel Road
Glenshaw, PA 15116

Constructed: 1955
Additions and Alterations: 1987
Alterations: 2003

Enrollment: 202 Students (K-3), 22½ Staff

Size: 30,440 sq. ft. on approx. 3.85 acres

Site: The site is situated within a residential neighborhood in the Glenshaw Community of Shaler Township on a small plot that slopes from east (high) to west (low) and adjoins the Township's Kiwanis Park (30.6 acres).

The asphalt parking lots and drives were selectively replaced and/or resurfaced less than 10 years ago and are in fair condition other than a few select areas needing repairs. The catch basins in the asphalt are showing signs of collapse at their perimeters and need to be rebuilt to provide adequate support for vehicle traffic. The concrete curbs and walks are cracking at several locations and need replaced to prevent tripping hazards.

Structure: The original single-story building is constructed on concrete spread footings with a combination of masonry bearing walls and steel columns supporting long span roof decking and steel roof joist. The 1987 classroom addition was constructed on a combination of concrete spread footings on lean concrete fill at incompetent soil conditions; and grade beams and caissons at the connection to the existing building. The roof structure is supported by steel joist bearing on steel beams and columns.

The exterior brick and mortar at many exterior windows and entrances is cracked and allowing water to penetrate the wall due to rusted and delaminating steel lintels. These lintels should be replaced and the brick repaired and/or replace above.

Roof: The roof was last replaced in 1997 with an adhered Firestone rubber EPDM membrane. The roof's insulation and metal fascia/coping were replaced at this time as well. The building's roof structure slopes to achieve positive drainage to its roof drains. The roof and associated components are in fair condition. Warranty has expired.

Windows: All of the windows throughout the building are in poor condition. There is visible daylight at the top of the aluminum framing above the ceilings in the classrooms allowing water and air to enter. The previously replaced (1987) porcelain enamel panels at the top of the windows have phenolic insulation behind them which is causing the steel panel to corrode.

Exterior Doors / Frames: The original building and addition's exterior hollow metal doors and frames were replaced during the 1987 renovations. These doors and frames are rusted and in need of replacement with a more durable finish such as a fiberglass reinforced panel (FRP) door with aluminum frames. The main entrance doors were later replaced in 2000 with aluminum doors and frames and are in good condition.

Interior Doors/ Hardware: The wood doors in the original building are worn and their knob-style locksets are not ADA compliant. Some lever type hardware exists on these doors in the office area. The plastic laminate clad wood doors and deadbolt latch/pull-style hardware in the addition are in fair condition, but also do not comply with code.

Interior Spaces: In general, the building is clean and well maintained.

Corridors: The VCT floors in the corridors are in fair condition. The corridor walls in the original building are structural glazed face tile and are concrete block in the addition's corridors. Both are in good condition. The 2 x 4 acoustic ceiling tile is also in good condition. A corridor ramp was added in 2003 at the addition to accommodate disable access to the upper level. The corridor lockers in the addition are in fair condition, but the lockers in the original building portion are in poor condition and are undersized for student use.

Classrooms / Instructional Spaces: Classroom finishes (VCT floor, painted walls, and 2 x 4 acoustic ceilings) are all in fair condition. The metal integral unit ventilator cabinets on the outside walls of the rooms are in poor condition and would require modification if UVs are replaced. The classrooms have a mix of chalk, marker, and smartboards throughout the building. Additional loose shelving, storage cabinets, and student cubbies are positioned throughout the rooms to accommodate the lack of storage in the spaces.

Library: The Library's furnishing (shelving, tables, chairs, etc.) are original to the 1987 addition and are in fair condition. The size of the room appears to be suitable for the building's users.

Cafeteria/ Gymnasium: The VCT floor, painted CMU walls, and acoustic ceiling is in fair condition. The room's walls are not protected with impact cushions for physical education activities. A lack of storage for gymnasium equipment exists, most noticeably during lunch when cafeteria tables are in place.

Kitchen: The kitchen is only useable as a re-heat/satellite facility due to its small size. The vertical ovens and upright cooler/freezer are newer pieces of equipment, but are undersized for large serving events and extended cold storage periods. The ventilation system/hood is not adequate if other cooking options are introduced, as currently only a 4 burner electric residential range accommodates this function.

Interior Spaces (continued):

Office: The office suite is very small to handle daily school operations such as file storage, visitors, private meetings, and staff and student traffic. The nurse's suite (across the main lobby from the office) is also small and does not have an exam area, office, or storage for the space. The finishes within these suites are worn due to their age and frequent use.

Restrooms: The boys and girls gang restrooms are arranged in a fashion that does not promote good supervision and does not permit circulation of users within the tight space. Adequate clearances cannot be obtained with this arrangement to suit current ADA requirements. The toilet partitions are newer, but the floors (quarry tile), walls (SGFT), and ceilings are all original and need replaced. One kindergarten room (of two) has a single use toilet room for student use.

HVAC:

Existing Systems: Two (2) gas-fired, Peerless boilers exist, and were replaced in 1987. They need to be upgraded to avoid costly maintenance repairs and capture some energy savings.

Two (2) original inline pumps serving the heating water systems exist. They are constant volume. Given their age and availability of parts, they should be replaced.

The hot water piping systems are original and are located in the slab below the floor. Given their age and history of reported leaks they should be replaced.

Only the office area is air conditioned (with reported problems) with split system type air conditioners. All of the other areas are heating/ventilating units only.

Miscellaneous terminal heating equipment such as unit heaters, cabinet heaters and fin-tube radiation serve unoccupied spaces and are generally in fair condition.

The control system is a Honeywell pneumatic type which appears to have been capable of minimal energy management such as day/night operation. The economic life span of a pneumatic control system is generally considered to be 20 to 25 years. An upgrade to a direct digital (DDC) system should be done to take advantage of the superior energy management technologies available through such systems.

The perimeter classroom areas of the building are served by traditional classroom unit ventilators with integral cabinets and sinks with bubblers. Due to their age and replacement and part availability, they should be replaced.

HVAC (continued):

Specific Areas and/or System:

Multi-Purpose: Four (4) heating-only floor mounted unit ventilators serve this space. These units are original and should be replaced.

Offices: This area is served by split-system air conditioners with no ventilation into the spaces. These units are in poor condition and should be replaced.

Plumbing:

Central Services: The Domestic Water is supplied via the Municipal system. No reports of water pressure problems were documented. The Sanitary Sewer System is connected to the municipal system. The gas service is supplied by Equitable Gas to the building.

Piping: The domestic water piping is original from 1955 and is showing signs of aging. Due to its age, it is recommended that this piping be replaced. The Sanitary Sewage System was reported to have clogging and slow draining issues.

Fixtures: The majority of the plumbing fixtures are in good to fair condition. The existing flush valves and faucets are manual and it was requested for the new flush valves and faucets to be automatic type. New fixtures are needed to meet ADA requirements. Where new are installed, low flow type shall be utilized.

Equipment: The domestic water heater is a gas-fired American Standard water heater located Boiler Room. The hot water storage tank is original and oversized and should be replaced. There is an existing thermostatic mixing valve for the hot water system on the outlet side of the hot water storage tank. Due to its age and condition, a new Domestic Hot Water System is recommended to be installed with thermostatic control valves to provide proper water temperature distribution throughout the facility.

Electrical:

Service: The Power Company serving the School is Duquesne Light Company. The service consists of three 25KVA pole top transformers with overhead service feeders to a building mounted weather head. The existing service is 208Y/120 volt, 800 amp, 3 phase, 4 wire. The power company records indicate a peak electrical demand of 54 KW in January of 2013, which would represent 150 amps.

Power: The existing main distribution panel board was manufactured by General Electric. It is a Spectrum Series panel board with high break APN style circuit breakers. The main distribution switchboard has an 800 ampere main breaker. The condition of the switchgear appears to be very good.

Emergency Generator: The existing 10 kW, natural gas emergency generator and transfer switch is manufactured by Dayton appears to be in good condition. The generator feeds life safety loads and miscellaneous mechanical circuits.

Lighting: The interior lighting fixture lamps and ballasts were converted to energy-saving T-8 lamps with electronic ballasts. The existing lighting consists of prismatic lensed fixtures and generally is in fair to good condition. A few fixtures will require replacement of damaged lenses. The existing exterior lights will need to be replaced. LED fixtures should be considered for reduced energy and maintenance. The exit signs are tritium wireless and should be replaced with LED hard wired type. Motion sensors are installed in the classrooms for lighting control.

PA/AV/ Technology Systems: The PA system consists of a Bogen head end unit with push to callbuttons and two way speakers in the classrooms and speakers in the corridors. The system is in good operating condition. There is an AV distribution system installed in the classrooms that include smart boards, ceiling mounted televisions and projectors, and the systems appear to be functional. Through recent advancements in technology, upgrades to these systems may be considered by the school district.

Data/ Telephone: The data cabling infrastructure throughout the building was replaced with Category 5E cable. The cabling network has sufficient capacity to handle the data system requirements. Wireless access has been installed throughout the school. The telephone system consists of an Alcatel Lucent IP touch system. Advancements in technology within the last five to ten years have vastly improved the function and capabilities of these systems and replacement of these existing systems would improve the School District's operation.

Electrical (continued):

Fire Alarm/ Security: There were modifications to the existing fire alarm system; however, the fire alarm system needs to be upgraded to meet current ADA standards. There is several security cameras located on the exterior and interior of the building. There is key fob/ intercom access control (Aiphone) at the main entrance and the rear entrance. The security is IP based and controllable over the network/ internet.

Building Security: As described above, the main building entrance has an intercom and security camera with an electric door release that lets the office staff communicate with visitors and let them into the building. A secure vestibule area adjacent to the school office with locked doors and safety glass should be considered to control visitors. Other miscellaneous exterior doors have a keyless entry system installed, which permits staff to enter the building while being monitored by a central computer server. The interior and exterior of the building is equipped with security cameras, but an intrusion detection system is not present.

ADA Compliance: The building's north exit has stairs positioned inside that prevent a disabled person exiting the building during an evacuation. A lift or ramp should be installed to accommodate these users. The existing corridor ramps also may exceed ADA slope limitations and should be further evaluated. The buildings gang and single use restrooms do not provide adequate turning radii in stalls and entrances; and properly installed grab bars need repositioned. Tactile room signage also needs addressed throughout the building.

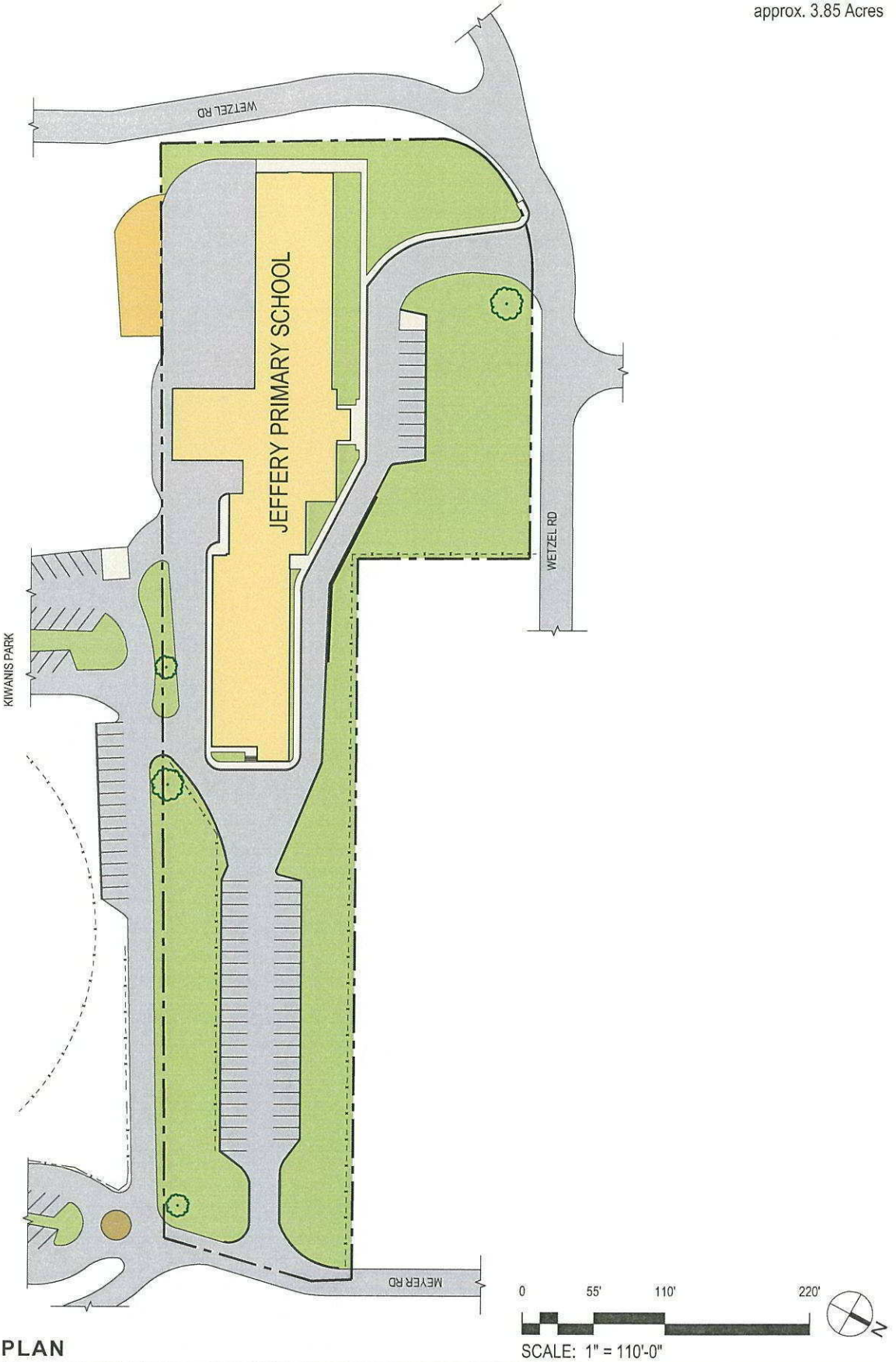
State Code Compliance: The facility complied with building codes in effect when the building was constructed and renovated in the past and is therefore certified to exist in its current state (excluding federal accessibility guidelines, which still need corrected). If alterations were to occur in the building, the altered areas and systems as well as the path to altered areas must be brought up to today's current building code.

Asbestos: Although some asbestos abatement has occurred in the building, some asbestos containing materials are still present. 9"x9" and 12"x12" vinyl asbestos floor tile (VAT) and mastic still exist in various areas throughout the building (gymnasium, lobby, classrooms, etc.) and wall and ceiling plaster. Asbestos fiberglass pipe fittings in the boiler room, gang restrooms, corridors, and other hidden areas are also suspect and require further testing.

Overall Building Condition: Fair to Poor

EXISTING

approx. 3.85 Acres



SITE PLAN

Address: 705 Scott Avenue
Glenshaw, PA 15116

Constructed: 1960
Additions and Alterations: 1967
Alterations: 1987

Enrollment: 192 Students (K-3), 21½ Staff

Size: 34,940 sq. ft. on approx. 9.45 acres

Site: The building is situated on a relatively flat plateau and located across the street from Shaler Area Elementary School, in a residential neighborhood known as the Glenshaw Community of Shaler Township. Ball fields exist on the site and located to the south of the building on a lower portion of the property.

The asphalt parking lots and drives were resurfaced when the west parking lot was added in 1999. There are many areas in the paving surface that are showing signs of cracking and distress that will require replacement. Several catch basin tops have been repaired and reset due to erosion and settlement, but others still remain that need replaced. The concrete walks and curbs are in fair condition. The 10' long concrete retaining wall adjacent to the lower 1967 addition entrance is in poor condition and needs replaced.

Structure: The original building's roof is constructed of steel columns and beams at the exterior walls and masonry bearing corridor walls which carry poured gypsum concrete on long span deck. Steel joist span the cafeteria and gymnasium space, resting on masonry bearing walls. Concrete spread footings support these structural elements in the original building. The 1967 addition's roof and first floor is constructed of steel columns and beams with steel deck and steel joist that bear on a combination of concrete grade beams and caissons (at the basement) and spread footings (at the crawl space).

The exterior brick at the roof chimney needs repointed and/or replaced due to water penetrating the veneer from the top stone cap. An exterior retaining wall needs to be replaced.

Roof: The roof was replaced in 2002 with a new Carlisle adhered rubber (EPDM) membrane on new rigid insulation. The roof's metal edging was also replaced at this time. The roof is in good condition. A lighting protection system exists on the boiler stack /chimney. The warranty expires August 22, 2022.

Windows: Windows were replaced in 2008.

Exterior Doors / Frames: Many of the exterior doors and frames at this building are rusting and are in poor condition and should be replaced. Only a couple have been recently replaced with an FRP (fiberglass reinforced panel) type door which are in good condition.

Interior Doors/ Hardware: All of the interior wood doors and knob-type lockset hardware is original to the 1960 building and 1967 addition. These doors are worn due to their age and the hardware is not ADA complaint. The doors should be replaced and lever-type hardware installed.

Interior Spaces:

Corridors: The vinyl tile throughout the building is original to the building, and in poor condition. The tile contains asbestos and is worn to the point of replacement. The SGFT walls with painted plaster above are in fair condition and the 2 x 4 acoustic ceiling is also in fair condition. The original corridor lockers are undersized for student use and in poor condition due to their age and use. If they are to be utilized for future student storage, they should be considered for replacement. The railing in the stairs which lead to the basement do not comply with today's building codes due to their open guard arrangement and need addressed if the building is considered for improvements.

Classrooms / Instructional Spaces: Similar to the corridors, the classroom floor tile is original, worn, contains asbestos, and should be replaced. The 2 x 4 acoustic ceiling and painted plaster walls are in fair condition. The metal storage shelving along the outside wall is attached to the heating/venting unit (UV) in the room and most likely needs modified and/or replaced if the UV is upgraded with new. Storage is lacking in the classrooms as teachers utilize standing cabinets and shelving, reducing space for regular classroom instruction. A combination of chalk, marker, and smart boards are installed in the various classrooms in the building.

Library: The Library' equipment (tables, chairs, shelving, etc.) is original to the 1967 addition and is in fair condition. The vinyl tile flooring is in poor condition and the painted plaster walls and acoustic ceilings are in fair condition. The Library appears to be adequate in size for its instruction purpose.

Cafeteria/ Gymnasium: The vinyl tile in the cafeteria and gymnasium is original to the building and is in poor condition. The painted plaster walls and the 2 x 4 acoustic ceilings are in fair condition. Aside from the acoustic ceiling, there are no other acoustic treatments in the space to assist in controlling sound during noisy events. Wall impact cushions on the walls do not exist to protect students during physical education activities. Storage of tables/chairs and athletic equipment is needed during times when the space is utilized for lunch or gym activities.

Kitchen: Although the kitchen is somewhat larger than some of the other Primary Centers, it is still cramped due to the additional equipment that is positioned in the room. A larger serving counter which possibly serves two lines exists, but restricts space for the other kitchen equipment such as the newer upright cooler and freezer. The ventilator hood is positioned above the original combination cooker / kettle, convection oven, and range which does not provide adequate ventilation or fire suppression capabilities. A dry storage room and staff locker / toilet room also exists in the space. The 2" x 2" quarry tile floor, SGFT walls, and painted plaster ceiling are in fair condition.

Office: The office suite positioned near the main entrance is undersized. The visitor reception/secretary, nurse, and principal (across the lobby) are all arranged in this area and lack the storage and space to conduct daily operations efficiently. Some original vinyl flooring has been removed in this area and carpet reinstalled, which is now worn due to foot traffic. The painted plaster walls and 2 x 4 ceilings are in fair condition.

Restrooms: The 2 sets of gang restrooms have an ample amount of fixtures (sinks, toilets, and urinals) but the space within the rooms is tight for its users. The clearances at the fixtures and doors do not comply with code. The quarry tile floor, SGFT walls, and painted plaster ceilings are in fair condition. None of the kindergarten rooms have a single use toilet room for student use during classroom instruction.

HVAC:

Existing Systems: Two (2) original, gas-fired, Bryan tube type boilers exist. They need to be upgraded due to their age and parts availability.

Two (2) original, base-mounted pumps serve the heating water systems. They are constant volume. Given their age they should be replaced. The hot water piping systems are also original and X-ray testing is recommended to confirm if this piping can be reused.

Only the office area is air conditioned with window type air conditioners. All of the other areas are heating/ventilating units only.

Miscellaneous terminal heating equipment such as unit heaters, cabinet heaters and fin-tube radiation serve unoccupied spaces and are generally in fair condition.

The control system is a Honeywell pneumatic type which appears to have been capable of minimal energy management such as day/night operation. The economic life span of a pneumatic control system is generally considered to be 20 to 25 years. An upgrade to a direct digital (DDC) system should be done to take advantage of the superior energy management technologies available through such systems.

The perimeter classroom areas of the building are served by traditional classroom unit ventilators built-in with sinks and bubblers. Due to their age and repair difficulties they should be replaced.

HVAC (continued):

Specific Areas and/or Systems:

Multi-Purpose: Three (3) heating-only floor mounted unit ventilators serve this space. These units are building original and should be replaced.

Offices: This area is served by window air conditioners with no ventilation into the spaces. These units are in poor condition and should be replaced.

Kitchen: A makeup air unit is needed to address the poor performance of the ventilator hood.

Plumbing:

Central Services: The Domestic Water is supplied via the Municipal system. No reports of water pressure problems were given. The Sanitary Sewer System is connected to the municipal system. Equitable Gas supplies the service.

Piping: The domestic water piping is original from 1960 and is showing signs of aging. Due to its age, it is recommended that to be replaced or at least X-ray tested to determine its condition. The Sanitary Sewage System was reported to be working adequately.

Fixtures: Most of the plumbing fixtures are in good to fair condition. The existing flush valves and faucets are manual and it was requested for the new flush valves and faucets to be automatic type. New fixtures are needed to meet ADA requirements. Where new are installed, low flow type shall be utilized.

Equipment: The domestic water heaters are gas-fired, located in the Boiler Room. A thermostatic mixing valve exists for the hot water system on the outlet side of the hot water storage tank. Due to its age and condition, a new Domestic Hot Water System is recommended to be installed with thermostatic control valves to provide proper water temperature distribution throughout the facility.

Electrical:

Service: The Power Company serving the School is Duquesne Light Company. The service consists of three pole mounted transformers with underground service feeders to the building. The existing service is 208Y/120 volt, 800 amp, 3 phase, 4 wire. The power company records indicate a peak electrical demand of 58 KW in April of 2013, which would represent 161 amps.

Power: The existing main distribution panel board was manufactured by General Electric. It is a Spectrum Series panel board. The main distribution switchboard has an 800 ampere main breaker. The condition of the switchgear appears to be good. Most of the branch panel boards are original. However, there have been some panel boards installed more recently.

Emergency Generator: The existing 5 kW, natural gas emergency generator is old, appears to be in poor condition, and should be replaced. The existing ASCO transfer switch should also be replaced. The generator feeds all of the building's life safety loads.

Lighting: The interior lighting fixture lamps and ballasts were converted to energy-saving T-8 lamps with electronic ballasts. The existing lighting consists mostly of prismatic lensed fixtures as well as parabolic fixtures. Generally the lighting throughout the building is in fair to good condition. A few fixtures will require replacement of damaged lenses. The exit signs are incandescent and should be replaced with LED type. The existing exterior lights are in fair condition. The wall mounted fixtures are older and may need to be replaced. LED fixtures could be considered for reduced energy and maintenance.

PA / AV / Technology System: The PA system consists of a Bogen head-end unit with speakers in the classrooms and in the corridors. The system is in good operating condition. Televisions and projectors exist in most classrooms and appear to be functional. Due to recent advancements in technology, the District should consider upgrades.

Data/ Telephone: The data cabling infrastructure throughout the building was upgraded and replaced with Category 5E cable during a project in 2001. The cabling network has sufficient capacity to handle the data system requirements. Wireless access has been installed throughout the school. The telephone system consists of an Alcatel Lucent IP touch system. Advancements in technology within the last five to ten years have vastly improved the function and capabilities of these systems and replacement of these existing systems would improve the School's operation.

Fire Alarm/ Security: The existing Simplex fire alarm system was upgraded with a new 4001 panel, however there still may need to be some upgrades to meet current ADA standards. Several security cameras are located on the exterior and interior of the building. A key fob / intercom access control (Aiphone) exists at the main entrance and the rear entrance. The door access security is IP based and controlled over the network / internet.

Building Security: As stated above, the main entrance doors have an intercom, camera and door release for the office staff to permit visitors to enter the building. A secure vestibule with safety glazing which directs visitors to the office without gaining access to the school should be considered to control visitors. Electronic door access is also installed at one rear door. Interior and exterior cameras exist throughout and around the building, and an intrusion detection system is not present.

ADA Compliance: The location of the instructional classrooms (Art, Music, and Computer Lab) in the basement do not permit a disabled person to use these spaces since they are only accessible via the interior stairs. An elevator needs to be installed to gain access to these areas, or they need to not be used in the school's instructional program. Classroom door entrances and gang / single use restrooms do not have adequate clearances to met Federal ADA Requirements. Room signage should include tactile braille to satisfy code also.

State Code Compliance: The building meets the applicable requirements of the state building code with it was constructed, therefore it is 'grandfathered' or certified for use in its current condition. If renovations occur at this facility, then the alterations and/or additions (including an unobstructed path to the areas), needs to meet all requirements of today's code.

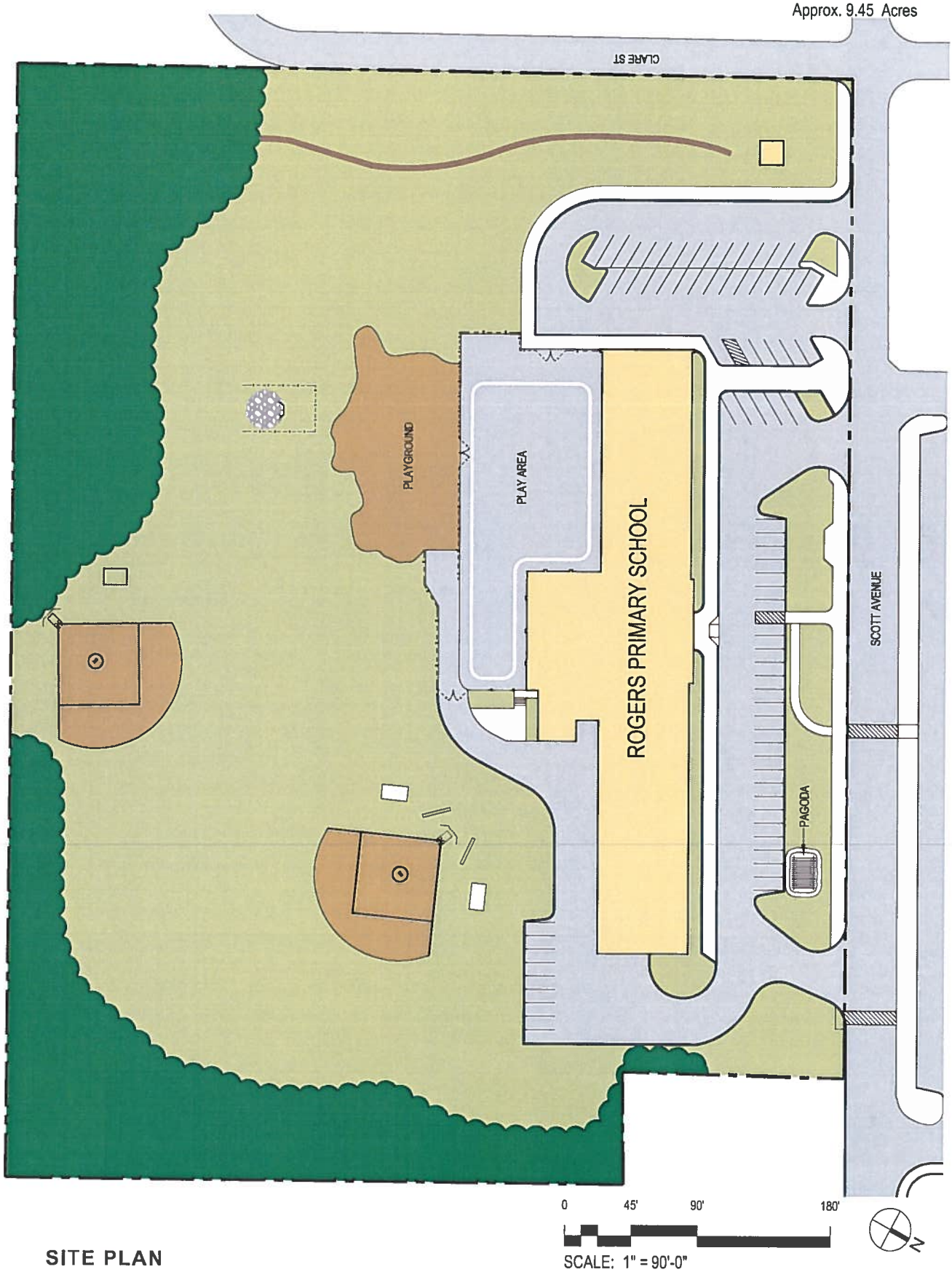
Asbestos: A significant amount of 9" x 9" and 12" x 12" asbestos containing floor tile and mastic exists in the building, even though some areas were abated as recently as 2007. Boiler breeching, hot water boiler tubing, and pipe insulation fittings in chases also are likely asbestos containing in the facility.

Overall Building Condition: Fair to Poor.

ROGERS PRIMARY SCHOOL

EXISTING

Approx. 9.45 Acres



SITE PLAN

Address: 101 Marzolf Road Extension
Pittsburgh, PA 15209

Constructed: 1968
Additions and Alterations: 1987

Enrollment: 349 Students (K-3), 44 Staff

Size: 51,825 sq. ft. on approx. 9 acres

Site: The site is situated in Shaler Township, on a gradually sloping site. A ballfield is positioned to the west of the school and additional parking (converted from a play area in 1998) is located at the rear, lower portion of the site.

The asphalt drives and parking areas which were partially resurfaced in 1998 with recycled asphalt (as reported) are cracking and in poor condition. The concrete walks and curbs are also cracking and in poor condition.

Structure: The 1968 original building is a 2-story steel framed structure with steel joist and metal deck supporting the upper floor and roof. The structure bears on concrete spread footings below the lower floor which is partially crawl space at the front of the building. The 1987 addition is constructed on concrete grade beams and caissons at the rear of the addition and concrete spread footings on lean concrete at the front. Steel columns and beams support a composite concrete slab on metal deck at the first floor while steel joist and metal deck support the roof.

Perimeter leaks were reported at the addition's below grade classrooms and below the addition's front entrance, likely due to the absence of a waterproofing membrane on the exterior concrete wall. There are several window and door openings with rusting lintels causing exterior brick wall damage above. The chimney stack also has damage from a recent lighting strike that has caused brick and mortar to crack which likely is associated with water entering through the exterior brick wall.

Roof: The roof was replaced with a Carlisle adhered rubber membrane (EPDM) in 2002 and is in good condition. Tapered insulation (to provide positive drainage to roof drains) and all metal edging and coping was replaced at this time also. A roof/wall leak was reported at the East side of the high Gymnasium roof. The warranty expires August 26, 2022.

Windows: All of the existing windows that were replaced in 1987 are in poor condition. They contain phenolic insulation behind the upper, solid, metal panels which are corroding due to the reaction between the insulation and steel panel. The windows also leak air and water into the interior spaces.

Exterior Doors / Frames:

The original building and addition's hollow metal exterior doors and frames are rusted and need replaced. Only the rear, lower classroom exit doors were more recently replaced with an FRP (fiberglass reinforced panel) door.

Interior Doors/ Hardware:

Most of the original building's interior doors are wood and have knob-type hardware installed on them. Some of the doors have had lever type hardware installed making them ADA compliant, but the wood doors are still worn due to their age. The addition's interior classroom doors are plastic laminate with a deadbolt latch and pull hardware, which also are not ADA compliant.

Interior Spaces:

Corridors:

The corridors in the existing building have terrazzo floors, ceramic tile walls, and 2'x4' acoustic ceiling tiles. The terrazzo floors and tile walls are in fair condition, but the lay-in ceilings are sagging and need replaced. Likewise, the 2'x4' ceilings in the addition are also in poor condition, as well as the VCT floors which are delaminating from the concrete floor below.

The addition's corridor walls are painted concrete block, which are in good condition. Corridor lockers only exist in the addition's hallways which are in fair condition. If the lockers are to be reused as part of a building renovation project, they should be electrostatically painted and new hardware installed. The east ends of the corridors on the ground and first floors of the original building are 'dead-end' corridors and do not provide a code required exit path for building occupants. A direct exit path to the outside via a corridor and/or stair and exterior doors is required to satisfy the code. The building stairwell's hand and guardrails also do not comply with code due to their mounting heights and openness of the guard enclosure.

Classrooms / Instructional:

The vinyl tile floors, painted plaster walls and acoustic ceiling tile in the original classrooms are worn and in poor condition. The VCT floors, painted CMU walls and ceiling tile in the building addition are also in poor condition due to their age. All the classrooms have shelving that is attached to the rooms' heating/venting unit (UV) on the outside wall within the room, which would need to be replaced if the UV is replaced. Chalkboards, markerboards, and tackboards exist in all the classrooms and are in fair condition. Student lockers are installed within the original classrooms which are unusable due to their age and condition. Built-in student wardrobe cubbies or additional storage cabinets should replace these outdated locker banks.

Library:

The library's furnishings were replaced in 1987 when the building was renovated and are in fair condition. It appears the size of the library is small for the building's student capacity and today's computer media technology needs.

Interior Spaces (continued):

Cafeteria/ Gymnasium Stage: The multi-purpose room's floor is vinyl tile and is in poor condition due to its age. The SGFT walls with painted plaster above and 2'x4' acoustic ceiling tile is in fair condition.

The lay in-tile ceiling is installed below the roof's structure, and due to the low height, does not permit gymnasium events to occur without ceiling damage.

Wall impact cushions should also be installed on the walls to protect students from protruding wall obstructions (UV's, doorknobs, etc.). A fabric curtain divides the room during stage/lunch and gymnasium events.

The platform stage is only elevated by three (3) steps and has a single proscenium curtain for use during performances.

Kitchen: The kitchen has vinyl floor tile and ceramic wall tile which is original and chipped from damage. The painted plaster ceiling is in fair condition. The size of the kitchen appears to be adequate to serve the building's population, but cold food storage is limited to upright freezers and refrigerators. Food is prepared off-site and delivered to this facility to be reheated on a mix of old and newer pieces of kitchen equipment.

Offices: The Office and Nurse's suites are adequately sized, but is located down the corridor away from the main building entrance. The office should be positioned adjacent to the entrance to permit proper control of building visitors and supervision of daily school activities. The finishes within the office were updated in 1987 and are in fair condition.

Restrooms: The restroom's finishes (terrazzo floors, ceramic tile walls, and painted plaster ceilings) are in fair condition. The gang student restrooms are large enough to accommodate changes to the stall sizes to provide compliance with the ADA guidelines. Only one (1) set of these restrooms exist in the building to serve the building's students and only one (1) kindergarten classroom has a single-use toilet installed within it.

HVAC:

Existing Systems:

The HVAC system is a two-pipe type hot water distribution system. Two (2) gas-fired, Patterson Kelly boilers exist, both replaced in 2001.

One (1) base-mounted pump serves the heating water systems; they are constant volume and are original. Given their age they should be replaced.

The hot water piping systems are original. Given their age, they should be replaced, but X-ray testing is recommended to confirm this observation.

The only areas that are air conditioned are the office area, Art Room, A/V Room and a few rooms in the lower level. All of the other areas are heating/ventilating units only.

Miscellaneous terminal heating equipment such as unit heaters, cabinet heaters and fin-tube radiation exist and serve unoccupied spaces. These are generally in fair condition.

The control system is a Honeywell pneumatic type which appears to have been capable of minimal energy management such as day/night operation. The economic life span of a pneumatic control system is generally considered to be 20 to 25 years. An upgrade to a direct digital (DDC) system should be done to take advantage of the superior energy management technologies available through such systems.

The perimeter classroom areas of the building are served by traditional classroom unit ventilators with matching casework. Due to their age and serviceability they should be replaced.

Specific Areas and/or Systems:

Multi-Purpose: Three (3) heating-only floor mounted unit ventilators serve this space. These units are building original and should be replaced.

Offices: This area is served by a single roof top unit and one window unit air conditioner. These units are in poor condition and should be replaced.

Plumbing:

Central Services: The Domestic Water is supplied via the Municipal system. No reports of water pressure problems were given. The Sanitary Sewer System is connected to the municipal system. The gas service is supplied by Equitable Gas to the building.

Piping: The domestic water piping is original from 1968 and is showing signs of deterioration. Due to its age, it is recommended that it be replaced. The Sanitary Sewage System was reported to be having issues.

Fixtures: The majority of the plumbing fixtures are in good to fair condition. The existing flush valves and faucets are manual and it was requested for the new flush valves and faucets to be an automatic type. New fixtures will be required to meet ADA requirements. Where new are installed, low flow-type shall be utilized.

Equipment: The domestic water heater is a gas-fired water heater located in the Boiler Room. The hot water storage tank is original and oversized and should be replaced. An existing thermostatic mixing valve for the hot water system exists on the outlet side of the hot water storage tank. Due to its age and condition, a new Domestic Hot Water System is recommended to be installed with thermostatic control valves to provide proper water temperature distribution throughout the facility.

Electrical:

Service: The Power Company serving the School is Duquesne Light Company. The service consists of three 50KVA pole top transformers with underground service feeders to a service panel board in the basement mechanical room. The existing service is 209Y/120 volt, 600 amp, 3 phase, 4 wire. The power company records indicate a peak electrical demand of 100 KW in January 2013, which would represent 278 amps.

Power: The existing main service panel board is 120/208v, 1 phase, 3 wire, Pow-R-Line manufactured by Eaton. It was reported that the main service's underground conduit frequently leaks water into the building during rain events. This condition should be addressed to prevent a future hazard. The main distribution switchboard has a 600 ampere adjustable trip main breaker.

The condition of the switchgear is very good. The original branch panels and feeders are in fair condition, but should be replaced due to their age. Additional panels and feeders were added in 2000 for technology loads. Circuit breakers in the kitchen panel board tend to trip. Additional dedicated circuits should be added for the kitchen equipment.

Electrical (continued):

Emergency Generator: The existing 10 kW, natural gas emergency generator and transfer switch is manufactured by Dayton and appears to be in good condition. The generator feeds life safety loads and miscellaneous mechanical circuits.

Lighting: The interior lighting fixture lamps and ballasts were converted to energy-saving T-8 lamps with electronic ballasts. The existing lighting consists of prismatic lensed fixtures and generally are in fair to good condition. A few fixtures will require replacement of damaged lenses. The existing exterior lights will need to be replaced. LED fixtures should be considered for reduced energy and maintenance. The exit signs are tritium wireless and should be replaced with LED hard wired type. Motion sensors are installed in the classrooms for lighting control.

PA / AV / Technology System: The PA/master clock system consists of a TOA head end unit with push-to-call buttons and two way speakers in the classrooms, and speakers in the corridors. The system is in good operating condition. There is an AV distribution system installed in the classrooms that include smart boards, ceiling mounted televisions and projectors, and the systems appear to be functional. Through recent advancements in technology, upgrades to these systems should be considered by the school district.

Data/ Telephone: The data cabling infrastructure throughout the building was replaced with Category 5E cable. The cabling network has sufficient capacity to handle the data system requirements. Wireless access has been installed throughout the school. Advancements in technology within the last five to ten years have vastly improved the function and capabilities of these systems and replacement of these existing systems would improve the School District's operation.

Fire Alarm/ Security: The fire alarm system was upgraded to meet current ADA standards. There are several security cameras located on the exterior and interior of the building. There is key fob/ intercom access control (Aiphone) at the main entrance and the rear entrance. The security is IP based and controllable over the network/ internet.

Building Security: As previously started, the main office is not positioned near the main entrance to properly monitor visitors and the front of the building. An intercom with a camera is installed at this entrance to observe and communicate with visitors who then gain access to the building's corridors once they are permitted to enter. Other exterior doors have door access hardware installed that permits staff to access the building with a fob/card swipe. Security cameras are strategically positioned around and within the building, but an intrusion detection system is not installed. The Office and security entrance for visitors need to be redesigned to control visitors entering the building.

ADA Compliance: The elevator that serves the ground and first floors needs to upgraded to comply with newer control panel height requirements, firemen's recall, and fire alarm system integration. The building's only single gang restrooms need reorganized by increasing space within toilet stalls, fixtures, and doors; and handicap grab bars installed. Doors at classroom entrances also don't have the proper push/pull clearance widths necessary for a disabled person to approach and use the door. Tactile signage needs installed on all rooms within the building to satisfy ADA guidelines.

State Code Compliance: In general, the building complied with the applicable building codes when it was constructed and when it was renovated. Since the building was previously approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic improvements, the changes within the renovation areas and any replaced building systems (fire alarm, emergency lighting, etc.) will be required to comply with the new requirements of the PA Uniform Construction Code.

Asbestos: Many rooms in the building contain vinyl asbestos tile and mastic. There may also be pipe fittings that are concealed within ceilings and walls that are only accessible for abatement if these building elements are demolished.

Overall Building Condition: Fair to poor.

EXISTING

approx. 9 Acres

SITE PLAN

SCALE: 1" = 110'-0"

Address: 1500 Burchfield Road
Allison Park, PA 15101

Constructed: 1964
4 Classroom Addition: 1968
4 Classroom/Multi-Purpose Rm. Addition and Alterations: 1971
Alterations: 1987

Enrollment: 376 Students (K-3), 45 Staff

Size: 84,595 sq. ft. on approximately 10.75 acres

Site: The school is situated on a gently sloping site in a residential neighborhood located in Shaler Township. A softball field, Little League baseball field, concession stand, restroom, and playground are located at the southern rear, lower portion of the site at the back of the building.

The asphalt drives, parking lots, and wedge curbs were replaced in 2002, but certain areas are showing signs of deterioration. The wearing course of some of these areas can be milled and resurfaced to restore their condition, but other areas at the front of the building need both the wearing and binder courses replaced down to the stone sub-base due to the depth of the cracks. Several storm inlets have been rebuilt recently but others still require repairs. Many new concrete sidewalks and cubs added in 2002 are in good condition but the original curbs and walks that remained are in poor condition and now need replaced. The chain link fence and site handrails are in fair condition.

Structure: The original 1964 building is constructed with concrete spread footings and column pads with steel columns and beams supporting the 1st floor steel joist and steel purlin pitched roof construction. The 1971 gymnasium / classroom wing is constructed on concrete grade beams and caissons with steel columns and beams supporting steel joists at the 1st floor and roof.

The masonry brick veneer is in fair condition around the exterior of building. The main entrance canopy's steel columns are rusting at their bases, and are in need of grinding / re-plating and/or repainting to restore their structural integrity. Sub-grade wall leaks were reported near the boiler room that were attempted to be repaired with new exterior waterproofing. It is uncertain at this time if repairs were successful.

Roof: The Firestone adhered EPDM rubber membrane on the flat portions of the building's roof was installed in 1997 and is in fair condition. The warranty expires September 11, 2017. Phenolic roof insulation was removed during this roof replacement project along with damaged steel deck, and replaced with new. Roof joists are sloped at these 'flat' roof sections to promote positive water drainage to roof drains. The metal mansard roof around the 1971 roof over the additions was repainted in 1997 also. The 1987 metal standing seam pitched roof over the majority of the original portion of the building was repainted along with the soffits and fascias in 2000.

Roof (continued):

A leak exists on this pitched roof at the front wall of the upper gymnasium. Above the pedestrian traffic areas, snow guards should also be added on the pitched roofs to prevent falling snow and ice. Although gutters were replaced in 2012, the metal roof, in general, is in fair to poor condition.

Windows:

The building's exterior windows leak air and water at their perimeter and are in poor condition. The aluminum windows are original in the 1971 wing of the building but the windows were replaced in 1987 in the remainder of the original 1964 building. These windows, similar to the other buildings in the District, contain phenolic insulation in their solid panels, which are deteriorating beyond repair. The maintenance staff has replaced and repaired several of the panels but many still need addressed.

Exterior Doors / Frames:

The main building's aluminum entrance vestibules are original and contain single glazed glass which leak air and water and offer no insulation from the exterior environment. These entrances should be replaced with new, insulated, aluminum framed entrances. The fiberglass reinforced doors at these entrances (and select other building entrances) are in good condition, but others still contain the original steel frames and doors which are rusted beyond repair, and need replaced.

Interior Doors/ Hardware:

Interior wood doors are original to the building and are worn due to their age. All of the door hardware throughout the building is knob-type, which is not ADA compliant. Lever type accessible hardware should be installed with classroom type lockers which permit teachers to lock their doors from within their rooms with a key.

Interior Spaces:

Corridors:

The corridors through the building, including both the original 1964 construction and the 1971 addition, consist of terrazzo floors, 4"x6" ceramic wall tile wainscot with painted plaster above, and 2'x4' acoustic tile ceilings. The terrazzo floors need filled at various cracks/pitted locations followed by grinding and polish to restore their original look. The ceramic wall tile is in fair condition, with minor chips and cracks throughout. The ceiling tile is also in fair condition.

Corridor lockers are also original to the building and should be electrostatically painted and hardware replaced to restore their finish and functioning ability. The building's stair wells contain guardrails and handrails that do not currently meet code. The stair guard rails do not include elements to protect users from climbing and/or falling through their 'open' arrangement. The handrails also do not meet accessibility standards in regards to their mounding height and grip arrangement.

Interior Spaces (continued):

Classrooms / Instructional Spaces: The classrooms finishes are in fair condition and contain vinyl floor tile, painted plaster walls, and 2'x4' ceiling tile in the original 1964 portion of the building. A 1'x1' concealed grid ceiling tile exists in the 1971 addition. Original chalkboards are present in most of the rooms, while some have smart boards that were retrofitted over the chalkboards at a later date.

The storage cabinets within the rooms are also original, and their wood finish and hardware are worn due to use and life. The metal wall shelving on the exterior wall of the classrooms is original to the building and addition, and is connected to the unit ventilators (UVs). This shelving would likely need modified and/or replaced if the UV are replaced in the future.

Library: The Library space was constructed within the 1971 addition. All the furnishing (tables, chairs, shelving, etc.) are original to this period, and are worn due to their use and life. The vinyl tile floor, painted plaster walls, and 2'x4' acoustic tile ceiling are in fair condition.

Multi-Purpose Room(s): The lower, 1971 addition's multi-purpose room is utilized as the cafeteria and gymnasium. The vinyl tile floor painted concrete masonry walls and exposed structural acoustic roof deck are all in good condition. Additional wall padding is recommended to protect students from injury during gym events. Basketball backstops are in fair condition.

The original 1964 upper multi-purpose room (former kitchen/cafeteria) has a vinyl tile floor, glazed face block walls and a 2'x4' acoustic ceiling, which are all in fair to poor condition. This space is utilized as a secondary gymnasium. Similar to the lower gym, additional wall pads should be considered for added impact protection, especially at the protruding UVs in this space.

Kitchen: The kitchen's quarry tile floor, structural glazed face tile (SGFT) walls, and the 2'x4' acoustic ceiling tile are in fair condition. The school's kitchen is used as the bakery, serving all other District buildings with baked goods. In general, the majority of the kitchen equipment is original to the 1971 building addition, with limited pieces being replaced with either new or with used equipment from other buildings. Due to the age of the equipment, repairs are becoming increasingly difficult due to the availability of parts.

Current plans exist to replace the dishwasher with a pot sink, since the entire district has recently switched to disposable bio-degradable trays in lieu of reusable plastic trays for lunch distribution. The kitchen's serving lines are located in the building's corridor which causes congestion during lunch periods. A more efficient serving line layout is desired either adjacent to the cafeteria or within the kitchen.

Interior Spaces (continued):

Office: The finishes within the office area consist of carpet floors, painted plaster walls, and 2'x4' acoustic tile ceilings which are all in fair condition. The nurse's suite contains vinyl floor tile which is also in fair condition. The original wood cabinets and casework are worn due to their age and need replaced. Although the school office suite is located adjacent to the main school entrance, it could be better organized to permit visitors to enter the office via a secure vestibule.

Restrooms / Locker Rooms: The restroom and locker room finishes are ceramic mosaic floor tile (CMT), 4"x6" ceramic wall tile, and painted plaster ceilings which are all in good to fair condition. The painted metal toilet partitions are also original and are rusting through at their bases and side panels. Their current arrangement and the toilet/sink heights do not provide the proper clearances to meet ADA requirements. Kindergarten classrooms do not have a single-user toilet within their rooms.

HVAC:

Existing Systems: Two (2) boiler rooms exist in the building; one is in the original 1964 building and one in the 1971 addition. The boilers are gas-fired, Bryan water-tube type. Given their age, the boilers should be replaced. Each boiler room consists of two (2) based-mounted pumps serving the heating water systems. Pumps are constant volume and are original to the portions of the building that they serve. Due to their age and serviceability the pumps should be replaced.

Considerations should be given to consolidating systems to avoid duplication of replaced equipment. Further analysis of the building's piping system is necessary to determine if this is feasible.

The hot water piping systems are original to the building / addition. Given their age, they should be replaced, but X-ray testing is recommended to determine if reuse is possible.

Only the office area is air-conditioned. All of the other areas are heating/ventilating units only.

Miscellaneous terminal heating equipment (unit heater, cabinet heaters, fin-tube radiation) serve unoccupied spaces and are generally in fair condition.

The control system is a pneumatic type which appears to have been capable of minimal energy management, such as day/night operation. The economic life span of a pneumatic control system is generally considered to be 20-25 years. An upgrade to a direct digital (DDC) system would take advantage of the superior energy management technologies available.

The perimeter classroom areas of the building are served by traditional classroom unit ventilators. Units appear to be original and should be replaced due to the decreasing availability of repair parts.

HVAC:

Existing Systems (continued): The perimeter classroom areas of the building are served by traditional classroom unit ventilators. Units appear to be original and should be replaced due to the decreasing availability of repair parts.

Specific Areas and /or Systems:

Cafeteria/Gymnasium: A central station air handling unit serves this space, and is located in the upper level mechanical room. The unit is original to the 1971 addition, but is operating satisfactorily.

Locker Rooms: These spaces are exhausted only with terminal heating devices.

Library: This area is served by heating-only, floor-mounted unit ventilators. Units appear to be replaced.

Offices: This area was original served by through-the-wall PTAC (air-conditioning) units. The louvers for the PTAC units are boarded up and the units are non-functional. Window units have been added.

Plumbing:

Central Services: The domestic water is supplied via a municipal system. No reports of water pressure problems were given. The sanitary sewer system is connected to the municipal system. This building is the only one supplied by Peoples Gas.

Piping: The domestic water piping is original from 1964 and is showing signs of aging. Due to its age, it is recommended that test/x-ray samples of miscellaneous sizes of pipe throughout the building be taken to determine the condition so that reuse potential can be confirmed. The sanitary sewage system was reported to be working adequately.

Fixtures: The majority of the plumbing fixtures are in good to fair condition. The existing flush valves and faucets are manual; it is requested that any new flush valves and faucets be automatic type. New fixtures are required to meet ADA requirements. If new are installed, low flow type should be utilized.

Equipment: The domestic water heater is a gas-fired Raypack unit installed in 1987 and located in the 1964 boiler room. The hot water storage tank is original and oversized and should be replaced. There is an existing thermostatic mixing valve for the hot water system on the outlet side of the hot water storage tank. Due to its age and condition, a new domestic hot water system is recommended to be installed with thermostatic control valves to provide proper water temperature distribution throughout the facility.

Electrical:

Service: The Power Company serving the School is Duquesne Light Company. The service consists of a 300KVA pad mounted transformer with underground service feeders to a building. The existing service is 208Y/120 volt, 800 amp, 3 phase 4 wire. The power company records indicate a peak electrical demand of 165 KW in November of 2012, which would represent 458 amps.

Power: The existing main distribution panel board was manufactured by General Electric. It is a Spectrum Series panel board. The main distribution switchboard has an 800 ampere main breaker. The condition of the switchgear appears to be very good. Most of the downstream distribution is original to the building.

Emergency Generator: The existing 7.5 kW, natural gas emergency generator is by Kohler, and is in poor condition and needs replaced. The generator feeds life safety loads and miscellaneous mechanical circuits. The elevator is not on emergency power.

Lighting: The interior lighting fixture lamps and ballasts were converted to energy-saving T-8 lamps with electronic ballasts. The existing lighting consists of prismatic lensed fixtures and generally is in fair to good condition. A few fixtures will require replacement of damaged lenses.

The existing exterior lights are in good condition with many of the pole mounted fixtures being installed in 2002. LED fixtures could be considered for reduced energy and maintenance. New LED lights are planned for replacement in the upper Multi-Purpose room. The exit signs are incandescent and should be replaced with LED type. Motion sensors are installed only in the administration area and should be installed in the classrooms for lighting control.

PA / AV / Technology Systems: The PA system consists of a Bogen head end unit with speakers in the classrooms and corridors. The system is in good operating condition. Many classrooms have smart boards and projectors installed, however, approximately twelve (12) classrooms are still in need of smart boards and projectors. Through recent advancements in technology, upgrades to these systems may be considered by the School District.

Data/ Telephone: The data cabling infrastructure throughout the building was upgrades and replaced with Category 5E cable during a project in 2001. The cabling network has sufficient capacity to handle the data system requirements. Wireless access has been installed throughout the school. The telephone system consists of an Alcatel Lucent IP touch system. Advancements in technology within the last 5 to 10 years has vastly improved the function and capabilities of these systems; replacement of these existing systems would improve the School District's operation.

Electrical (continued):

Fire Alarm/ Security: Currently there are 4 different fire alarm systems throughout the building. Due to these modifications through the years to the original Simplex/Edwards fire alarm system, it should be entirely replaced with one system that meets today's code requirements. Several security cameras are located on the exterior and interior of the building. A key fob/intercom access control (Aiphone) at the main entrance and rear entrance. The security is IP based and controllable over the network/internet.

Building Security: As described above, a new secure vestibule should be implemented adjacent to the Main Office suite to direct visitors to check-in before accessing to the remainder of the school. Currently only a camera/intercom with a remote door release (monitored at the Office) controls visitors entering the building. Select other exterior doors have card access control installed to permit staff entry at these locations. Consideration should be given to expand this system to all exterior doors. Security cameras also exist within the building's corridors and select exterior locations.

ADA Compliance: The building's Elevator was installed in the 1971 addition and does not meet ADA guidelines. The hallway and cab's control panel height, fireman's recall, fire alarm integration, and emergency power improvements all need addressed on the Elevator. Building gang and single-user restrooms are limited in size and their fixtures and grab bars do not satisfy height and clearance requirements. Several classroom door entrances also do not provide adequate clearance to properly approach and use the door, according to code. Tactile signage at all interior room entrances is also required.

State Code Compliance: The building meets the applicable requirements of the state building code when it was constructed, therefore it is 'grandfathered' or certified for use in its current condition. If renovations occur at this facility, then the alterations and/or additions (including an unobstructed path to the renovated areas), needs to meet all requirements of today's code.

Asbestos: 9"x9" and 12"x12" vinyl asbestos tile still exists in many of the classrooms on the ground and first floors. Asbestos containing fiberglass pipe elbows and insulation also exist above ceilings in the basement and corridors. The boilers' tube material may also be asbestos containing and should be tested prior to a renovation project.

Overall Building Condition: Fair.

EXISTING

approx. 10.75 Acres

0 50' 100' 200'

SCALE: 1" = 100'-0"

N

SITE PLAN

Address: 700 Scott Avenue
Glenshaw, PA 15116

Constructed: 1957, 1959 (as Junior High School)
Classroom Addition: 1964
Clsrm./Natatorium Addition: 1968
Alterations: 1987
Classroom Addition: 1990
Select Classroom Alterations: 1991
Select Restroom Alterations: 2003
Elementary School Alterations: 2008

Enrollment: 1,018 Students (4-6), 114 Staff

Size: 184,205 square feet on approximately 22 acres

Site: The school is situated in a residential neighborhood in Shaler Township across from Rogers Primary School. The site is relatively flat and shared with three (3) softball/little league baseball fields, basketball/tennis courts, a fenced playground, a 6-lane track with track and field events, and a football field with a concession stand.

The asphalt drives and parking lots are in fair condition, with the front drive and lots showing signs of surface cracks and in need of resurfacing within the next few years. The rear drives and lots were replaced in 1999 and 2008 and are in good condition. The concrete curbs and walks at the front of the building are in fair to poor conditions and showing signs of cracks and spalling, while the newer curbs and walks at the rear are in good condition.

Structure: In general, the original building and the majority of the additions thereafter, are constructed of steel roof joist resting on steel beams supported by steel columns. These columns bear on concrete pier foundations. Other non-load bearing walls bear on concrete spread footings.

The exterior steel canopy columns located at the 1990 classroom addition on the west side of the building are rusting at their bases near the concrete walk. These column bases should be cleaned of the rust and repainted or covered entirely with concrete or steel plates to restore their structural integrity. Many areas on the exterior walls including the two (2) chimneys are showing signs of brick deterioration due to water infiltration and require repointing and/or replacement. The lintels at the upper glass block windows at the upper gym level are also rusting and causing the brick at the head of the window openings to deteriorate due to the expanding steel.

Roof: The Celotex adhered rubber roof membrane was installed in 1996 and is in fair condition. The membrane and perimeter fascia is in good condition, but the seams, wall terminations, and equipment curbs appear to have failed due to the amount of repair patches present. The warranty has expired. The 1991 addition has its original Firestone stone ballasted rubber roof which is in poor condition and reportedly leaks at the transition between the canopy's pitched metal roof and the flat roof.

Windows: The exterior windows (replaced in 1987) currently leak air and water and contain phenolic insulation in their solid metal panels. This insulation has caused premature rust failure on the metal cladding on the panels. These windows are in poor condition and need replaced. The high windows located above the ceilings in the chorus and band rooms are original, steel windows and are inaccessible from the interior of the building. These windows are also no longer operable. They are permanently in the 'open' position and allow air, water, and insects to enter the building. These windows are in extremely poor condition, and should be replaced or removed in their entirety.

Exterior Doors / Frames: The exterior doors and frames are original to each building's addition. The main lobby and corridor entrances are aluminum which leaks air and the secondary service doors are steel which are rusting due to their age. All of the exterior doors should be replaced due to their poor condition.

Interior Doors/ Frames: Similar to the exterior doors, the interior doors and windows are original to each renovation that occurred during the life of the building. As a result, the doors and hardware vary in condition. The original building's wood doors are in poor condition due to their age and wear, while the new doors and hardware from the 2008 renovation are in excellent condition. In general, all doors that contain knob-type hardware should be replaced with ADA lever–style hardware and classrooms should have secure locksets which permit keyed locking from both sides of the door.

Interior Spaces:

Corridors: In general, all corridor finishes (terrazzo floors, SGFT walls, and acoustic ceilings) were either replaced or restored during the 2008 renovation project. Corridor lockers are also new and in good condition.

Classrooms / Instructional Spaces: Some of the classrooms were renovated during the 2008 renovation and contain new casework, floors, painted walls, and new acoustic ceilings which are all in excellent condition. Other classrooms have not received improvements since earlier renovations which now are in need of updating. Exterior metal shelving is attached to the room's unit ventilator and will need replaced if the unit ventilator is replaced in the future. The 9"x9" vinyl floor tile and acoustic ceilings are in poor condition due to their age. Classroom chalkboards have been recently overlaid with a markerboard surface.

Library: The library's carpet and painted walls have recently been replaced, and are in good condition. The acoustic celling is 2'x4', and in fair condition. Library shelving and the circulation desk has also been upgraded to accommodate elementary-aged students, and is in good condition.

Gymnasium: All finishes and equipment were replaced and/or restored in 2008 and are in excellent condition.

Interior Spaces (continued):

Auditorium: The auditorium and stage's finishes and equipment (including stage rigging and 970 auditorium seats) were replaced and/or restored in 2003 and are in good condition. Stage curtains are in good condition.

Natatorium: The pool and pool equipment, spectator area, and locker rooms were renovated in 2002 and are in good condition.

Cafeteria: The cafeteria's finishes are in excellent condition due to their recent renovation in 2008.

Kitchen: All kitchen finishes and equipment were replaced in 2008 and are in excellent condition.

Office: The office's equipment and finishes were recently updated and are in excellent condition.

Restrooms: Three sets of student gang restrooms were updated in 2003. New toilet partitions, fixtures, and accessories were provided, but only one (1) of the three (3) sets were handicap accessible. The four (4) other remaining restrooms, gym locker rooms, and basement football locker rooms are original to their period of construction and are in fair to poor condition. Clearances and fixture heights must be modified to meet ADA requirements. Tile floors, SGFT walls, and acoustic ceilings are in fair condition.

HVAC:

Existing Systems: The HVAC system is a two-pipe type hot water distribution system. Approximately half of the building is air conditioned via roof top units installed in 2008.

Two boiler rooms exist, one each near the auditorium and near the pool. The room near the auditorium consists of two (2) gas-fired, high efficiency Patterson Kelly boilers. They are 10 years old and in fair condition. The boiler stack is in poor condition and needs to be repaired and/or replaced. Two (2) base mounted pumps serve the hot water system, are constant volume and are in fair condition. Importantly, boilers of this type have a relatively short lifespan (15 years).

The boiler room near the pool contains two (2) gas-fired Bryan water-tube type boilers. Three (3) base mounted pumps serve the hot water system, are constant volume and are in poor condition.

The original hot water piping systems exist, and should have remaining usable life expectancy. They should be X-ray tested to confirm condition.

HVAC:

Existing Systems (continued):

Approximately half the building is air conditioned, including a few classrooms, Library, Kitchen, Cafeteria, MDF/IDF room; all other areas are heating / ventilating units only.

Miscellaneous terminal heating equipment such as unit heaters, cabinet heaters and fin-tube radiation serve unoccupied spaces and are generally in fair condition.

The control system is a pneumatic type which appears to have been capable of minimal energy management such as day/night operation. The economic life span of a pneumatic control system is generally considered to be 20 to 25 years. An upgrade to a direct digital (DDC) system should be done to take advantage of the superior energy management technologies available through such systems.

The perimeter classroom areas of the building are served by traditional classroom unit ventilators that are blow-thru type. Units appear and were reported to be in good condition and should be able to remain in a renovation project. A recommissioning effort should be conducted to confirm proper operation and to generate a list of deficiencies and scope of repairs.

Specific Areas and/or Systems:

Gymnasium: Two (2) heating-only central station air handling units serve this space. The units are located in upper level mechanical rooms, and are loud. The barometric relief dampers are inoperable. VFD should be installed on the fans to improve sound conditions.

Auditorium: This area was renovated 9 years ago. A new AAON roof top unit was installed, and the original unit left in place. The space has noise issues that need to be addressed.

Locker Rooms: These spaces are exhausted only with terminal heating devices.

Library: This area is served by an air handling unit and the original unit ventilators. The air handling unit has not been operational and needs to be replaced with one equipped for air conditioning.

Office: This area is served by through-the-wall PTAC units. These units are in poor condition and should be replaced.

Pool: This area is served by a PoolPAK unit. The unit was recently rebuilt and controls upgraded.

Plumbing:

Central Services: The Domestic Water is supplied via the Municipal system. No reports of water pressure problems were reported. The Sanitary Sewer System is connected to the municipal system. The gas service is supplied by Equitable Gas.

Piping: The domestic water piping is original from 1957 and is showing signs of deterioration. Due to its age, it is recommended that it be replaced. The main water service has a back flow preventer installed. The Sanitary Sewage System was reported to be working adequately.

Fixtures: The majority of the plumbing fixtures are in good to fair condition. The existing flush valves and faucets are manual and it was requested for the new flush valves and faucets to be automatic type. New fixtures are needed to meet ADA requirements. Where new are installed, low flow type shall be utilized.

Equipment: The domestic water heater is an Ajax gas-fired and was replaced approximately 3 to 4 years ago and is located in the Boiler Room. The hot water storage tank is original and oversized and should be replaced. There is an existing thermostatic mixing valve on the outlet side of the hot water storage tank.

Kitchen: This area was renovated in 2008 and has elements that have not yet been completed. There are approx. 7 floor drains missing and equipment connections plugged.

Pool Equipment: The pool heater is a A.O. Smith Duromax Heater. The heater was installed in 2004 and is in good condition. The pool piping and filters were upgraded in 2000. The piping is a mixture of schedule 40 and 80 PVC.

Electrical:

Service: The Power Company serving the School is Duquesne Light Company. The service consists of al 750 KVA pad mounted transformer with underground service feeders to a building. The existing service is 208Y/120 volt, 4000 amp, 3 phase 4 wire. The power company records indicate a peak electrical demand of 635 KW in June of 2013, which would represent 1764 amps.

Power: The existing main distribution panel board was manufactured by Seimens. The main distribution is a 4000 amp switchboard that back feeds the original service. The original switchgear needs to be upgraded. Many new branch panel boards have been installed. Where new panelboards are installed, most have many space circuit breakers.

Electrical (continued):

Emergency Generator: There are currently two generators serving this building. The first is a 15 kW, natural gas emergency generator manufactured by Kohler (2011) and the second is 40 kW natural gas generator (1996). Both generators are newer and appear to be in good condition. The generators feed life safety loads and miscellaneous mechanical circuits.

Lighting: The interior lighting fixture lamps and ballasts were converted to energy-saving T-8 lamps with electronic ballasts. The existing lighting consists mostly of prismatic lensed fixtures as well as parabolic fixtures. The cafeteria was recently renovated when linear pendant and volumetric style fixtures are installed. Generally the lighting throughout the building is in fair to good condition. A few fixtures will require replacement of damaged lenses. The existing exterior lights are in fair condition. Some of the existing downlights in the canopies are damaged or mismatched and should be replaced. LED fixtures could be considered for reduction energy and maintenance.

PA/AV/ Technology Systems: The PA system consists of a head end unit with speakers in the classrooms and speakers in the corridors. The system is original to the building and should be replaced. An AV distribution system is installed in the classrooms that include smartboards, ceiling mounted televisions and projectors; these systems appear to be functional. Though recent advancements in technology, upgrades to these systems may be considered by the School District.

Data/ Telephone: The data cabling infrastructure throughout the building was upgraded and replaced with Category 5E cable during a project in 2001. The cabling network has sufficient capacity to handle the data system requirements. Wireless access has been installed throughout the school. The telephone system consists of an Alcatel Lucent IP touch system. Advancements in technology within the last five to ten years have vastly improved the function and capabilities of these systems and replacement of these existing systems would improve the School's operation.

Fire Alarm/ Security: The existing Siemens fire alarm system was upgraded in 2007-08, however there still may need to be some upgrades to meet current ADA standards. There is several security cameras located on the exterior and interior of the building. There is key fob/intercom access control (Aiphone) at the main entrance and the rear entrance. The security is IP based and controllable over the network/internet.

Building Security: A new security vestibule was recently installed adjacent to the office suite to allow visitors to communicate with (via an intercom/camera) and enter the office prior to entering the building. A card access system is installed on all exterior doors and cameras are positioned at the exterior and throughout the building's interior.

ADA Compliance: As mentioned above, several student gang restrooms and single use toilet rooms do not meet ADA requirements. Door entrances to classrooms also lack sufficient clearance to approach the door and open it by a disabled person.

State Code Compliance: The building met all codes in effect when the facility was constructed, renovated, and added on to in the past, and is therefore certified to exist in its current state (excluding federal accessibility guidelines, which still need corrected). Similar to the 2008 alterations, if more improvements were to occur today in the building, the altered areas and systems as well as the path to altered areas must be brought up to today's current building code.

Asbestos: The 9"x9" vinyl asbestos floor tile, ductwork vibration dampers, fiberglass insulation pipe elbows, and select ceiling plaster represent remaining asbestos containing materials in this building. These would need abated prior to work occurring near these areas.

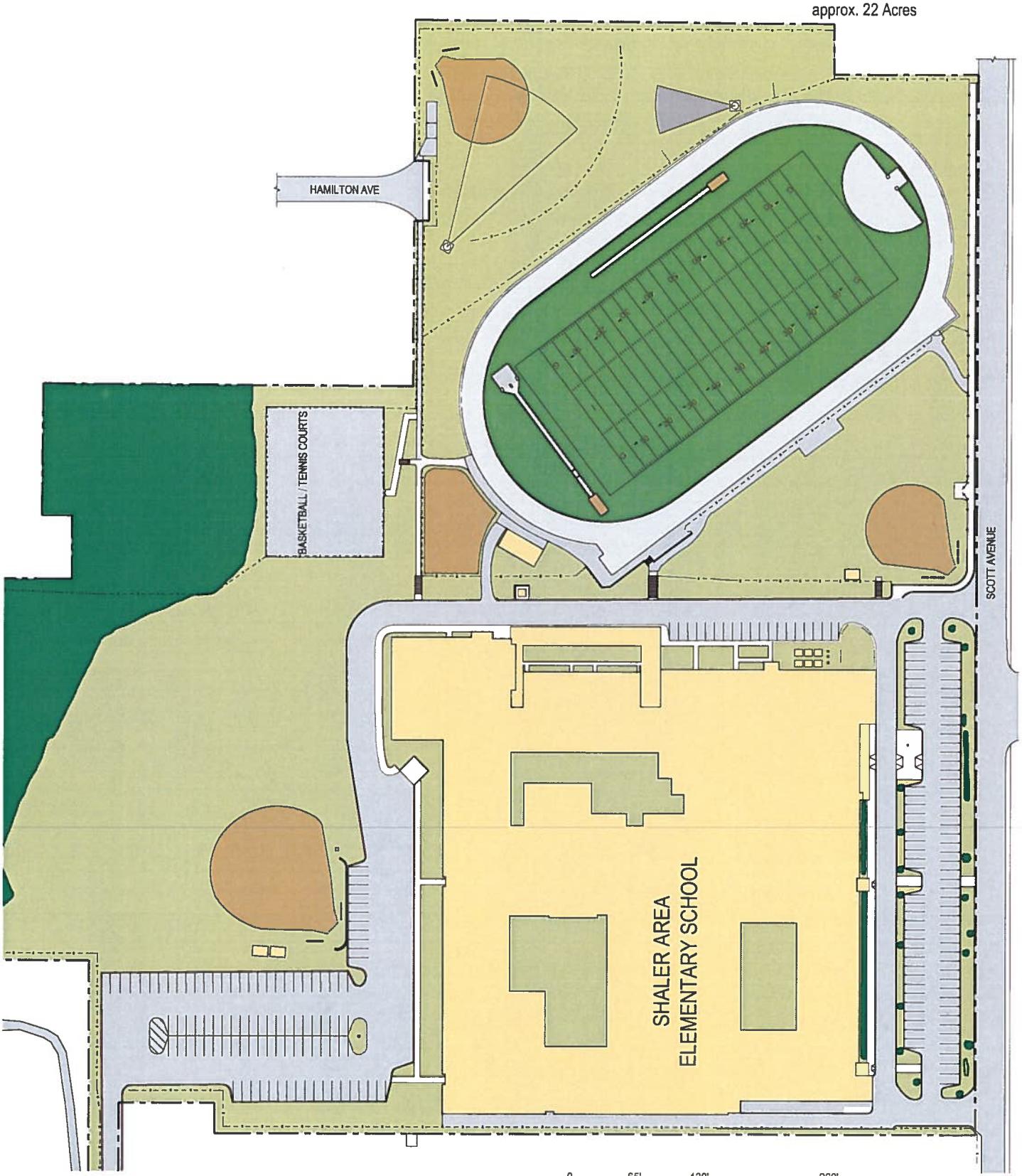
Overall Building Condition:

Interior: Fair to good.
Exterior: Fair to poor.

SHALER AREA ELEMENTARY SCHOOL

EXISTING

approx. 22 Acres



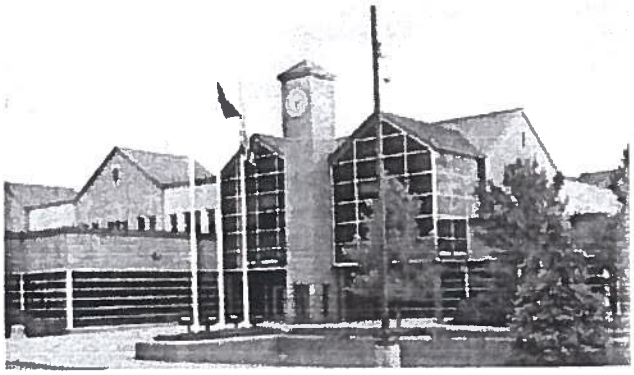
SITE PLAN

SCALE: 1" = 130'-0"

Address: 1810 Mount Royal Boulevard, Glenshaw, PA 15116

Constructed: 1998 (major reconstruction), 2008 renovated

Enrollment: 722 Students (7-8), 161 Staff



Size: 205,211 square feet on approximately 23 acres

Site: The school is situated in a residential neighborhood in Shaler Township, and shares its campus with the stadium and track and field events.

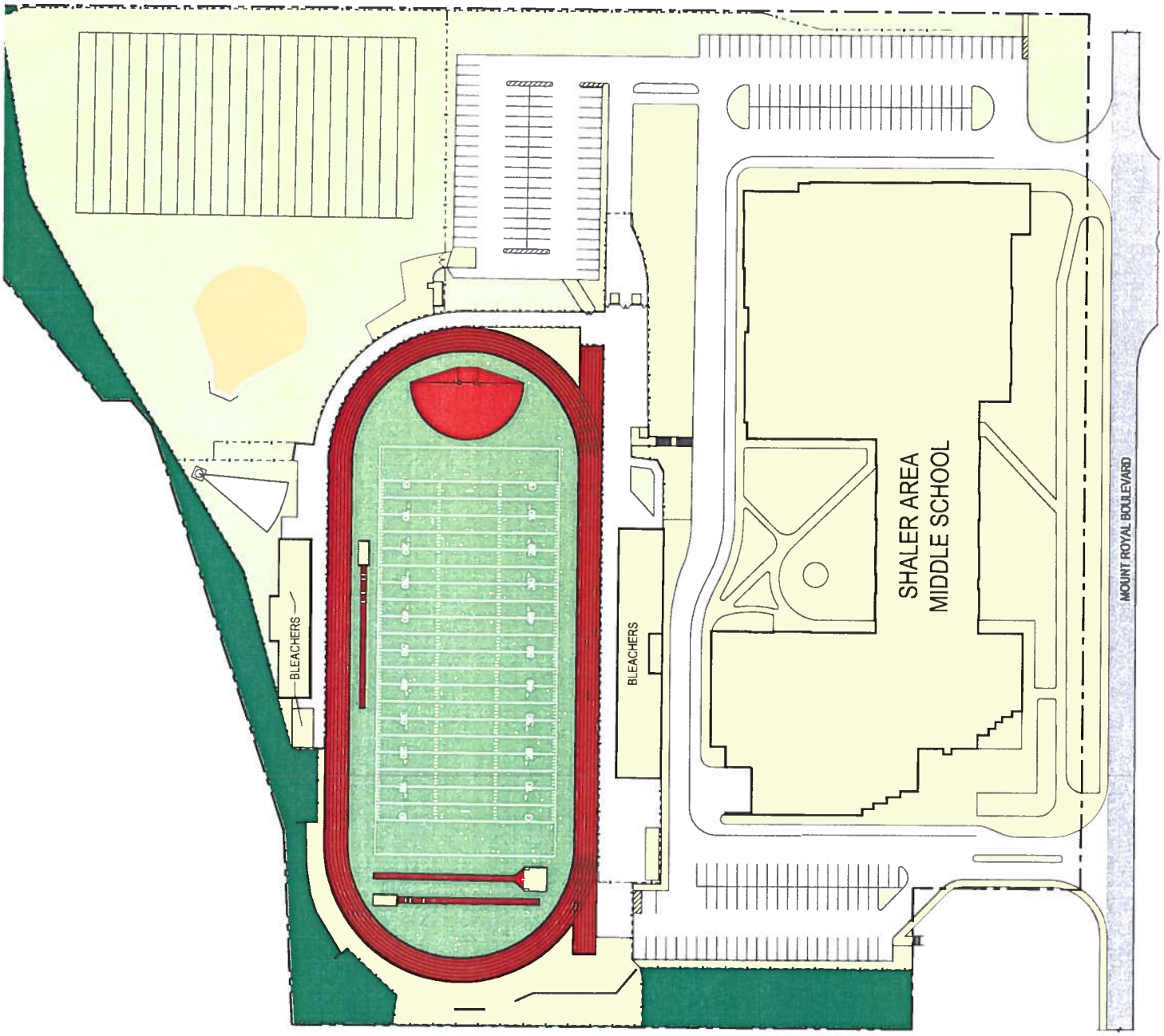
The District Offices are located in the south end of the school.

Structure: In general, the school is very well maintained and is in good condition.

Entry Vestibule: The existing visitor entry from the visitor parking lot is not secured. Visitors to the school have unrestricted access to the building once they enter the lobby doors.

EXISTING

approx. 17.426 Acres



0 65' 130' 260'

SCALE: 1" = 130'-0"

SITE PLAN

Address: 1660 Butler Plank Road,
Glenshaw, PA 15116

Constructed: 1970's
Office Addition: 1996, Office Vestibule Addition and Alterations: 2006, (due to storm damage and flooding)

Size: 5,720 square feet on approx. 1 acre

Site: The maintenance facility is located in the Business District of the Glenshaw Community in Shaler Township. Situated adjacent to railroad tracks and Route 8 to the East, and Pine Creek to the South, it lies within the flood plan. This location resulted in flood damage to the facility from Hurricane Ivan in 2004. Downstream improvements to Pine Creek have been made, but a similar severe storm event has not yet occurred to determine if the facility would be affected by flood. Vehicles access the facility to the West directly onto Butler Plank Road.

The parking and storage areas are comprised of gravel paved areas, which are in good condition. The concrete pads at the pedestrian and vehicle entrances are in good condition. The chain link fence with privacy slats surrounding the perimeter of the property are also in good condition. Parking and general outside storage of vehicles and maintenance is limited due to the constraints of the property.

Structure: The original garage portion of the structure is a steel framed structure with metal trusses. The perimeter metal framed walls rest on a masonry lower wall which sit on concrete spread footings. The roof structure's height was increased on the garage door bay side of the building by overbuilding wood framing on the existing structure to accommodate its use as a bus garage at an earlier date. The concrete floors are in good condition. The office addition is a wood framed structure with roof trusses that also rest on concrete spread footings.

The entire building structure is in good condition.

Roof: The metal roof (and walls) and perimeter fascia, gutters, and downspouts of the garage are well insulated and in good condition. The asphalt shingles and aluminum gutters and fascia on the office addition are also in good condition.

Exterior Doors / Windows: The five (5) overhead doors (not replaced in 2006) are in fair condition, and the exterior FRP main doors are in good condition. The exterior aluminum windows in the office area are original to the 1996 addition and in fair condition.

Building Interior:

All interior wood and metal doors and frames, as well as interior finishes (walls, floors, and ceilings) in the office area are in good condition. The garage space is very tight for use as tool/maintenance storage and vehicle storage. The loft above a portion of the office area is also cramped with general file storage.

HVAC:

The offices are served by two (2) Lennox Gas/DX air handling units located in the loft. One 2 ton unit and a 5 ton unit are supplemented with two (2) energy recovery units tempering the outside air to the units.

The garage area is served by two (2) gas-fired prop heaters vented through the roof.

Plumbing:

The domestic water heater is an 80-gallon, 125 mbh, A.O. Smith Cyclone that was installed in 2006.

A back flow preventer is installed on the existing water service entrance.

The garage area has a speed-air duplex air compressor for the tools, routed throughout the shop area.

Electrical:

Service: The Power Company serving the School is Duquesne Light Company. The service consists of a single pole mounted transformer with overhead service feeders to a building mounted weather head. The existing service is 208Y/120 volt, 225 amp, 3 phase, 4 wire. The company records indicate a peak electrical demand of 18 KW in December of 2012, which would represent 50 amps.

Power: The existing main distribution panel board was manufactured by General Electric. The main distribution panelboard has a 225 ampere main breaker. The condition of the panelboard appears to be very good.

Emergency Generator: The existing 10 kW, natural gas emergency generator and transfer switch is manufactured by Dayton and appears to be in good condition. The generator feeds miscellaneous circuits including the data rack and garage doors. Life safety lighting is handled by battery wall packs.

Lighting: The interior lighting fixture lamps and ballasts were converted to energy-saving T-8 lamps with electronic ballasts. The existing lighting consists mostly of prismatic lensed fixtures as well as parabolic fixtures. Generally the lighting throughout the building is in fair to good condition. A few fixtures will require replacement of damaged lenses. The exit signs are incandescent and should be replaced with LED type. The existing exterior lights are in fair condition. The wall mounted fixtures are older and may need to be replaced. LED fixtures could be considered for reduced energy and maintenance.

Data/ Telephone: The data cabling infrastructure throughout the building was upgraded and replaced with Category 5E cable. The cabling network has sufficient capacity to handle the data system requirements. The telephone system consists of an Alcatel Lucent system.

Fire Alarm/ Security: The existing Simplex fire alarm system was upgraded with a new 4001 panel, however there still may need to be some upgrades to meet current ADA standards. There is several security cameras located on the exterior and light poles around the building. The security is IP-based and controllable over the network / internet.

Code Compliance: The facility complies with a version of the state's new building code due to the period when the most recent renovations occurred. Federal ADA guidelines were also accounted for during these renovations and appear to be in compliance.

Asbestos: None reported.

Overall Building Condition: Good.

BUILDINGS AND GROUNDS MAINTENANCE FACILITY

EXISTING

approx. 1 Acre

SITE PLAN