

Burlington High School

OVERVIEW

This Study documents the recent survey done to seven different schools in the Burlington School District. The survey focused on the condition of the architectural finishes, building envelope and a general assessment of the mechanical, electrical and plumbing systems.

The field survey was non-destructive in nature and the report documents readily visible conditions during the walk-through of each building. The building tours were conducted over three days, commencing on October 19, 2015 and concluding on October 26, 2015. The site, building envelope and interior spaces were surveyed by Basil Mercado of Plunkett Raysich Architects, LLP. The Heating Ventilation Air Conditioning, Plumbing, and Electrical Systems were surveyed by Jason Gerke and Heather St. Ledger of Graef.

Building Information

This 2-story facility is located on a 62.5 acre lot. The building has approximately 266,000 square feet of space and was constructed in 2000.

Site

Paving

The sidewalks and concrete paved areas are generally in good condition. Some concrete pavement spalling is evident at the receiving area. Some concrete curbs are cracked or damaged apparently from snow removal equipment. The dock leveler located at the receiving area shows through-rust on the top plate. The asphalt driveway shows some wear and was previously repaired with pavement crack infill. The asphalt parking and paint stripping is fading and showing wear.



Circulation

The quantity of parking spaces appears adequate. Handicap parking near the front entrance of the building with a curb cut and ramp leading to the entry front canopy.

Athletic Facilities

The athletic field, tennis courts, baseball diamond and track appear to be in very good condition. The wire mesh security fencing also appears to be in good condition.

Building Exterior

The building exterior cladding consists of light colored split faced concrete masonry units (CMU) and red face brick. The bricks appear to be in very good condition with very minimal areas showing efflorescence staining. The CMU walls show some dark staining in various areas. The front entrance canopy has an exterior insulated finishing system (EIFS) soffit which shows some staining. The exterior aluminum windows have insulated glass units and are mostly in good condition. However, there are a few windows units that appear to be warped and in need of some servicing. The exterior fiberglass gym doors appear to be faded and are showing some wear. Most of the exterior steel doors appear to be in fair condition; except Door 11 has some damage to the weather stripping and rust on the bottom of the door frame.





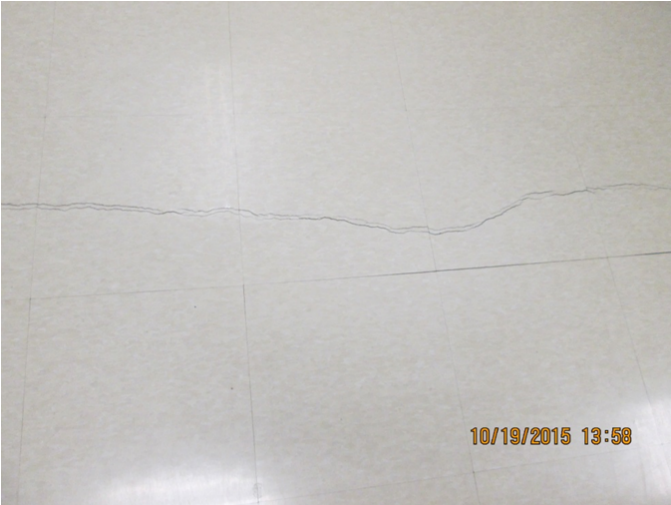
Sealant and mortar joints appear in fair condition. Exterior light fixtures and signage are in good condition.

Building Interior

The building does not have an automatic sprinkler system.

Corridors

Most of the acoustical ceiling panels are in good condition with approximately 2% to 4% requiring replacement due to water damage, physical damage or staining. The walls mostly consist of painted CMU. The corridors have red painted split faced concrete block up to 2'-0" high and white painted smooth CMU above. The dark red paint is in good condition, but is starting to show some wear. The wood doors along the corridor are mostly in good condition with some minimal staining and scratches; however, the painted steel frames are showing some wear. Some areas of gypsum board soffits are cracked and stained requiring minimal repairs. Most lockers along the corridors are in good condition. The vinyl composition tile (VCT) floors are mostly in good condition. However, there are a few areas with cracked tiles.



The corridor located outside of the Boys and Girls Locker rooms and Weight Room, shows the most wear and tear. The finishes in this corridor are in fair to poor condition with stained and scratched painted walls, damaged ceiling tiles, peeling or missing vinyl wall base, damaged bulletin boards and scratched door frames.

Interior Rooms

Most rooms have walls that are painted CMU and are in good condition, but are showing some staining and aging. Interior doors are generally in good condition, however; the painted steel door frames in most rooms show scratches and wear. They are generally in fair condition. Most rooms have VCT floor finishes and are in good condition. High use rooms that are carpeted are in fair condition, but are showing wear patterns leading from the room door to the main desk and to main destination areas. There are a few classrooms along the exterior walls that have water stained ceiling tiles.

The Weight Room 137 is in fair to poor condition with stained and scuffed painted walls, damaged and stained ceiling tiles, damaged and missing vinyl wall base, dented and cracked VCT floor and damaged electrical outlet

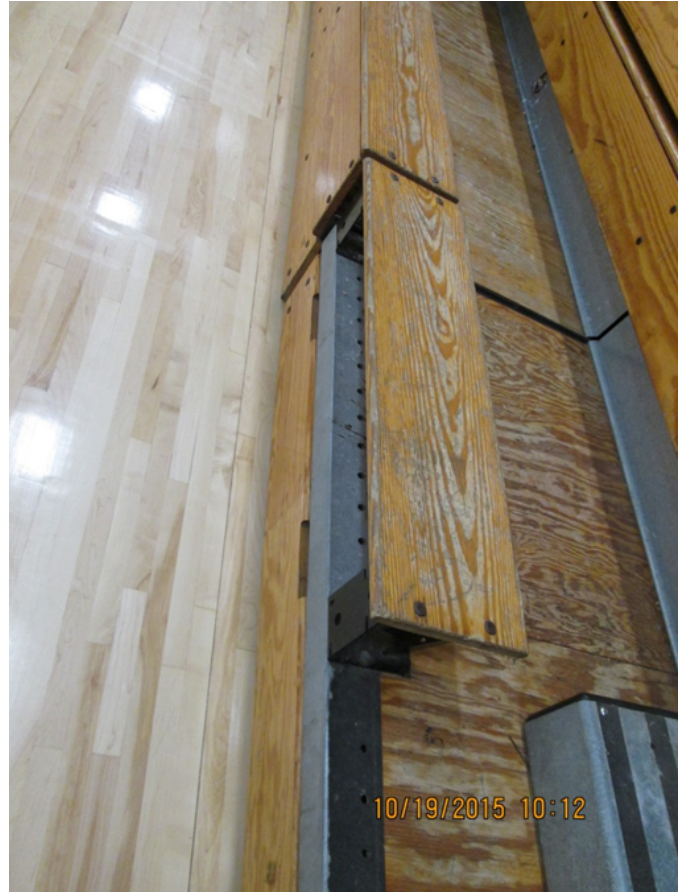


covers.



The Gymnasium is generally in good condition. Most of the wear and tear is evident on the dented metal doors. The finish on the wood bleachers has worn down to bare wood primarily on the first row.





The Locker Rooms are generally in good condition. There is damage evident on the slope tops on some of the lockers and the finishes on wood benches are worn down.





The Auditorium is generally in good condition. However, the wear and tear is evident on the auditorium seating. Approximately, 15% of the plastic laminate arm rests and approximately 3% of the upholstery has some damage



The Kitchen area appears in good condition except for a couple of damaged porcelain floor tiles.

The Painting Studio,

The Main Office area is generally in good condition, however; the carpeting is worn at the main foot traffic areas.

Accessibility

The building interior appears to be fully accessible with ADA (American Disabilities Act) compliant toilet rooms, elevators and adequate handrails at stairs.