

BURLINGTON ARCHITECTURAL SUMMARY

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.

COOPER ELEMENTARY SCHOOL

Building Information

This 2-story facility is located on a 2.63 acre lot. The building has an area of approximately 58,548 square feet and was originally constructed in 1968.

Site

Paving

The sidewalks and concrete paved areas around the site are in fair condition. However, the pavement near Door #6 is badly cracked. Since it is located outside of the Kitchen Area, the damage may have been caused by heavy delivery trucks.



Circulation

The quantity of on-site parking spaces appears limited to the asphalt parking area located off the second floor entry. It is in fair condition with some crocodile cracking near the sidewalk. Two handicap parking spaces are located near Door #1. Public wheel chair access on the second floor from a parking space is available through a door #1. The

main public entry is a non-distinct aluminum storefront with no signage identifying the school.

Playground Facilities

The asphalt paved playground area is in poor to fair condition with several areas with cracked and uneven surfaces and worn out paint stripes. The playground equipment on the wood chips appear to be in fair to good condition. The wire mesh fencing is generally in good condition, except for the southwest corner adjacent to a residential property. The top of rails and post are damaged.



Building Exterior:

The building exterior cladding primarily consists of red face brick with some lime stone sills and coping. There are walls with exposed aggregate precast concrete and some exterior insulated finish system (EIFS) wall panels and soffits. The bricks generally appear to be in good condition with some surface rust stains on various areas of the building. The precast concrete panels also appear in good condition; but the EIFS panels and soffits are heavily

stained. Most of the limestone sills and coping are stained. The angled metal fascia on the west façade are faded and stained. Some rusty abandoned electrical conduits are left on the brick wall adjacent to the main entry to the building.





Most of the soffits are constructed of EIFS and are heavily stained. The lenses on the light fixtures mounted on the building exterior walls are discolored and the fixture housing are faded.



Most of the brick mortar joints appear to be in good condition.

However, the sealant joints between the precast concrete panels; pavement joints and around the windows are deteriorating and around the window will need replacement.



The aluminum storefront appear to be in good condition. However, the painted steel storefronts are faded, stained, with chipped paint and with rusted areas.



Building Interior

The building does not have an automatic sprinkler system.

Corridors

The acoustical ceiling panels in the corridors are in fair to good condition with approximately 2% requiring replacement due to water damage, physical damage and/or staining. The corridor walls are generally in good condition and consist mostly of painted insulated metal panels and painted concrete masonry unit (CMU). The corridor doors are stained and varnished oak veneer and are in fair condition with some scratches, marks and dents. Approximately 10% of the doors are in poor condition with large gouges and missing wood veneer. Most of painted steel door frames are scratched and could be repainted. The coat hooks and shelving along the corridors are fair to good condition.

The corridors have vinyl composition tile (VCT) floors and are in fair to good condition. Approximately 3% of the tiles that are cracked and should be replaced. The floor on the second floor entry, has carpet tile and appears to be in good condition.



Interior Rooms

Most classrooms consists of walls that are painted insulated metal panels or CMU and are in good condition. Interior wood doors are generally in poor to fair condition with chipped and scratched finishes. The painted steel door frames in most rooms show scratches and wear. 95% of the classroom have 8" x 8" VAT (vinyl asbestos tile) floor finishes and are in fair condition. 95% of the offices and library have carpeting. The ceiling in most of the rooms are in fair condition and consist of 2'x4' acoustical ceiling panels. Approximate 5% the ceiling panels are stained or damaged. Several areas have newer ceiling tiles, but the ceiling grids appear to be much older. Approximately 15%

of the rooms have lay-in ceiling grids that are stained and discolored.



Casework in the classrooms are in fair to good conditions. Approximately 15% of the casework will require some cabinet door adjustment for alignment. Casework with sinks on plastic laminate countertop in most rooms are delaminating and should be replaced.



The Gymnasium is generally in fair to good condition. It has VAT floor throughout. The painted walls appears to be in good condition. But the doors are in poor to fair condition with scratches and some damage to both the door slab and frame.

The Mac Lab and Library are generally in good condition; however, the carpeted floors are stained and are showing wear pattern from heavily traveled areas. The casework appears to be in fair condition. Approximately 50% of the lenses for the light fixtures appear discolored, or are using a mismatching types of fluorescent lamps.

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

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 partially accessible to people with disabilities. Several of the toilet rooms are not arranged to be fully compliant with the ADA (American Disabilities Act) and with current standards for accessible design. One elevator is located centrally located and is near the main second floor entrance by Door #1.

