

## DR. EDWARD G. DYER SCHOOL

### Building Information

This 2-story facility is located on a 9.78 acre lot. The building has an aggregate area of approximately 81,451 square feet. The facility was originally constructed in 1964 and building addition was done in 1967.

### Site

### Paving

The concrete sidewalks are provided at the east and west sides of the building. They are in fair condition; however, southeast corner has a few concrete slabs that are cracked but still relatively level. The joint sealant between the concrete sidewalk and the building wall is deteriorating and will require replacement.

The asphalt driveway located on the east side of the building is poor condition with large areas of crocodile cracking and uneven surface. Asphalt repair, resurfacing and paint restriping will be required. The asphalt service drive / walkway located at the north side of the building is also in poor condition. Several uneven patch work and cracked edges are present. The pavement transition to the double Door #6 is not level. The asphalt parking lot also has larger areas of crocodile cracking which requires repair and paint restriping.



### Circulation

On-site parking spaces are provided on the southeast corner of the site. Handicap parking is located at the west end of the parking lot and at the end of the drop off drive. A faded cross walk paint striping connects the handicap parking onto the concrete sidewalk which leads to the front entrance of the building. The one-way asphalt drive on the north side of the building, also provides additional parking near the front entrance. The parking area extends into the asphalt play area. No physical barrier is provided to separate the play areas from the parking areas.



### Playground Facilities

The asphalt surface play areas are in poor condition with large areas of crocodile cracking, uneven surfaces, missing paved areas and faded paint striping. The backboards for the basketball hoops are rusted.



The playground equipment on the wood chip area and the baseball diamonds appear to be in fair to good condition.

### Building Exterior

The building exterior cladding primarily consists of red face brick with painted precast concrete fins and capped with an aluminum coping. The bricks generally appear to be in fair condition, but have some stains on various areas of the building. Some efflorescence is evident at southwest corner adjacent to Door #3. Paint is peeling off on some of the precast concrete fins. The aluminum coping appears to be in good condition.



The aluminum window system consists of single pane glazing with operable awning windows and spandrel glass. They are in fair condition, but the sealant joints around the perimeter of each window are deteriorating and requires replacement. Some aluminum corrosion is visible on the interior surfaces of some windows. The screens on approximately 5% of the windows are damaged.



The main entrance canopy and south canopies are constructed with painted precast panels. The soffit paint is peeling and stained in some areas. The lenses on some of the light fixture area discolored.

The building has mostly aluminum storefront exterior doors with insulated glass units and appear to be in good condition. There are two steel doors at the south side of the building that are in fair to poor condition, but will require some repair and refinishing. The doors and frames are faded, scratched, with surface rusting and dents. Weather stripping is also missing from Door #4.



The brick mortar joints appear to be intact and in good condition. The sealant joints on the brick walls, window and door perimeter, and pavement are in poor condition or missing. These should be repaired or replace to prevent moisture infiltration and damage to the building.



The finishes on miscellaneous pipe and exterior louvers are faded and/or rusted, causing rust stains to migrate onto the brick walls. Approximately of the 80% of the exterior light fixtures mounted on the building have discolored lens and housing.



## Building Interior

The building does not have an automatic sprinkler system.

## Corridors

The acoustical ceiling panels in the corridors are in fair condition with approximately 5% requiring replacement due to water damage, physical damage and/or staining. The walls mostly consist of painted concrete masonry unit (CMU). Some corridor walls have a tile wainscot with approximately 5% of the tiles are damaged or missing. The paint on the walls is in fair to good condition, but is showing wear. Most of the doors are stained and varnished wood veneer and are in fair condition with some scratches, marks and dents. Approximately 10% of the doors are in poor condition and could be replaced. Most of painted steel door frames are scratched and could be repainted. The wall vinyl base is mismatched in a few areas of the corridors. Approximately 10% of the vinyl base could be replaced.

Lockers along the corridors are old, but in fair condition and could use repainting. Damage to the lockers appears to be limited only to scratched paint finish.



The corridors have mostly terrazzo floor and are in fair to good condition. However, the second floor have 8"x8" vinyl asbestos tiles located on the south, east and wet corridors which are in fair condition.

## Interior Rooms

Most rooms have walls that are painted CMU and are in fair to good condition. Some painted walls are showing some wear and tear and could use some refinishing. The condition of the wood doors inside the rooms are generally in fair to good condition, however; the painted steel door frames in most rooms show scratches and wear. Most classrooms have VCT floor finishes and are in fair condition. There are a couple of classrooms with cracked VCT floors. There are also three classrooms and a storage room that have 8"x8" VAT flooring. The VAT floor in the classrooms appear to be in fair condition; however, the flooring in Storage 117A is delaminating and should be abate



Most of the acoustical ceiling tiles and soffits in the classrooms are in poor to fair condition. Most of the classrooms have concealed spline ceiling system or directly adhered tiles to the ceiling substrate. It appears that some of the ceiling tiles were once painted to conceal old water stains and damage. However; the stains are reappearing in several areas. Approximately 25% of the rooms should have the ceiling tiles completely replaced with a new ceiling system.



Most of the casework in the classrooms is in poor condition, with delaminating countertops, stained and damaged doors and cabinet bodies.



The gymnasium has sheet vinyl floor and painted CMU walls and ceiling. The room finishes; doors and bleacher appears to be in fair condition with some scratches to the paint finishes on the walls.

A stage with wood flooring is located on the west end of the gymnasium and is also in fair condition.

The cafeteria has VAT flooring which appears to be in fair condition. The walls are looking tired and could be repainted. Areas of the ceiling tiles have water stains and some damage.

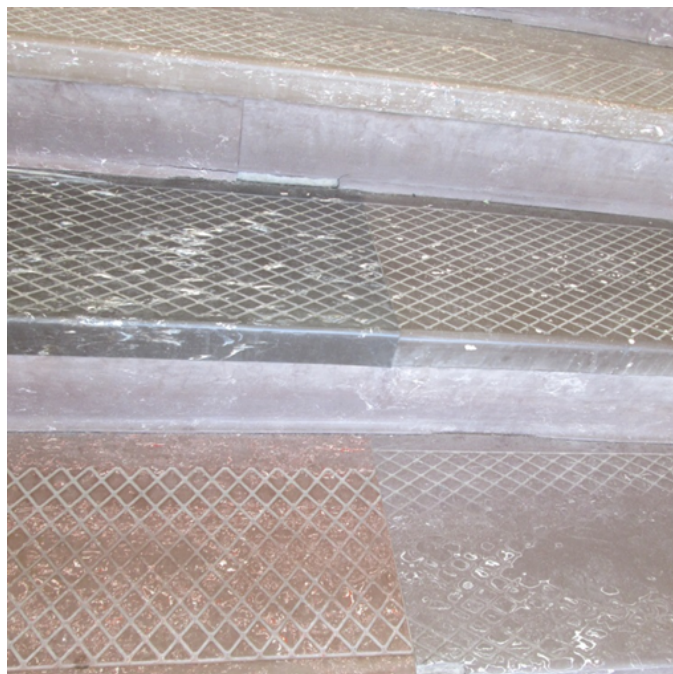
The kitchen and server areas have quarry tile floors. The wall, ceiling and floor finishes for these areas are in generally good condition.



The library is located on the second floor. The walls and ceilings are in good condition. However; the floor carpeting has stains and wear pattern to high foot traffic areas. The doors and casework appears to be in fair condition with some scratch marks.

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

The resilient treads on Stairs #2 is in poor condition and should be repaired as soon as possible to avoid tripping. Aside from the mismatched colors, parts and pieces of the stair nosing is missing and vinyl on the risers are cracked and uneven.





### **Accessibility**

The building interior appears to be partially accessible to people with disabilities. Several of the toilet rooms are not arranged to be compliant with the ADA (American Disabilities Act) and with current standards for accessible design. One elevator is located at the west end of the gymnasium.