

Lamprey River Elementary School – Immediate Needs

9/30/2014

'14 - '15	'15 - '16	'16 - '17	'17 - '18	'18 - '19	'19 - '20	'20 - '21	'21 - '22
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Attached Portables:

Flooring	Replace Flooring in 4 Classrooms and Hallway	13,371							
HVAC Units	Replace 6 HVAC Units		38,000						
Restrooms	Upgrade 2 Bathrooms		37,000						
Windows	Replace 14 Sliding Windows			10,000					
Doors	Replace 6 Doors and Hardware			15,000					

Detached Portables:

Sprinklers	Upgrade Sprinkler System		5,000						
Decking	Replace Decking		8,000						

Main Building:

Wireless	Install Building-Wide Wireless Network	27,652							
Flooring	Replace Cafeteria Floor		38,056						
Paving	Front Driveway & Front Parking Area			60,000					
Roof Seams	Current Roof had 10 year warranty			40,000					
Doors	Replace Front Entry Doors				10,000				
Restrooms	Upgrade 2 Bathrooms per year				37,000	37,000	37,000	37,000	
HVAC Units	Replace 5 HVAC Units					30,000			
Flooring	Replace Carpet Tiles (1/4 building per year)					11,000	11,000	11,000	11,000
LRES Immediate Needs		41,023	126,056	125,000	47,000	78,000	48,000	48,000	11,000

Note: Please see attached spreadsheet for future LRES Building Needs Assessment

10/11/11

Lamprey River Elementary School
Raymond School District

Building Needs Worksheet

Area 48,917
Perimeter 1,348

Cat	Item	Problem	Corrective Measure	Cost / Priority		
				High	Medium	Low
	1 Minimum Size Lot	Meets state min requirement(14 acres lot, 11 acres required), but not all is usable.	Additional land may be required if additional capacity is needed.		?	
	2 Water and Septic	Water is municipal, septic dates to '70's and '80's. Septic will need to be replaced at some point in the next 10 years.	New septic to replace old and support new addition. Location near river could make it difficult to get permit.		\$ 200,000	
	3 Bus/Car Separation	Separate car and bus areas exist but better configuration could be done. Driveways lack definition. No curbing between drive and walkway.	Redesign with new addition to more safely separate car and bus.		\$ 50,000	
	4 Parking	Parking meets needs. New parking added in last 5 years.				
Site	5 Grading and Drainage	Most of site within floodplane limits. Recent floods have reached the doors to the school but have not flooded the building. Several areas do not drain properly with average rainfall. No retention exists and runoff is directed into the river without treatment.	Provide new detention and subsurface drainage. Making this work and getting permits may be difficult. Pervious pavement may help for treatment within a small change of grade.		\$ 200,000	
	6 Playground/Playfields	Some playground equipment old and antiquated. Playground surface not to current safety specs. No playfield for athletics exist.	Replace old playground equipment. Construct new playfield - may not be possible.		\$ 300,000	
	7 Oil, Propane Tank Age/Condition	Oil storage is old, undersized and not commercial grade.	Provide new underground 10,000 gal tank.		\$ 40,000	
	8 Roof Condition	Roof 10 y.o. and still within warrantee.	Reseeding the EPDM would extend the warrantee period.		\$ 24,459	

Envelope	9 Wall and Roof insulation Condition (insulation and moisture protection)	Roof has some insulation but walls are believed to have no insulation in original building. Moisture was observed to have penetrated through the wall and manifested both on the interior resulting in paint damage and on the exterior resulting in mold and efflorescence.	Add 3" of spray foam and siding to the perimeter walls. Provide drainage plane on exterior and moisture retarder.	\$ 188,720
	10 Door Condition (energy efficiency and operation)	Most doors are older, worn and antiquated. Some have been replaced.	Replace doors that have not been replaced.	\$ 4,500
	11 Window Condition (energy efficiency and operation)	Windows recently replaced with aluminum thermally broken energy efficient windows.	Complies	
	12 Foundation Condition (insulation and moisture protection)	The walls are partially earth sheltered. A berm surrounds the exterior and the foundation extends 2 feet above the floor. No insulation appears to exist. Some moisture was observed penetrating the interior.	Install insulation, drainage plane and foundation drain along perimeter.	\$ 32,352
Life Safety	13 K-2 location based on LED	Complies	Not applicable	
	14 Panic devices	Some panic devices have been replaced and more are scheduled to be replaced. Closers and other hardware that remain are antiquated and worn but still operational.	Replace panic devices and closers where needed (assume 15).	\$ 15,000
	15 Stair Details (Rise/Run, Railings)	Not applicable.	Not applicable	
	16 Areas of Refuge	Not applicable.	Not applicable	
	17 Capacity of Means of Egress	Complies	Not applicable	
	18 Corridor Width	Storage and equipment in corridors may interfere with minimum corridor width.	Remove objects that interfere with the minimum corridor width. Maintain a minimum of 6'-0" in all corridors.	
	19 Number of Exits	Several rooms do not have a second, remote means of egress. These rooms do have doors to adjoining rooms. But remoteness of exits is a problem and clear path cannot be verified.	Install new doors to the exterior or in the corridor heading in a different direction in rooms with no 2nd exit.	\$ 7,500
	20 Dead-end Corridors	Complies	Not applicable	
	21 Exits through Intervening Rooms	A number of rooms that require 2 means of egress have the second exit through adjoining rooms. These rooms are not ancillary and are not maintained as a means of egress.	Abandon exits through intervening rooms. Install exits as required. See item #19	
	22 Door Arrangement	Rooms over 1,000 sq. ft. need to have doors that swing towards the path of egress.	Reinstall doors in the MPR and large classroom in the original building to have doors that swing out of the room.	\$ 6,000
23 Travel Distance	Complies	Not applicable		

Building Code

24 Means of Escape	Building is sprinklered therefor windows comply.	Not applicable		
25 Protection of Vertical Openings	Not applicable.	Not applicable		
26 Protection of Hazards	Storage of hazardous materials is in unrated space that is shared with gym storage and offices.	Separate spaces and install fire rated partitions and doors.	\$	20,000
27 Protection of Corridors	Corridors are not rated but appear to meet smoke resistance. The library is the only program area to be open concept. This room needs to be fully enclosed.	Test existing and upgrade as needed. Enclose library.	\$	35,000
28 Smoke Compartments	Smoke doors exist but are not rated therefore the efficacy cannot be substantiated.	Test existing and upgrade as needed.	\$	10,000
29 Fire Alarm, Emergency lights and Exit lighting	Mircom fire alarm system appears to be in good working shape but is older and not addressable.	Install new addressable fire alarm system.	\$	195,668
30 Furnishings, Decorations and Personal Effects in the Corridor	Some storage exists in the corridors but it is minimal. Tackboards in the corridor limit the amount of student artwork.	Remove open storage.	\$	1,000
31 Height and Area Limitations	Allowable area is up to 64,800 square feet without separation.	The existing building is within the limits but a new addition would need to be separated if it exceeds 15,000 square feet.		
32 Construction Classification	Building type appears to meet specifications for 2b construction. Some investigation may be necessary to maintain that.	Upgrade materials, remove combustible materials as necessary.	\$	5,000
33 Fire Rated Construction	Several rooms that need to be rated are not. Rated assemblies have been breached.	Upgrade rooms that need to be rated. Add fire rated material and replace doors with rated doors.	\$	10,000
34 Interior Finishes	Interior finishes appear to comply with fire spread code specifications.	Verify and ensure finishes meet code.	\$	5,000
35 Sprinklers	Sprinkler system relatively new but installed with PVC pipe.	Appears to meet code.		
36 Fire Protection	Review of fire extinguishers is required.	Review and install new as required.	\$	5,000
37 Snow Load Capacity	The original building likely does not meet current codes for snow due to the codes that the original building was built under.	Any addition or major renovation will require portions or all of the existing building to be brought up to current code. New beams, columns and other supports will be required.	\$	97,834

Structural	38 Wall Condition (seismic capacity, cracks or deflection)	Lateral bracing not observed. Reinforcing in the walls cannot be seen but due to age of the building it is unlikely that it exists. The presence of ribbon windows indicates that the walls likely do not have reinforcing or lateral bracing since these would interrupt the windows.	Building has to be brought up to current code if major renovation/addition is performed. Install lateral bracing.	\$ 244,585
	39 Foundation Condition (cracks or rot)	Foundation is in relatively good shape with only minor cracks.	Not applicable	
	40 Parking	6 spaces required, 3 provided.	Restripe converting 4 existing spaces into 3 HC spaces.	
	41 Building Access	The main entrance is at grade. Complies.	Not applicable	
	42 Accessible Route	Corridor system appears to comply with accessible route. Internal to rooms may have issues with equipment. Toilet rooms are not accessible (see item #46).	Move equipment or furniture to meet code.	\$ 5,000
Accessibility	43 Door Clearances	Doors appear to meet code.	Not applicable	
	44 Door Hardware	Most doors have new lever handles. Some side doors still have knob handles but these doors are rarely used.	Replace remaining handles	\$ 5,000
	45 Stair Details	Not applicable.	Not applicable	
	46 Toilet Facilities	Gang <u>toilets</u> are not accessible. Nurse toilet is not accessible. Toilets in kindergartens are not accessible. Office toilet room and teachers toilets are not accessible.	Remodel all toilet facilities to be handicap accessible.	\$ 80,000
	47 Elevator	Not applicable.	Not applicable	
	48 Ventilation	A new ventilation system has been installed but it is not adequate for the demand.	Install additional ERV on roof to supplement the existing system.	\$ 122,293
Indoor Environmental Quality	49 Thermal Control	Controls are pneumatic controls which are antiquated and lack the capabilities of a DDC system.	Install new DDC control system.	\$ 97,834
	50 Moisture / Mold	Some problems have been experienced in the past but currently the building appears to have no mold problems on the interior.	Complies. (See item 9 for moisture control work)	
	51 Lighting	Lighting is in good shape but relatively old and past its life span.	Install new energy efficient T5 or super T8's. (note: rebates will cover a significant portion of costs).	\$ 195,668
	52 Sanitation	Toilet rooms lack proper ventilation and are hard to clean.	Install new exhaust vents and new finishes.	\$ 20,000

Build. Services	53 Boiler / Heat Distribution Condition	The boiler is relatively new. Heat distribution only services the perimeter of the building leaving the interior core without its own heat.	Install additional radiation in core spaces	\$	73,376
	54 Plumbing / Fixture Count	The number of fixtures exceeds the occupant load, however the arrangement an lack of accessibility reduce the effective amount. Teachers toilets lack separate sex facilities.	Reconfigure when renovating for handicap accessibility. Allow for loss of some fixtures.		
	55 Main Electrical Service	The main electrical entrance is a Federal Pacific panel and needs to be replaced. The majority of the system after the main panel is relatively new and in good condition.	Replace main panel.	\$	15,000
	56 Power Distribution	Power in the classrooms has been added to over time. Older wiring and outlets need to be replaced. Addition outlets would be optimal.	Replace old devices, install new outlets as needed.	\$	30,000
	57 Phone, Intercom, Security	A new integrated phone and intercom system is scheduled to be installed. Security is relatively new.	Not applicable		??
Interior	58 Ceilings	Ceilings appear to be in good condition although much of it is relatively old.	Install new ceiling tiles.	\$	73,376
	59 Walls	Many of the walls are demountable partitions. These allow sound transmission between classrooms and can shake with doors being closed.	Replace demountable partitions with new CMU walls.	\$	97,834
	60 Doors	Some doors that were recently replaced are residential quality with wood frames. Many other are original in good condition but beyond their life span.	Replace classroom doors with new commecial grade solid core wood doors.	\$	30,000
	61 Floors	The original vinyl tile with asbestos in the mastic remains. Much has been covered over with carpet tile.	Replace flooring after asbestos is abated.	\$	58,700
	62 Cabinetry	Cabinetry in the original building is in poor condition. Most of the original cabinets have been replaced with residential cabinets. The quantity has been reduced and is not very useful.	Install new cabinets at sinks in classrooms. Install additional cabinets for storage.	\$	73,376
	63 Visual Display Boards	Many boards have been repaced with new.	complies		
	64 Secure Visitor Check-in	A new door set has been installed giving some security and a window exists to the secretary.	complies		

Other

Security

65 Lock-down Capabilities

The building does not currently have the capability of locking down sections of the building. The library is open to the corridor.

Install hardware capable of lockdown. Enclose library. Install hardware on corridor doors to lock certain areas. (see item #27, And #23)

\$ 10,000

66 Segregation of Public Spaces

Currently there is no policy for locking off public spaces. The library is not enclosed. The gyn has doors to the exterior and doors exist to separate that wing of the building but locks are not installed.

Redesign layout of corridors to allow access to public spaces and minimize access to classrooms.

\$ 50,000

67 Visibility

The main office has good views to most of the parking and driveways and the entrance is clear and direct. It is possible for someone to enter into the kindergarten wing if the door is unlocked.

complies

68 Asbestos

Asbestos exists under the vinyl tile which in turn is under carpet tile. According to the maintenance report, other asbestos does not exist.

Abate remaining asbestos.

\$ 122,293

69

70

\$ - \$ 2,857,365 \$ -

\$ 2,857,365 Total

State Funding Thresholds	Minimum	Maximum
\$	1,871,075	\$ 4,450,581

Table A

Barker Architects, Inc. 10/10/2011