

SCHOOL: Center Grange Primary School



Overview:

Address: 225 Center Grange Road
Monaca, PA 15061

Original Construction: 2007

Architectural Area: 59,900 SF

Municipalities Served: Center & Potter Township and Monaca Borough in Beaver
County

Current Grade Grouping: Kindergarten, 1 – 2

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Educational Space Considerations:

Educational considerations noted below are based on PDE and general planning/ design guidelines.

<u>Regular Classrooms:</u>	792 – 975 SF	Kindergarten classrooms have directly adjacent toilet rooms. All classrooms are adequate for the current school. One exception is 1 st grade Large Group instruction which is being utilized as a standard classroom. Currently kindergarten is half day.
<u>Special Education Classrooms:</u>	900 – 1,000 SF	All special education classrooms are adequate for the school's current educational program.
<u>Activity Areas (Small Group Instruction):</u>	440 SF	The school has (4) Small Group Instruction rooms and (2) Large Group Instruction rooms. These appear to meet the current requirements of the educational program. (1) Large Group has been converted to a classroom.
<u>Activity Areas (Large Group Instruction):</u>	1,000 SF	
<u>Art Classrooms:</u>	1,060 SF	The Art classroom is adequately sized and the Music classroom (which also doubles as a stage for the multipurpose room) is adequately sized for the school.
<u>Music Classrooms:</u>	1,200 SF	
<u>Learning Support Space:</u>	437 SF – 1,013 SF	Learning Support spaces are adequate for the school's current educational program.
<u>Library:</u>	1,800 SF	Library is in excellent condition and currently meets the current requirements of the school.
<u>Computer Rooms:</u>	990 SF	Computer classroom is adequate for the school's current educational program.
<u>Multipurpose:</u>	6,695 SF	Multipurpose space is adequate for the school's current educational program.
<u>Kitchen:</u>	1,372 SF	Appears to be adequate at this time meeting all needs of the school.
<u>Administration:</u>	1,494 SF	Appears to be adequate at this time meeting all needs of the school.
<u>Nurse:</u>	678 SF	Appears to be adequate at this time meeting all needs of the school.
<u>Storage:</u>	-	Appears to be adequate at this time meeting all needs of the school.

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- Miscellaneous: - Due to recent construction of building, school appears to be serving all needs of the student population.
- Security: - The building is served by a secure entrance vestibule during the day and lock down of additional entrances occurs during school hours. Security cameras and motion detectors were also present and appeared to be in excellent condition.
- Building Codes: - The project is governed under the current UBC, L&I, ADA and municipal requirements.

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Building Considerations

Building Structure

Structural System: Structural system is typically load bearing masonry and steel frame walls with metal roof structure and deck. Limited wood joist and wood deck is utilized as accent material in exposed Large Group Instruction areas. All structure appears to be in excellent condition.



Roof System: Roof is in excellent condition and is predominantly low slope EPDM rubber for the main body of the building including public spaces. Classroom wings are sloped roof with asphalt shingles which also appear to be in good condition.



Exterior Envelope

Exterior Walls: Exterior walls are predominantly brick and split face concrete block. Accents of precast concrete are utilized around windows. Roof top walls, not easily accessed, are utilizing concrete siding. Masonry materials are in excellent condition. Concrete siding is

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experiencing weathering after 8-9 years. District should plan painting schedule for siding which is typically recommended to be cleaned and painted every 10-15 years.



Exterior Doors: Exterior doors are a combination of solid hollow metal doors and aluminum storefront windows at public and student access doors. All are in excellent condition. Routine maintenance should be anticipated.



Windows: Windows are double glazed insulated aluminum storefront systems and are in excellent condition. Routine maintenance should be anticipated.

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Interior Envelope

Interior Walls: Interior walls range from a variety of materials, but are generally concrete masonry units with applied finish materials. All are in excellent condition. Routine maintenance should be anticipated.



Ceilings: Ceiling materials include acoustical tile ceilings and exposed roof deck. Large Group Instructions are exposed wood trusses with wood attached to the underside of the roof deck. All are in excellent condition. Routine maintenance should be anticipated.



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Flooring: Flooring materials consist of VCT throughout, with the exception of carpet in the Media Center and porcelain tile in the toilet rooms. All are in excellent condition. Routine maintenance should be anticipated.



Doors: Interior doors are wood with hollow metal/aluminum frames and are in excellent condition. Routine maintenance should be anticipated.



Casework: Built-in casework in classrooms is in excellent condition. Routine maintenance should be anticipated.

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Interior Finishes: Interior finishes throughout the facility are typically painted concrete block walls with accents of wood and concrete siding painted and constructed to create themes throughout the building. All finishes appear to be in excellent condition. The one exception are tack boards which have periodically delaminated from walls and have been reattached by staff. Routine maintenance and yearly painting during summer months appears to be occurring.



Toilet Rooms: Toilet rooms are in excellent condition. Routine maintenance is occurring and no further recommendation is required at this time.

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Kitchen Equipment: Kitchen equipment is in excellent condition. Routine maintenance is occurring and no further recommendation is required at this time.

Miscellaneous Storage: Miscellaneous storage appears to be adequate throughout the facility.

Miscellaneous Equipment & Furnishings: Miscellaneous equipment and furnishing are in excellent condition. Routine maintenance is occurring and no further recommendation is required at this time.