

**SCHOOL: Todd Lane Elementary School**

**DRAFT**



**Overview:**

Address: 113 Todd Lane Road  
Monaca, PA 15061

Original Construction: 1971

Addition/Renovations: 1995

Architectural Area: 101,292 SF

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

Current Grade Grouping: Grades 3 – 5

**SCHOOL: Todd Lane Elementary School**

**Educational Space Considerations:**

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

<u>Regular Classrooms:</u>	775 – 925 SF	1995 classroom wing typically has 775 square foot (SF) classrooms which are smaller than 850-900 SF sizes typical for current national classroom size standards. Remaining classrooms throughout facility are adequately sized. Classroom casework, instruction wall space and finishes are dated and should be scheduled for replacement.
<u>Special Education Classrooms:</u>	775 – 870 SF	Special education classrooms are in the same condition as discussed above for general classrooms.
<u>Activity Areas (Small Group Instruction):</u>		Small group instruction rooms are not present within the facility, excluding former classrooms which are being used for this function on the first floor, limiting the ability for breakout instruction of students.
<u>Activity Areas (Large Group Instruction):</u>		Large Group Instruction is not specifically programmed in the building, but occurs in the Cafeteria and Multipurpose/Gym which is appropriate at this grade grouping.
<u>Art Classroom:</u>	1,056 SF	Art & Music classrooms appear to be undersized as per PDE standards. Finishes, technology, casework and equipment should be replaced as part of a comprehensive renovation project.
<u>Music Classroom:</u>	931 SF	
<u>Learning Support Space:</u>	775 SF	See Small Group Instruction above.
<u>Library:</u>	1,754 SF	Library is in fair condition and adequately sized. Discussions with school as part of facility study should investigate use of library/ media center as technology changes future use of libraries. Furniture and equipment appear to be serviceable, but would be recommended for replacement if a comprehensive renovation would occur.
<u>Computer Room:</u>	772 SF	Appears to be undersized. Finishes, technology infrastructure and casework should be replaced in their entirety.

**SCHOOL: Todd Lane Elementary School**

- Multipurpose: 7,480 SF *Multipurpose/ Gym is adequately sized. Wood floor appears to be in good condition and has adequate sanding life. Divider curtain is in good condition. Remaining equipment is original to the building, but in good condition.*
- Kitchen: 1,767 SF Kitchen equipment is in fair condition and is scheduled to be reviewed by a food service consultant. Largest concern is remote location to cafeteria.
- Administration: 1,669 SF Administration is adequately sized; however location does not allow ability for current security vestibule standards. Recommend future relocation of administration to incorporate dedicated security vestibule and access to the facility during school hours.
- Nurse: 1,021 SF Nurses Suite is adequately sized; however finishes and equipment throughout space require replacement.
- Storage: - Located throughout facility, but limited in square footage provided.
- Miscellaneous: - Not used at this time.
- Security: - Security for exterior doors is currently present; however security vestibules tied to reception within building are not currently present. If a comprehensive renovation were to be initiated, these should be incorporated along with secondary and tertiary levels of security within the building to isolate sectors of the building for security and after school use.
- Building Codes: - The project is governed under the current UBC, L&I, ADA and municipal requirements.

## **SCHOOL: Todd Lane Elementary School**

### **Building Considerations**

#### **Building Structure**

Structural System: Structure is predominantly load bearing masonry with isolated steel column wall reinforcing common to 1960's era non-combustible school construction. Roof structure is steel deck and joist system. Structural infrastructure appears to be in good condition.

Roof System: The Roof is a Garland Modified Bituminous system, installed in the past 10-15 years, currently holding an R-20 insulation value. It is in good condition and carries a 30 year roof warranty, based on discussions with Garland Roofing.



#### **Exterior Envelope**

Exterior Walls: The exterior walls consist of brick veneer. Exterior walls are in fair to good condition. Expansion joints and caulking should be removed and replaced. It is anticipated they were last replaced as part of the 1995 renovation project.



**SCHOOL: Todd Lane Elementary School**



Exterior Doors: Appear to be in fair condition and appear to have been replaced as part of the 1995 renovation project. Caulking of doors should be redone, and security/ panic egress should be reviewed with school district due to amount of use for exterior doors.



Windows: Windows should be replaced in their entirety. Steel lintels above windows are showing substantial signs of corrosion and rust. As part of a potential renovation project, it would be recommended to not only replace windows but address flashing systems within walls and window system. Water is infiltrating the buildings creating wall damage within classrooms.



## **SCHOOL: Todd Lane Elementary School**

### **Interior Envelope**

Interior Walls: Interior walls are painted concrete block, gypsum wall board and partition systems. Walls appear serviceable. There is substantial wall damage due to window leaks that should be addressed as soon as possible to minimize further damage to the building.



- Ceilings:
- 1) Acoustical tile ceiling systems are beyond their life expectancy and in poor condition throughout most of the building.
  - 2) Exposed roof deck in gyms appears to be in serviceable condition.

Recommendations include:

- 1) *Replacement of ceiling tile throughout the building is recommended. If a comprehensive renovation were to take place, the ceiling will need to be removed to upgrade mechanical systems requiring replacement at that time.*

*Exposed roof deck in gyms should be cleaned and repainted if a comprehensive renovation would take place.*



**SCHOOL: Todd Lane Elementary School**



Flooring: Hallways are a combination of terrazzo and asbestos containing tile and vinyl composite tile (VCT) in Cafeteria and open hallway. Classrooms are both VCT and asbestos containing tile (ACT), predominantly based upon the 1971 and 1995 ages of construction for the building.



Doors: Doors are both 1971 and 1995 throughout the facility. Door hardware is typically not ADA code compliant and should be replaced if a renovation project would be contemplated.

**SCHOOL: Todd Lane Elementary School**



Casework: Casework and built-in furniture are 1971 and 1995 vintage. Replacement of casework throughout facility is recommended.



Interior Finishes: Interior finishes throughout the building are painted block and Gypsum wall board. They appear to be serviceable at this time.

**SCHOOL: Todd Lane Elementary School**



Toilet Rooms: Toilet rooms are original to 1971 & 1995 building; plumbing fixtures should be replaced in their entirety.



Kitchen Equipment: Kitchen equipment is in fair condition and has been well maintained over the life of the building. Food service designer has been contacted by architect and should complete full survey with staff. Largest concern is that kitchen is remote in the building from the current cafeteria requiring food to be brought down hallway daily to serving area that in the long term should be remediated.



**SCHOOL: Todd Lane Elementary School**



Miscellaneous Storage: Storage is located throughout the building, however is limited. This should be discussed further as part of facility study.

Miscellaneous Equipment & Furnishings: Not applicable