# **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

## **Educational Space Considerations:**

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

Regular Classrooms: 775 – 1995 classroom wing typically has 775 square foot (SF)

925 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.

Special Education 775 – Special education classrooms are in the same condition

<u>Classrooms:</u> 870 SF as discussed above for general classrooms.

Activity Areas (Small Small group instruction rooms are not present within the Group Instruction): Small group instruction rooms are not present within the facility, excluding former classrooms which are being

Activity Areas (Large used for this function on the first floor, limiting the ability

Group Instruction): for breakout instruction of students.

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.

Art Classroom: 1,056 SF Art & Music classrooms appear to be undersized as per

Music Classroom: 931 SF PDE standards. Finishes, technology, casework and

equipment should be replaced as part of a

comprehensive renovation project.

Learning Support Space: 775 SF See Small Group Instruction above.

Library: 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.

Computer Room: 772 SF Appears to be undersized. Finishes, technology

infrastructure and casework should be replaced in their

entirety.

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.

<u>Kitchen:</u> 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.

<u>Administration:</u> 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.

<u>Storage:</u> - 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.

## **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.



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.



#### **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.

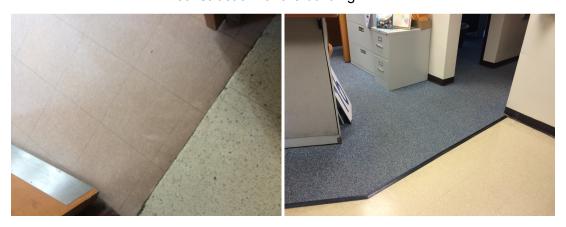
#### Recommendations include:

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.



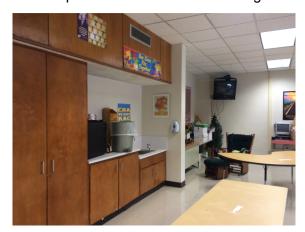
Flooring: Hallways are a combination of terrazzo and asbestos containing tile and vinyl composite tile (VCT) in Cafeteria and open hallway. Classrooms are both VCT and asbestos containing tile (ACT), predominantly based upon the 1971 and 1995 ages of construction for the building.



<u>Doors:</u> 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.



<u>Casework:</u> 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.



<u>Toilet Rooms:</u> 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.



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

Miscellaneous Equipment & Furnishings:

Not applicable