

Aspinwall, Charles

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To: 'rtepper@cbzhomes.com'; 'Emily G. Prigot'; 'chuck-chapman@verizon.net'; Walsh, Ed
Subject: FW: Gridley & Water Works
Attachments: Bldg assessment compilation - Gridley.doc; Bldg assessment compilation - Wtr-swr bldg.doc

The next meeting of the Gridley/Water Sewer Storage Building Task Force is scheduled for March 12th at 6 PM in the Paul Carroll room. Here are some of the criteria we talked about using to help make our recommendation:

- Town need for building
- Historical value of building
- Potential town uses
- Potential community uses
- Condition of building
- Costs to repair
- Status of other town & school buildings (priority)
- Zoning, allowed uses
- Town financial condition
- Time

Attached are two summaries of the building reports on both structures. See you on the 12th.

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GRIDLEY SCHOOL BUILDING REVIEW
FEBRUARY 26, 2018

NOTES/RECOMMENDATIONS FROM GRLA REPORT AND COMMITTEE VISIT

A. Structural

a. General

- Foundation walls mortar joints are in poor condition.

b. Recommendations

- Repoint foundation

B. Architectural

a. General

- Walls throughout need repair and repointing
- Stairs have old carpet that should be replaced. Railing is not ADA.
- Flooring and ceiling finishes throughout needs replacement as well as selective door thresholds.
- Exterior and interior doors need replacement.
- Ceiling tiles in many places are stained and should be replaced.
- The under stair storage area is illegal and contains exposed insulation and electrical conduit.
- The second floor should be inspected for structural integrity.
- Lead paint is certain throughout. Second floor tin ceiling may be salvageable.
- Upstairs toilet rooms are abandoned and used for storage.
- Doorknobs are not handicapped accessible.
- HP ramp rail needs repainting.
- First floor windows need replacement
- Rear corner gutter is not connected & is causing water damage and rot.
- Front trim boards have water damage.
- Pavement condition is fair to poor throughout the site.
- Only one non-conforming MAAB parking spot
- North entry door leading to ramp is not code compliant.
- Door at midwidth intermediate landing opens back onto landing not code compliant
- Stairway finishes are old, worn and need renovation.
- Hurricane ties should be installed between rafter ends and top plate of outside wall.
- Some hazardous materials (lights, ballast, bulbs) found onsite

b. Recommendations

- Implement a program of pavement repair and improved pavement markings
- Implement a program to bring the accessible parking space, signage, and access aisle into compliance with MAAB regs.
- All floor, wall, and ceiling finishes are in poor condition and need replacement
- Handrail and stair work is needed as they are not code compliant.
- North egress door latch proximity to adjacent wall must be addressed.
- A full building renovation is required for continued building service.
- An elevator must be installed to second floor
- There is peeling lead paint throughout the building.
- After building is sprinklered and structure is addressed, occupancy of the second floor will be limited to 49 persons.
- The stair to the second floor stairs must have rails and treads &
- Repair peeling paint on the façade must be replaced.
- Peeling Paint on wood trim must be addressed.
- Railing on HP ramp must be repainted.
- Gutters must be reconnected and rotted wood repaired.
- Replace fire alarm system
- Close soffit gaps

C. ENVELOPE

a. General

- Roof shingles are at the end of their design life
- Gutter is pulled away from roof.
- Upper windows are boarded up.
- Roof soffit repairs needed
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b. Recommendations

- Windows on 1st floor must be replaced.
- Roof shingles must be replaced. Gutters must be reconnected & replaced where needed.
- Rear boarded up windows should be replaced.
- Exterior doors & hardware should be replaced.
- Soffits require repair.

D. ELECTRICAL

a. General

- Panel is in fair to poor condition.
- Fire alarm system is old but in fair condition

b. Recommendations

- Replace electrical service
- Upgrade existing lighting
- Replace fire alarm system
- Replace lighting and controls
- Replace emergency lighting throughout.
- Replace all wiring & receptacles.
- Provide new exterior lighting

E. HEATING, VENTILATION, AIR CONDITIONING (HVAC)

a. General

- Gas forced air furnace is 20 years old.
- Toilet room exhaust fans need replacement

b. Recommendations

- Replace furnace, ductwork, registers, grilles, and diffusers
- Install central air.
- Replace exhaust fans.

E. PLUMBING

a. General

- Fixtures are installed low for children and are at the end of their useful life.
- Main Hall sink and cabinet need replacement
- Building has no fire protection system (sprinklers).
- No drinking water fountain is on site

b. Recommendations

- Replace all plumbing fixtures with efficient fixtures
- Upgrade hot water heater
- Replace old sanitary piping with new ABS or PVC piping.
- Install water fountain
- Install sprinkler system
- Replace all sanitary piping