

DOWA Report from 2005

Ashland School District

Facility & Capacity Assessment Report 2005

Briscoe Elementary School (Closed Facility)

Address: 265 N Main Street
Area: 33,980 square feet
Buildings: Original Building 1948
Music Addition 1997
Enrollment 2004: 0 students



FINDINGS

Architectural - Findings

Briscoe Elementary School is currently a closed school that is being leased to two different businesses. A portion of the school is housing the Migrant Headstart. The other portion is housing a community of local artist studios. Overall the school is in moderate condition. There is no off street parking and very limited playground areas. The classroom capacity of the facility can support 275 students and could increase 25 students per double session kindergarten classroom. The multipurpose room can support 235 for eating and over 500 in an assembly. The adjacent kitchen is extremely inadequate and the stage is not used for performances. The library and offices are inadequate with current capacity. The whole facility lacks conference and meeting spaces for staff, parents and students. Evaluation of the toilet facilities are pending.

General observations made for the building exterior during this visit include:

- 1) The windows are wood frames with single pane glazing. The wood frames possibly painted with lead paint.
- 2) All the door hardware in the Headstart area has been upgraded to ADA standards, the remainder of the building is not ADA or egress code compliant.
- 3) The roof is near the end of its life cycle but appears in good condition. The roof occasionally leaks when leaves build up in gutters and on the roofs.
- 4) There is no site lighting and minimal building lighting for after dark events and for safety/security of the campus.

The following general observations were made regarding the building interior:

- 1) There is an outdated fire sprinkler system in the older building that should be replaced.
- 2) The school in general has many ADA issues including building access, door hardware, and plumbing fixtures.
- 3) Most of the carpeting is in good condition but installed on suspect asbestos tile.
- 4) VCT is in poor condition and suspect of asbestos.
- 5) Due to the age of this facility the cabinets and casework is beginning to show wear.
- 6) The ceiling tiles are stained in the stage.

For long-range planning this facility is in overall moderate condition. This facility may be a target facility for the district to consider for a special program or to sell. The site is small and the building is small. There is little room for additions or site improvements like parking and drop off areas. If the facility was to be converted back into an educational facility, the following improvements should be made. The administration should be enlarged and improved functionally. The library is extremely small and should be enlarged to service the population. It

would also be suggested to improve the kitchen in size and equipment. The code and accessibility issues identified in the assessment would be expensive to address, however, these too could be part of a long-range overall improvements program.

Mechanical and Plumbing Systems - Findings

Part 1 – HVAC

Primary Heat Source:

- System: Two lower pressure steam boilers (one has been disconnected)
- Fuel: Natural gas / Oil
- Capacity: 1800 lbs/hr each
- Age: Original
- Condition: Marginal, both boilers have been retubed
- Capacity for future expansion: Good – If 2nd boiler is re-connected.

Space Conditioning Systems:

- New portable units served by packaged gas packs with cooling.
- Classrooms are heated and ventilated by perimeter unit ventilators.
- There is a heating and ventilating unit serving the multi-purpose room and a fan coil unit serving the kitchen.
- Restrooms are gravity vented.
- There is no make-up air in the kitchen and no dishwasher hood.
- Controls are Pneumatic with boiler time clock and a night-low limit thermostat.

Unsafe or Undesirable Conditions:

- No make up air for kitchen.
- Dishwasher hood required.

Part II Plumbing Systems

Domestic Water:

- Source: Unknown
- Pressure: Good
- Piping System: Poor - Galvanized

Sanitary:

- To public sewer

Rain Drains:

- To public storm sewer

Domestic Water Heating:

- Gas fired Domestic Hot water heater

Unsafe or Undesirable Conditions:

- None noted

Part III – Automatic Fire Protection Sprinklers

-Building is not sprinklered

Electrical Systems - Findings

Part I - Electrical Distribution

Service:	There are two services to the school. One service is located in the Boiler Room of the original building and the second one is located in the newer Music Building. Service drops from a utility pole serve both services.
Switchboard:	Original Building -120/240 volt, 1 phase, 3 wire (manufactured by Trumbull). Music Building – 120/240 volt, 3 phase, 4 wire(Siemens).
Capacity:	The Original Building is 600 amps and the Music Bldg. addition is rated 250 amps.
Breakers:	The electrical distribution equipment in the old boiler room uses Trumbull “swing gate” fusible switches. The Music/Gym is breakers.
Installation & Condition:	The distribution equipment in the Original Building was installed in 1948 and is in very poor condition. The electrical infrastructure has exceeded its life expectancy. The switchboard for the Music Building Addition was installed in the 1980s. It is in good condition and does not need to be replaced.
Panelboards:	Original panels are manufactured by Trumbull and should be replaced. In general, most have very limited or no space available. The newer siemens panel still looks good and has space for additional circuits.
Wiring:	Wiring is original and could not observe condition.
Technology Upgrade:	Technology was added fairly recently but power to support the upgrade did not occur.
Receptacles:	The receptacles in the typical classroom varied. Most of the original classrooms had two original receptacles and also some had multiple receptacle extension track installed. The blade supports in the receptacles are wearing out in a lot of the receptacles and should be replaced.

Part II - Lighting

- General:** Lighting throughout the original school is very outdated. The lighting should be replaced with latest technology to save energy.
- Typical fixtures in the corridors and classrooms were surface wraparounds. The in the classrooms were 4 lamp fixtures. Fixtures in the kitchen were replaced with fluorescent on pendants. The lighting in the Multi-purpose Room is Metal Halide fixtures which are extremely noisy. The wire guards have been cut away to allow re-lamping and several of the fixtures are not used to save on energy. There is a lot of incandescent lighting still used including exterior lighting.
- Mostly the interior lamps in the original building are fluorescent T-12's with magnetic ballasts. Most of these ballasts have PCPs in them. This lamp/ballast combination should be replaced.
- The lighting in the newer Music Building is T-8 3 lamp parabolic fixtures.
- Emergency System:** An Emergency egress lighting system does not exist in the original building which is a code violation and needs to be added. The newer addition does have battery packs within the parabolic fixtures.
- Exits:** Exit lights are code violation. In general, the exit signs should be replaced with latest technology and battery packs to meet code.

Part III - Fire Alarm

- Control Panel:** A DMP fire alarm system was added and is monitored by the Security Company. The panel is located in the storage room and the annunciator is near the front entry by the office. The Fire alarm system is a non-supervised 120 volt pull station and sirens.
- Detection:** There are no smoke detectors in the building except in the Music Building and the Multipurpose Room area which is connected to the DMP Fire Alarm panel.
- Manual Pulls:** Manual pull stations are located at exit doors and are 120 volt.

Notification Devices: Bells located throughout building. This does not meet the ADA requirements and visual devices need to be added throughout the building.

The newer building does have combination horn/strobes as well as the multipurpose room.

Part IV - Clocks

Master Time Keeper: The master clock system is Simplex 2350 installed in mid 1980s. Program signals are distributed by an original IBM cross-connect panel. Bells are located in the corridors

Clocks: Original Standard

Part V - Intercoms

System: The intercom is a Bogen system which is over twenty years old but still is functioning adequately.

Seismic Report – Findings

See Appendix

RECOMMENDATIONS

High Priority Architectural and Code-Related Recommendations

Description of Item	Estimated Cost
Replace windows	\$489,042
ADA upgrades	\$324,981
Add site lighting	\$28,168
Add parking	\$318,709
Replace VCT*	\$37,742
Total Cost	\$1,198,642

* ~~does not include asbestos abatement~~

Moderate Priority Architectural and Code-Related Recommendations

Description of Item	Estimated Cost
Expand kitchen/replace equipment	\$544,059
Expand and remodel administration	\$237,423
Replace marker board	\$16,740
Replace ceiling tile at stage	\$3,220
Repair roof	\$295,357
Expand and remodel library	\$446,677
Total Cost	\$1,543,476

Lower Priority Architectural and Code-Related Recommendations

Description of Item	Estimated Cost
Replace cabinets	\$382,870
Total Cost	\$382,870

Mechanical, Plumbing, and Electrical Recommendations

Description of Item	Estimated Cost
Replace the domestic hot and cold water piping	\$259,803
Replace boilers including backflow devise for make-up water	\$169,012
Install Fire Sprinkler System	\$161,354
Upgrade controls to DDC for energy conservation	\$164,088
Upgrade receptacles and add as needed for technology	\$109,390
Upgrade lighting throughout	\$218,784
Add emergency lighting	\$109,390
Upgrade fire alarm system	\$109,390
Upgrade electrical service	\$246,131
Replace panelboards	\$109,390
Total Cost	\$1,656,732

Higher Priority Seismic Recommendations

Description of Item	Estimated Cost
Reinforce parapets	\$80,096
Reinforce CMU walls	\$563,375
Tie walls to roof, ceilings and floors	\$529,453
Reinforce roof diaphragm	\$321,610
Tie chords and plates together	\$160,964
Attach Brick Veneer	\$154,531
Total Cost	\$1,810,029

Briscoe Elementary School

Ashland School District

Visual Inspection – Building Exterior

Part I – Building Exterior – Rated on a Scale of 1 (poor) to 5 (excellent)

<u>Area</u>	<u>Rating</u>	<u>Comments</u>
• Structural Condition:	2	See Appendix
• Window Frames & Glass:	1	All single pane glazing in wood frames. Wood frames possibly painted with lead paint.
• Doors & Frames:	4	Hardware has been updated to meet ADA and egress code requirements in the Headstart portion of building only.
• Exterior Siding:	4	
• Roof Condition:	4	Built-up roof with bitumous cap sheet, good condition but near end of life cycle. Sheetmetal gutters and coping in good condition. Roof occasionally backs-up and leaks when leaves fall and build up from surrounding trees on roof, causing leaks.
• Site Sidewalks & Stairs:	4	
• Play Equipment:	5	
• Hard Surface Play Areas:	5	
• Soft Surface Play Areas:	5	
• Parking & Drive Surfaces:	1	None located on site.
• Bus Loop and Circulation:	1	None located on site.
• Landscaping:	5	
• Grading & Drainage:	4	
• Irrigation System(s):	5	
• Site Lighting:	3	No site lighting, minimal lighting on the building.
• Other:	0	

Part II – Unsafe Undesirable Conditions

- The school exterior finish is primarily reinforced brick, creating a safety hazard in the event of seismic activity.
- ADA Issues:
 - There are no ADA parking stalls.
 - There is only one ADA accessible entrance to the building through the service court. Once inside the building, this access is barred by a one-way egress fire door recently installed.
- There is no parking or bus loading/unloading on site. All parking is off-site.
- Service court access is tight, difficult to turn around and maneuver.

Part III – Comments

- School has been closed by the school district, and spaces are currently being rented out. A majority of the building is being used by Headstart, and small portion of the building is being used by local artists.
- It would be costly to make front entrance ADA accessible due to the level change from the street level to the front doors. School District may want to consider providing an alternative main entrance to this building.

Briscoe Elementary School

Ashland School District

Visual Inspection – Building Interior

Part I – Basic Components – Rated on a Scale of 1 (poor) to 5 (excellent)

<u>Area</u>	<u>Rating</u>	<u>Comments</u>
• Sprinkler System/Location(s):	1	Outdated fire sprinkler system in older building.
• Floor/Finishes - Carpeting:	4	Carpeting is in good condition. Installed over suspect asbestos tile in many locations.
• Floor Finishes – VCT/Vinyl:	4	Suspected to contain asbestos.
• Walls – Paint/Finishes:	5	
• Ceilings - ACT:	5	
• Ceilings – Glue-up tiles:	4	Tiles stained over stage.
• Window Coverings:	5	
• Doors and Hardware:	4	Doors and hardware have been updated to meet ADA and egress code requirements in the Headstart portion of building only.

Part II – Fixtures and Equipment – Rated on a Scale of 1 (poor) to 5 (excellent)

• Casework & Cabinetry:	3	Old, beginning to show wear.
• Markerboards\Projection Screens:	2	
• Plumbing Fixtures:	2	Functioning but old, not ADA code compliant except in (1) unisex toilet in the new addition.
• Acoustics:	4	None in Gymnasium, excellent in Music room.
• PE Equipment:	4	
• Other:	0	

Part III – Unsafe or Undesirable Conditions

- Suspected asbestos floor tiles throughout the school, including under carpeting and sheet vinyl. Pipes in boiler room also covered with asbestos.
- ADA Issues:
 - School building in general has many levels with no ADA access to many of classrooms. Level changes are so great that an ADA ramp would not be feasible, only lifts or elevators could accommodate level changes.
 - In general, the toilet rooms are not ADA compliant throughout the school except for (1) unisex toilet in the new addition.
- Water quality is poor. Plumbing in building is old and rusting, causing discoloration of water.

Part IV – Comments

- The portion of the building used by Headstart has been upgraded with a new fire alarm and security system, fire walls and egress from each of the classrooms.
- Kitchen equipment, including dishwasher, cooler and freezer, are not energy efficient and are nearing the end of life cycle.
- School has poor identifying devices, non of which are ADA code compliant. District facilities as a whole should be updated with ADA compliant room signage that clearly demark room numbers and room usage.
- Classrooms appear to be using enamel finish markerboards that are nearing the end of their life cycle and projection screens that are outdated. Some rooms are still using chalkboards. District facilities as a whole should be updated with new marker boards and projections screens.
- As a minimum, (2) lifts and several ADA ramps will need to be installed to provide ADA access throughout the building.

Briscoe Elementary School

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ANALYSIS OF CODE ISSUES

Section A – Existing Conditions

Part I – Building Information

- Number of Structures: 2
- Building Area(s): 33,980 SF
- Number of Stories: 1
- Sprinkler System/Location(s): 0 (outdated)
- Area Separation(s): Yes
- Construction Type(s): VB
- Number of Students: 0 (potential for 275)
- Number Faculty/Staff: Pending
- Total Number of Classrooms: 12
- Total SF of Assembly Space: 3650 sq. ft. multipurpose; 1280 sq. ft. library

Part II –Site Information

- Yards & Setbacks
 - Front: Pending
 - Side: Pending
 - Rear: Pending
- Fire Dept Access: Pending
- Fire Hydrant(s): 2
- Standard Parking Spaces: 0
- Accessible/Van Spaces: 0

Part III – Plumbing Fixture Count

- Boys Restrooms
 - Number of Lavatories: Washfountain per room
 - Number of Toilets: 6
 - Number of Urinals: 10
- Girls Restrooms
 - Number of Lavatories: Washfountain per room
 - Number of Toilets: 10
- Staff Restrooms
 - Number of Lavatories: Pending
 - Number of Toilets: Pending
- Number of Drinking Fountains: 12

Part IV – Comments

- Some items are pending waiting for information

Section B – Code Issues

Part I – Building

- Allowable Area: pending
- Area Increases
 - Yards: 100%
 - Sprinkler System: 0
- Total allowable area: Pending
- Area Separation Required? Pending
- Construction Type(s) OK? Pending

Part II – Egress

- System in General: OK
- Travel Distance: Ok
- Intervening Rooms: Ok
- Occupant Loads: 2 exits required for rooms with more than 50 occupants (some classrooms and library)

Part III – Plumbing Fixtures – Required Numbers per Code (per UBC Chapter 29)

- Boys Restrooms
 - Number of Lavatories: 9
 - Number of Toilets: 5
 - Number of Urinals: 5
- Girls Restrooms
 - Number of Lavatories: 9
 - Number of Toilets: 12
- Staff Restrooms
 - Number of Lavatories: 2
 - Number of Toilets: 2
- Number of Drinking Fountains: 1 per building level

Part IV – Parking Requirements

- Code Requirement: 1.5 parking spaces per classrooms
18 spaces required
- Number of Existing Spaces: 0
- Required Accessible Spaces: 1 plus 1 van space
- Number of Existing Spaces: 0

Part V – Comments

- Some items are pending waiting for information.

ZCS engineering Report from 2017

Building Name: Briscoe Elementary

Briscoe Elementary 265 N. Main St. Ashland, OR 97520			Building Name: Briscoe Elementary	Priority Level: 4
CODE SUMMARY				
Originally Built	1948	NOTES: Briscoe Elementary has been closed since 2004 due to declining enrollment. Ashland School District is now looking at the buildings potential to be reopened as a school. The building is currently being leased by two organizations. OCDC (Oregon Child Development Coalition) occupies half of the building while the Lithia Art Guild leases the other half of the building. In general, the building appears to be in good condition. OCDC has put money into their wing of the building to keep up with maintenance as much as possible. New wood doors were installed in 2009 at the back of the building, but they have quickly rotted away due to water spray hitting the doors. Doors at these locations should be replaced with powder coated hollow metal doors. Many of the doors replaced in the OCDC wing have updated ADA hardware The asphalt pavement behind the school where the buses loop is deteriorating and cracking. The asphalt should be repaved to avoid further damage due to water infiltration and freeze/thaw. There is a section of domestic water lines that run underneath the bus loop and have been broken on three different occasions due to the weight of the buses. This section of piping will need to be reinforced, or placed deeper underground. Windows are old and in need of being replaced. This will help increase the energy efficiency. The carpet is in good condition in parts of the building, but if the building were to be reoccupied for an elementary school use, then the carpet should be replaced. The kitchen has a walk in cooler that has been reconditioned. The school has been told that the kitchen hood is not sufficient for cooking with hot oil. Further observations indicate that the kitchen does not have washable ceiling and surfaces which will also need to be addressed if this school is to be reopened for the school district use. The brick and CMU is failing/spalling/crumbling at the playground area with water infiltration and		
Most Recent Renovation	1997			
Number of Structures	2			
Building Area(s)	33,980 S.F.			
Number of Stories	1			
Construction Type(s)	VB			
Total Number of Classrooms	-			
Total SF of Assembly Space	-			
2004 Enrollment	0			
2017 Enrollment	0			
2004 Faculty/Staff	0			
2017 Faculty/Staff	0			
Current Capacity	450			
Projected Enrollment Growth	-			
Plumbing Fixture Counts				
Boys Restrooms				
Standard Lavatories/ADA Lavs	1 0			
Standard Toilets/ADA Toilets	6 0			
Urinals	10			
Girls Restrooms				
Standard Lavatories/ADA Lavs	1 0			
Standard Toilets/ADA Toilets	10 0			
Staff Restrooms				
Standard Lavatories/ADA Lavs	- -			

Standard Toilets/ADA Toilets	-	-	<p>freeze/thaw. The concrete ramp coming up to the playground is not ADA accessible since the slope is too steep and there is large tree root which is breaking up the pavement.</p> <p>The Electrical panels are full, and a power upgrade will be needed in order to reoccupy this building.</p> <p>The boiler seems to be in good condition and could be repurposed, although it is not as efficient as modern boilers.</p> <p>The building was partitioned off to separate the two different leasing tenants. This wall will need to be removed if the building is to be reoccupied.</p>	
Standard Drinking Fountains/ADA Drinking Fountains	12	-		
Fire Suppression	None			
Fire Alarms	Yes			
Egress	C	F		
System in General	-	-		
Travel Distance	-	-		
Intervening Rooms	-	-		
Occupants Loads	-	-		
Number of Exits	-	-		
EXISTING ADA			CHANGES FROM 2005 ASSESSMENT? No	ADEQUATE? Y/N
	Adequate	Not Adequate	NOTES:	
Parking Spaces	-	-		
Facility Access	-	-		
Door Hardware	-	-		
Restroom Clearances	-	-		
Plumbing Fixtures	-	-		
EXISTING LIFE SAFETY			CHANGES FROM 2005 ASSESSMENT? Yes	ADEQUATE? No
	Adequate	Not Adequate	NOTES:	
Fire Suppression		X	<p>The fire alarm system seems to have been upgraded to include horns and strobes. It is suspected that the upgrade occurred in 2009. Battery powered emergency lighting was also added to the building, probably around the same year. The electrician noted that all batteries are nearing the end of their life. There is no emergency generator electrical panel.</p>	
Fire Alarms	-	-		
Exit Access	-	-		
Wayfinding		X		
Emergency Lighting	X			

<u>EXISTING HVAC</u>		<u>CHANGES FROM 2005 ASSESSMENT?</u> Yes	<u>ADEQUATE?</u> Yes
Primary Heat Source		NOTES: The building is heated by a central boiler which is original to the building. While (2) boilers exist; only one is in use, as the other is decommissioned. The boiler not in use could be recommissioned, but it may make more sense to install two new boilers instead. The boiler that is in use is in good condition as it has been well maintained. It does not appear to require much maintenance. The building doesn't have central A/C, but teachers have window A/C units which have been purchased by OCDC. The building is still run on pneumatic controls.	
System	Boiler		
Fuel	Gas		
Capacity	At Capacity		
Age	Original		
Life Expectancy/Condition	Good		
Future Expansion	None		
Space Conditioning Systems		NOTES:	
Location	Floor		
Type	Radiators		
Condition	Good		
<u>EXISTING PLUMBING</u>		<u>CHANGES FROM 2005 ASSESSMENT?</u> Yes	<u>ADEQUATE?</u> Y/N
Domestic Water		NOTES: The building hot water heater was replaced in 2008. No complaints have been received regarding the hot water heater.	
Pressure	Good		
Piping System	Poor		
Domestic Water Heating	Gas Hot Water Heater		
Undesirable Conditions	The piping is still galvanized and is in generally poor condition.		
<u>EXISTING ELECTRICAL</u>		<u>CHANGES FROM 2005 ASSESSMENT?</u> No	<u>ADEQUATE?</u> Y/N
Undesirable Conditions	The electrical panels are original to the building and in poor condition. The main service feeds to subpanels with fuses in lieu of breakers, which is archaic and a maintenance concern. One new electrical panel was added in 2009 which is a 100 A panel serving minor receptacles, lights, and the ADA lift.		
<u>EXISTING LIGHTING</u>		<u>CHANGES FROM 2005 ASSESSMENT?</u> Yes	<u>ADEQUATE?</u> Y/N

General	Lighting has been updated to T8's from T12's. The ballasts have been changed from magnetic to electronic. Fixtures themselves have not been replaced. Battery pack emergency lighting has been installed, although the batteries have already worn out due to frequent power outages.			
Emergency System	None present. Lights are battery powered.			
Exits	Very few illuminated exit signs within the building.			
Site Lighting				
<u>FIRE ALARM</u> <u>CHANGES FROM 2005 ASSESSMENT?</u> Yes <u>ADEQUATE?</u> Y/N				
General	In general, the fire alarm systems have been updated across campus between 2008 and 2012 with a new photoelectric system. New horns and strobes have been added in each building. According to the maintenance staff, the infrastructure does not support remote access DDC controls, and all controls have to be maintained manually.			
<u>EXISTING STRUCTURE</u> <u>CHANGES FROM 2005 ASSESSMENT?</u> No <u>ADEQUATE?</u> Y/N				
	Constructi on	Age	Condition	Notes
Overall	VB	1948	Fair	
Roof	Built-Up	Original	Poor	The roof is in very poor condition and leaking throughout

ADDITIONAL NOTES:

- Short on storage, as is typical throughout the school district
- The music building addition does not need much maintenance except for the heating being a little uneven and the hot water being a little touchy. The heat is supplied by (2) rooftop AHU's which have aged.