

Ashland School District

Facility & Capacity Assessment Report

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. 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.

Mechanical and Plumbing Systems - Findings

HEATING

The building still has the original steam boiler. The piping ranges from new replacement to old original black iron, so ranges from good to bad condition. All piping is asbestos insulated. The school does have two steam boilers but one has been out of commission for years. The second boiler was decommissioned because it needed burner work. To get it operating and recertified would cost more than the boiler is worth. With only one operable boiler, a failure could result in freezing pipes and building closure.

The heating controls are the original pneumatic equipment. The pneumatic controls are outdated but we have been able to keep the components functioning, however finding parts is getting more and more difficult.

The rooms are heated by wall units in most of the building and there is an air handler with coils in the gymnasium. All are outdated and parts are no longer available. The original building has no cooling other than a few window mounted units the renters (OCDC) have installed. Also note the renters (OCDC) have split some classrooms so had to add wall mounted heat pumps to cover heating as the original heating system was not able to function with the rooms split. The Music Building addition has roof top Trane gas fired heaters with AC (package units).

Pumps and circulation for water heating system are old but are in fair condition. Steam traps need annual attention and return pumps have been replaced so are in good condition.

Water heating systems range from old to new and all are in good condition. All the piping is original equipment, galvanized pipe and in poor condition.

Plans for the Heating/Cooling System

1. The boilers are outdated and approaching failure. We recommend replacing them with condensing boilers. This would also include asbestos removal and all boiler room piping removal. Estimated cost: \$500,000
2. All the room heaters are steam equipment, outdated and parts no longer available. Everything needs replaced with something compatible with hot water systems. The piping is asbestos wrapped so would have to be removed/abated at the same time. This project would also include a lot of room surfacing removal and replacement. Estimated cost: \$500,000
3. The Music Building heaters already need to be replaced. There are three units. Estimated cost: \$35,000
4. Add DDC controls for the HVAC system. Estimated cost: \$250,000

Plumbing Systems and Fixtures

The water supply for domestic hot and cold water is the original galvanized pipe. Many of the pipes have failed, especially on the hot water side. We have replaced many of them but major pipe failure may only be a day away. All the hot and cold water piping is asbestos insulated. Because of the condition of the galvanized pipe the water is terrible in taste, color and odor. Filters have been installed on many devices.

The plumbing fixtures, sinks, toilets, faucets, and bathroom partitions are for the most part original equipment. We have changed out some fixtures as they have failed.

Plans for Plumbing Systems and Fixtures

1. All the galvanized pipe needs replaced, both hot and cold water sides. Through the years non-compatible pipe and fittings have been added, causing electrolysis, which creates more failures in the system. All the pipe is asbestos insulated which adds cost to any repairs or replacement. Replacement would include asbestos removal, wall surfacing removal/replacement, painting and probable concrete work. Estimated cost: \$350,000
2. All the toilets, faucets and sinks are past their expected life span and need to be replaced with efficient units. Estimated cost: \$250,000
3. Replace the bathrooms partitions. Estimated cost: \$35,000

ELECTRICAL SYSTEMS - FINDINGS

The school is original equipment main and sub panels, old and outdated. Many panels are at full capacity. We find on these old panels they don't "break" the power source when there is a problem. Much of the old system is the old style fuses which are getting harder to find for failure replacements. The outlets and switches range from old to new and need replaced as well.

Plans for the Electrical Systems

1. Change out all the original main and sub panels to Square D, QO main and sub panel. Estimated cost: \$350,000

ROOFING - SYSTEM

The roofing was in good condition until our roofing consultant recommended coating them to expand the life span. The roof coating has failed for the most part and has damaged the roofs. The Music Building is single ply rubber and needs to be replaced in the next few years.

Plans for the Roofing System

1. Replace all the roofs with plied up asphalt with new, more efficient insulation. Estimated cost: \$750,000

WINDOWS

All the windows are wood sash and past their life span. All are rotten and in poor condition.

Plans for Windows

1. They need to be replaced with new vinyl high efficiency windows and new wood trim with some structure replacement. The windows are lead containing in the paint and possibly asbestos in the window glazing so removal environmental costs are high. Estimated cost: \$550,000

INTERIOR FINISHES AND HARDWARE

Most of the interior floors are 9x9 asbestos floor tiles or asbestos sheet goods. OCDC has removed some during the years and the district has as well. Some of the carpet is old and needs to be replaced.

The school is in need of paint both interior and exterior.

All interior and exterior doors are worn out, and their hardware all needs to be replaced.

Plans for Interior Finishes and Hardware

1. Remove all the asbestos floor tile and asbestos sheet goods. Replace with VCT or sheet goods. Estimated cost: \$550,000
2. Paint the complete interior and exterior. Estimated cost: \$75,000
3. Replace all interior doors with solid core birch and replace all exterior doors with new commercial door and jamb assemblies. Estimated Cost: \$225,000