



# VERMONT TECH

RANDOLPH CENTER CAMPUS

## FACILITIES CONDITIONS ASSESSMENT

AUGUST 20, 2018

SMITH | ALVAREZ | SIENKIEWYCZ ARCHITECTS



# Table of Contents

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## INTRODUCTION

## ARCHITECTURAL ABBREVIATIONS

## CAMPUS MAP

## FACILITIES CONDITIONS ASSESSMENT • ARCHITECTURAL

- Building History and Use
- Building Construction
- Building Interior Finishes
- Building Exterior Finishes
- Model Code Assessment and Deficiencies
  - Building • 2015 IBC International Building Code
  - Life Safety • 2015 NFPA 101 Life Safety Code
  - Accessibility • 2010 ADA Standards
- Building Maintenance
- Probable Cost Opinion

## FACILITIES CONDITIONS ASSESSMENT • SITE/CIVIL

- Campus Utility Plans
- Parking, Roads and Sidewalks
- Site/Civil Maintenance
- Probable Cost Opinion

## FACILITIES CONDITIONS ASSESSMENT • MEP AND FIRE PROTECTION

- Site Utilities Systems
- Building Mechanical Systems
- Building Electrical Systems
- Building Plumbing Systems
- Building Fire Protection Systems
- Probable Cost Opinion







# Facilities Conditions Assessment

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The following Facilities Conditions Assessment has been prepared by Smith-Alvarez-Sienkiewicz Architects; Krebs & Lansing, Civil Engineers; and L.N. Consulting, Mechanical-Electrical Engineers in conjunction with Vermont Technical College.

The Assessment includes field observations of the site and all buildings on the Main Campus and the Farmstead over a period of several months, from February to May 2018. Conditions noted in the Assessment are consistent with observations at the time of inspection. No attempt has been made to update observations based on work completed during the same time period. No attempt has been made to determine the cause of potential underlying problems that may contribute to failing or failed finishes or materials. Further evaluation or analysis by a professional may be required and is noted in the report. Observations for Model Code and Accessibility compliance are general in nature and not intended to identify every deficiency.

The Assessment is divided into three categories:

- Architectural Assessment
- Site-Civil Assessment
- Mechanical, Electrical, Plumbing and Fire Protection Systems Assessment

Each category includes the assessment and an estimate of probable construction costs for deferred maintenance items.

The following classifications are included in the Architectural Assessment to describe the condition of interior and exterior finishes and materials:

- Good - New, like new, well maintained.
- Fair - Worn or soiled, but serviceable.
- Poor - Nearing end of useful life.
- Very Poor - Reached end of useful life, should be replaced.



## Architectural Abbreviations

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The following abbreviations have been used in the Architectural Assessment:

- ADA - Americans with Disabilities Act, 2010 ADA Standards for Accessible Design
- ACT - Acoustic Ceiling Tile
- AFF - Above Finish Floor
- CIP - Cast-In-Place
- CMU - Concrete Masonry Unit
- CT - Ceramic Tile
- EIFS - Exterior Insulation Finish System
- FRP - Fiberglass Reinforced Panels
- GWB - Gypsum Wall Board
- PLAM - Plastic Laminate
- PWD - Plywood
- SAC - Suspended Acoustic Ceiling
- VCT - Vinyl Composite Tile

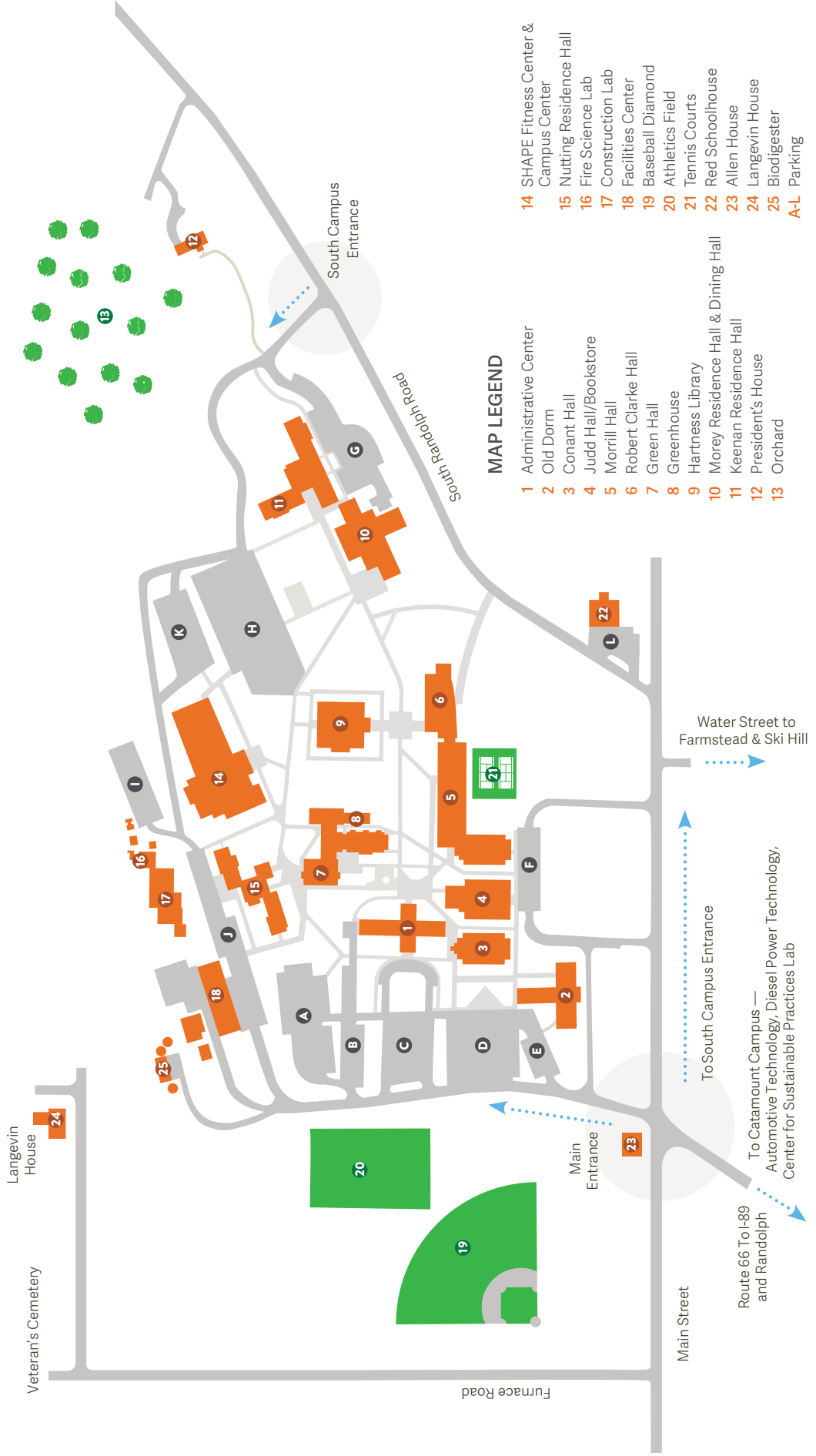




# VERMONT TECH

## Randolph Center Campus

124 Admin Drive | Randolph Center, VT 05061  
800.442.8821 | vtc.edu



### ADMINISTRATIVE CENTER KEY OFFICES:

Admissions, Financial Aid, Registrar, Business Office, Alumni Relations, Security



**VERMONT TECH**

FACILITIES CONDITIONS ASSESSMENT

**ARCHITECTURAL**



# Facilities Conditions Assessment

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## ADMINISTRATION CENTER

CONSTRUCTED: 1950

LAST RENOVATED: 1986

Stories: 2

Gross Area: 15,177 SF

### Construction:

- Structure: Exposed Steel Columns and Beams @ Lobby. Wood Framed Roof and Floors.
- Foundation: Cast-in-place concrete.
- Walls: Brick veneer with wood framed backup and gypsum wallboard interior.
- Roof: Sloped Roofs: Asphalt shingles with a standing-seam metal snow belt and metal valleys installed in 2010.



USE: The Administration Building forms the gateway to campus from the north. The building is comprised of offices and conference spaces, including Administration, Admissions, Financial Aid Services, Registrar, Alumni Relations, the President's Office and Public Safety.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
  - Radiation and metal covers are in generally good condition.
  - Interior wood doors and painted steel frames are in generally good condition. The doors typically have knob style hardware and should be replaced with ADA compliant lever style hardware.
- First Floor:
  - Typical Atrium Finishes Unless Noted:
    - Floors - Slate tile is in good condition.
    - Walls - Oak wainscot, base and trim with painted GWB above is in good condition.
    - Ceiling - Painted GWB is in good condition.
    - Exposed painted steel structure in in good condition.
  - Typical Corridor and Office Finishes Unless Noted:
    - Floors - Carpet is dated but in generally good to fair condition. Vinyl base is in good condition.
    - Walls - Painted GWB is in good condition.
    - Ceiling - SAC is in good condition.
  - Entrance Vestibule:
    - Clean entrance mat.
    - Paint aluminum storefront doors.
    - Replace panic hardware. Finish is worn and scratched.

## Facilities Conditions Assessment

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- Repairs have been made to bottom of aluminum storefront due to corrosion from salt. Recommend replacing storefront within 5 years.
  - Hall / Lobby:
    - Recommend adding ceiling fans to de-stratify heat. Space seems cold due to high ceiling.
    - Repair leaking radiator (condensate) and clean slate tile floor below.
    - Slate stair treads at open stair appear in good condition. Steel pan nosing are rusted. Sand and paint steel nosings.
    - Refer to Code assessment for description of applicable requirements.
  - Offices:
    - Offices on the first floor that open off the Lobby have sloped painted GWB ceilings and skylights.
  - Bathrooms (typical second floor):
    - Floor - VCT is in fair condition.
    - PLAM counter with sink is dated but in fair condition. Counters are at an acceptable height. Install pipe protection.
    - Plastic toilet partitions are in good condition. Existing 'accessible' stall does not comply with dimensions required. Stall is required to be a minimum 56" deep x 60" wide.
    - Bathrooms are not ADA compliant.
    - Refer to ADA assessment for description of applicable requirements.
  - Lounge / Kitchenette:
    - Floor - Carpet is worn and should be replaced.
    - Plastic laminate counter and cabinets appear to be in good condition.
    - Counter height is 36" high. Counter required to be at 34" high to comply with ADA.
    - Refer to ADA assessment for description of applicable requirements.
  - East Entrance at Public Safety and East Stair:
    - This area including the Vestibule, Stair and Public Safety Office show significant wear and damage from salt.
    - Floor - Vestibule rubber flooring and rubber treads and risers at Stair should be replaced. Carpet in Public Safety Office should be replaced.
    - Steel door and frame are heavily damaged at base from salt corrosion. Replace door and frame.
- Second Floor:
  - Typical Corridor, Office and Conference Room Finishes:
    - Floors - Carpet is in generally good condition. Vinyl base is in good condition.
    - Walls - Painted GWB is in good condition.
    - Ceiling - Painted GWB is in good condition.
    - Windows are trimmed with painted wood casing and sills and are in good condition.
  - An old partition track appears to be abandoned in the Ethan Allen Conference room and we recommend removing and patching gypsum ceiling and wall.

## Facilities Conditions Assessment

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EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Brick is in good condition.
- Painted concrete foundation is in fair condition but is peeling in several locations. Clean and re-paint within 1-3 years.
- The north entry and north and south side of the west wing have wood columned porches. Some wood trim has been replaced with a PVC trim.
- East door and frame are in very poor condition, very corroded from salt use, replace.
- Paint the east pair of steel doors and frame at the storage room.
- Window and door caulking has failed in several locations. Install backer rod & sealant.
- Paint is peeling at wood clapboard and trim/paneling at fascia. Sand and re-paint within 1-3 years.
- Steel lintels at windows are rusted. Sand and re-paint within 1-3 years.
- Gypsum Board ceilings at north and south porches of east wing are sagging and have been removed in some locations for on-going repairs. Replace ceilings.
- It appears that the acrylic panels at the south entrance have been painted green to cover the original orange color. Paint is peeling in several locations. A strategy should be researched for applying paint to this material for proper adhesion.
- Repair and paint rot at the wood fascia east of the south entrance.

Windows: • Windows are double glazed aluminum casements with steel lintels and precast concrete sills. Exterior caulking has failed in several locations. Install backer rod and sealant. Windows have a wood interior sash, wood sill and gypsum board return at the jambs. Recommend sanding and refinishing wood sills within 5 years.

Exterior Entrances:

- Aluminum storefront at north and south entrances is double glazed. Doors appear to be in good condition, but frames are deteriorated from salt use. Recommend replacing within 3-5 years. Hardware finish is worn and should be replaced at both entrances.
- Painted steel door and frames are in poor condition, paint. Exterior caulking has failed in several locations. Install backer rod and sealant.

Roof: • Existing asphalt shingle roofing, replaced in 2010 appears to be in good condition. Roof edges have a standing seam metal snow belt and metal valley flashing. Skylights are double glazed aluminum and appear to be in good condition with no apparent leaks. Metal valleys appear to be holding ice in the winter. Further analysis is required.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B)
- Construction Type: 5B, Unprotected, Combustible.
- Fire Protection System: Fully-sprinklered. Refer to MEPFP Assessment.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- The Main Stair in the Atrium at the Lobby/Hall has open risers. Open risers are not permitted by Code. Install solid risers.
- Main Stair has a 32" high guard rail on the open side which acts as the guard and handrail. Guardrails at existing stairs must be at least 30" high. 4" intermediate rail spacing at stair is compliant.

## Facilities Conditions Assessment

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- Stair wall mounted handrails are compliant at 32" high. An existing stair must have a handrail at a height of 30"-38".
- Low wall at the second-floor stair landing of west stair is 36" high. Code requires a 42" high guard at landing. Install guard at existing wall.
- Railing at second floor landing of Atrium is 42" high, which is Code compliant but spacing between rails is 5 ½". This may be acceptable to Code officials since previous versions of Code allowed 6" spacing.

### ACCESSIBILITY (2010 ADA STANDARDS):

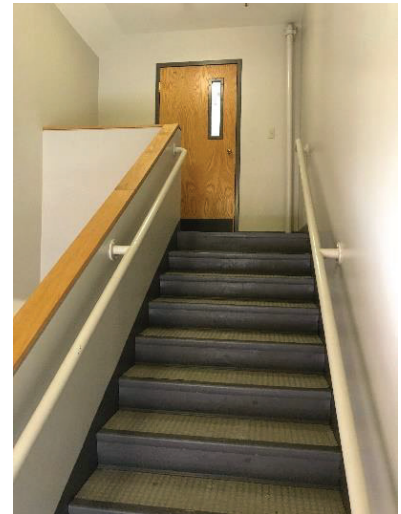
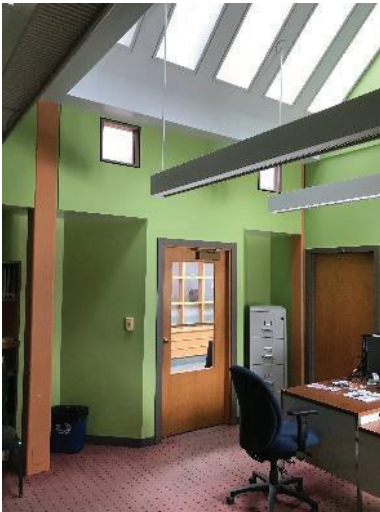
- North and south entrances appear accessible with moderately sloped walks to entrances. Both doors are equipped with ADA push button operators. Operators are mounted on the exterior astragal between the pair of doors. Operator should be mounted so it is out of the swing of the door.
- An elevator provides access to the second floor.
- The Men's and Women's room on the first floor and the two single use bathrooms on the second floor are not ADA compliant. Modifications to the bathroom entrance and handicap stall are required at the Men's and Women's Room. Alternatively, the second-floor single use bathroom could be made ADA compliant and directional signage provided to ADA Bathroom.
- All knob style door hardware to be replaced with ADA compliant lever style within 1-3 years.
- Service counters at the Mail Room, Student Accounts, Financial Aid and Registrar are 41" high. ADA requires service counters be no higher than 36". Modify existing counters.

### INTERIOR:



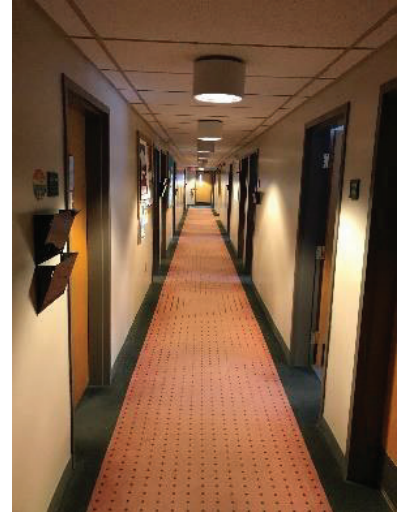
## Facilities Conditions Assessment

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## Facilities Conditions Assessment

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## Facilities Conditions Assessment

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### EXTERIOR:



## Facilities Conditions Assessment

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ROOF:



# Facilities Conditions Assessment

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## OLD DORM

CONSTRUCTED: 1918

LAST RENOVATED: 1988/2009

Stories: 2 with Basement

Gross Area: 39,091 SF

### Construction:

- Structure: Wood framed.
- Foundation: Cast-in-place concrete.
- Walls: Wood studs with gypsum wallboard interior and vinyl siding exterior.
- Roof:
  - Sloped Roofs: Standing Seam Metal Roofing, 24 Gauge with Kynar 500 finish, installed in 2010.
  - Flat Roof: Mechanically attached reinforced black .060 EPDM (Carlisle) membrane roofing at the west porch roof installed in 2013. Mechanically attached reinforced white EPDM membrane roofing at the east wing.



USE: This residential building includes student living spaces, bathrooms, shower rooms, lounges and laundry rooms. The basement is currently unused except for the recently renovated east lounge.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
  - Radiation, unit heaters and metal covers are in generally fair to good condition.
  - Interior flush wood doors w/ transparent finish and painted steel frame are in generally good condition. The door hardware is typically knob style, with the exception of the first-floor east wing. Replace all knob style hardware with ADA compliant lever style.
- First and Second Floor:
  - Typical Corridor Finishes:
    - Floor - Carpet and vinyl base is in good condition. Painted wood base in west entrance lobby and at second floor lobby above is in fair condition. Paint wood base at first floor entrance lobby.
    - Walls - Painted GWB is in good condition. Exposed conduit and piping.
    - Ceilings - Painted GWB is in good condition. SAC is typically in good condition. There are some water damaged tiles outside room 152, replace damaged and mismatched tiles. Investigate source of leak above.
  - Typical Group Bathroom Finishes:
    - Floor - Sheet vinyl floor and base at main bathroom and ceramic tile at showers are in good condition. Reattach base and reseal seams at multiple locations.

## Facilities Conditions Assessment

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- Walls - Gypsum board at main bathroom and ceramic tile at showers is in good condition.
    - Ceiling - Suspended FRP ceiling in good condition.
    - Plastic laminate counters with painted wood edge are in good condition.
  - Typical Stair Finishes:
    - Floor - Rubber landings, treads and risers at stairs are in generally good condition but rubber nosing at stairs are damaged at multiple locations. The lower runs of stairs at grade up to first floor and down to the basement are showing more salt damage and wear but appear sound. Replace damaged treads, strip and refinish at lower runs.
    - Walls - Painted GWB is in good condition.
    - Ceilings - Painted GWB is in good condition.
    - Painted steel wall handrails are Code compliant and in fair condition, paint.
    - Replace knob hardware at interior stair doors with panic device. Exterior door has panic hardware.
    - Stairs have 1½-hour fire rated doors on first floor and 1-hour fire rated doors on second floor.
  - Typical Handicap Accessible Bathroom Finishes - First Floor:
    - Floor - Sheet vinyl floor and base in good condition.
    - Walls - FRP walls are in good condition.
    - Ceiling - Suspended FRP ceiling in good condition.
  - Typical Dorm Room Finishes:
    - Floor - Carpet and vinyl base are in good condition.
    - Walls - Gypsum board is in good condition.
    - Ceiling - Typical dorm rooms have gypsum board ceilings with the exception of the first-floor east wing which has SAC ceilings. Both are in good condition.
    - Doors appear to have a 20-min. fire rating although not all rooms were inspected.
- Attic:
    - The attic space has 10-12" of blown in cellulose insulation at the attic floor.
  - Basement - Original Building (west side):
    - The west side of the basement is mostly unused with the exception of some storage.
    - Typical Bathroom (1 Men's and 1 Women's Room):
      - Floor - VCT in good condition.
      - Walls - Painted GWB and concrete walls are in good condition.
      - Ceiling - Painted GWB ceilings in good condition.
      - Plastic laminate counters are in good condition.
      - Bathrooms are not ADA compliant but large enough to modify for accessibility.
      - Bathroom finishes in general are dated and not appealing.
    - Basement 05:
      - This area under the main entry lobby is unexcavated. Floor is covered by a vapor barrier.
    - Storage 23 & Mechanical 17:
      - Standing water was observed on the floor of both these rooms.
  - Basement - East Wing:
    - The east side of the basement is recently renovated, and the lounge is used by students. The offices are currently unoccupied.
    - Typical East Wing Finishes Unless Noted:

## Facilities Conditions Assessment

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- Floor - Epoxy coating is new and is in good condition. Ceramic at kitchenette and laundry room is new and in good condition. Install vinyl base at all the walls.
- Walls - Painted GWB and wood and wood shingle accent areas are in good condition.
- Ceiling - Painted exposed applied acoustic panels and exposed MEP, all painted out black are in good condition. SAC at the east end is new and in good condition.
- Plastic laminate counter with sink at 34" in kitchenette is new and in good condition.
- Wood panel cabinets are new and in good condition.
- Aluminum security curtain around the kitchenette appears new and in good condition.
- There is a single use unisex ADA bathroom in the southeast corner with ADA signage that still has the construction core lock and was therefore inaccessible. Assume all finishes are new.

Windows: • Aluminum clad wood double hung, double glazed windows with screens are in good condition. Interior painted wood casings and sashes are in good condition. Exterior painted wood casings and aluminum wrapped sills appear in good condition with minor painting required at wood casings within 5 years.

### Exterior Entrances:

- The exterior painted wood doors, sidelights and frames are in good condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- The exterior building materials consist of vinyl siding, wood corner boards, wood water table with aluminum at drip cap and wood eave and brackets. Most trim appears to be in good condition with minor painting required within 5 years. Multiple locations of vinyl siding are damaged, displaced or cracked.
- Concrete foundations have some spalling at the base most noticeable along the south and south-east walls. Repair concrete.
- The front entry porch along the west elevation is generally in good condition. The wood floor boards are worn with minor rot along the front edge. The College may want to consider treating or painting the wood floor to extend its life. Railings and balusters are pressure treated wood. We recommend painting the railing, so it is more aesthetically appealing and in keeping with the rest of the building.
- A large crack exists at the center of the concrete steps at the front porch.
- Significant damage exists at the south-east porch and ramp.
  - The pressure treated floor and metal railing are in fair condition, but the post bases are corroded and require replacing.
  - Wood at the post bases near the ramp entry are rotted and require replacing.
  - The base rail at the railing balusters near the entry is rotted and one has disengaged. Replace the bottom rails at the porch.
  - Replace the edge of porch floor board and the threshold board between the columns.
  - Lattice sections are missing or in disrepair. Replace lattice.
  - We recommend painting the pressure treating railing and balusters, so it is more aesthetically appealing and in keeping with the rest of the building.
  - Paint the wood trim board at the east wing above the porch roof.

## Facilities Conditions Assessment

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- Section of aluminum cap at water table by the ramp is detached. Install for tight fit.
- Paint the wood casing at the east door of the east wing. Repair and paint the deteriorated corner boards and water table to the right of this door.
- Paint the water table on the north side of the east wing.
- The concrete stair at the inside corner porch on the northwest corner of the east wing is stained, clean and power wash.
- Paint the pressure treated railing at this porch.
- Repair the displace vinyl siding on the bulkhead enclosure.
- The porch roof and columns outside Stair 132 at the northeast corner of the building has significant rot. Replace the column trim and the frieze board and drip cap at the gable and any other rotted trim and paint.
- Paint the pressure treated railing on the north porch.
- Louvers at the dormers along the west elevation appear to have no screens and some are bent/damaged. Repair or replace louvers and install screens.
- The painted wood rake and soffit trim at the dormer where the east wing roof ties into the original building is in poor condition and needs to be painted.
- At the door and sidelights from the second floor RA apartment to the west porch roof and the painted wood window sashes are in poor condition and need to be painted. The painted wood trim and frame at the bottom of the door jambs is deteriorated and should be repaired or replaced and painted.

- Roof:
- The sloped roofs of the original building running north to south were replaced in 2010 with a standing seam metal roofing, 24 Gauge with Kynar 500 finish. Roofing appears in good condition.
  - The west porch roof was replaced in 2013 and is a mechanically attached reinforced black .060 EPDM (Carlisle) in good condition.
  - The flat roof at the east wing appears to be mechanically attached reinforced white EPDM and is in fair condition.
  - Both roofs appear to have a lightning protection system.

### CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Dormitory (R-2)
- Construction Type: 5B, Unprotected, Combustible.
- Fire Protection System: Full-sprinklered. Refer to MEPFP Assessment.

### LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- The means of egress for all floors appears compliant with rated stair enclosures located at the north, south and east wings. Each stair has a door that egresses directly outside.
- A 42" high guard rail is required at the front porch railing along the west elevation. Existing railing is at 36" high.
- A 42" high guard rail is required at the southeast porch railing at the landing. Existing railing is at 36" high.

## Facilities Conditions Assessment

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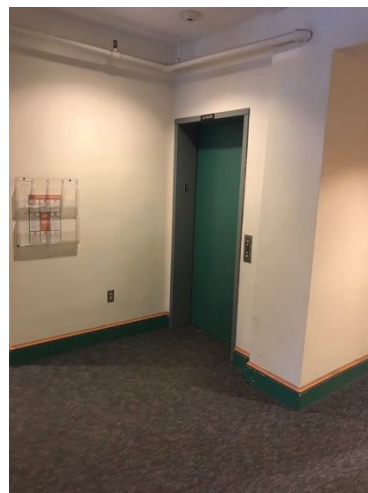
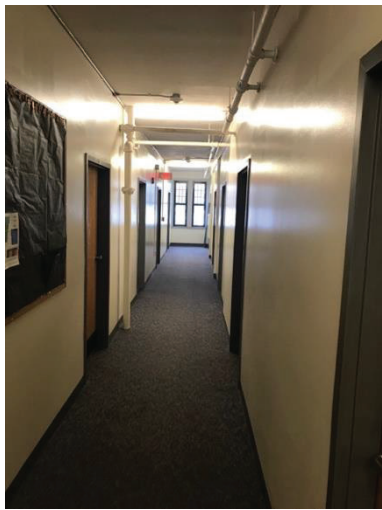
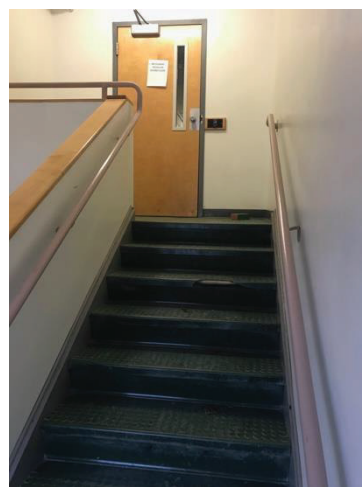
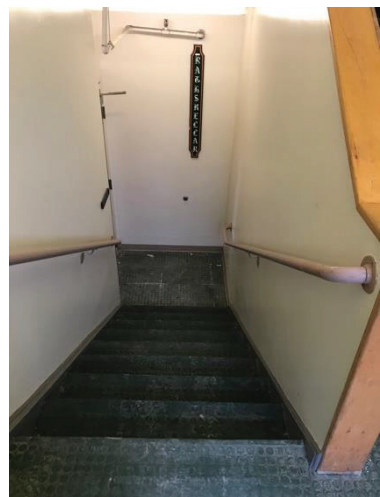
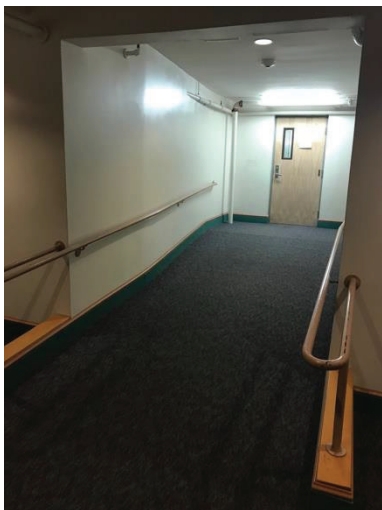
### ACCESSIBILITY (2010 ADA STANDARDS):

- The Building has an elevator that provides access to the first and second floor and the basement.
- An accessible entrance is located at the southeast corner of the building and is accessed by an exterior ramp.
- Two accessible single use bathrooms are located on the first floor, east wing, one has an accessible shower. All other multi-user bathrooms are not fully compliant. Sink counters are mounted at a compliant height of 34” but in most cases, pipe protection is not provided. Bathroom stalls were also not a compliant size.
- Most door hardware at the building consists of knobs, with the exception of the first-floor east wing. Replace all knob hardware with ADA compliant lever style.
- Replace knob hardware at interior stair doors with panic devices.

# Facilities Conditions Assessment

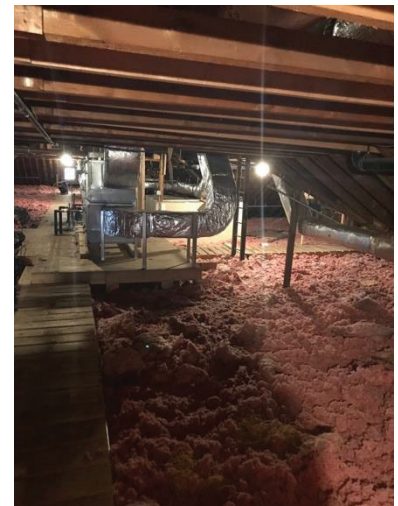
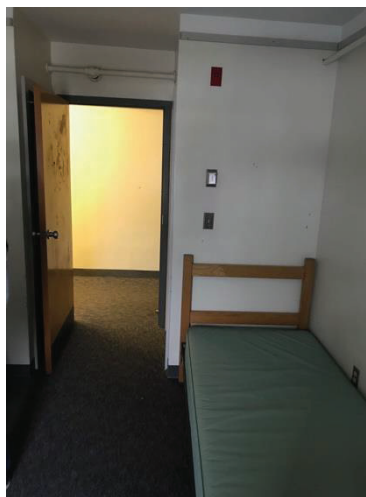
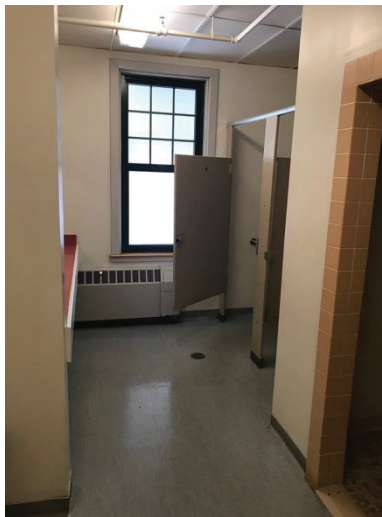
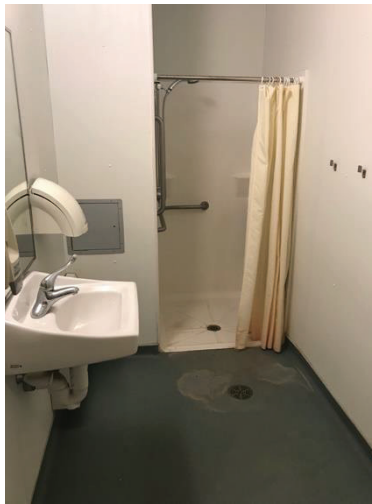
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## INTERIOR:



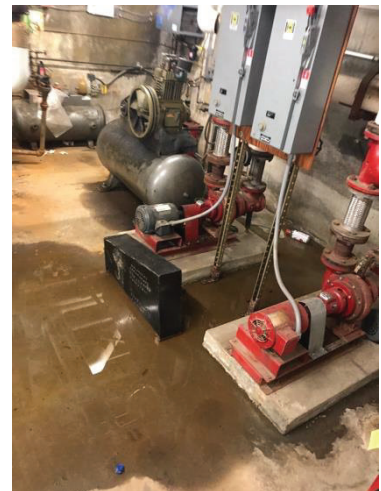
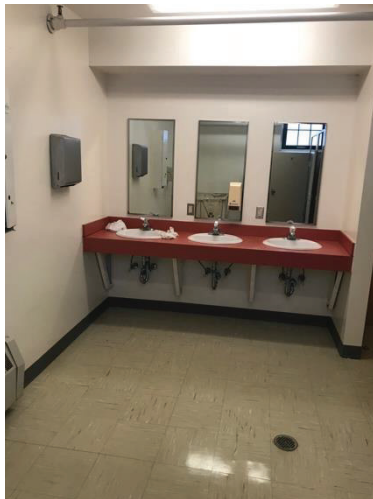
## Facilities Conditions Assessment

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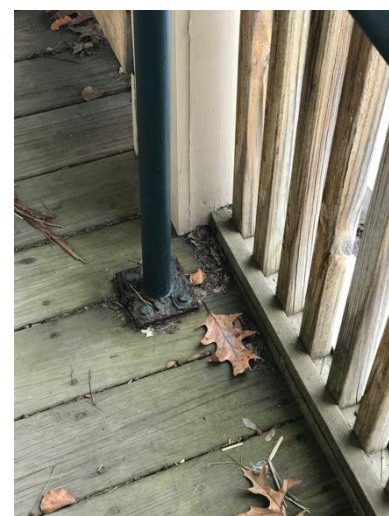
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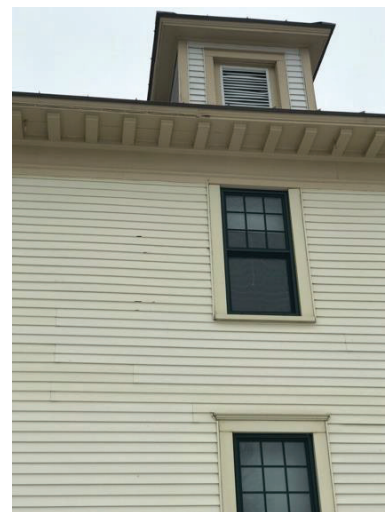
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EXTERIOR:



## Facilities Conditions Assessment

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## Facilities Conditions Assessment

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ROOF:





# Facilities Conditions Assessment

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## CONANT HALL

CONSTRUCTED: 1964

LAST RENOVATED: N/A

Stories: 2

Gross Area: 19,018 SF

### Construction:

- Structure: CMU bearing wall with steel framed concrete floor slabs and structural acoustic roof deck (Tectum).
- Foundation: Cast-in-place concrete.
- Walls: Brick veneer with CMU backup.
- Roof:  
Flat: White PVC membrane (Trocac).



USE: This academic building includes classrooms, labs and a lecture hall on the first floor and faculty offices on the second floor.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
  - Radiation, cabinet unit heaters and metal covers are in generally good condition.
  - Interior painted steel doors and frames are in generally good condition. Door hardware is typically knob style and should be replaced with ADA compliant lever style.

### First Floor:

- Typical Finishes Unless Noted:
  - Floors - VCT and vinyl base are in good condition.
  - Walls - Painted CMU is in good condition.
  - Ceilings - SAC is in good condition.
- Entrance Vestibules:
  - Floor - Rubber appears sound but the finish is in poor condition, strip and refinish. Bluestone tile at the east entrance is in poor condition, replace.
  - Ceiling - SAC is in fair condition.
  - The door below the east stair opens into a recessed mechanical space. There's a safety chain at the door to protect a large drop off with a ladder. The door and frame are 1 1/2" hour UL label and in good condition.
  - Drinking fountain in the west entry is not ADA compliant.
- Stairs:
  - Floor - Rubber treads and landings appear sound, but the finish is in poor condition, strip and refinish rubber.
  - Painted steel risers are in generally good condition.

## Facilities Conditions Assessment

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- Painted steel pipe wall railings are Code compliant at 32" and in good condition.
  - Refer to Code assessment for description of applicable requirements.
  - Corridor:
    - The pairs of painted steel doors and frame at both ends of the Corridor are ¾ hour UL label and in good condition. The doors on the east end are on magnetic hold opens.
  - Single Use Unisex ADA Bathroom 108:
    - Floor - 6x6 ceramic tile is in good condition. One cracked tile at floor drain.
    - Walls - Ceramic tile wainscot with painted GWD above is in good condition.
    - PLAM counter with pipe screen is in fair condition.
    - Fixtures and grab bars appear ADA compliant.
    - Refer to ADA assessment for description of applicable requirements.
  - Men's Bathroom:
    - Floor - Ceramic mosaic tile is in fair condition.
    - Walls - Ceramic tile wainscot with painted GWD above is in good condition.
    - PLAM counter with pipe screen is in fair condition.
    - This bathroom is not ADA compliant.
    - Refer to ADA assessment for description of applicable requirements.
  - Classroom 105:
    - Floor - Carpet is in good condition.
  - Lecture 102:
    - Floor - Carpet is in fair condition.
    - Walls - Acoustic wall panels are in good condition.
    - Upholstered seating is in generally good condition with a few damaged tablets (approximately 3). PLAM fixed table with 4 seats at the top back row are in fair condition.
    - This lecture hall is not ADA compliant and there are no ADA accessible spots.
    - The low guard wall and railing at the east stair at the door are not code compliant.
  - Computer Lab 101 and 103:
    - Floor – 6x6 VCT, may contain asbestos, is in poor condition, replace.
    - Ceiling - SAC in 103 is in good condition. Lab 101 has some sagging tiles, adjust or replace.
    - Lab 103 has a broken hopper window, repair.
  - Computer Lab 104:
    - Floor - Carpet is in good condition.
    - Ceiling - SAC is in poor condition. Many damaged and sagging tiles, replace.
  - Computer Lab 105 and 106:
    - Floor - Carpet is in good condition.
- Second Floor:
  - Typical Finishes Unless Noted:
    - Floors - VCT and vinyl base are in good condition.
    - Walls - Painted CMU and GWB are in good condition.
    - Ceilings - SAC is in good condition.
  - Seating Areas at the east and west ends of the corridor, Hall 236 and 242:
    - Floor - Rubber appears sound but the finish is in poor condition, strip and refinish.

## Facilities Conditions Assessment

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- There is an insulated glass panel at one window in Hall 242 where the perimeters seals appear to have failed and there is condensate inside the cavity. Replace the failed insulated glass panel.
- Stairs:
  - Floor - Rubber treads and landings appear sound, but the finish is in poor condition, strip and refinish.
  - Painted steel risers are in generally good condition.
  - Painted steel pipe wall railings are in good condition.
  - The open side of the stair has a 32" high guard rail which acts as the guard and handrail and is in good condition.
  - Refer to Code assessment for description of applicable requirements.
- Corridor:
  - The pairs of painted steel doors and frame at both ends of the Corridor are ¾ hour UL label and in good condition. The doors on the east end are on magnetic hold opens.
- Unisex Bathroom 214:
  - Walls - Ceramic tile wainscot with painted CMU and GWD above are in good condition.
  - PLAM counter with pipe screen is in fair condition.
  - Fixtures and grab bars are not ADA compliant but there appears to be enough clearance in the Bathroom to convert to ADA. Add a pipe guard.
  - Refer to ADA assessment for description of applicable requirements.
- Women's Bathroom:
  - Floor - Ceramic mosaic tile is in fair condition.
  - Walls - Ceramic tile wainscot with painted GWD above is in good condition.
  - PLAM counter with pipe screen is in fair condition.
  - This bathroom is not ADA compliant.
  - Refer to ADA assessment for description of applicable requirements.
- Typical Faculty Office around perimeter:
  - Floor - 6x6 VCT, may contain asbestos, is in fair condition. Consider replacing. Some of the perimeter offices have carpet in fair condition.
- Typical Faculty Office at the core on either side of the center Hall:
  - Floor - Carpet is in generally good condition.
  - Painted steel doors, frames, transoms and sidelights are all in good condition.
  - Skylights in this area are in good condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/replacement are noted:

- Brick veneer is in generally good condition.
- EIFS fascia and metal gravel stop are in generally good condition. EIFS panel above the east and west entrances are in good condition.
- The painted insulated spandrel panels in an aluminum frame above and below the windows are in generally good condition but showing some deterioration on the bottom panels especially near grade. There's a lot of moss growing on the window frames and spandrel panels on the north side. Clean frames and spandrel panels.
- Bluestone pavers at the east entrance are in fair condition with some deterioration.

# Facilities Conditions Assessment

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- Windows:
- Windows are fixed aluminum, single glazed, with operable hoppers and exterior aluminum combination storms. Windows are in generally good condition but are inefficient and should be scheduled for replacement. Interior slate sills are in good condition.
  - Windows at the seating areas at the east and west ends, Hall 236 and 242, are fixed aluminum double glazed storefront. Storefront is in good condition.

Exterior Entrances:

- Aluminum double glazed storefront entrances are in good condition.

- Roof:
- White PVC (Trocac) roofing is in fair to poor condition with many areas of ponding. There do not appear to be enough roof drains and the roof slope does not appear to be adequate. Replace roofing system.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B); Assembly (A3)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: Partially-sprinklered, at east and west entry halls with 2 story open stairs. Refer to MEPFP Assessment.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- The open side of the stair has a 32" high guard rail which acts as the guard and handrail. Guardrails at existing stairs must be at least 30" high. Spacing between intermediate rails is 4"-4 1/2" but Code requires intermediates be designed to not allow a 4" sphere to pass through. The existing spacing may be acceptable to Code officials since previous versions of Code allowed 6" spacing.
- Stair wall mounted handrails are compliant at 32" high. An existing stair must have a handrail at a height of 30"-38".
- Guardrail at the stair top landing is 42" high, which is Code compliant. Spacing between intermediate rails is 4"-4 1/2" but Code requires intermediates be designed to not allow a 4" sphere to pass through. The existing spacing may be acceptable to Code officials since previous versions of Code allowed 6" spacing.

ACCESSIBILITY (2010 ADA STANDARDS):

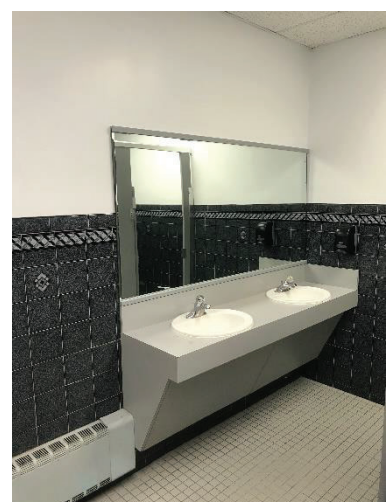
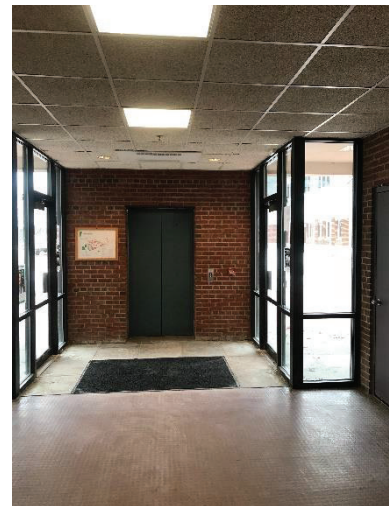
- Both the Main Entrance on the west side and the entrance on the east side appear to be accessible entrances.
- An accessible parking space with signage is located in the parking lot just west of the building. The sidewalk from the parking lot appears accessible.
- This building has an elevator in the east entrance vestibule that provided access to the second floor.
- The 1<sup>st</sup> and 2<sup>th</sup> floor bathrooms are not ADA compliant.
- The single use unisex bathroom on the first floor appears to be ADA compliant and has ADA signage with braille.

## Facilities Conditions Assessment

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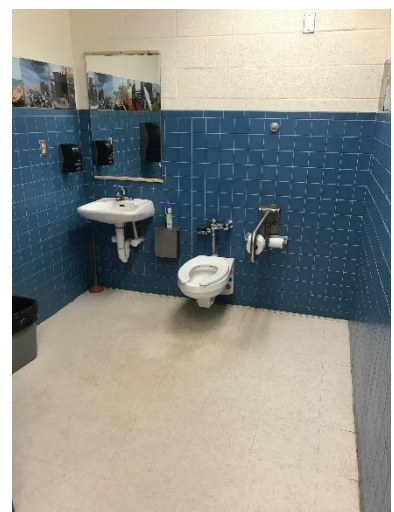
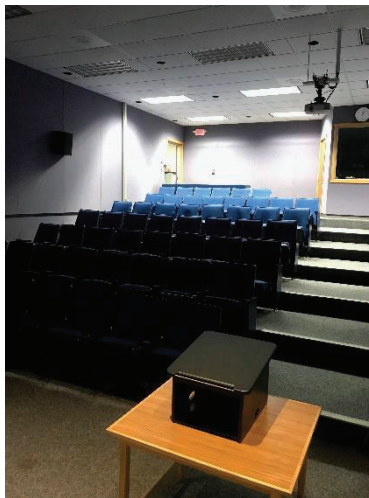
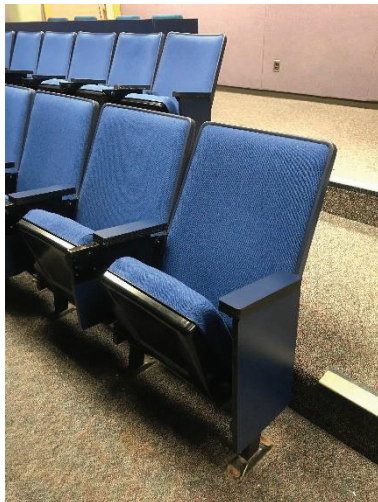
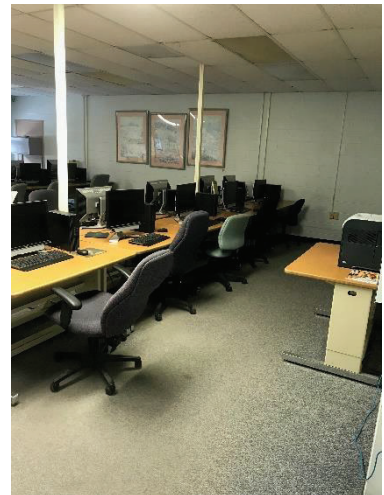
- The unisex bathroom on the second floor is not currently ADA compliant but there appears to be enough clearance to convert it to ADA.

### INTERIOR:



# Facilities Conditions Assessment

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## Facilities Conditions Assessment

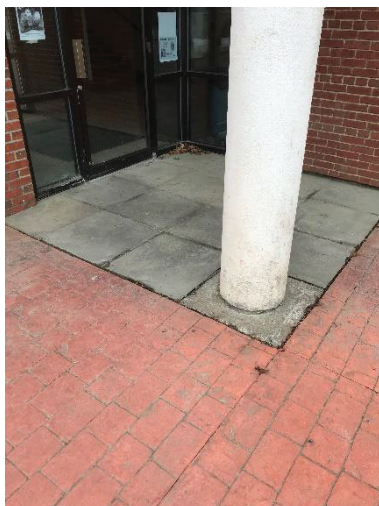
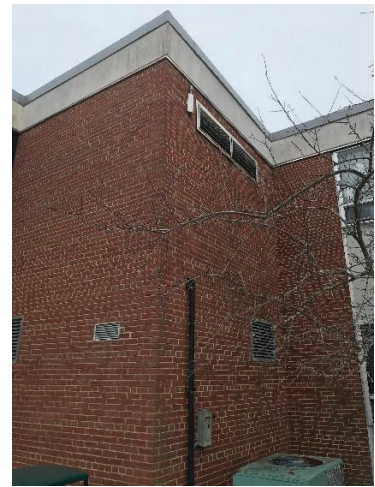
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# Facilities Conditions Assessment

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## EXTERIOR:



## Facilities Conditions Assessment

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ROOF:





# Facilities Conditions Assessment

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## JUDD HALL AND BOOKSTORE

CONSTRUCTED: 1957

LAST RENOVATED: 2010

Stories: 1

Gross Area: 15,379 SF

### Construction:

- Structure: CMU bearing walls with steel roof framing.
- Foundation: Cast-in-place concrete.
- Walls: Brick veneer with CMU backup.
- Roof:
  - Flat: Fully adhered black .090 EPDM membrane installed in 2017.
  - Sloped Canopy Roofs: Standing Seam Metal Roofing installed in 2017.



USE: This academic building includes faculty offices and a multi-purpose event space (Old Gym) with bleacher seating. The campus bookstore is on the east side of the building.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
  - Radiation, cabinet unit heaters and metal covers are in generally good condition.
  - Painted steel doors and frames in the office area on the west side of the building are in generally good condition. Door hardware is typically lever style, but a few older doors have knob style and should be replaced with ADA compliant lever style.
  - Wood doors in painted steel frames in the center section are in good condition. Door hardware is lever style.
- First Floor Faculty Offices on the West Side of the Building:
  - Typical Finishes Unless Noted:
    - Floors - Carpet and vinyl base are in good condition.
    - Walls - Painted CMU and GWB are in good condition.
    - Ceilings - SAC is in good condition.
  - Entrance Vestibule:
    - Floor - Rubber is in good condition. Recessed floor grille is in good condition.
    - Ceiling - SAC is in generally good condition.
  - Mechanical/Janitor:
    - Floor - Concrete is in good condition.
    - Walls - Ceramic tile wainscot with painted CMU above and CT divider walls are in fair condition.
    - Ceiling - Painted GWB is in fair condition. Paint ceiling around access opening.

## Facilities Conditions Assessment

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- Single Use Unisex ADA Bathroom off West Vestibule:
  - Floor - Epoxy coating is in good condition.
  - Walls - Ceramic tile wainscot with painted GWB above is in good condition.
  - Ceiling - SAC is in fair condition with some stained and damaged tiles, replace.
  - PLAM counter with pipe screen is in good condition.
  - Fixtures and grab bars appear ADA compliant.
- Lounge 103:
  - Ceiling - 6x6 ACT is in good condition.
- Lounge 108:
  - The exterior exit door is an old painted paneled wood door and wood frame is in fair condition. The closer is old but operates. The interior surfaces of the door and frame are in good condition, but the exterior is failing.
- Copy Room:
  - Floor - Carpet is in poor condition, replace.
- First Floor Center Section:
  - Entry Hall/Lobby/Steps/Lift:
    - Floor - Linoleum is in poor condition, replace. Rubber stair risers and nosing are in good condition.
    - Walls - Wood wainscot with painted GWB above is in good condition.
    - Ceiling - SAC is in good condition but there are some stained tiles above the lift area. Investigate above ceiling for leaks and replace damaged tiles.
    - Painted steel pipe wall railings appear Code compliant and are in good condition.
  - Bathrooms off Gym Lobby:
    - Floor - Ceramic mosaic tile is in good condition.
    - Walls - Ceramic tile wainscot with painted GWB above is in good condition.
    - Ceiling - 2x2 SAC grid is in good condition but the tiles have been removed. Install new SAC tiles.
    - PLAM counter with sinks and pipe screen is in good condition.
    - Plastic toilet partitions are in good condition.
    - These bathrooms appear to be ADA compliant.
  - Gym (Multi-Purpose Room):
    - Floor - Carpet sports flooring is in good condition.
    - Walls - Wood and acoustic panels are in good condition.
    - Ceiling - Painted acoustic panels and steel long span trusses are in good condition.
    - Stepped concrete with painted wood bleacher seating area in good condition.
    - Steps from bleachers down to gym floor are narrow at 2'-8" wide.
    - The east and south exits from the Gym are not Code compliant means of egress.
    - Refer to Code assessment for description of applicable requirements.
- Campus Bookstore:
  - Bookstore has been recently renovated and the finishes are in good condition.
  - Typical Finishes Unless Noted:
    - Floors - Carpet and vinyl base are in good condition.
    - Walls - Painted CMU and GWB are in good condition.
    - Ceilings - SAC is in good condition.
    - Wood doors and painted steel frames are in good condition.

## Facilities Conditions Assessment

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- Storeroom:
  - Floor - Concrete is in good condition.
  - The second means of egress from the Bookstore, through this room, is not Code compliant.
  - Refer to Code assessment for description of applicable requirements.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/replacement are noted:

- Brick veneer is in generally good condition.
- Metal gravel stops are new and in good condition.
- There are two cracked precast concrete window sills on the north side of the building.
- The paint on the CMU wall above the south door of the Bookstore is peeling, scrape and paint to match.
- The exterior exit on the south side from Lounge 108 is an old painted paneled wood door and wood frame. The paint is bubbled and peeling. Confirm the wood is sound and refinish or replace.
- The painted wood panels above the Bookstore windows are beginning to peel. Confirm the wood is sound and refinish, or replace.

- Windows:
- Windows on the west side are fixed aluminum, double-glazed, with operable reverse hoppers. Windows are in generally good condition. Interior slate sills are in good condition with a few failing mortar joints. Rake and replace sill mortar joints. The exterior caulking has failed in some areas. Survey and replace all failed joints with backer rod and sealant.
  - Windows at the Gym are glass block panels. Many of the blocks have been replaced with mismatched blocks. The exterior caulking around the glass block panels has failed in some areas. Survey and replace all failed joints with backer rod and sealant.
  - Windows in the Bookstore are fixed aluminum, double-glazed, with operable hoppers. Windows are in good condition. Interior clear coated wood sills are in good condition.

Exterior Entrances:

- Aluminum double glazed storefront entrances are in good condition.

- Roof:
- The EPDM membrane roof is new. The standing seam metal canopy roofs are new.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B); Assembly (A3)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: The building is not sprinklered but has a fire alarm system. Refer to MEPFP Assessment.

# Facilities Conditions Assessment

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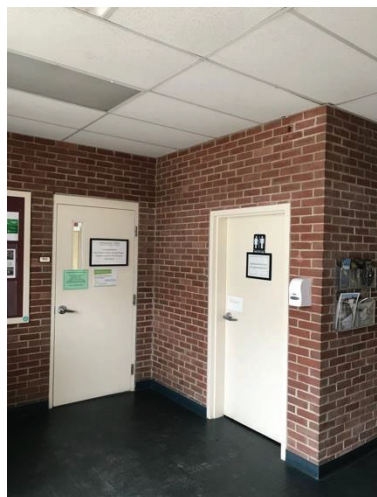
## LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- The exterior exit on the south side of the Gym is not at grade and not Code compliant. It exits into a concrete stair well. The stair is steep, it has no railings, the guardrail around the well is not compliant and there is a step at both the door and over the top riser to grade.
- There are 4 exterior exits from the Gym. The east door from the Gym leads to a narrow (36" wide) hall up a half flight of stairs and then up two steps and over a curb at the door.
- The second means of egress from the Bookstore is through the Storeroom and into this same narrow hall, up two steps and over a curb at the door. This exit is not Code compliant. The exterior door on the south side of the Bookstore is not at grade. There is an approximately 6" step down to lawn.
- The south exit from the Lounge 108 is a short steep asphalt ramp that begins at the door and slopes to lawn. Install a level landing at the door and a sidewalk from the landing to the sidewalk between Judd and Morrill.
- Code compliance of the existing bleachers in the Old Gym has not been evaluated.

## ACCESSIBILITY (2010 ADA STANDARDS):

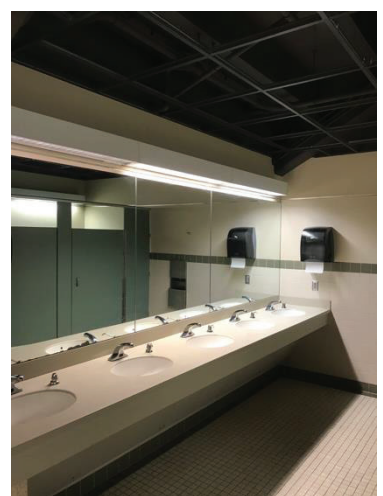
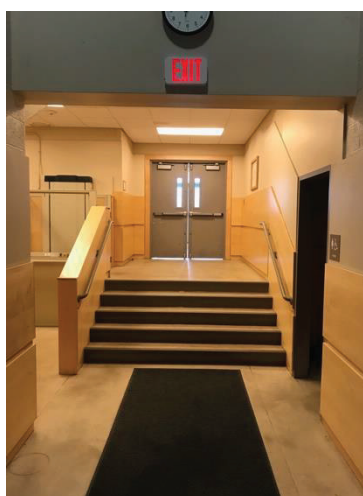
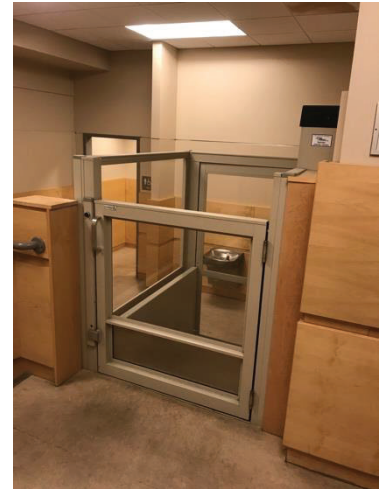
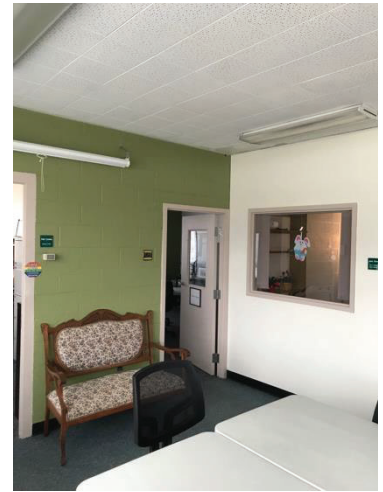
- The Main Entrance on the west side, the north entrance of the Gym and the Campus Bookstore entrance all appear to be accessible entrances.
- An accessible parking space with signage is located in the parking lot just west of the building adjacent to the Main Entrance. The sidewalk and ramps from the parking lot appear accessible.
- There is a lift in the Gym Entry Lobby that provided access from the Main Entrance Lobby down to the Gym level.
- The bathrooms all appear to be ADA compliant. The ADA bathrooms off the Gym Lobby both have signage with braille.
- There's an ADA compliant water fountain in the Gym Lobby.
- Add an ADA Unisex sign with braille to the Single Use Unisex ADA Bathroom off the West Vestibule.

## INTERIOR:



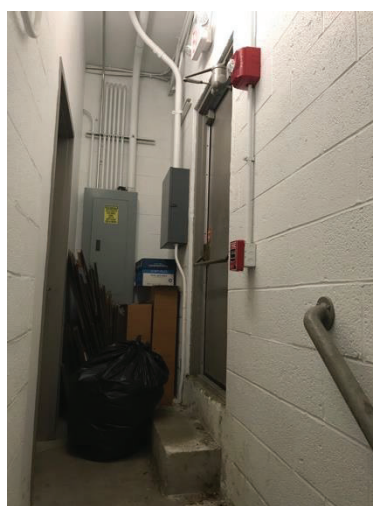
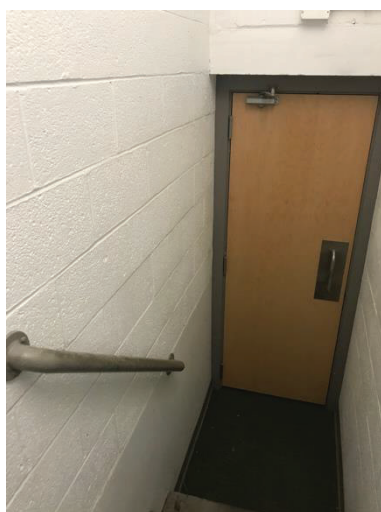
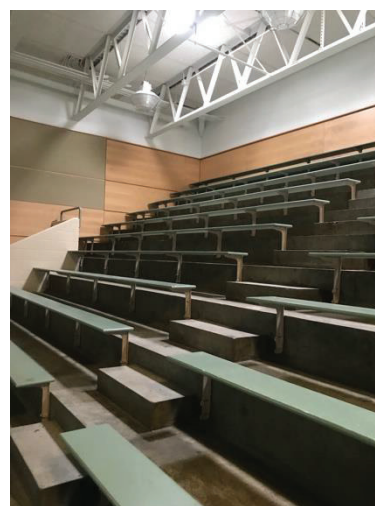
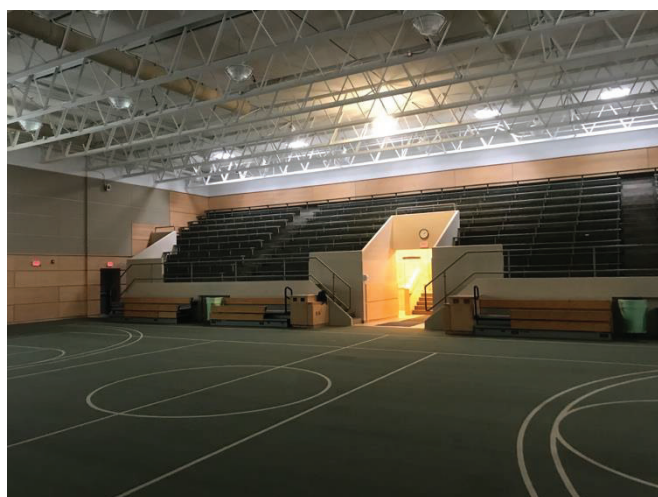
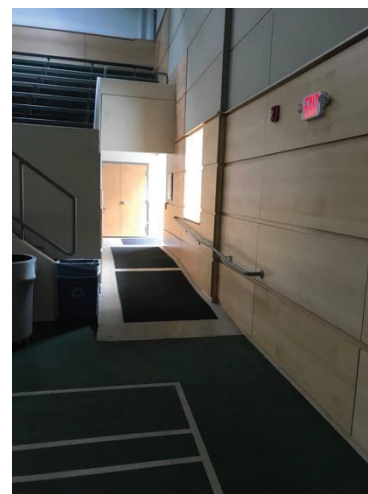
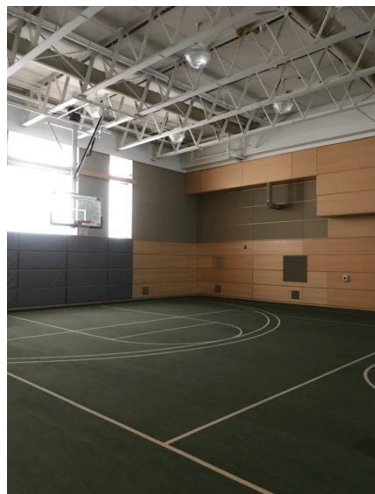
## Facilities Conditions Assessment

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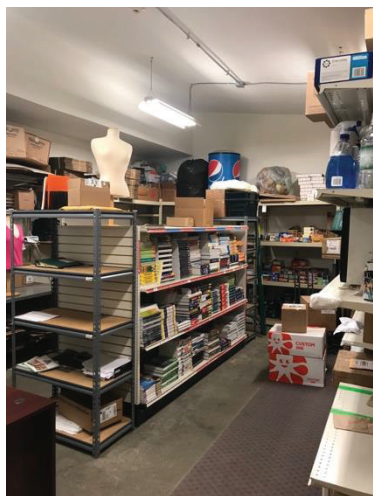
## Facilities Conditions Assessment

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## Facilities Conditions Assessment

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### EXTERIOR:



## Facilities Conditions Assessment

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## Facilities Conditions Assessment

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# Facilities Conditions Assessment

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## MORRILL HALL AND ANNEX

CONSTRUCTED: 1963

LAST RENOVATED: 2000

Stories: 2 @ Main, 1 @ Annex

Gross Area: 33,165 SF

### Construction:

- Structure: Steel with structural acoustic roof deck (Tectum)
- Foundation: Cast-in-place concrete.
- Walls: Brick veneer with CMU backup.
- Roof:  
Flat Roof: Mechanically attached reinforced black .060 EPDM membrane installed in 2013.



USE: This academic building includes classrooms, labs and faculty offices.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
  - Radiation, cabinet unit heaters and metal covers are in generally good condition.
  - Interior painted steel doors and frames are in generally good condition. Door hardware is typically knob style and should be replaced with ADA compliant lever style.
- First Floor Morrill:
  - Typical Finishes Unless Noted:
    - Floors: VCT and vinyl base are in good condition.
    - Walls: Painted CMU and GWB is in good condition.
    - Ceiling: Suspended acoustic tile ceilings (SAC) are in generally good condition.
  - Entrance Hall/ Stair:
    - Floor: Bluestone tile and rubber are in fair to good condition. There was a lot of salt buildup and the tile mortar joint are failing in places. Remove and replace mortar. Refinish rubber.
    - Painted steel doors and frames to the Corridor have a have a 1 ½ hour UL label.
    - The pair of doors off rated Hall 123 into Lab 119 are not rated.
  - Single Use Unisex Bathroom off Hall 123:
    - Finishes are in good condition and this Bathroom is ADA compliant.
    - Refer to ADA assessment for description of applicable requirements.
  - Woodshop 106 off rated Hall 123:
    - Doors and frames and large window are not UL rated.
  - Stairs:
    - Rubber treads and landing are in good condition. Painted steel risers are in good condition.

## Facilities Conditions Assessment

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- Painted steel pipe handrails are in good condition and at a Code compliant height.
  - Refer to Code assessment for description of applicable requirements.
  - Vet Tech Labs, Kennels and Support Areas:
    - Floor: Epoxy coated floor and base are in good condition.
    - Solid phenolic counters and PLAM cabinets are in good condition.
  - Vet Office(s) Suite and Lounge 102:
    - Floor: Carpet and vinyl base are in good condition.
    - Doors in this Suite have lever locksets.
    - The PLAM counter and sink are in good condition but at 3'-0" are not ADA compliant. The sink is open below, but the pipe is not protected, add a pipe cover or screen. The wood base and wall cabinets are in good condition.
  - Storage 109:
    - Floor: Epoxy coated floor and base are in good condition.
    - PLAM counter with stainless steel nosing and base cabinets below are dated but in good condition. The sink is not working. Vinyl base below the cabinet is missing.
  - Bathroom:
    - Floor: Ceramic mosaic tile is in good condition.
    - Walls: Ceramic tile wainscot with painted GWB above is in good condition.
    - PLAM counter with pipe screen is dated but in good condition.
    - Toilet partitions and fixtures are in good condition.
    - This bathroom is not ADA compliant.
    - Refer to ADA assessment for description of applicable requirements.
- First Floor Annex:
  - Typical Finishes Unless Noted:
    - Floors: VCT and vinyl base are in good condition.
    - Walls: Painted CMU and GWB is in good condition.
    - Ceiling: Suspended acoustic tile ceilings (SAC) are in generally good condition.
  - Labs and Shops:
    - Floors: Epoxy coated floors and base are good condition.
    - Counters and cabinets and built-ins are in good condition.
  - Corridor:
    - Ceiling: SAC is in good condition but there's a stained tile near the center of the corridor run. Investigate above the ceiling for a leak. Replace the tile.
  - East Entry Vestibule:
    - Floor: Rubber is in fair condition with some salt damage near the exterior doors.
    - Walls: Painted brick is in good condition with some salt damage near the exterior doors. Scrape and paint the brick to match near the base on both sides of the exterior doors and replace the vinyl base on that wall to match.
    - Doors: Painted exterior pair of steel doors and frame are in good condition. The astragal is rusted, replace.
  - Bathrooms:
    - Floor: Ceramic mosaic tile is in good condition.
    - Walls: Ceramic tile wainscot with painted GWB above is in good condition.
    - PLAM counter with pipe screen is dated but in good condition.
    - Toilet partitions and fixtures are in good condition.
    - Bathrooms are not ADA compliant.
    - Refer to ADA assessment for description of applicable requirements.

## Facilities Conditions Assessment

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- Open Office 131 and Office Suite:
    - Floor: VCT appears sound but is dirty and the finish is poor condition in the open office and in some other areas. Strip and refinish the VCT in this area.
  - Classrooms at the South End:
    - Floor: Carpet in some of the Classrooms on the south end is in good condition. The carpet in Classroom 139 has a large unravel/gap at the seam down the center, replace.
  - Second Floor:
    - Typical Interior Finishes Unless Noted:
      - Floors: VCT and vinyl base are in good condition.
      - Walls: Painted CMU and GWB is in good condition.
      - Ceiling: SAC is in generally good condition.
    - Hall/Stairs:
      - There is an insulated glass panel at the center window in Hall 225 where the perimeters seals appear to have failed and there is condensate inside the cavity. Replace the failed insulated glass panel.
      - Rubber treads and landing at Stair 225 are in good condition. Painted steel risers are in good condition.
      - Painted concrete treads and landing in Stair 223 are in poor condition. Install rubber treads and landing.
      - The radiator in Hall 223 is in poor condition, replace.
      - The open side of the stair has a 32" high painted steel pipe guard rail which acts as the guard and handrail and is in good condition.
      - Painted steel pipe guardrail at the top landing is in good condition.
      - Refer to Code assessment for description of applicable requirements.
    - Corridor:
      - Ceiling: Replace stained and damaged SAC tiles.
    - Classroom 202 and Lab 204:
      - Floor: Carpet is in fair condition.
      - Ceiling: SAC is in poor condition, replace.
    - Lab 205:
      - Ceiling: SAC is in fair to good condition with some sagging tiles and some stained tiles. Replace damaged tiles.
      - The movable partition is in fair condition.
    - Physics Lab 208:
      - Ceiling: SAC is in poor condition, replace.
    - Bathroom:
      - Floor: Ceramic mosaic tile is in good condition.
      - Walls: Ceramic tile wainscot with painted GWB above is in good condition.
      - PLAM counter with pipe screen is dated but in good condition.
      - Toilet partitions and fixtures are in good condition.
      - This bathroom is not ADA compliant.
      - Refer to ADA assessment for description of applicable requirements.
- Windows:
- Windows at Morrill and the Annex are fixed aluminum, single glazed, with operable hoppers and exterior aluminum combination storms. Windows are in generally good condition but are inefficient and should be scheduled for replacement. Interior slate sills are in good condition.
  - Windows at the seating areas at the east and west ends, Hall 223 and 225, of Morrill are fixed aluminum double glazed storefront. Storefront is in good condition.

# Facilities Conditions Assessment

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## Exterior Entrances:

- Aluminum double glazed storefront entrances are in good condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Brick veneer is in generally good condition.
- EIFS fascia and metal gravel stop are in generally good condition. EIFS panel above the east and west entrances are in good condition.
- The painted insulated spandrel panels in an aluminum frame above and below the windows are in generally good condition with some areas of damage, evaluate and repair.
- Paint the steel door, frame and sidelight of the north door and the east doors and frame from Mechanical Room 100.
- The step off the concrete pad on the east doors from Mechanical Room 100 is approximately 12 inches, consider adding a step.
- The overhead door opening at Open Office 131 has been infilled with a wood framed wall and new windows. Similar infill at Classroom 139 with a steel door and frame. The paint is peeling at the bottom of the vertical T&G wood siding, scrape, seal and paint. The bottom of the steel corner guards are also beginning to rust, repair and paint.
- Seal the crack in the EIFS fascia to the right of the window just to the right of the exhaust hood on the west side of the Annex.
- The bottom three treads at the concrete stair at the west entrance to Morrill are badly deteriorated. The concrete landing and front edge are in good condition. Replace the three deteriorated concrete treads. Replace the steel pipe railings with Code compliant railings and add a center railing.
- The brick veneer at the north end of the EIFS panel above the west entrance porch is cracked. Replace broken bricks and repoint the joints in this area.

Roof: 

- The EPDM membrane roofs, installed in 2013 and in good condition.

## CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: Partially-sprinklered, at east and west entry halls with 2 story open stairs. Refer to MEPFP Assessment.

## LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- The open side of the stair has a 33" high guard rail which acts as the guard and handrail. Guardrails at existing stairs must be at least 30" high. Spacing between intermediate rails vary but are approximately 5" but Code requires intermediates be designed to not allow a 4" sphere to pass through. The existing spacing may be acceptable to Code officials since previous versions of Code allowed 6" spacing.
- Stair wall mounted handrails are compliant at 33" high. An existing stair must have a handrail at a height of 30"-38".

## Facilities Conditions Assessment

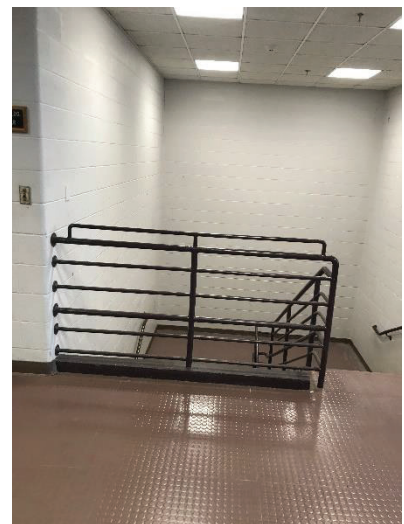
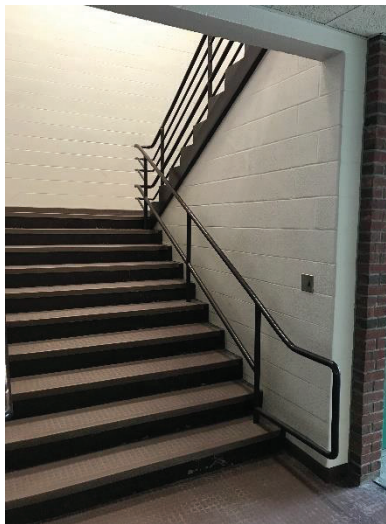
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- Guardrail at the stair top landing is 42" high, which is Code compliant. Spacing between intermediate rails vary but are approximately 5" but Code requires intermediates be designed to not allow a 4" sphere to pass through. The existing spacing may be acceptable to Code officials since previous versions of Code allowed 6" spacing.

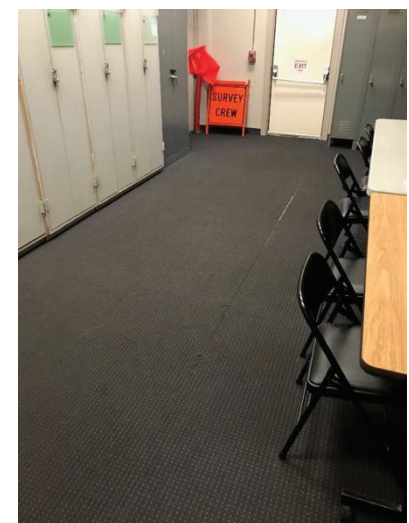
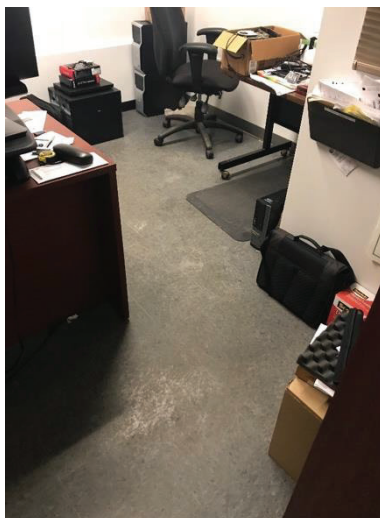
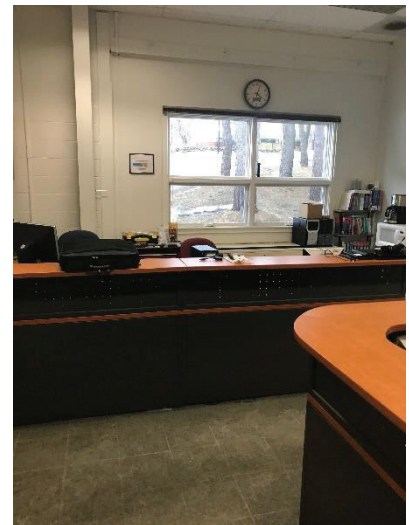
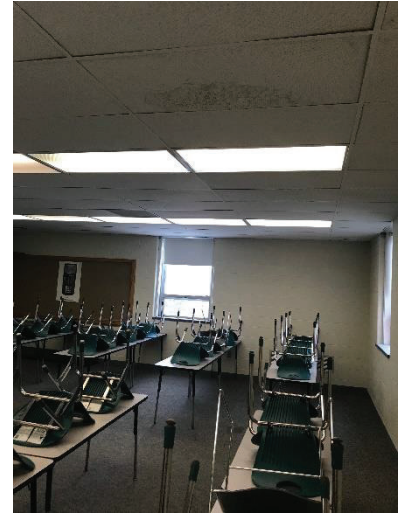
### ACCESSIBILITY (2010 ADA STANDARDS):

- The entrance on the east side appears to be the accessible entrances.
- An accessible parking space with signage is located in the parking lot just west of the building. The sidewalk from the parking lot appears accessible.
- This building has an elevator in the east entrance vestibule that provided access to the second floor.
- The 1<sup>st</sup> and 2<sup>th</sup> floor bathrooms are not ADA compliant.
- The single use unisex bathroom on the first floor appears to be ADA compliant and has ADA signage with braille.

### INTERIOR:



## Facilities Conditions Assessment



## Facilities Conditions Assessment

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EXTERIOR:



## Facilities Conditions Assessment

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### ROOF:



# Facilities Conditions Assessment

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## ROBERT CLARK HALL

CONSTRUCTED: 2000

LAST RENOVATED: N/A

Stories: 3

Gross Area: 22,000 SF

### Construction:

- Structure: Steel.
- Foundation: Cast-in-place concrete.
- Walls: Brick veneer with metal stud backup and gypsum wallboard interior finish.
- Roof:
  - Sloped: Rubber “slate” shingles.
  - Flat: TPO membrane at flat roof and with concrete pavers at the west terrace.



USE: This academic building includes classrooms, labs and faculty offices.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
  - Radiation, cabinet unit heaters and metal covers are in good condition.
  - Interior painted steel doorframes and flush wood doors are in good condition. Door hardware is ADA compliant lever style.
- First Floor:
  - Typical Finishes Unless Noted:
    - Floors - VCT and vinyl base are in good condition.
    - Walls - Painted GWB is in good condition.
    - Ceilings - Suspended acoustic tile ceilings (SAC) are in generally good condition.
  - Vestibule 126:
    - Floor - VCT is damaged at the door threshold. The floor grate is loose, adjust.
    - Bottom of astragal is corroded at exterior aluminum door frame, replace.
  - Stairs (all floors):
    - Floor - Rubber treads, risers and landings are in fair to good condition with the bottom landing and stair runs showing more wear. Rubber appears sound, refinish at lower runs.
    - Painted steel pipe railings and welded wire mesh panel guardrails are in fair condition. The steel stringers at the bottom landings are rusted, remove rust. Paint finish is worn, paint all the steel.
  - Corridors (all floors):
    - Corridors all have dual ADA compliant water fountains between the Bathrooms.

## Facilities Conditions Assessment

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- Bathrooms (typical second floor):
  - Floors - Ceramic tile floor and base are in good condition.
  - Walls - Ceramic tile wainscot and painted GWB above is in good condition.
  - Toilet partitions are in good condition.
  - PLAM counters with solid surface nosing are in good condition. Pipes are covered.
  - Bathrooms appear to be ADA compliant.
- Offices and Computer Labs:
  - Floors - Carpet and vinyl base are in good condition.
  - Walls - Computer Lab 110 has been patched in the southwest corner, paint to match.
  - Ceilings - There are some damaged tiles, investigate cause of leaks above and replace tiles.
- Second Floor:
  - Typical Finishes Unless Noted:
    - Floors - VCT and vinyl base are in good condition.
    - Walls - Painted GWB is in good condition.
    - Ceilings - SAC is in generally good condition.
  - Main Entry Vestibule, Lobby and Lounges:
    - Floors - Slate tile is in fair condition. The applied finish is heavily worn in areas. There are a few cracked tiles in front of the exterior doors in the Vestibule. Slate base is in good condition.
    - Walls - Wood wainscot with painted GWB above and wood paneling are in good condition.
  - Lounges:
    - Floors - Carpet and vinyl base are in good condition.
    - Walls - Painted GWB with wood chair rail is in good condition.
  - Offices and Labs:
    - Floors - Carpet and vinyl base are in good condition.
  - Kitchenette at Nursing Lab:
    - PLAM counter with sink and wood nosing, and wood cabinets above and below are in good condition. Counter with sink appears to be at ADA compliant height.
- Third Floor:
  - Typical Finishes Unless Noted:
    - Floors - VCT and vinyl base are in good condition.
    - Walls - Painted GWB is in good condition.
    - Ceiling - SAC is in generally good condition.
  - Single Use ADA Bathrooms:
    - Floors - Ceramic tile floor and base are in good condition.
    - Walls - Ceramic tile wainscot and painted GWB above is in good condition.
    - Pipes at sinks are covered.
    - Bathrooms appear to be ADA compliant.
  - Lounge with Kitchenette:
    - Floors - Carpet has a large snag in front of the Kitchenette, replace.
    - Walls - Painted GWB with wood chair rail is in good condition.
    - PLAM counter with sink and wood nosing, and wood cabinets above and below are in good condition. Counter with sink appears to be at ADA compliant height.

## Facilities Conditions Assessment

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- Offices and Labs:
  - Floor - Carpet and vinyl base are in good condition.
  - Ceiling - Sloped painted GWB ceilings are in good condition.

Windows: • Windows are aluminum casements, double glazed and are in good condition. The interior clear coated wood sills are in fair condition, refinish in 3-5 years. The exterior caulking has failed. Replace caulking with backer rod and sealant in color to match the aluminum windows.

Exterior Entrances:

- Exterior double glazed aluminum storefront entrances are in generally good condition with some corrosion at the bottom.
- Exterior painted steel doors and frames on the west side of the first floor are in good condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Brick and split face CMU veneer is in generally good condition.
- Compressible filler at masonry expansion joints is cracking and beginning to fail, replace within 3-5 years.
- The large round painted steel column at the Main Entrance porch is rusted at the bottom. Remove rust and paint.
- Brick pavers at the Main Entrance Courtyard have a large crack running the full width of the courtyard approximately 4 FT east of the entrance porch. There are also cracked pavers around the column at the entrance.
- The caulking has failed at the main entrance aluminum storefront. Replace caulking with backer rod and sealant in color to match the aluminum storefront.
- Masonry joints at the split face CMU at the southwest corner of the lower floor just above the mechanical enclosure gate have failed, rake and repoint.
- Expansion joints around some of the precast windows sills on the west side lower floor windows has been replaced with white caulking that is also cracking and beginning to fail. Replace these movement joints with compressible filler.
- Some of the masonry joints at the smooth face CMU jambs at the windows on the west side lower floor have failed, rake and repoint.

Roof: • TPO membrane roofing is in good condition.  
• Rubber “slate” shingles are in good condition.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B).
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: Fully-sprinklered. Refer to MEPFP Assessment.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- There were no life safety issues observed.

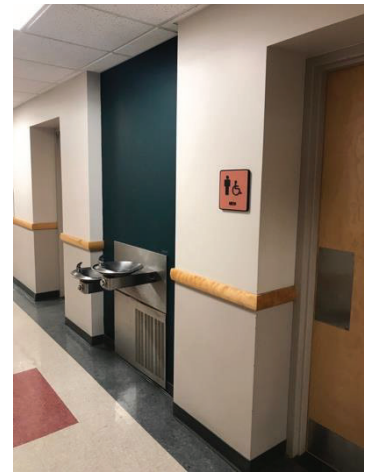
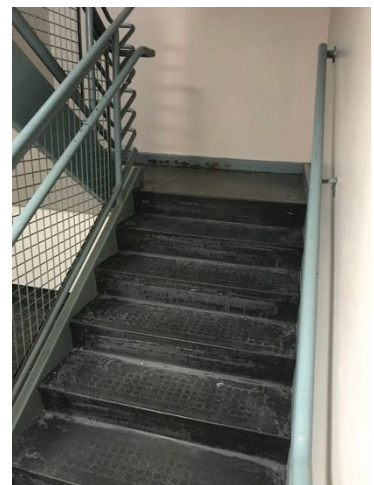
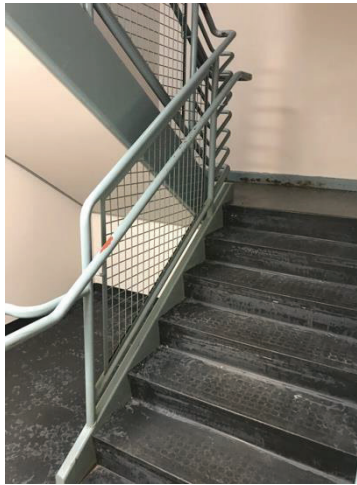
# Facilities Conditions Assessment

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## ACCESSIBILITY (2010 ADA STANDARDS):

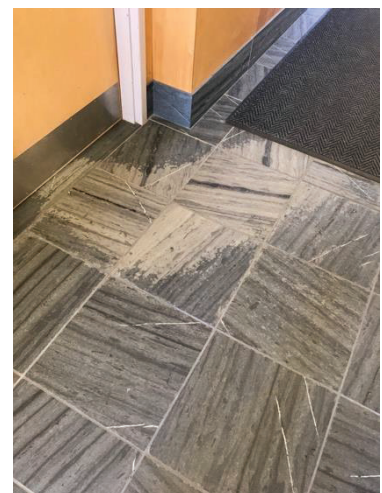
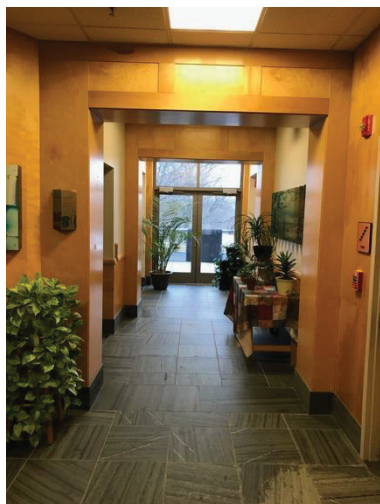
- All the entrances appear to be accessible.
- This building has no parking directly associated with it. The closest parking lot is lot H which has accessible spots with signage. The sidewalks from lot H appear to be accessible.
- The building appears to be fully ADA accessible. There is an elevator in the Main Lobby on the second floor that provides access to all three floors.
- The bathrooms all appear to be ADA compliant. The ADA bathrooms have signage with braille.
- The kitchenettes all appear to be ADA compliant.

## INTERIOR:



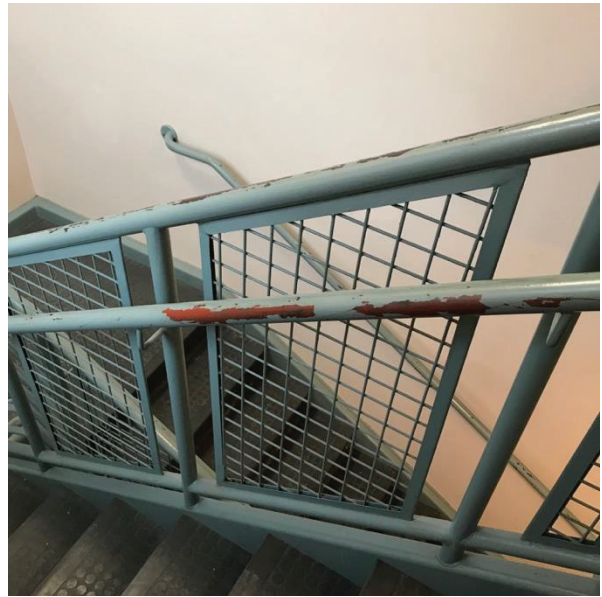
## Facilities Conditions Assessment

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## Facilities Conditions Assessment

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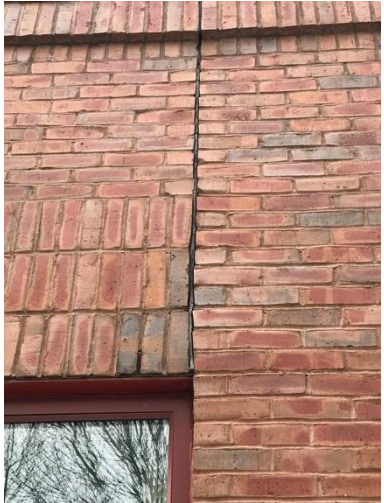


### EXTERIOR:



## Facilities Conditions Assessment

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# Facilities Conditions Assessment

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## GREEN HALL AND GREENHOUSE

CONSTRUCTED: 1969

LAST RENOVATED: N/A

Stories: 2

Gross Area: 33,059 SF

### Construction:

- Structure: Steel with concrete floor slabs and roof deck.
- Foundation: Cast-in-place concrete.
- Walls: Brick veneer with CMU backup.
- Roof:  
Flat: Adhered and ballasted .060 EPDM membrane installed in 2004. White PVC at first floor Horticulture Wing.



USE: This academic building includes classrooms, labs and faculty offices. The Greenhouse is off the first floor Horticulture wing.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
  - Radiation, cabinet unit heaters and metal covers are in generally fair to good condition.
  - Interior painted steel doors and frames are in generally good condition. Door hardware is typically knob style and should be replaced with ADA compliant lever style.
- Lower Level Civil Labs:
  - Corridors:
    - Floor - VCT with rubber perimeter cove trim is in good condition.
    - Walls - Painted CMU walls are in good condition. Glazed CMU base is in good condition.
    - Ceiling - SAC is in fair condition.
  - Labs:
    - Floor - Epoxy coated floor in Civil Lab G101A is in fair condition. Concrete floor in Civil Lab G101B is in good condition.
    - Walls - Painted CMU walls are in fair condition. Glazed CMU base is in good condition.
    - Ceiling - SAC is in fair to poor condition, replace.
    - The exterior egress only pair of painted steel doors and frame from the northwest corner of Civil Lab G101A are in fair condition, replace the weather seals.

## Facilities Conditions Assessment

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- The exterior egress only painted steel door and frame with sidelight from the northeast corner of Civil Lab G101B is rusted and in poor condition, replace. This door also has an approximate 8” step out. Add a concrete pad flush with the door threshold.
- First Floor:
  - Main Entrance Vestibule:
    - Floor - Glazed brick flooring is in good condition.
    - Walls - Brick is in good condition. The aluminum storefront vestibule enclosure and doors are in good condition.
    - Ceiling - SAC is in good condition.
    - Single glazed steel entrance doors are in poor condition. Replace doors, weather seals and hardware including thresholds.
  - Entrance Lobby 100:
    - Floor - Glazed brick flooring is in good condition.
    - Walls - Brick is in good condition.
    - Ceiling - SAC is in good condition.
    - The pair of painted steel doors and frame from the Lobby to the Corridor are 1 ½ hour UL labeled with panic hardware and are in good condition.
  - Office 102 off Rated Entrance Lobby 100:
    - Floor - Carpet is in poor condition, replace.
    - Walls - Brick and painted CMU are in good condition. Patch and paint the CMU walls where the divider wall was removed to match.
    - Ceiling - SAC is in fair condition.
    - The steel door and frame into this office from the rated Lobby/Vestibule is not UL rated. Replace the door and frame with a UL labeled door and frame.
  - Office 103 off Rated Entrance Lobby 100:
    - Floor - 6 x 6 VCT, may contain asbestos, is in fair condition.
    - Walls - Brick and painted CMU are in good condition except there is a large crack in the CMU wall at the corridor. The crack appears to occur only at joints. Rake the joints and repoint, paint to match.
    - Ceiling - SAC is in fair condition.
    - The steel door and frame into this office from the rated Lobby is not UL rated. Replace the door and frame with a UL labeled door and frame.
  - All Stairs Within Rated Enclosures:
    - Sheet vinyl covered wood treads and painted steel risers are in fair condition. Vinyl covered wood plank landings are in fair condition. Refinish vinyl.
    - Walls - Brick is in good condition.
    - Ceiling - SAC is in good condition.
    - Painted steel stair and landing guardrails are in good condition but are not Code compliant.
    - Painted steel wall handrails are in good condition and are Code compliant.
    - Refer to Code assessment for description of applicable requirements.
  - Stair 138.1:
    - Old aluminum storefront entrance, single glazed, rusted at the bottom and the weather stripping has failed, replace.
  - Corridors:
    - Floor - VCT with rubber perimeter cove trim is in good condition.
    - Walls - Painted CMU walls are in good condition. Glazed CMU base is in good condition.
    - Ceiling - SAC is in good condition.

## Facilities Conditions Assessment

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- Corridor 134, at the stair enclosure separated with UL Labeled corridor doors on hold-opens, and Stair 138.1 both have several doors that access rooms off the rated enclosure but the doors and frames are not UL labeled. Replace doors and frames 114, 116, 117 and 128 with UL labeled doors and frames.
- The entrance doors at the Corridors on the south and east side of the Building are old aluminum storefront entrances, single glazed, rusted at the bottom and the weather stripping has failed, replace.
- Refer to Code assessment for description of applicable requirements.
- Student Study 109:
  - Floor - Carpet is in fair condition.
  - Walls - Painted CMU and GWB walls are in good condition. Glazed CMU base is in good condition.
  - Ceiling - SAC is in good condition.
- Faculty Lounge and Copy Room:
  - Floor - Carpet is in good condition.
  - Walls - Painted CMU is in good condition. Glazed CMU base is in good condition.
  - Ceiling - SAC is in good condition.
  - The PLAM counter with sink is in good condition but at 37" high. ADA requires 34" maximum height. The wood base cabinets below are in good condition.
  - The PLAM with wood trim counters in copy are in good condition.
  - Refer to ADA assessment for description of applicable requirements.
- Unisex Bathrooms 108:
  - Floor - Epoxy flooring is in good condition.
  - Walls - Glazed CMU is in good condition.
  - Ceiling - Painted GWB is in good condition.
  - Sink and solid surface counter with pipe screen is in good condition and appear ADA compliant.
  - Toilet and grab bars appear to be ADA compliant.
  - Refer to ADA assessment for description of applicable requirements.
- Bathrooms (typical both floors):
  - Floor - Epoxy flooring is in good condition.
  - Walls - Glazed CMU is in good condition.
  - Ceiling - Painted GWB is in good condition.
  - Sinks and solid surface counter with pipe screen is in good condition and ADA compliant.
  - There is not an ADA compliant stall but the rooms are large and could be reconfigured.
  - Refer to ADA assessment for description of applicable requirements.
- Elevator:
  - Floor - 6 x 6 VCT, may contain asbestos, is in good condition.
  - Walls - PLAM is in good condition.
  - Ceiling - Painted GWB is in good condition.
- Classrooms:
  - Floor - VCT is in good condition.
  - Walls - Painted CMU is in good condition. Glazed CMU base is in good condition. Paneled GWB divider walls with wood trim are in good condition.
  - Ceiling - SAC is in fair condition.

## Facilities Conditions Assessment

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- Offices:
  - Floor - 6 x 6 VCT, may contain asbestos, is in fair condition.
  - Walls - Painted CMU is in good condition. Glazed CMU base is in good condition.
  - Ceiling - SAC is in fair condition.
- First Floor Horticulture Wing and Greenhouse:
  - Labs:
    - Floor - Epoxy coated floors are in generally fair condition. The Floor in the Electrical Engineering Lab is more worn.
    - Walls - Painted CMU is in good condition.
    - Ceiling - SAC is in good condition except there's a stained tile at a diffuser in the Renewable Energy Lab that may indicate a leak above.
    - The windows in this area are vinyl awning in good condition.
  - Storage 111:
    - An access ladder and hatch to a mechanical mezzanine are in this room. The hatch cover hold-open arms are broken creating a safety hazard. Replace the compression spring hold open arms. There's only one safety rail at the ladder at the mezzanine which is awkward, add a second rail or an Ez-Up safety post.
    - The paint at the roof deck at the mechanical mezzanine is peeling, paint.
  - Greenhouse:
    - Greenhouse frame, glazing and entrance doors are all in good condition.
- Second Floor:
  - Second floor Corridors, Stairs, Bathrooms, Classrooms and Offices have generally the same finishes in the generally the same conditions as the First Floor, except as noted below.
  - Corridor 234, at the stair enclosure separated with UL Labeled corridor doors on hold-opens, and Stair 235.1 both have several doors that access rooms off the rated enclosure but the doors and frames are not UL labeled. Replace doors and frames 210, 217 and 228 with UL labeled doors and frames.
    - Refer to Code assessment for description of applicable requirements.
  - Academic Dean and Associate Dean's Offices:
    - Floor - Carpet is in fair to poor condition, replace.
    - Walls - Painted CMU is in good condition. Glazed CMU base is in good condition.
    - Ceiling - SAC is in fair condition.
  - Electrical Labs, Workshops and Support Spaces:
    - 6 x 6 VCT, may contain asbestos, is in good condition.
    - Walls - Painted CMU is in good condition. Glazed CMU base is in good condition.
    - Ceiling - SAC is in good condition.
  - Egress Stair (only) from East Electrical Lab:
    - Concrete treads and risers.
    - Walls - Painted CMU is in fair to good condition.
    - Ceiling - Painted metal deck is peeling and in poor condition, prepare and paint.
    - The exterior door at the bottom of this stair is approximately 12 inches from the bottom riser and therefore it is not Code compliant.
    - Refer to Code assessment for description of applicable requirements.

## Facilities Conditions Assessment

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Windows: • Windows are fixed aluminum, double glazed, with operable hoppers. Windows are in generally fair condition. The interior caulking is failing and should be removed and replaced with backer rod and sealant. The exterior caulking has failed in some areas. Survey and replace all failed joints with backer rod and sealant. There are some insulated glass panels where the perimeters seals appear to have failed and there is condensate inside the cavity. Replace all failed insulated glass panels.

### Exterior Entrances:

- Aluminum storefront entrances are in generally poor condition particularly showing salt damage at grade. Replace all aluminum entrances.
- The exterior hollow metal doors and frames are in fair condition except as noted.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Brick is in generally good condition but there are some areas of efflorescence.
- Masonry control joints are cracked in areas and beginning to fail. Inspect joints and replace the joint material with compressible foam tape within the next 2-3 years.
- The exposed board formed battered concrete foundation walls are in generally good condition with some areas of staining.
- The board formed battered concrete site walls around the Main Entrance Courtyard on the north end are stained and should be cleaned and power washed.
- Most of the board formed battered concrete site retaining walls are too low and have a drop off of more than 30". These conditions require a guardrail is added on top of the wall at 42". The long site retaining wall along the east side of the building is only 28" high with a large drop off. Add a guardrail on top of the wall at 42". The bases of many of these walls adjacent to asphalt paving show signs of deterioration due to salt overuse. The concrete is spalling and cracked.
- Concrete at the base of the battered and buttressed wall below the cantilever, on the north side of the building, is showing signs of deterioration due to salt overuse. The concrete is spalling and cracked.
- Brick pavers at the northwest corner of the battered and buttressed wall below the cantilever are heaved, cracked and missing; replace. The asphalt paving at this corner is also badly cracked, repair and patch.
- The center section of wall on the north side of the building at the Main Entrance Courtyard has ivy growing up the brick. Although aesthetically pleasing, Ivy can deteriorate the brick mortar and compromise the wall. Because ivy holds water, once it invades the mortar joints, the freeze/thaw cycle can break the veneer apart.
- Precast concrete panels above and below windows and at the top of walls are in generally good condition.
- Precast concrete vent screen panels at exhaust grilles and brick below are stained and should be cleaned and pressure washed.
- Asphalt paved ramp to the Main Entrance Courtyard should have a railing at the edge.
- The painted red sheathing panels on the east side of the Building are uncharacteristic and beginning to deteriorate at the bottom. They should be replaced with a more durable material.
- Brick pavers at the entrance to Stair 138.1 are frost heaved and uneven. Repair and/or replace pavers.

## Facilities Conditions Assessment

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- Roof:
- Adhered EPDM membrane roof is in good condition. Ballasted EPDM appears in good condition with no apparent ponding except at a few of the smaller areas of ballasted roof.
  - Roof metal parapet caps and flashing are in good condition.
  - The white PVC roofing over the Horticulture Wing is in poor condition and should be replaced. The metal parapet cap at the Horticulture Wing is dirty but appears sound and may be reusable.

### CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: The building is not sprinklered but has a fire alarm system. Refer to MEPFP Assessment.

### LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- All areas of the building have two means of egress however the second means of egress from the electrical labs on the second floor of the north wing is not Code compliant. The egress only stair on the east side of the north wing may exceed 12 FT maximum floor to floor height. This stair has a single long run without an intermediate landing. The exterior egress only door at the bottom of this stair is approximately 12 inches from the bottom riser and therefore it is not Code compliant.
- The 2 story open stairs appear to be within “rated” enclosures. The corridor doors that compartment the open stairs and appear to create a “rated” enclosure are UL labeled. There are several classroom and office doors that open into these “rated” enclosures that do not appear to be UL labeled. Further analysis is required.
- The open side of the stair has a 32” high guard rail which acts as the guard and handrail. Guardrails at existing stairs must be at least 30” high. The stair guardrail infill is not Code compliant. Code requires intermediates be designed to not allow a 4” sphere to pass through.
- Stair wall mounted handrails are compliant at 32” high. An existing stair must have a handrail at a height of 30”-38”.
- The landing guardrails are not code compliant at 36” high. They are required to be 42” high and designed to not allow a 4” sphere to pass through.
- Most of the board formed battered concrete site retaining walls are too low and have a drop off of more than 30”. These conditions require a guardrail is added on top of the wall at 42”. The long site retaining wall along the east side of the building is only 28” high with a large drop off. Add a guardrail on top of the wall at 42”.
- Asphalt paved ramp to the Main Entrance Courtyard should have a railing at the edge.

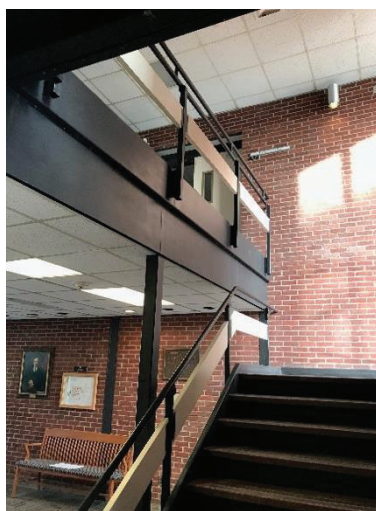
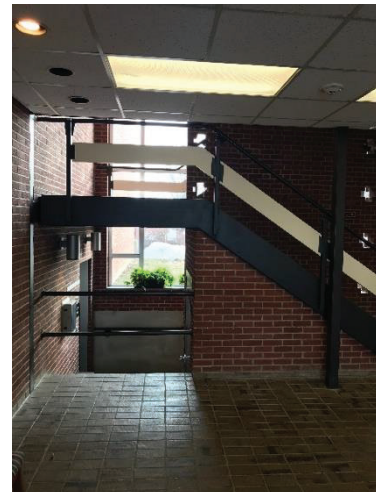
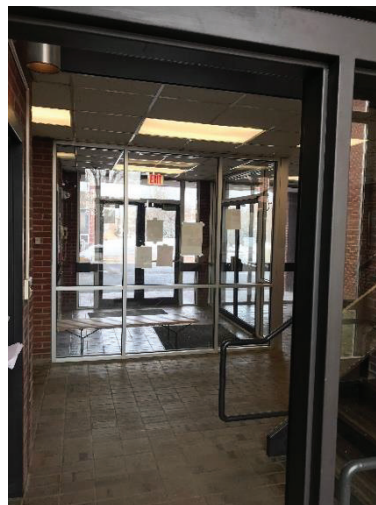
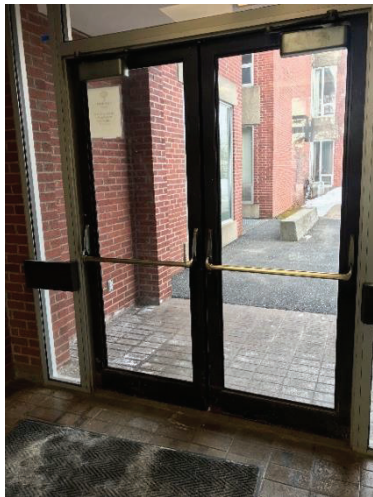
# Facilities Conditions Assessment

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## ACCESSIBILITY (2010 ADA STANDARDS):

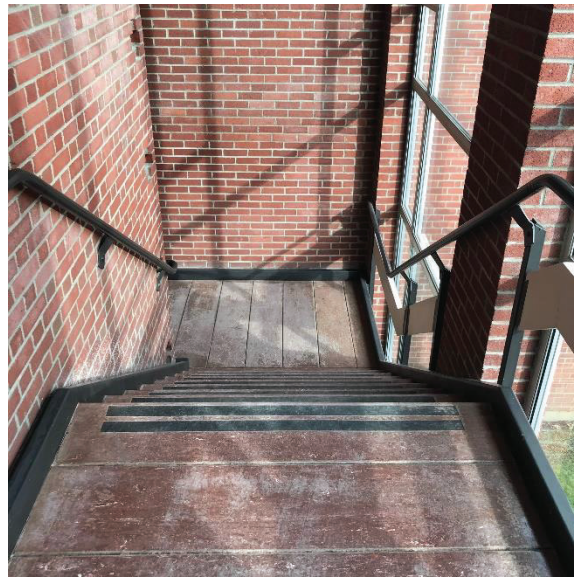
- The Main Entrance and three other first floor entrances into either a corridor or vestibule all appear to be accessible.
- This building is an internal Campus building and has no parking directly associated with it.
- The first and second floors are accessible. There is an elevator in the corridor that provides access to the second floor. The lower level civil labs are not accessible from within the building. There are a pair of doors on the west side of the lower level that have an asphalt ramp up to them, but it is not ADA compliant and this is an exit only.
- The bathrooms are not ADA compliant but are both large and could be reconfigured.
- The single use unisex ADA bathroom on the first floor appears to be AD compliant and has ADA signage with braille.
- The kitchenette and built-in counters in the copy room are not ADA compliant.

## INTERIOR:



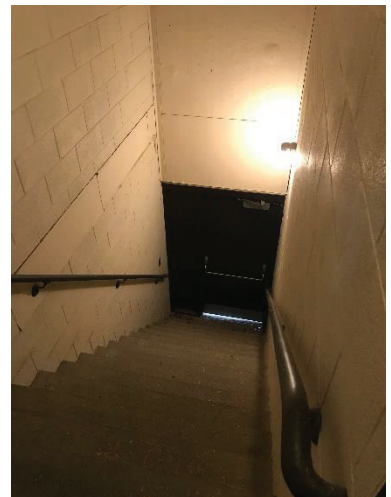
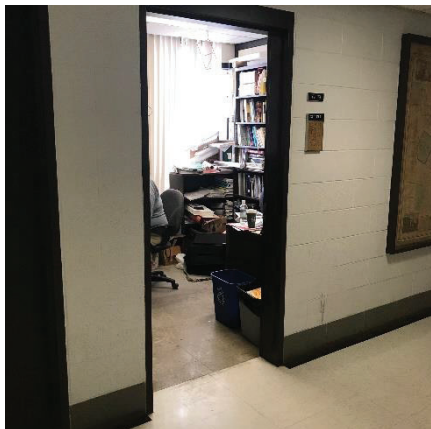
## Facilities Conditions Assessment

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## Facilities Conditions Assessment

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## Facilities Conditions Assessment

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# Facilities Conditions Assessment

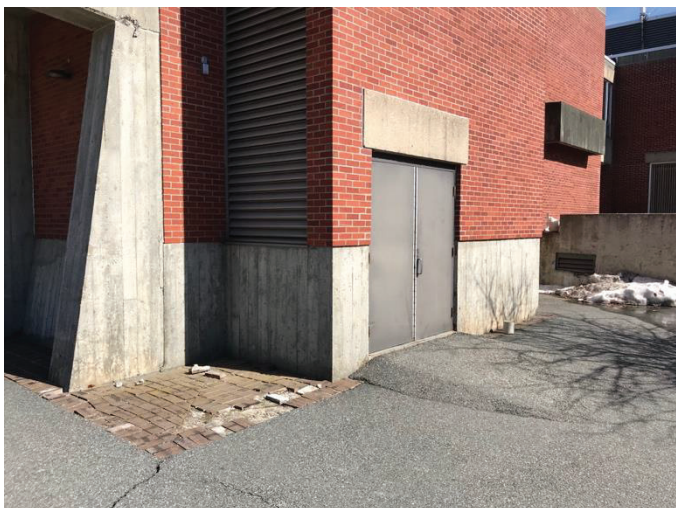
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## EXTERIOR:



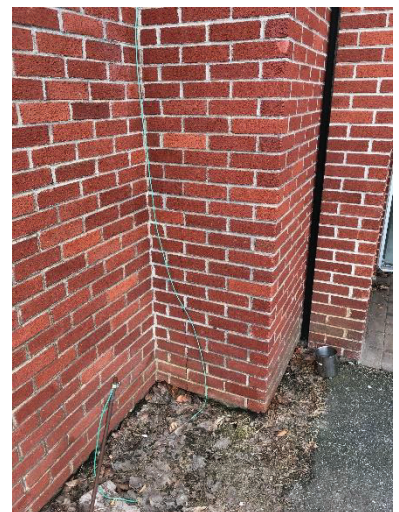
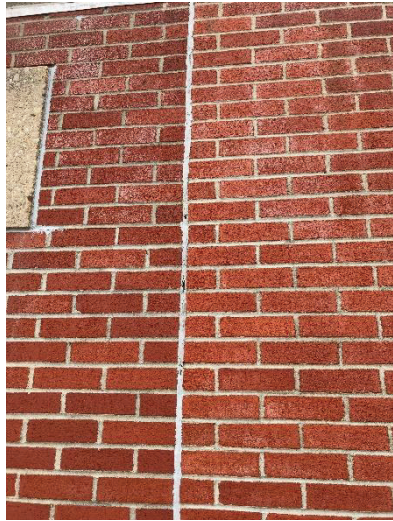
## Facilities Conditions Assessment

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## Facilities Conditions Assessment

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## Facilities Conditions Assessment

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### ROOF:



# Facilities Conditions Assessment

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## HARTNESS LIBRARY

CONSTRUCTED: 1967

LAST RENOVATED: 2011

Stories: 1

Gross Area: 12,912 SF

### Construction:

- Structure: Brick bearing walls with wood roof framing.
- Foundation: Cast-in-place concrete.
- Walls: Brick exterior and brick or GWB interior.
- Roof:  
Flat: Fully adhered white .060 EPDM membrane (Carlisle) installed in 2003.



USE: This academic building includes the library, offices and meeting rooms.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
  - This building was recently renovated, and the finishes are typical in good condition.
  - Radiation, cabinet unit heaters and metal covers are in good condition.
  - Wood doors and painted steel frames are in good condition. Painted doors in the Office Suite on the north side of the building are in good condition. Door hardware is typically lever style except at a few doors that were not replaced when the building was renovated. Any remaining knob style hardware should be replaced with ADA compliant lever style hardware.

### First Floor:

- Typical Finishes Unless Noted:
  - Floors - Carpet and vinyl base are in good condition.
  - Walls - Brick and painted GWB are in good condition.
  - Ceilings - SAC is in good condition.
- Entrance Vestibules:
  - Floor - Rubber tile is in good condition.
- Library:
  - Floor - The carpet just as you enter the library through the west vestibule and before the metal detectors is salt damaged. Remove the carpet in just this area to approximately 10 feet from the vestibule doors and replace with a more durable glue down walk off mat.
  - Walls - The GWB on the Library side of the north wall of the east vestibule is damaged. The paper facing and paint finish are bubbled up, possible indicating a

## Facilities Conditions Assessment

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leak in the wall. The bubbled area extends horizontally over from the radiation cover. Investigate the cause of the damage and repair the GWB, paint to match.

- Ceiling - There are a few SAC tiles near the southeast brick pier (of 4) at the center of the library possibly indicating a roof leak above. Investigate the leak, repair and replace the damaged tiles.
- Women's, Men's and Unisex ADA Bathrooms:
  - Floor - VCT is in good condition.
  - Fixtures and grab bars appear ADA compliant.
  - The door swings into the required sink clearance space in the Unisex ADA Bathroom on the south side of the library and the Unisex ADA Bathroom off the Break Room inside the Office Suite on the north side of the building.
  - The ADA bathrooms on the south side of the Library do not have adequate clearance in front of the doors. The stack rows end 3'-0" from the brick wall where the doors to the bathrooms are, creating a 3'-0" wide aisle along that wall. Bathroom doors that swing in as these do require 42" to 48" clearance in front of the door depending on the approach. Recommend shifting the stack rows one foot north or shortening the rows by one foot.
- Break Room in Office Suite on the north side of the building:
  - Floor - VCT is in good condition.
  - PLAM counter with sink and PLAM wall and base cabinets are in good condition. The sink is open below, but the pipes are not protected. Add a pipe cover or a screen.

EXTERIOR: During an inspection of the building exterior, the following conditions requiring repair/replacement were observed:

- Brick is in generally good condition on the main building except at the north and south wings with stack bond brick and flat roofs. The main roof drains over the edge and down onto the edge of the low roof and down the walls at both sides of the wings. These areas are heavily stained and should be cleaned, and pressure washed.
- The board formed battered foundation walls are in generally good condition except near grade where they are stained. The board formed battered foundation walls on the north and south side wings are heavily stained and should be cleaned, and pressure washed.
- Concrete fascia and metal gravel stops on the north and south side wings are in generally good condition except where the main roof drains onto them.
- The prefinished metal fascia trim and painted soffit panels at the main roof are in fair condition. There are a few areas at the soffit where it looks like a can light was removed and the patches are telegraphing through. There are also areas where the repairs have been made and cracks filled. Paint the soffit including the trim bead at the wall.
- The parged concrete header above the windows that wraps the main building is in good condition.

Windows: • Windows are fixed aluminum double glazed storefront in good condition. Clear coated wood interior sills are in good condition.

Exterior Entrances:

- Aluminum double glazed storefront entrances are in good condition.

# Facilities Conditions Assessment

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- Roof:
- The white EPDM membrane roof, installed in 2003, is in fair to poor condition. The warranty expired in 2013. Schedule the roof for replacement.
  - Design consideration should be given to diverting the drainage from the main roof over the north and south wing walls.

## CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: None. Refer to MEPFP Assessment.

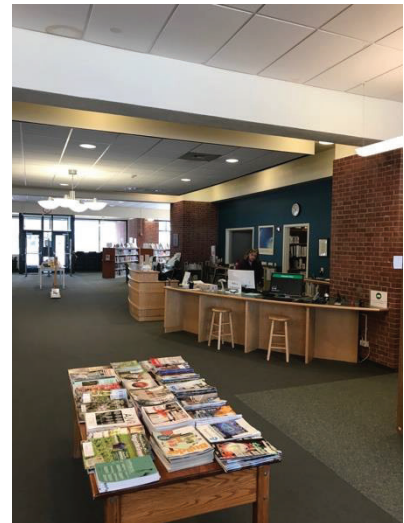
## LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- There were no life safety issues observed.

## ACCESSIBILITY (2010 ADA STANDARDS):

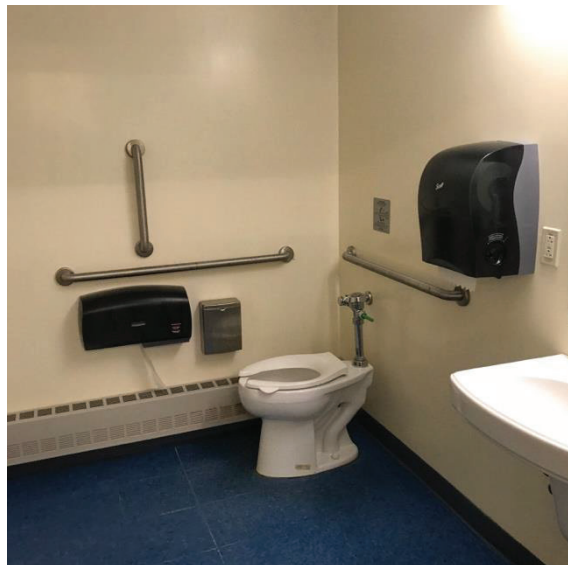
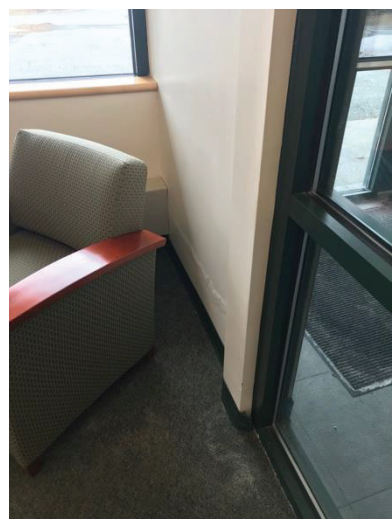
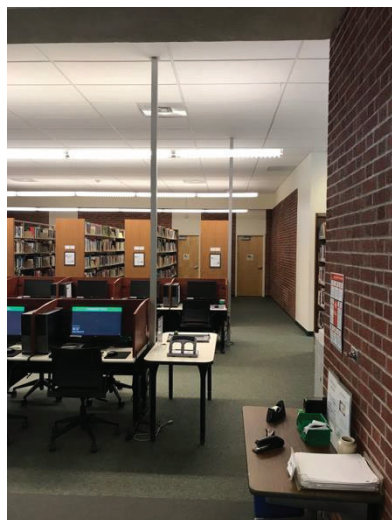
- The Main entrances on the east and west side appear to be accessible.
- This building has no parking directly associated with it. The closest parking lot is lot H which has accessible spots with signage. The sidewalks from lot H appear to be accessible.
- The building appears to be ADA accessible.
- The bathrooms all appear to be ADA compliant. There are a few fixture and door clearance issues, refer to room descriptions The ADA bathrooms have signage with braille.
- The kitchenette appears to be ADA compliant except add a pipe guard below the sink.

## INTERIOR:



## Facilities Conditions Assessment

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## Facilities Conditions Assessment

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### EXTERIOR:



## Facilities Conditions Assessment

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### ROOF:



## Facilities Conditions Assessment

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# Facilities Conditions Assessment

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## MOREY HALL

CONSTRUCTED: 1966

LAST RENOVATED: 2008

Stories: 3 with Basement

Gross Area: 47,217 SF

### Construction:

- Structure: CMU bearing walls with concrete plank floor and roof slabs.
- Foundation: Cast-in-place concrete.
- Walls: Brick veneer with CMU backup.
- Roof:  
Flat Roof: Mechanically attached reinforced black .060 EPDM membrane installed in 2013.



USE: This residential building includes student living spaces, bathrooms, shower rooms, lounges and laundry rooms. The Dining Hall, Kitchen, Radio Station, Student Affairs and Student Council are located on the first floor.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
  - Radiation and metal covers are in generally fair to good condition.
  - Interior painted steel doors and frames are in generally good condition except as noted.
- First Floor:
  - Typical Finishes Unless Noted:
    - Floor - Carpet and vinyl base are in good condition.
    - Walls - Painted CMU is in good condition.
    - Ceiling - Suspended Acoustic Tile (SAC) is in good condition.
  - Main Entrance Vestibule:
    - Floor - Carpet, ceramic tile and walk-off mat are in good condition.
    - Walls - The bottom of the concrete pier to the left of the entrance doors is damaged, patch and paint to match.
    - The bottom of the stair door is rusted and the stair side is dented and damaged, replace the door.
  - Main Entrance Lobby:
    - Floor - Carpet and ceramic tile are in good condition.
    - The mailroom/office service counter is not ADA compliant. Refer to ADA assessment for description of applicable requirements.
    - The rolling wood shutter at service counter is in fair condition.
    - The mailboxes are in fair condition.

## Facilities Conditions Assessment

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- Paint the wood door to the Women's Room to match the Men's Room door.
- Women's Bathroom off the Main Entrance lobby:
  - Floor - VCT is in fair condition.
  - Fixtures, toilet stalls and grab bars appear ADA compliant.
  - The PLAM counter is in fair condition except the PLAM on the front of the nosing is missing. The sink pipe is covered.
- Men's Bathroom off the Main Entrance lobby:
  - Floor - Linoleum is fair condition.
  - Walls - Ceramic tile wainscot with painted GWB above is in good condition.
  - Ceiling - SAC is in poor condition, replace.
  - Fixtures, toilet stalls and grab bars appear ADA compliant.
  - The PLAM counter is in fair condition except a portion of the PLAM pipe screen is missing. The sink pipe is covered.
- Student Affairs (North Wing):
  - This area has an open work space with a seating area and [4] faculty offices. It has been recently renovated and the finishes are all in good condition. Users report air leakage at the perimeter of the windows.
  - Walls - Wood wainscot with acoustic wall panels above are in good condition. Painted GWB walls at the offices are in good condition.
  - Windows in this area are cased with wood in good condition.
  - Wood doors and painted wood casings in this area are in good condition. These doors all have lever style hardware.
- North Stair/Vestibule:
  - Floor - VCT and vinyl base are in poor condition, replace.
  - Ceiling - SAC is in fair condition.
  - There is a vestibule at the North Stair Enclosure with a pair of aluminum storefront doors with transom above that exits to the exterior. The doors are in good condition and they exit onto a concrete landing with two steps down to grade.
- Dining Hall and Serving Line:
  - Floor - Carpet and ceramic tile are in good condition.
  - Walls - Painted wood chair rail and GWB wainscot with painted CMU above are in good condition.
  - Ceiling - Painted GWB soffits with SAC is in generally good condition. There are some stained and damaged tiles, replace.
- Student Radio Station (South Wing):
  - Floor - Carpet and vinyl base are in poor condition, replace.
- Corridor 104 and South Stair/Vestibule:
  - Floor - VCT and vinyl base are in poor condition, replace.
  - Ceiling - SAC is in fair condition.
  - There is a vestibule at the Stair Enclosure at the south end of this Corridor with a pair of aluminum storefront doors with transom above that exits to the exterior. The doors are in good condition and they exit onto a concrete landing with two steps down to grade.
- Kitchen (West Wing):
  - Floor - Quarry tile floor and base are in good condition.
  - Ceiling - Painted GWB or concrete is in good condition. SAC in dishwashing is in good condition.
- Back of House (West Wing):
  - The finishes in the back of house are generally in poor to very poor condition. This area needs to be renovated.

## Facilities Conditions Assessment

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- Floor - 12x12 VCT or 6x6 VCT, may contain asbestos, is in poor condition.
- Ceiling - Painted GWB or concrete is in fair condition.
- The bathrooms and janitors closet have mosaic ceramic tile floors and base in fair condition. The fixtures and toilet stalls are in fair condition. These bathrooms are not ADA compliant.
- The doors are in poor to very poor condition. The loading dock doors and frame are in very poor condition. Replace all doors
- Basement Mechanical Area Below the Kitchen:
  - Stairs:
    - Walls - Painted CMU is in generally fair condition with areas in poor condition that should be painted.
    - Ceiling - Painted and in fair condition.
    - Vinyl composite treads and concrete risers are in poor condition.
    - Painted steel guardrail and railings are in poor condition and are not Code compliant. Replace.
  - Mechanical:
    - Floors - Concrete in fair to poor condition with large cracks. Vinyl base is missing in areas.
    - Walls - Painted CMU is in fair condition.
    - Ceiling - Painted concrete is in poor to very poor condition.
    - The exterior pair of painted steel doors and frame are in poor condition and should be replaced.
    - There are several areas of standing water in the mechanical rooms and crawl spaces. Further investigation is required.
- Basement Below the North Wing:
  - Stairs:
    - VCT at floor landings is in poor condition and should be replaced.
    - Ceilings - Painted and in good condition.
    - Rubber treads are in generally good condition. There are some damaged treads, replace. Painted concrete risers are in poor condition, paint.
    - Wall mounted steel railings are in fair condition.
  - North Corridor:
    - Walls - GWB is in good condition. Wood wainscot is dated but in good condition. Replace missing base on both sides of the door to the north stair.
    - Ceiling - Painted concrete is in good condition.
  - Lounge:
    - Walls - Painted CMU and concrete are in good condition. Wood and carpet wainscot is dated but in good condition. Replace missing base.
    - Ceiling - Painted concrete is in good condition.
    - Install panic hardware on the door to the south corridor/stair.
  - Club Rooms and Storage:
    - Floor - VCT is in good condition.
    - Walls - Painted CMU and concrete is in good condition. Wood paneling is dated but in good condition. Some student damage, drawings and tape on the walls.
    - Ceiling - Painted concrete is in good condition.
  - Laundry:
    - Floor - VCT has recently been refinished and is in good condition.
    - Walls – Painted GWB wall at exterior is in poor condition. Patch GWB and paint wall. Install vinyl base at this wall.
    - Ceiling - Painted concrete is in fair condition.

## Facilities Conditions Assessment

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- South Corridor:
  - Floor - 6x6 VCT, may contain asbestos, has been recently refinished and is in good condition.
  - Ceiling - Painted concrete is in good condition.
- Second and Third Floor Residential Halls:
  - Stairs:
    - Floor - VCT and vinyl base at floor landings is generally in fair condition. Some landings are in poor condition and should be replaced.
    - Walls - Painted CMU is in good condition.
    - Ceiling - SAC and in generally good condition. Replace missing and damaged tiles.
    - Rubber treads are fairly new and in generally good condition. There are some damaged treads, replace. Painted concrete risers are in fair to poor condition and should be painted.
    - Wall mounted steel railings are in fair to poor condition and should be painted.
    - Painted steel doors and frames are typically 90-minute UL labeled, in good condition, with panic and lever style hardware.
    - Refer to Code assessment for description of applicable components.
  - Corridors:
    - Floor- Carpet and vinyl base is in good condition.
    - Walls - Painted CMU is in good condition.
    - Ceiling - Painted textured concrete is in good condition.
  - Lounges:
    - Floor - Carpet is in fair condition with soiled areas, needs to be cleaned. Vinyl base is in good condition.
    - Walls - Painted CMU walls are in good condition.
    - Ceiling - SAC is in fair condition.
    - The second-floor lounge has a kitchenette with 36" high solid surface counter and island in good condition. Wood panel wall and base cabinets are in good condition. Appliances and Ansul System hood are in good condition. This kitchenette is not ADA compliant. The third-floor lounge does not have a kitchenette.
  - Bathrooms and Shower Rooms:
    - Floor - Mosaic tile floor and base in Bathrooms are in good condition. Textured epoxy floor and base in Showers is in good condition except as noted.
    - Walls - Painted CMU in Bathrooms is in good condition. Ceramic tile in the Shower Rooms is in good condition.
    - Ceiling - Painted concrete is in good condition.
    - PLAM countertops and pipe screens are in good condition.
    - Plastic toilet partitions and fixtures are in good condition.
    - The Bathrooms and Shower Rooms are not ADA compliant.
  - Dorm Rooms:
    - Floor - VCT and vinyl base is in good condition.
    - Walls - Painted CMU is in good condition.
    - Ceiling - Painted textured concrete is in good condition.
    - Door hardware is knob lockset and should be replaced with ADA compliant lever lockset.

## Facilities Conditions Assessment

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- Windows:
- The windows at the Residential Halls are aluminum double hung, double glazed with screens, and are in good condition. Interior sills are green slate and typically in good condition, unless noted. The exterior caulking is beginning to fail. Replace failed joints with backer rod and sealant and the remainder within 2 years.
  - The windows at the Dining Hall are aluminum storefront, double glazed, with operable awnings and are in good condition. Interior sills are green slate in good condition. The mortar joints in longer sills have failed in places. Rake the joints and replace the mortar.

Exterior Entrances:

- Aluminum storefront entrances are single glazed or double glazed and in fair condition.
- The exterior hollow metal doors and frames are in fair condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Brick is in generally good condition.
- The top of the concrete ramp at the Main Entrance has a section of asphalt paving, replace with concrete.
- The concrete steps and landing at the Main Entrance are in fair condition. There's one area of spalled concrete at the landing and the steps have been patched.
- Paint the steel columns and railings at the Main entrance.
- Paint the steel railings at the concrete landing and steps at the north and south entrances.
- The concrete landing and steps at the north entrance is in fair to poor condition.
- The EIFS fascia above the Dining Hall windows and below the metal gravel stop is soiled in areas but otherwise in good condition. The metal gravel stop is in good condition.
- The brick veneer did not originally have control joints, but they have since been saw cut into the brick. Some of the saw cut control joints have begun to evict sealant from the joint due to compression, some have failed. The joints may not be wide enough to control the movement present. Some of the saw cuts on the west side are wavy. Replace all failed control joints with backer rod and sealant and monitor the control joints.
- Replace the damaged bird screen at the foundation louver on the west side.
- Repair and repoint the damaged brick at the corner near the loading dock.
- The loading dock door to the open grate stair is in very poor condition, remove or replace.
- The steel open grate stair and railing are in poor condition, replace.
- The steel frame at the loading dock opening is rusted. Remove rust and paint frame.
- The pair of loading dock doors are in poor condition, replace.
- The concrete retaining wall on the left side of the loading dock is low and the drop off is more than 30". Add a painted steel pipe guardrail on top of the retaining wall at 42" above the paving at the loading dock.
- The two pairs of steel doors and frame and one single steel door and frame on the west side walk out basement and mechanical rooms are all in very poor condition and should be replaced. The louvers on this same wall are also in very poor condition and should be replaced.

- Roof:
- The EPDM membrane roofs, installed in 2013, are in good condition.

# Facilities Conditions Assessment

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## CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Dormitory (R2), Assembly (A3).
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: Fully-sprinklered. Refer to MEPFP Assessment.

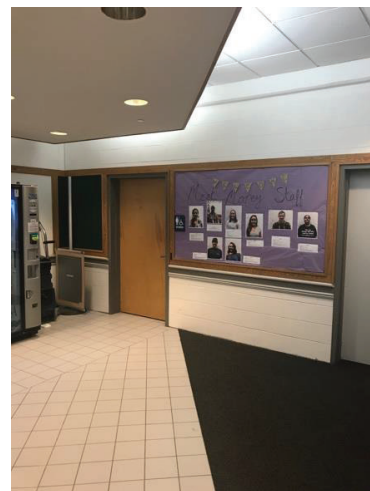
## LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- The wall mounted stair handrails are compliant at 30" high. An existing stair must have a handrail at a height of 30"-38".

## ACCESSIBILITY (2010 ADA STANDARDS):

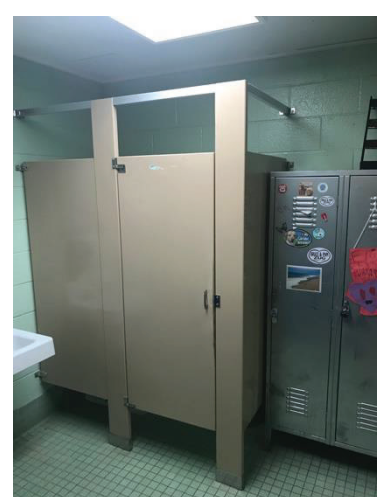
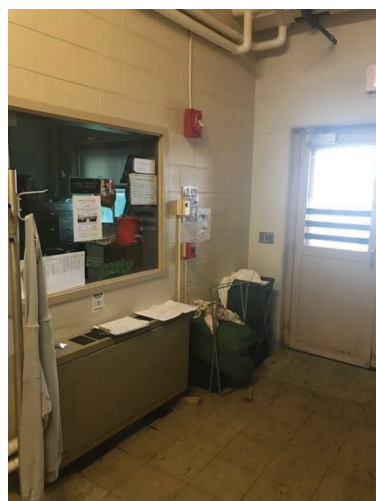
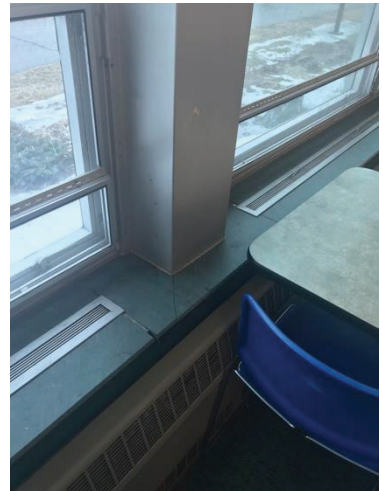
- The Main Entrance to the First Floor is ADA accessible. An exterior ramp leads from the courtyard up to the Main Entrance. From this all areas of the first floor are accessible. The south pair of doors from the Dining Hall into Corridor 104 could provide access to the south wing and Student Council area but is currently labeled no access.
- There is not an elevator in Morey.
- The mailroom/office service counter at the Main Entrance Lobby is at 40". ADA requires service counters be no higher than 36". Replace and lower the counter.
- The Bathrooms off the Main Entrance Lobby are ADA compliant.
- The remainder of the second and third floor residential halls and basement spaces are not ADA accessible. Refer to individual spaces for further description of ADA deficiencies.
- Inside railings at the stairs in the residential wings are not ADA compliant. They do not have extensions, nor are they continuous at switchbacks.
- Door hardware is typically knob style unless noted otherwise and should be replaced with ADA compliant lever style.
- This building could potentially be brought into ADA compliance. A single elevator located in the north wing could make all three residential floors accessible. The bathroom cores on all three floors are large and could be reconfigured for ADA compliance. Rooms on each floor could be reconfigured. Further evaluation would be required.

## INTERIOR



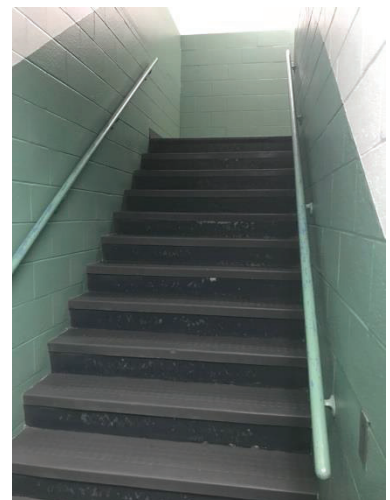
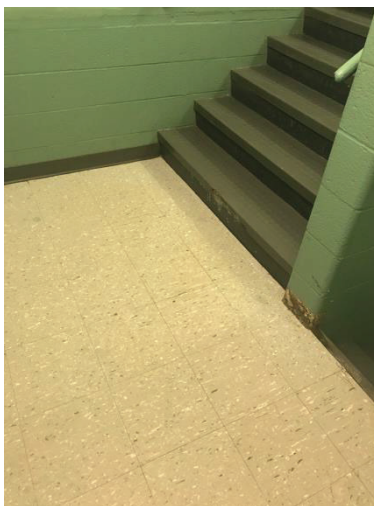
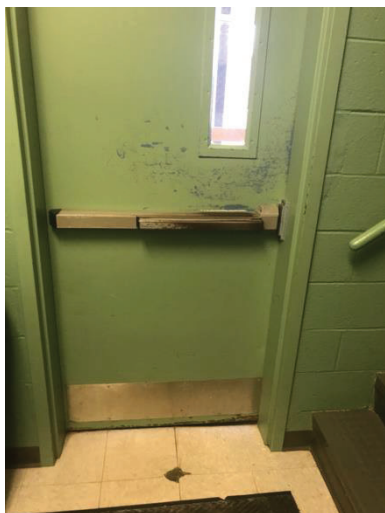
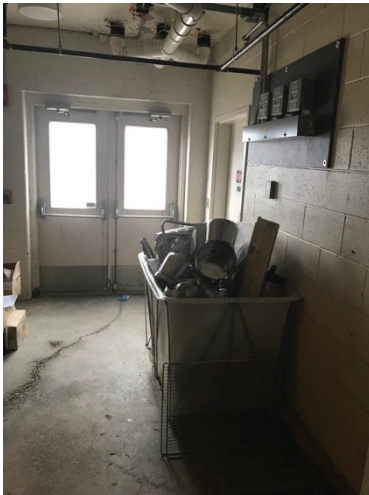
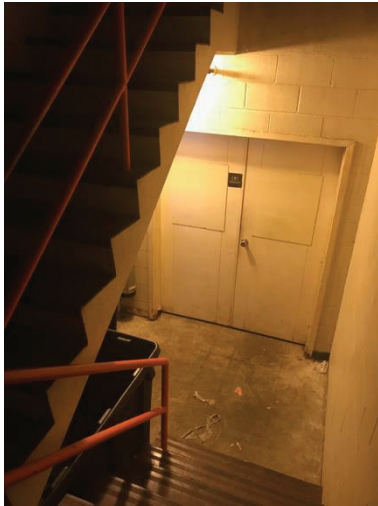
## Facilities Conditions Assessment

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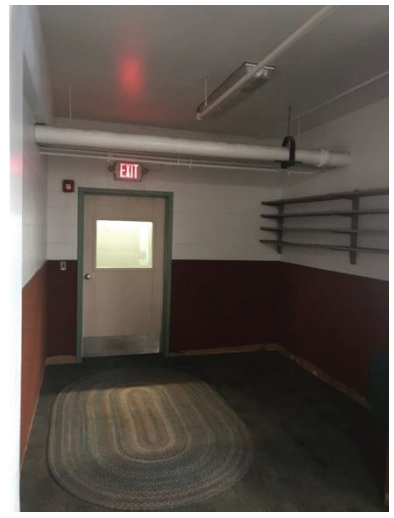
## Facilities Conditions Assessment

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## Facilities Conditions Assessment

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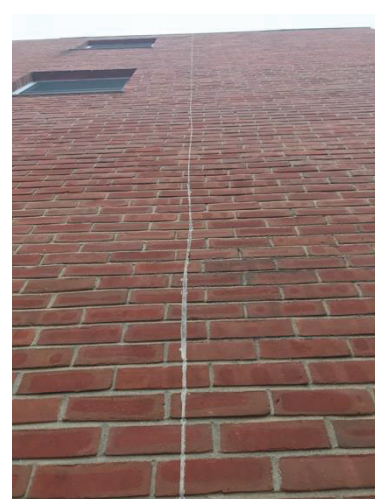


## Facilities Conditions Assessment

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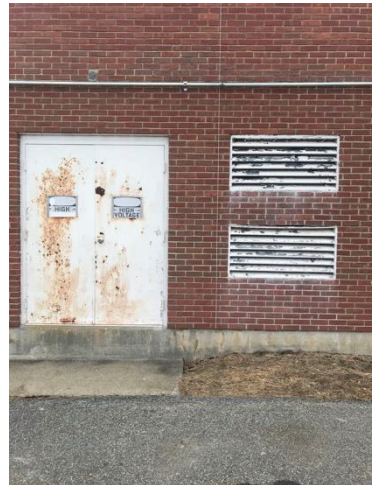
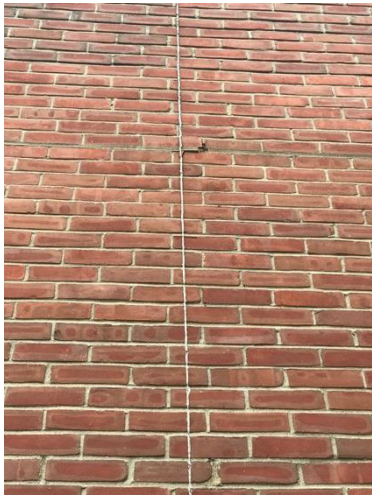


### EXTERIOR:



## Facilities Conditions Assessment

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## Facilities Conditions Assessment

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ROOF:

