Mount Greylock Regional School Feasibility Study Update #1
Building and Site Assessment Progress Report

The Mt. Greylock Regional School has served our community well for the last 45 years. However, other than an addition in 1968, minimal building work has been undertaken in the past decades. The District has undertaken a comprehensive Feasibility Study of the Regional School to determine what facility changes are required and what options we have. The Building Committee has established a four-step process for answering these questions, and hired Dore and Whittier Architects, Inc. to perform this study. The study process includes active community participation and several upcoming public meetings:

Public Meetings at Mt. Greylock Regional School Library, 7:00 PM

Building and Site Assessment	January 10, 2006
Projected Enrollments and Educational Space Needs	January 24, 2006
Development of Building Options (Renovations Only, Additions & Renovations, or New Facility)	February 15, 2006
Cost Implications of Building Options	February 28, 2006

Public Meeting at Lanesboro School Cafeteria, 7:00 PM

Building Assessment and Educational Space Needs	January 31, 2006

The first step in this process is the evaluation of the existing building and site. Dore & Whittier and its team of eleven Architects and engineering consultants (structural, mechanical, plumbing, electrical, civil and environmental) have conducted an evaluation of the building systems. Although a more detailed report is forthcoming, following are the highlights of the building and site assessment:

Life Safety

- No fire suppression sprinkler system
- No fire separation walls for assembly areas
- Combustible materials – wood slats at auditorium walls; control booth wood dividing walls are not compliant with current codes
- Stair hand rail diameters are not code compliant
- Door widths do not meet egress requirements
- Fire alarm system is not code compliant

Heating, Ventilating, Air Conditioning

- Recommend full system replacement:
  - Original Boilers are near the end of their design life
  - Heating is inconsistent – some rooms are hot while adjacent rooms are cold
  - Pneumatic temperature control system should be replaced
  - Hot water system needs replacement
- No door area vestibule cabinet heaters to create air curtain
- Poor ventilation throughout building – particularly bathrooms (many complaints)
- Little to no ventilation in corridors is not code compliant

Architectural

- Single pane glass windows are large source of heat loss, and crumbling caulking is allowing air infiltration
- Some areas at main building walls are being infiltrated by water; mortar has deteriorated and has been pushed out due to freeze/thaw cycles, and will deteriorate further

- Some interior classrooms (#56-59) reported to have poor air quality. They are windowless spaces that when combined with adjacent rooms due to class loading, created too large of a space with acoustic problems
- ADA (Accessibility) issues
  - Corridor ramp to gym is not ADA compliant and enters girls locker room rather than gym lobby
  - Not all entrance and interior doors meet width and hardware requirements
  - Auditorium sloped floor is too steep. There is no lift or ramp to stage and compliant seating is not provided
  - No ADA compliant toilets in building
  - Existing handicap ramps too steep and lack landings
- Core areas (library, gym, cafeteria, etc.) are located in different corners of the building – difficult to navigate and to open securely to the community for after hours use
- Students have complained about timeliness between classes due to building sprawl.-.one-story structure with additions
- Lack of natural light is prevalent, particularly in hallways, and some classrooms.
- Lack of identifiable Main entrance with direct access to administration or greeter
- Numerous front entry exterior doors increase security risks
- Most furnishings, equipment and finishes are showing signs of significant use and age
- Curling and popping floor tiles in building northwest area likely due to high water table/humidity issue - also contributes to poor indoor air quality
- Roof (replaced in 2002) some areas of ponding due to clogged drains or compressed insulation (no pitch to drain)

Structural

- Generally the structural systems are in good condition with no evidence of distress or settlement
- No vertical expansion (additional floors) possible due to slab type construction
- Seismic upgrade is necessary if building is renovated

Electrical

- Available power service capacity is sufficient, but fixtures and wiring old
- New wiring for future technology and technology infrastructure, is recommended
- New single emergency generator recommended

Plumbing

- Plumbing is 35-45 years old – copper piping life generally 40-50 years – recommend full system replacement prior to failure and damage
- Plumbing fixtures are well worn and not as efficient as current low flow fixtures nor ADA compliant

Hazardous Materials

- At the time of original construction some suspect hazardous materials may have been utilized
- A thorough documentation (testing) of suspect materials should be undertaken prior to any proposed renovations
- Hazardous materials are typically benign unless disturbed for maintenance or significant renovation
- Abatement will need to take place during any renovation construction and will impact costs and schedule

Site Review

- Intersection of driveway with Route 7 has poor road visibility
- Parking lot and access roads are old and in need of maintenance and repair
- Drainage – storm water quality will need to be improved with any project
- New well(s) will be required to replace existing contaminated well
- Fire suppression will require fire pond or storage tank with pump station
- Large portion of site is Amenia silt loam, “Prime Farmland” soils - will trigger an Environmental Notification Form (ENF)
- High water table (depth of 2 feet) contributes to water infiltration at NW corner of school).
- The pond behind the track is subject to the Wetlands Protection Act – the connecting brook appears to be intermittent – another wetland area on south portion of site
- North portion of parcel is within neighbor’s well head protection area – need to recognize with any new construction