

GENERAL REQUIREMENTS

FACILITY & MAINTENANCE REQUIREMENTS

NORTHEAST METROPOLITAN REGIONAL VOCATIONAL HIGH SCHOOL

FACILITY AND MAINTENANCE REQUIREMENTS

The Design Team has been aware of the facility and maintenance requirements for the new Northeast Metropolitan Vocational High School throughout the planning and design process. Meetings with the school and districts maintenance staff were held to discuss specific building maintenance needs. The following are the maintenance related items particular to the project

A. General Custodial Requirements:

1. The design team reviewed proposed floor materials, custodial office, closet, and storage locations with persons responsible for maintenance.
2. Materials used on this project are designed to be sustainable, durable, and easily maintained. The spaces throughout the building are designed for high traffic conditions.

Floor materials used within the building will be terrazzo, linoleum, sheet vinyl, rubber, and resilient soft flooring which will provide a softer underfoot, and a long-lasting sustainable floor. All these floor materials are maintained by mopping and or auto scrubbing.

Floor material at administration, guidance, and the learning common will be carpet tiles manufactured with Antron 6.6 fiber for greater soil resistance. Daily vacuuming is standard maintenance along with a yearly hot water extraction cleaning (shampooing).

Walls throughout the corridors and public spaces will have a wainscot of ceramic material (i.e.: ceramic tile thin porcelain sheets or porcelain tile) which can be cleaned with all-purpose low chemical content cleaners and water.

Paint used throughout the building will be low maintenance & low voc.

B. Training Hours and Scheduling:

1. MSBA Project Advisory 65 – Training Programs for School Construction Projects – Best Practice guidelines were reviewed with the persons responsible for maintenance.
2. The persons responsible for maintenance agreed that the training schedule and hours and method of delivery will be coordinated toward the end of the construction document phase.
3. Additional reviews with the school and persons responsible for maintenance will be scheduled during the Construction Documents phase.

C. HVAC Systems

1. The building HVAC systems are proposed to be high efficiency all electric systems to reduce the building greenhouse gas emissions. Refer to HVAC and Electrical narratives for equipment requiring maintenance.

D. Building Management Systems

1. The building management system is proposed to be a direct digital control system. Refer to the HVAC and Electrical narratives for descriptions.
2. The persons responsible for maintenance were informed that the ATC subcontractor will provide pre-occupancy and post-occupancy training.

E. Roof Access

1. The design team reviewed roof access with the persons responsible for maintenance.
 - A. Rooftop mechanical equipment requiring access by service technicians are located on four (4) different roof areas. Access to each area is per the following:
 - 1) Gymnasium Auditorium Roof: Accessed direct from a stair tower through a man door.
 - 2) Main Academic Roof: Can be Accessed either from a roof ladder that originates at the gymnasium roof, or a roof hatch (w/ ladder) located in a fourth-floor custodial closet.
 - 3) Cafeteria Roof: Accessed directly from a 2nd floor mechanical room through a man door.
 - 4) Early Education Roof: Accessed through a roof hatch (w/ ladder) located within a first-floor storage closet.

Once upon the roof, walkway pads lead maintenance staff to all major rooftop units.

F. Mechanical Room Access

1. Mechanical rooms are provided access that meets or exceeds the requirements of IMC 2018 Section 306 Access and Service Space.

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