Architectural
Existing Conditions Report

Northeast Metropolitan Regional Vocational High School, also known as Northeast Metro Tech, is located at 100 Hemlock Rd, Wakefield Massachusetts. The school was built 1967-68 and was opened in 1968 to teach both traditional high school classes such as English, Math, and Science, along with offering students a multitude of other trades. The existing building is a 3 story, steel joist and masonry framed structure except for the Gym and pool areas where the roof is comprised of large concrete tees. The assumed construction type is Type 2C, not sprinklered. The building measures approximately 624 feet long (at its longest) x 531 feet wide (at its widest) x 33 feet high (at its highest). The building contains a total of 239,444 square feet, spread over three floors. The main floor features multiple levels- one half-level midway into the building and a second half-level by the northwest Carpentry shop wing. Over the last 52 years, there have been a number of additions and minor renovations to the building, including the compressor room for the automotive shop, the storage room for the maintenance department, and numerus partitions to subdivide spaces to create needed teaching and storage spaces. Unfortunately, these renovations have often compromised the original spaces.

A typical elevated floor is constructed of concrete slab-on-deck supported by steel joist and structural steel girders or precast concrete beams. The lowest levels floors are constructed with concrete slab-on-grade. The typical roof construction is bulb tees (with tectum panels) supported on steel bar joists and steel girders. Although the building is composed of loadbearing walls, some steel wide flange columns are interspersed throughout the first floor. Concrete columns are located in the basement with isolated spread concrete footings. The exterior masonry walls are supported by concrete strip foundation walls and footings at the lowest level. Fenestration is comprised of single pane windows with non-thermally broken aluminum frames. Also used are fixed translucent panels in non-thermally broken aluminum frames, and metal doors with single-pane vision glass on hollow metal press frames none thermally broken. The front entrance system incorporates hollow metal frames two-stories tall with single-pane glass and single-pane aluminum doors.

Exterior Walls

The typical exterior wall construction is double wythe loadbearing masonry wall. According to the original drawings, the exterior wall is composed of Concrete Masonry Unit (CMU) interior of various widths, with an integral 4" standard face brick with no insulation in between. Together with the fact that windows are not insulated, this construction results in a very inefficient building envelope. Precast concrete panels and exposed concrete are also used as exterior finishes, generally in the areas adjacent to windows. The exterior masonry at the pool area is showing wear and spalling. Masonry joints at all three sides of the pool structure are cracking and spalling and will require between 75 to 85 % repointing. The brick, precast concrete panels, and exposed concrete on the rest of the building seems to be in reasonably good condition. Visual observations of the exterior vertical precast frames around the windows reveal caulking gaps between precast and windows, and between precast and masonry. This condition could lead to water infiltration into the inner layers that could cause deterioration of the interior wall systems. The caulking seems to be the original, meaning it is over 50 years old. A few areas appear to have been patched with newer caulking. The exterior unit ventilator louvers are showing rust around the perimeters, the perimeter caulking is failing partially or completely. Because the unit ventilators are in front of the louvers, it is difficult to determine the extent of any interior damage. See recommendations.

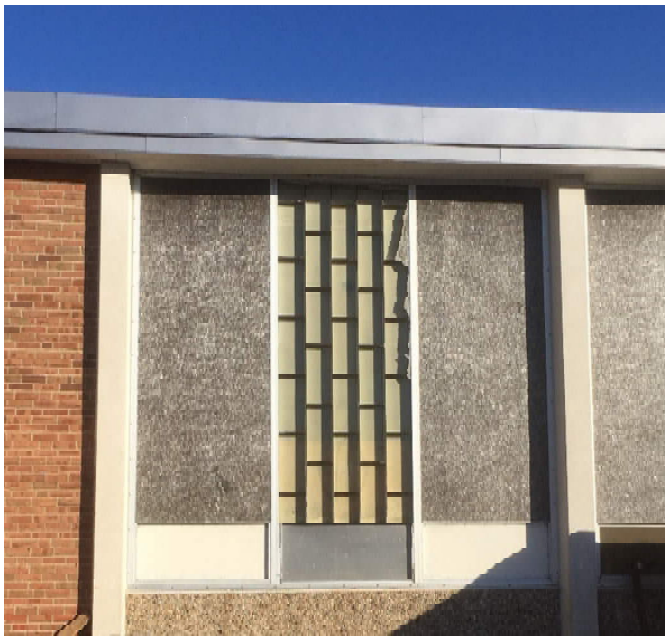
From a close study of the original drawings, the vertical structural precast members around the windows are full thickness matching the thickness of the masonry wall. Thus, the importance of re-caulking these elements to maintain the weather barrier.

RECOMMENDATIONS: Repoint brick joints at pool structure and elsewhere. Remove and replace caulking at all precast members around windows including precast headers and sills. Inspect all cabinet unit heater louvers, remove and inspect conditions. Remove all caulking and replace with new. Presence of the asbestos-containing materials (ACM) in the sealants shall be considered when the scope of work is determined.

Windows

The existing exterior windows are original to the building. They are typically 2" aluminum frame construction, not thermally broken, with single-pane clear glass. Some of the windows have transoms that have translucent sandwich uninsulated panels. Some panels are broken and exposed to the weather. Seals and caulking are failing, making the system more thermally inefficient. Refer to the environmental report for the detailed test result information on the fenestration perimeter caulking and glazing compounds. The window hardware condition and operation is poor. Some windows do not work, many of the hardware components are worn, causing either tight or dangerously loose operation.

RECOMMENDATIONS: The exterior window systems should be replaced in their entirety. Those windows that have not already failed are likely to fail in the near future due to age and failing window caulking. Replacement window systems, including Storefronts, shall be thermally broken aluminum frames and insulating Low-E argon filled Glass, and insulated panels as required for compliance with the new energy codes.



Exterior Doors & Frames

Main entry doors & pass doors appear to be original and show wear and tear. Most metal doors and frames show extensive rust and deterioration, typically at the bottom of jambs. Most doors have air gaps and lack proper weatherstripping.

RECOMMENDATIONS: Original passage Doors and frames at the various Exits should be replaced with insulated doors. Joints at overhead doors should be replaced to cut down on air leaks. Overhead doors should be retrofitted with gaskets to minimize air leakage. Un-insulated doors should be replaced with insulated doors.

Roof

The original roof construction at the flat roofs, according to the original drawings, was a built-up roof on 2" poured gypsum over 1-1/2" formboard. The flat sloped roofs where replaced around year 2000 with an EPDM roof over insulation of unknown thickness and type. The roof is coming to the end of its useful life. It is assumed that the roof must be replaced as part of a renovation project. Evidence of water infiltration on the roof is apparent by the fact that repairs using some type of rolled-on waterproofing treatment had been applied in patches throughout the roof area. These white patches are wearing off allowing the potential of recurrence of the leaks that they intended to protect. Minor areas of ponding are occurring at the flat roofs, and some adhesion separation can be observed. The roof in the pool area is completely delaminated from its substrate. This needs immediate attention.

The metal fascia's seem to be in good condition. The soffits show water stains from old leaks. The metal fascia's at Main Entrance two story classroom area show wear and tear and discoloring. The eave at west side of the sloped roof in the Cafetorium does not have termination flashing. Wind-driven rain may be infiltrating this eave which could eventually delaminate the edge causing serious problems.

RECOMMENDATIONS: Complete Removal of existing roofing membrane including any underlayment materials is recommended. All existing insulation shall be removed, and existing structural decks shall be evaluated for pull-out strength for new fastening system and repaired as necessary. Install a new vapor barrier, mechanically fastened polyisocyanurate insulation to meet energy code, recovery board, and fully adhered PVC or EPDM membrane roofing system. Replace with new all roof drains, roof edge blocking, mechanical curbs, and all other roof top accessories. Curbs at mechanical equipment may have to be replaced depending on the final scope of Mechanical upgrades required for the building.

Interior

Main entrance lobby and corridors

The main entrance is not accessible as the exterior entrance doors are half a story below the first floor level and only accessed by stairs. The only accessible entrance to the building is the West entrance by the pool. However this entrance is not supervised as a public entrance. Also, this entrance only provides access to 50% of the first floor; it doesn't provide access to the Gym and vocational shops without traveling ¾ of the length of the building, thru the Cafetorium, and making a U-turn to get back to the gym. This also requires a majority of the building to be open for after-school use. The vocational spaces on the north side of the building, the second-floor classrooms, and the remaining vocational spaces in the basement are not handicap accessible. There is a ramp in the central corridor that can reach the second tier or half level, but the ramp is too steep to be considered code compliant. A new lift was installed recently adjacent to the Cafetorium stage in a space carved-out from a storage room, however it is not centrally located and has little or no signage.

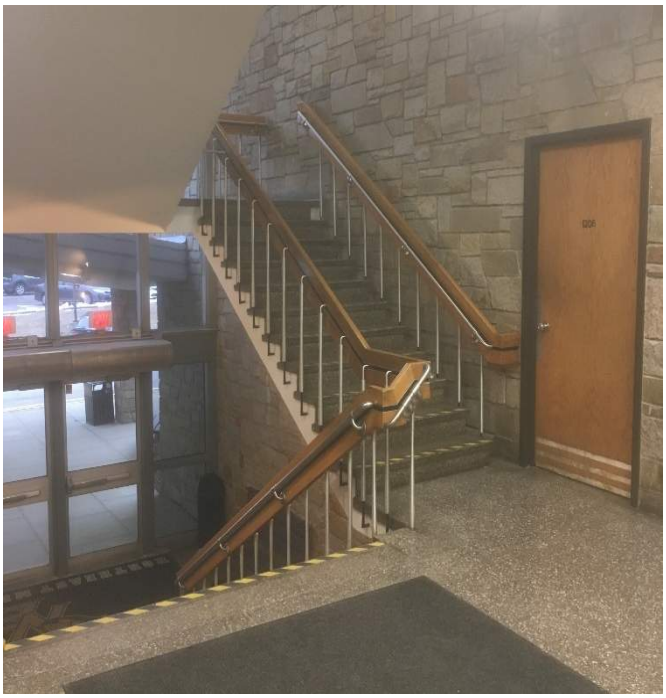
The interior doors of the main entry lobby were removed to make room for the security desk, leaving the security desk with no protection and encroaching on the main lobby. The guardrail at the main entry stair leading to the first and second floors is not code compliant in height or the spacing between balusters.

The Gymnasium, located on the west side of the building, requires the full length of the main corridor including the cafetorium to be open to provide accessibility during after-hours activities.

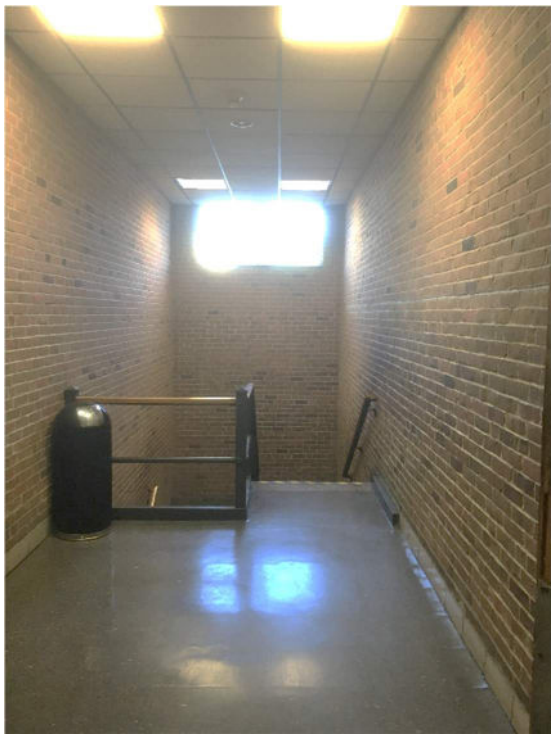
The corridors are all artificially lit with some new LED light fixtures. The acoustic ceiling tiles are being replaced on a maintenance schedules. The corridor terrazzo floors are in good condition. The brick, painted CMU, and tile walls are all in fair to good condition. Some tiled corners are chipped. Second floor and basement corridors are in similar condition to first floor.

Doors appear to be the original wood doors with half vision panels for corridor doors and small vision panels for classroom doors. Hollow metal frames are in generally good condition except for exterior frames which are rusted and pitted on the exterior side. Most hardware is original to the building and is beyond the expected service life. In addition, most hardware is not barrier-free.

Entrances to some of the classrooms do not meet barrier-free door clearance dimensions. Signage is not Barrier-free and is missing from a significant percentage of classrooms and office doors, making it hard to navigate the building for newcomers and visitors.



RECOMMENDATIONS: Existing CMU walls should be painted. Tiled corners should have corner protection. Metal Lockers should be replaced with wider lockers and double tiered.
Replace all Doors and Hardware. Provide magnetic hold open hardware at all corridor doors. Provide Exterior door with weather protection hardware including electrical security monitoring protection.
Provide fabric wrapped acoustical panels to help with sound control within the two and half-story lobby space. Consider relocating the security desk to the waiting area of the Admin space and recreating an airlock vestibule in the enclosed lobby space. Provide an elevator to make the Main Entrance barrier-free. Replace all guardrails and handrails to meet code, including at all stairs. Provide lifts or ramps at all stairs and half-flight stairs.

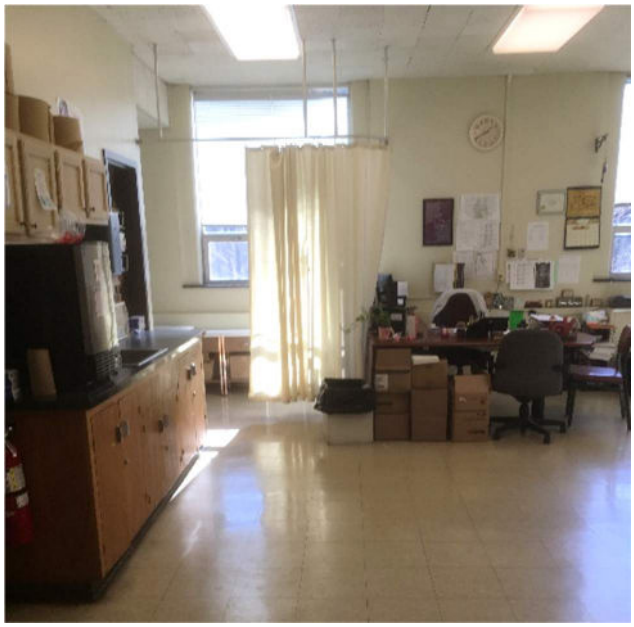


Office Space

Offices of various use and function are distributed throughout the building. The primary administration area is located in the Southeast portion of the building. This area houses the Main Administration and Secretarial offices, Principal's Suite, Superintendent's Suite, Health, Guidance offices, and the former teacher's lounge, now the Business office, subdivided with drywall panel partitions. The Assistant to the Principal occupies an former storage room for office with no windows or fresh air.

Each office has similar finishes and conditions: Ceilings are either 2x2 ACT in fair condition, or the original 1x1 concealed-spline tiles in poor shape. Walls are plastered CMU, generally in good condition. Floors are Carpet in fair to good condition and VCT showing wear and tear. Some areas of tile have been replaced with non-matching VCT. Doors are original wood in metal frames, generally in poor condition, heavily used, and badly worn. Most hardware either functions poorly or is inoperable, and is not barrier-free. Casework is in poor condition with delaminating counters, failing joinery, and poor hardware. Individual offices within the suites have similar finishes in like conditions.

RECOMMENDATIONS: Replace all floor, wall and ceiling finishes. Install new lighting. Existing walls to be painted. Replace all VCT Flooring with Linoleum Tile or Carpeting. Replace all Doors and Hardware. Upgrade the toilet rooms in the Health and Administrative suites to be barrier-free and accessible.

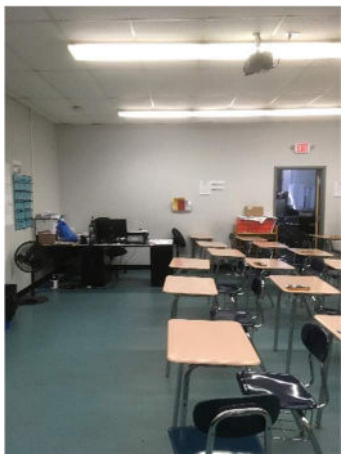


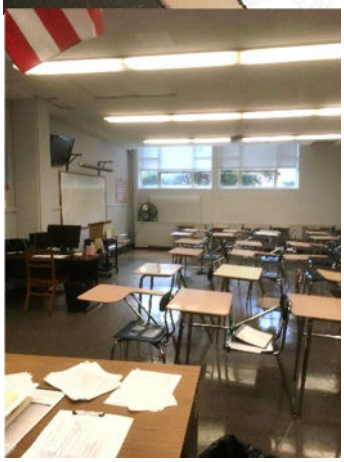
Classrooms

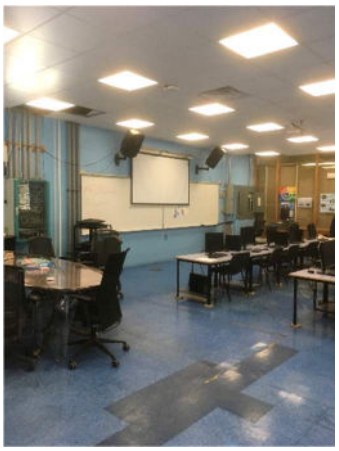
General Classrooms are located at the first and second floors of the building. There are also classrooms in the Vocational Areas which serve as Related Rooms for these programs. Each of the classrooms have similar finishes comprised of ACT ceilings, CMU or Plaster Walls, and VCT flooring. The ACT Ceilings throughout are in poor condition- badly damaged, sagging, and water stained. Most have the original 1x1 conceal-spline tiles. The CMU and plaster walls are generally in fair to good condition, structurally intact but with tired finishes. A few of the classrooms, including Related Rooms, are interior spaces with no access to daylight. Some new partitions have been installed in certain locations to create classrooms but provide poor acoustical separation from the adjoining spaces.

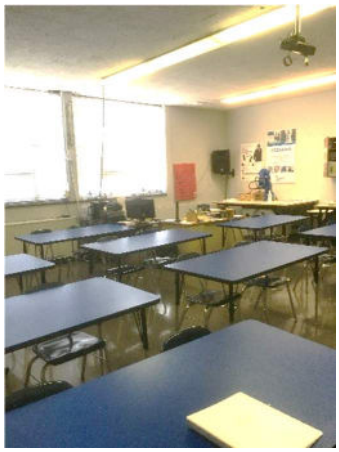
On the second floor there are a few classrooms separated by the movable partitions that are in poor shape, do not provide adequate acoustical separation between the spaces, and do not have functioning pass-doors. Floors are VCT with extensive degradation, wear, and damage. Some areas of tile have been replaced with non-matching VCT. Doors are original wood and metal, all in metal frames, which are in poor condition, heavily used, and badly worn. Most hardware either functions poorly or is inoperable. Window systems are as categorized elsewhere in this report, in poor condition. Minimal storage exists within classrooms. Display boards in classrooms vary between green chalk boards and whiteboards. All are in poor to fair condition. Every room observed has a smart projector for interactive instruction. There are several variations to the size and configuration of the academic classrooms.

The Related Classrooms for the vocational programs, have similar finishes but are generally in poorer overall condition. There are nine interior classrooms on both the first and basement floors with no access to daylight and with poor acoustics.

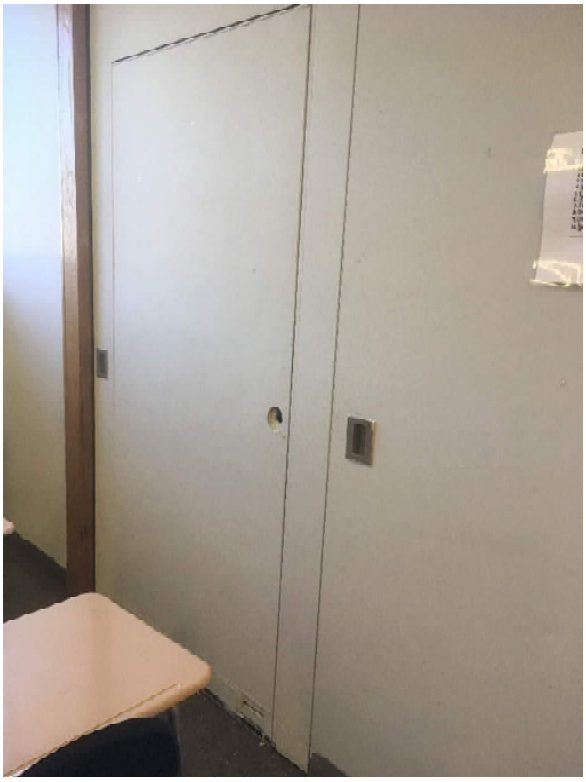








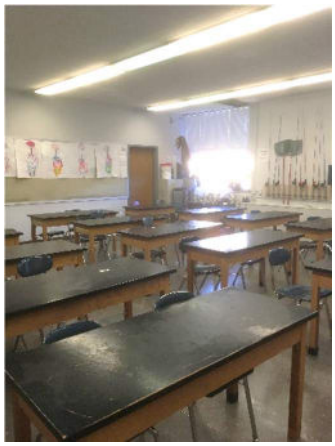
RECOMMENDATIONS: Replace all finishes and ceiling systems. Install new lighting and HVAC Systems. Existing CMU walls to be patched and painted. Replace all VCT Flooring with Linoleum or LVT tiles. At second floor and first floor over basement classrooms install linoleum floor finish with acoustical properties. Replace all Doors and Hardware. Replace all writing boards with new whiteboards and tackboards. Replace all casework. Provide new smart boards or teaching monitors with new technology to bring classrooms to 21st century teaching style.



damage desktops or desks entirely. We recommend perimeter exterior casework.

Science Rooms

The Science Classrooms and only Science Lab are located on the central corridor of the first floor level. All of these classrooms have direct access to daylight. Programs include Physics, Chemistry, and Biology. All of the Science rooms are significantly undersized in comparison to current MSBA Standards. Each of the classrooms have similar finishes to those of the regular classrooms listed above and are in similar condition. Doors are primarily wood, all in metal frames. Most hardware either functions poorly or is inoperable. Window systems, as categorized elsewhere in this report, are in poor condition. There are some provisions for storage within the science rooms, but the sizes are inadequate. The casework is in fair condition given its age, but hardware is in poor condition. Hardware, Electrical and Plumbing at Lab benches is in fair condition and mostly operable. The Epoxy tops on the Science Lab benches have held up very well, with only a few topical scratches. Damaged tops were observed in the science classrooms. Also refer to the FF&E existing conditions report.

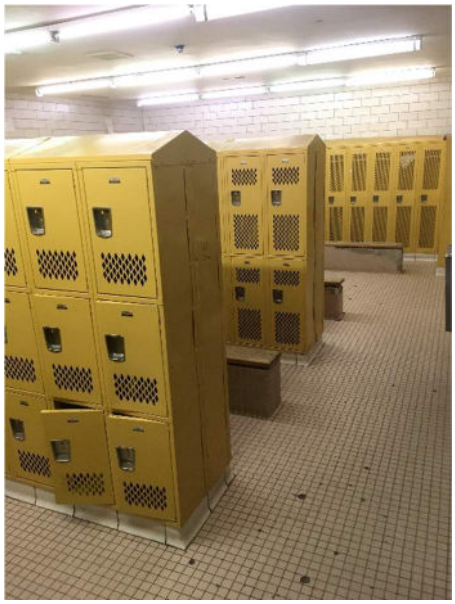


RECOMMENDATIONS: Science Labs do not meet current MSBA Space standards and therefore will require significant renovations and/or relocation to develop a compliant size and configuration. Along with the reconfiguration will be new finishes, ceiling systems, new lighting, and a new HVAC system. Existing CMU walls are to be patched and painted. Replace Flooring with sheet vinyl flooring. Replace all Doors and Hardware. Replace all display boards with new whiteboards and tackboards. Incorporate smart boards or the technology that is determined better suited for the school. Replace all casework. Replace

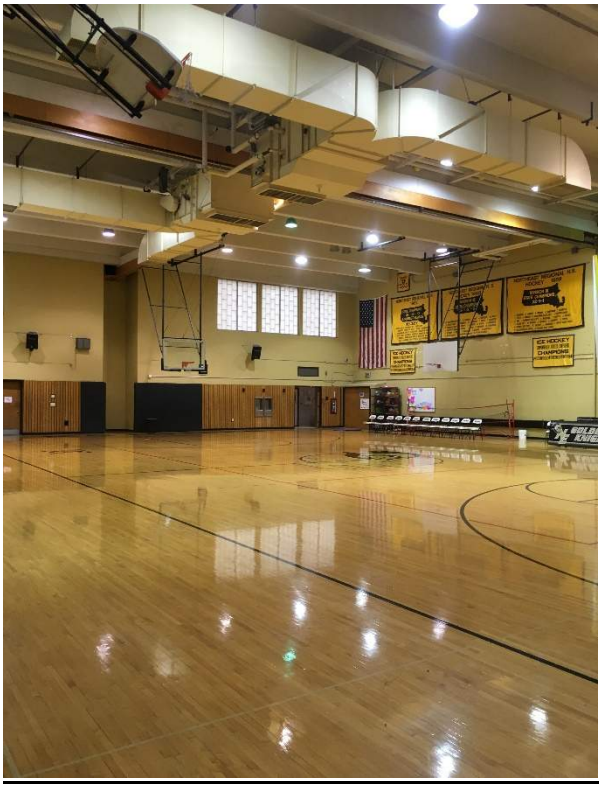
Gymnasium and Locker Rooms

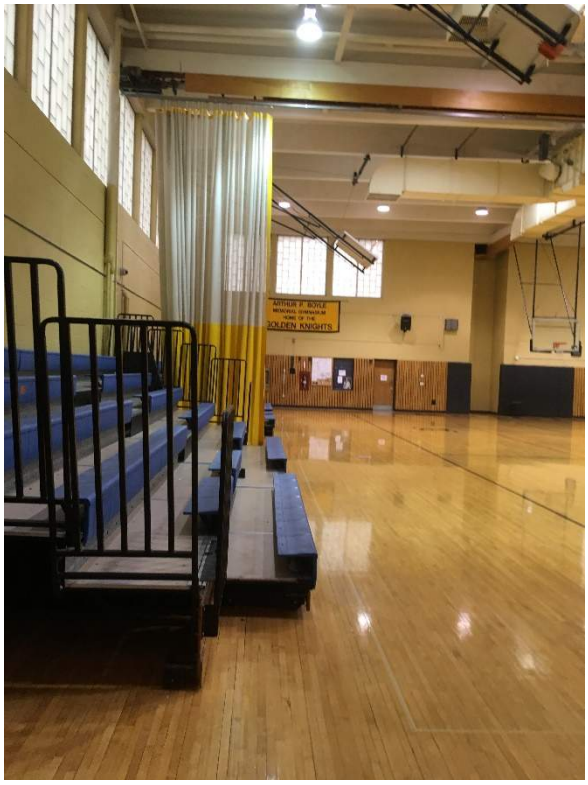
The gymnasium is 9530 SF and it has 1 full size basketball court in a North to South Orientation, with two sets of wood bleachers on the east side. The gymnasium had a dividing moveable wall partition that ran in the North-South direction, that has been removed reportedly because it no longer functioned. Today a full height curtain running in the East-West direction divides the space in two teaching stations directly connected to the Women's and Men's locker rooms. There are two glass forward-fold backboards for the main court and two pairs wood folding backboards of different shape for the two cross-court teaching stations. All backboards are motorized. Electronic scoreboards, shot clocks, are used in this space. The Roof Structure is exposed to the space, which consists of prefab concrete Tees and they run in the east west direction. Gym walls are painted CMU which seem to be in good condition. The lower part of the north and west walls have a mixture of 7' high vertical wood slats (about 60%) in fair to good condition and gym protective pads (20%) in fair to good condition, and doors the remaining balance, all original to the building. The pockets left over by the removal of moveable partitions are not protected with gym pads, however the outside corners are. The Wood Athletic floor seems to be original, looks and feels old and tired, showing a lot shrink gaps, but it is clean and well maintained. The Bleachers appear to be newer with plastic molded seats; they are manually operated. Doors and frames within the gymnasium space are primarily hollow metal frames with wood doors, which are in poor condition. Most hardware functions poorly or is inoperable and is generally not barrier-free. Locker Rooms are in poor condition with toilet and shower facilities in particularly poor condition.

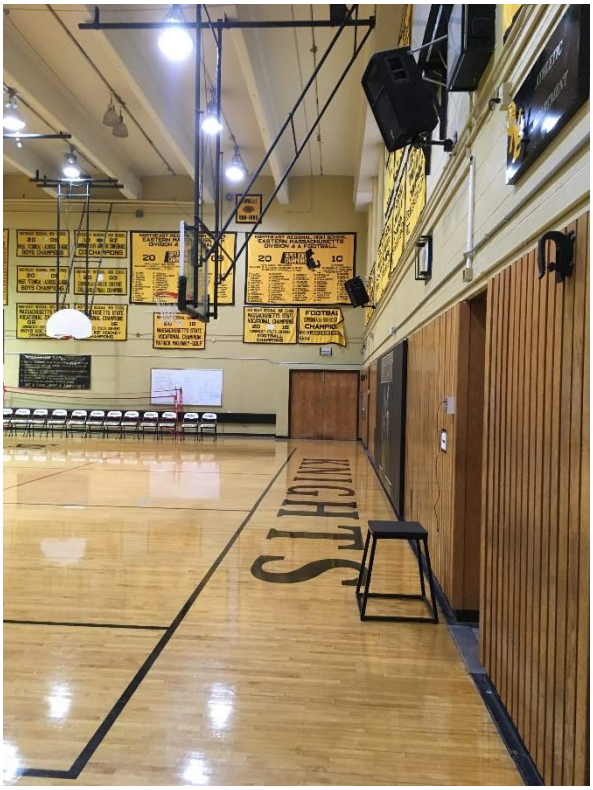
Locker room are shared with coaches. The girl's locker room is not accessible/barrier-free from the corridor, accessible access is through Gym space after going to the Cafetorium lift and back. showers have all metal stalls with plastic curtains with a wet and dry area for each stall which give privacy, but they look old and tired, they are original to the building. There are no female coaches' facilities except for one office with its own private toilet/shower area. There are no barrier-free toilet stalls. Urinals do not have screen protection or privacy.

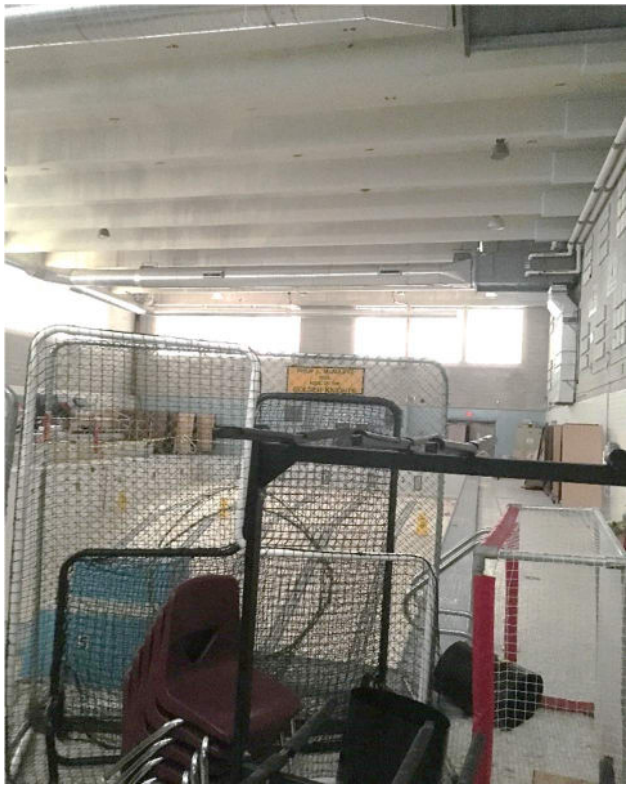


RECOMMENDATIONS: Replace Athletic Equipment including backboards that are dissimilar in shape, and basketball goals. Provide new scoreboard and shot clocks. Repaint all CMU walls. Replace wood floor with new athletic wood flooring system, complete with game lines and school logo. New Lighting, HVAC systems are also recommended. Provide acoustical panels for sound absorption. Replace all doors and hardware. Locker Rooms require significant upgrade as well as new MEP systems. Make girls locker room accessible from the corridor.





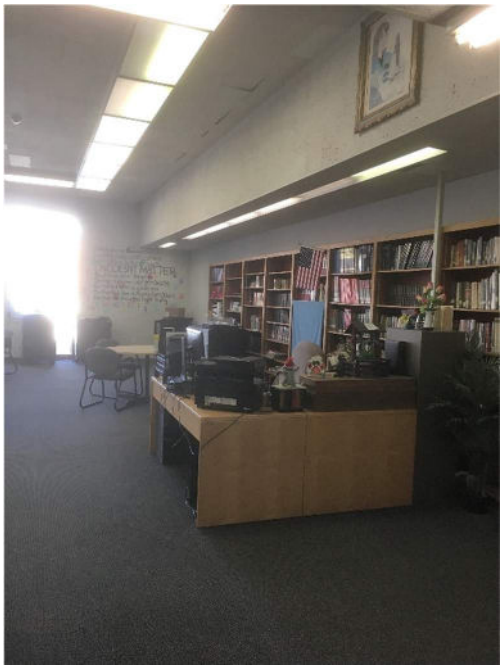


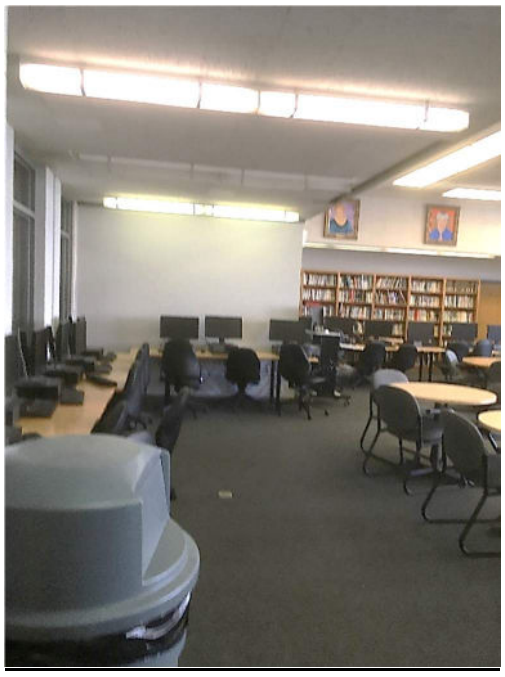


Media Center (Library)

The Library is 2060 SF and is generally organized as one large open space, with computer banks on the north wall facing the courtyard, the south wall facing the corridor, and west wall facing one of two bookshelves in the media center. The space has two makeshift rooms created with low walls. The Ceiling has the original 1x1 concealed-spline ACT with surface-mounted lighting which is in fair condition. Walls are mostly plaster and painted GWB and are in fair to good condition. The carpeting appears to be newer but is worn and deteriorated. The bookshelves are limited to just two on the east and west walls and are original to the building; they are in good condition. Casework in the circulation desk area is in good condition. Tables and chairs are relatively new and in good condition. Doors and frames within the library are primarily wood with hollow metal frames, which are in fair condition. Door hardware is not barrier-free except for egress doors. Exterior windows have single pane glass are very cold during the winter months.

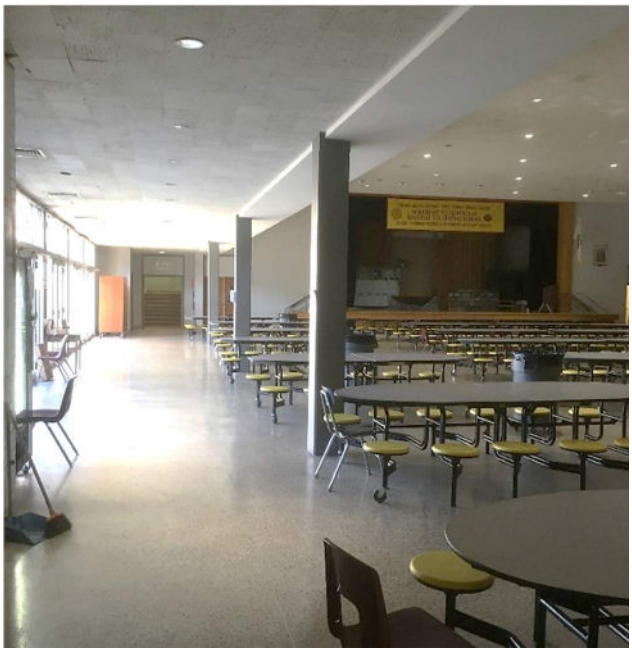
RECOMMENDATIONS: Evaluate existing space recommendations relative to Programmatic Requirements. This space has major reconfiguration associated with it to bring it up to contemporary standards for a high school media center. All finish systems are recommended to be replaced, new ceiling system with new lighting, new carpeting throughout. Book storage system and furnishings shall be upgraded. Replace all doors. We recommend perimeter exterior walls be insulated either from the exterior or from the interior, this will require some thoughtful strategies and estimating for comparison.

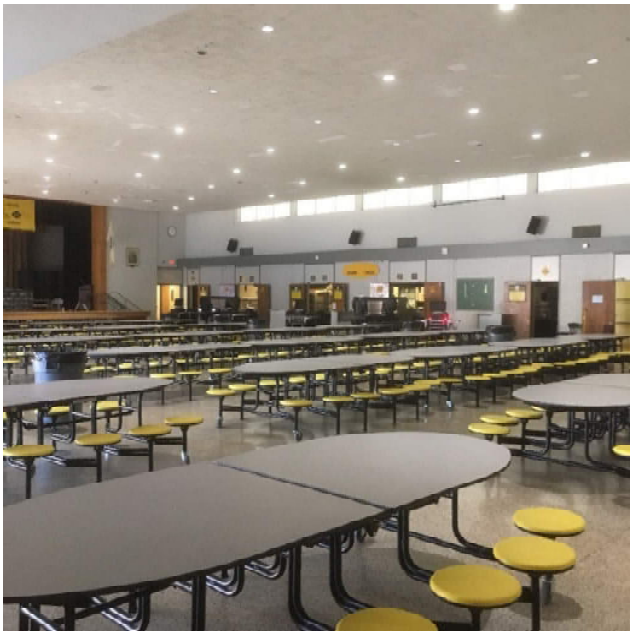




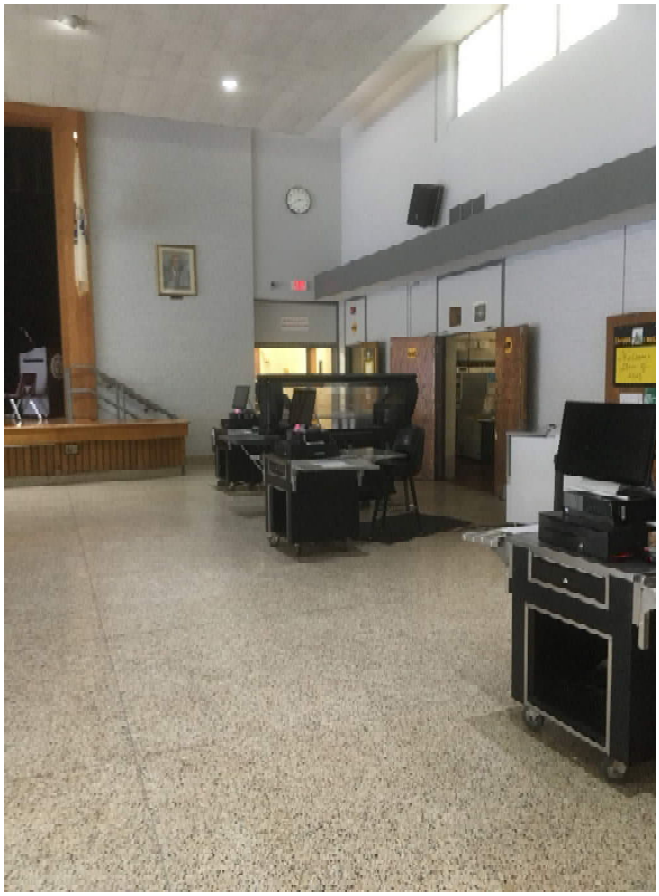
Cafetorium

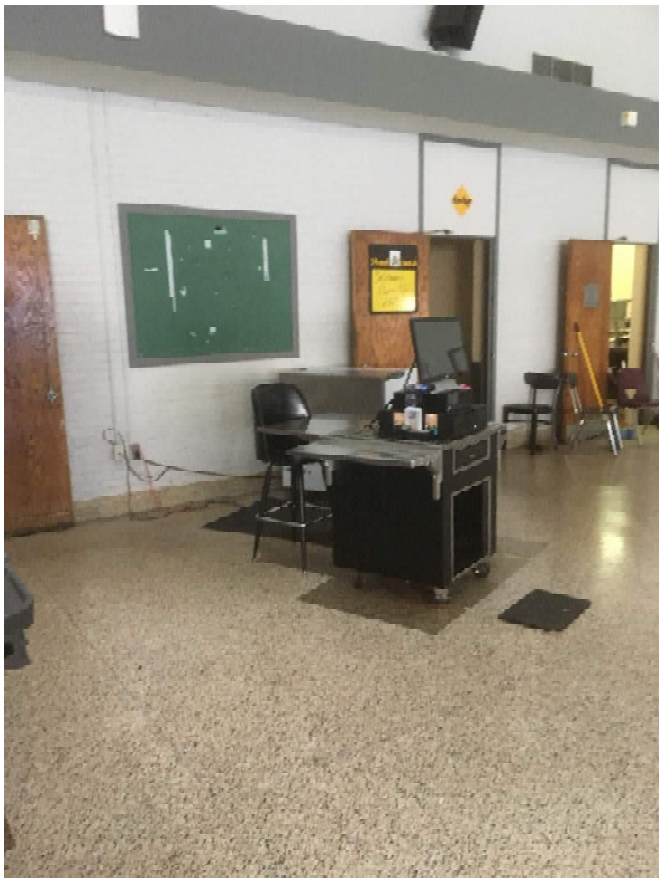
The Cafetorium space is located at the main level and serves as theater, dining, and multipurpose assembly space. The high and low ceilings have the original 1x1 ACT concealed grid. The high ceiling seems to be in good condition but looks dated. The low ceiling is in poor shape. Both ceilings have recessed can light fixtures which seem to be in fair condition (light levels should be tested and analyzed). Valance lighting of east and west sides at the low ceiling level with valances on three sides of the high ceilings are meant to give ambience while augmenting lighting levels. The walls are mostly plaster and painted brick and are in good condition. Terrazzo floor is in good condition. The furniture (folding tables with rounded corners and integral stools) are in good condition, having been recently purchased, but feel institutional. Also the rounded ends are awkward to sit at and are not made to butt together in rows. The doors to the servery are wood, original to the building, and look old and tired. The hollow metal frames are in good shape. The aluminum doors and metal frames to the Courtyard seem to be in good condition. But since they are not insulated or thermally broken, they are thermally ineffective. Exit doors to corridors are held open with wedges, which should be replaced with magnetic hold-opens.

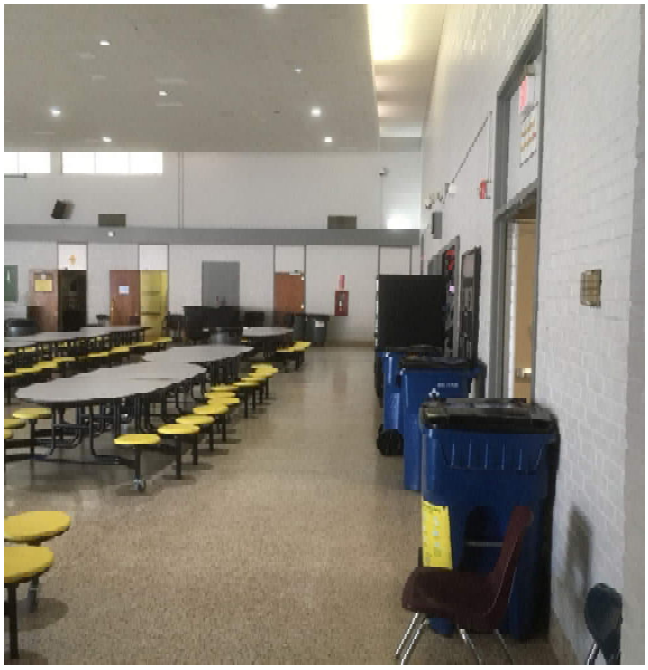




RECOMMENDATIONS: Replace all finishes, replace ceiling system, install new lighting, new HVAC system. Replace all Doors and Hardware. Replace aluminum doors and frames with new energy code-compliant doors Function and efficiency of operations require further evaluation to determine extent of architectural modifications required for this area. Replace at least some of the folding tables with more appropriate styles.
The valance light fixtures should be replaced with LEDs. Theater lighting should be upgraded.





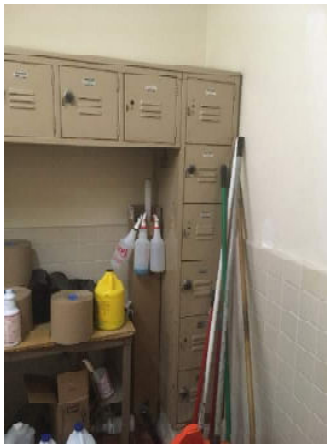


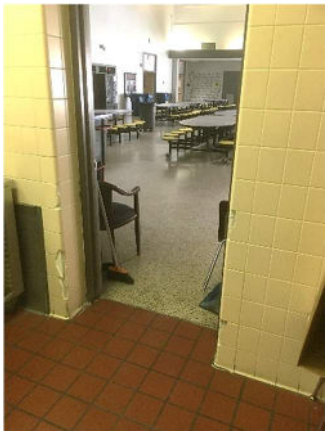

Some Kids Are Smarter Than You,
Some Kids Have Cooler Clothes,
Some Kids Are Better At Sports.
It doesn't Matter...
You Have Your Thing Too.
Be The Kid Who Can Get Along.
Be The Kid Who Is Generous.
Be The Kid Who Is Happy For Others.
Be The Kid Doing The Right Thing.
Be The Nice Kid!

KITCHEN

The Kitchen equipment appears to be in good condition. The Serving line is in its original dated design with very tight circulation preventing adequate flow. The plaster ceilings seem to be in good shape. The surface fluorescent wraparound light fixtures appear to be original. Lighting levels should be tested. Tiled walls seem to be in good condition except at corners next to doors. Quarry tile floor is in fair to good condition except as shown in photo where tile is missing, and concrete was used to level the floor surface. The HVAC is probably not adequate for the fact of the portable fans on same photo. The walk- in cooler & freezer seem to be original to building, past its life expectancy. Kitchen staff bathrooms & lockers are not barrier-free and are used as additional storage. Kitchen office is probably undersized due to fact that an office desk is in the kitchen floor area.

RECOMMENDATIONS: Replace lighting with new LED fixtures, replace mechanical equipment with new. Improve servery access for a more flexible and efficient flow. Make all public spaces barrier-free. Protect tile corners with heavy duty corner guards. See also the food service equipment report. Insulate the exterior walls.

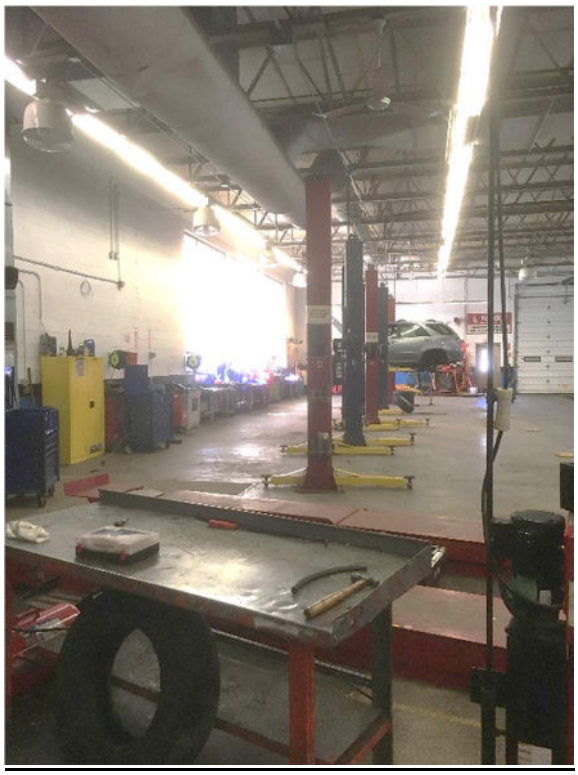


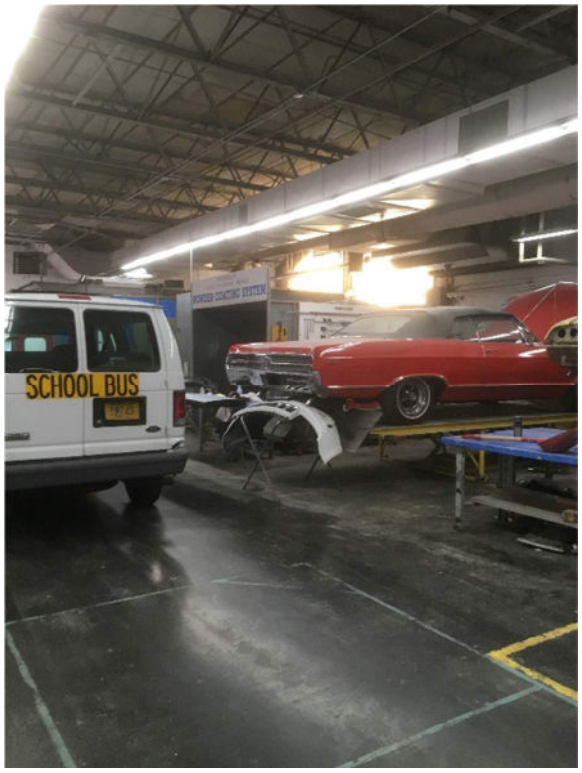


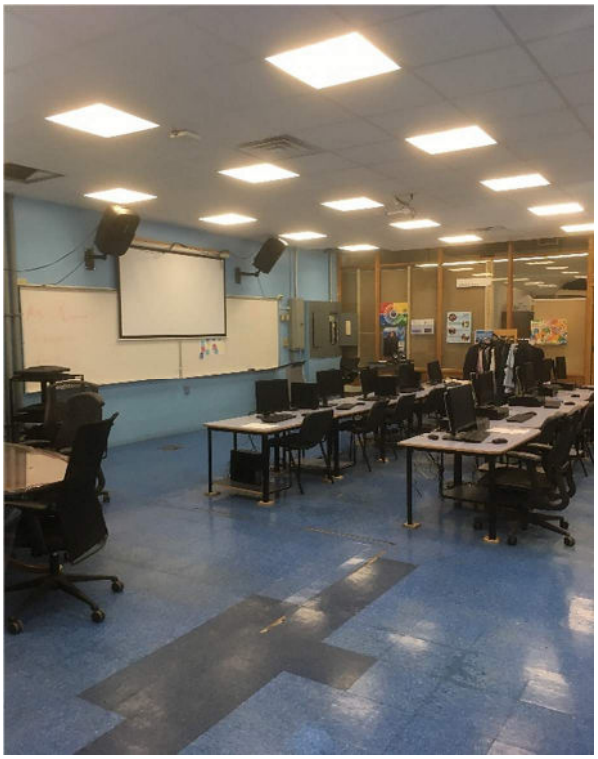
Vocational Shops

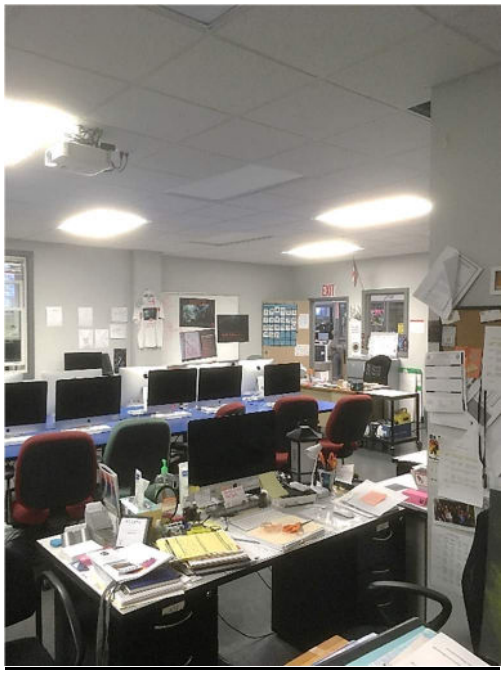
There are 16 Career Technical programs at Northeast Metro Tech that require space ("shops") significantly different from a typical classroom environment with equipment specific to their trade. These programs include:
Early Childhood Education, Graphic Design & Visual Communication, Health Assisting, Electrical, Plumbing, HVAC/R, Metal Fabrications, Carpentry, Automotive, Auto Body, Drafting & Design, Robotics, Cosmetology, Dental, Business Technology, and Culinary Arts. There is also a Freshmen Exploratory program that includes STEM activities. These shops vary in their overall condition and type of finishes, largely in response to the activities that these spaces support. See the FF&E report for comments on vocational equipment.
A few notes on shop conditions: The Culinary Arts Kitchen shares the dishwashing room with the Main Kitchen, which is unusual based on the similar programs observed in other schools. Foodservice equipment is generally older but functional. Finishes are generally in fair condition. The other vocational programs are mostly in poor condition with finishes well-worn and dated. Equipment is antiquated and has not been updated to industry standards. Exterior walls, windows, doors, and overhead doors are all in poor condition and thermally ineffective. Roof leaks have occurred in several of these areas in the past, but repairs seem to have mitigated this problem. The Carpentry Shop is relatively new due to recent renovations after a fire. It is the only space in the building that is sprinklered. Doors and frames within all of the shop areas are heavily worn and in poor conditions. Hardware is in poor condition and minimally operable. The STEM program, which is the newest program to be incorporated into the school curriculum, is located in the former Electronics area, but is awkwardly configured such that two of the classrooms are accessed through an adjacent classroom. The shop toilet rooms are not barrier-free and are not consistently distributed. Most of Theory classrooms do not have access to daylight and some are shared or inconveniently located.

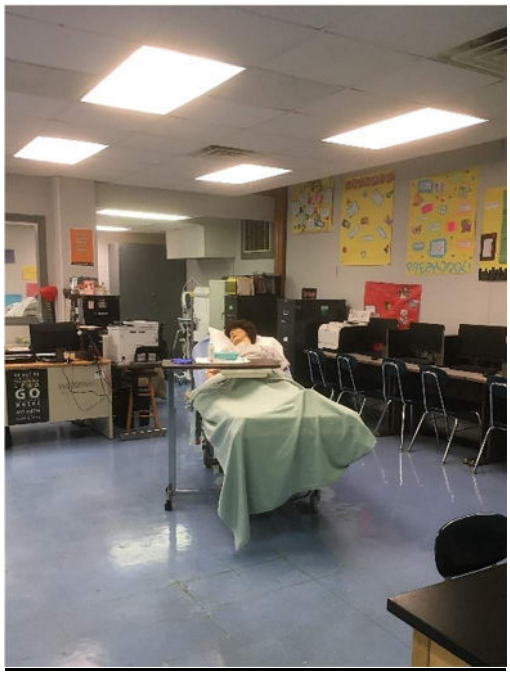
RECOMMENDATIONS: Major reconfiguration may be necessary to the entire vocational shop program to right-size the vocational shops for current and future enrollment trends. Most shops require new equipment to replace the original. Comprehensive upgrades are recommended to all finishes, including resealing, recoating, or replacement of floor systems. All new lighting, HVAC systems are necessary. Exterior Doors, Overhead Doors and Window systems are all in need of replacement. Handicapped Accessible improvements shall be considered as part of the re-planning of the shop spaces. Storage areas, toilets, changing rooms will need to be added/reconstructed and made accessible.




SCHOOL BUS







Toilet Rooms

Throughout the building there are toilet rooms varying in condition and functionality, none of which are in good condition. For the purpose of this narrative, we will categorize them as follows:

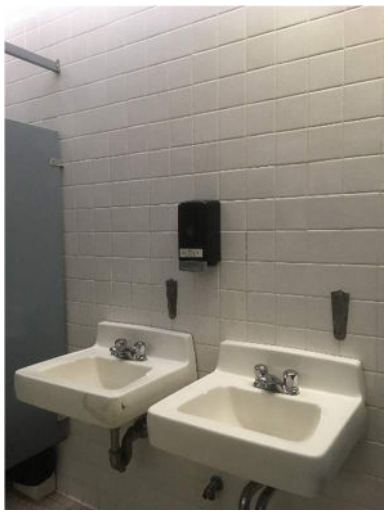
1. Public Student Toilets
2. Faculty Toilets
3. Toilets within Vocational Areas

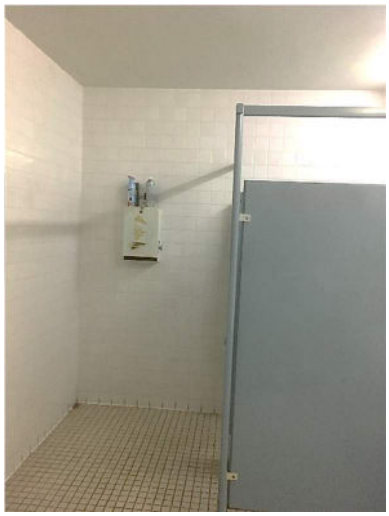
The Public Student Toilets located throughout the facility are in poor condition. Ceilings are painted plaster, with surface mounted strip fluorescent lighting with bulbs typically exposed. Walls are CMU, badly damaged, but structurally intact. Floors are 2x2 inch ceramic tile with ceramic tile base. Fixtures and Toilet accessories appear to be an on-going maintenance challenge. Sinks and fixtures have been replaced with non-matching ones, faucets are not barrier-free and or have been removed completely. Most mirrors have been removed. Toilet accessories (paper towel dispensers, soap dispensers, etc.) are minimal. Most of the toilet stalls are factory painted steel and the doors have been continually retrofitted to maintain operation. The doors and hardware are in very poor condition, the doors are badly damaged and the hardware non-operable, much of which has been replaced or retrofired to maintain minimal operation. The toilet rooms generally have issues regarding handicapped accessibility.

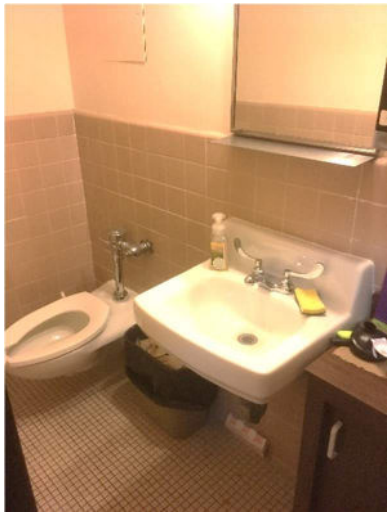
Staff Toilets are well maintained and in fair condition however, the fixtures are antiquated and the operations of some of the fixtures is poor. There are individual user toilet rooms in the administrative area and other staff toilet rooms throughout the facility. Finishes are the same as the student toilet rooms listed above, Acoustical Ceiling Tiles, CMU walls and Ceramic Mosaic Tile, but generally in much better condition. Staff Toilets have toilet partitions which are in fair condition.

Toilet Rooms within Vocational Shops vary widely in their condition, but generally are in very poor condition. Many fixtures are damaged, minimally operable. All finishes are in poor condition and the toilet accessories are minimal. Most toilet stalls are not barrier-free.

RECOMMENDATIONS: All Toilet Rooms are in need of complete replacement of all piping, infrastructure, fixtures and equipment. All finishes will need complete upgrade. Material selection will be critical to minimize damage and maintain operation due to the heavy use that the student toilet rooms get. Walls to get Ceramic Tile full height with Ceramic Mosaic Tile flooring, with phenolic partitions. Many of the rooms would need to be expanded in area to be able to make them handicapped accessible.







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