

GENERAL REQUIREMENTS

FACILITY & MAINTENANCE REQUIREMENTS

NORTHEAST METROPOLITAN REGIONAL VOCATIONAL 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 throughout the design to discuss specific building maintenance needs, including the most recent meeting on 5/5/2023. 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.

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.

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. Lighting

1. Interior and exterior luminaires will be dimmable LED and the low voltage lighting control system will be integrated with the building management system. Refer to Electrical narrative for equipment requiring maintenance.

E. Building Management Systems

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

F. Roof Access

1. Rooftop mechanical equipment requiring access by service technicians are located on five (5) different roof areas. Access to each area is per the following:
 - a) Gymnasium Roof: Access is from roof ladders that originate from either the Auditorium Roof or the 3rd Floor courtyard roof.

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- b) Auditorium Roof: Access is direct from the 3rd floor mechanical room through a man door.
- c) Main Academic Roof: Can be Accessed either from a roof ladder that originates at the gymnasium roof level or a roof hatch (w/ ladder) located in a fourth-floor storage closet.
- d) Cafeteria Roof: Accessed directly from a 2nd floor mechanical room through a man door.
- e) Early Education Roof: Accessed through a roof hatch (w/ ladder) located within a first-floor storage closet.

G. Mechanical Room Access

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

H. Cleaning Procedures and Materials

- 1. The design team reviewed proposed interior finish materials with the staff responsible for maintenance.
 - a) Flooring: Porcelain / ceramic tiles, rubber tile, sheet vinyl and linoleum sheet all will be maintained by damp mopping and occasionally auto scrubbing.
 - b) Soft flooring: carpet and resilient carpeting all will be maintained by vacuuming
 - c) Wall surfaces Porcelain / ceramic tiles will be maintained by damp cloth with a neutral water-based spraying.
 - d) Wall surfaces- Painted / Epoxy Paint will be maintained by damp cloth with a neutral water-based spraying and touch up paint as necessary.

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