

2010 FACILITIES ASSESSMENT TREZEVANT HIGH SCHOOL



Project Data	
Location Code:	136
Address:	3350 Trezevant
Year Built:	1960
Grade Configuration:	9-12
Student Capacity:	1625
Ideal Capacity:	1,545
ADA Student Enrollment:	3
Size:	24.95 acres
Portables:	0
Building & additions	266,765 s. f.

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Description: Dumpster needs enclosed.	
Timeline: TBD	Cost: \$5,000

Description: Replace approximately (793) windows and storefront entrances	
Timeline: 2011-12	Cost: \$2,061,800

Description: See previous item.	

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<p>Description:</p> <p>Store front doors and windows in poor condition.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>Included in window costs</p>
<p>Description:</p> <p>Upgrade to ADA guidelines.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$136,000</p>
<p>Description:</p> <p>Existing floor tile contains asbestos and is in poor condition.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$600,000</p>

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<p>Description:</p> <p>Same as previous item</p>	

<p>Description:</p> <p>Existing floor and wall tile contain asbestos and is in poor condition.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$600,000</p>

<p>Description:</p> <p>Self contained unit ventilators do not operate probably. History of costly maintenance issues.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$1,512,000</p>

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Description: Paint interior of building	
Timeline: 2011-12	Cost: \$485,700

Description: See previous item.	

Description: Door frames in kitchen are rusting creating health department issues.	
Timeline: TBD	Cost: \$4,700

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<p>Description:</p> <p>Exterior concrete steps do not have railings and are in poor condition.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$28,000</p>

<p>Description:</p> <p>Calcium carbon.</p>	
<p>Remedy:</p> <p>See structural report.</p>	

<p>Description:</p> <p>See previous item.</p>	

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Description: Exterior doors throughout campus are in bad condition.	
Timeline: TBD	Cost: \$48,000

Description: Existing gym floor in poor condition, it has met its life expectancy. "New" gym, rubber floor.	
Timeline: TBD	Cost: \$156,000

Description: Lockers in "new" school gym are in poor condition and need repairing.	
Timeline: TBD	Cost: \$10,000

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<p>Description:</p> <p>No weight room on campus. Weights are located in “new” gym creating safety issues, etc.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$N/A</p>

<p>Description:</p> <p>Replace gymnasium lighting</p>	
<p>Timeline:</p> <p>2011-12</p>	<p>Cost:</p> <p>\$38,800</p>

<p>Description:</p> <p>See structural report.</p>	

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<p>Description:</p> <p>Non-asbestos pipe insulation in damaged in several locations.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$4,000</p>

<p>Description:</p> <p>Wood expansions between lockers have deteriorated.</p>	
<p>Remedy:</p> <p>Replace wood expansions.</p>	<p>Cost: \$3,000</p> <p>Priority: III</p>

<p>Description:</p> <p>Auditorium ceiling tile has mold forming causing potential health concerns.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$60,000</p>

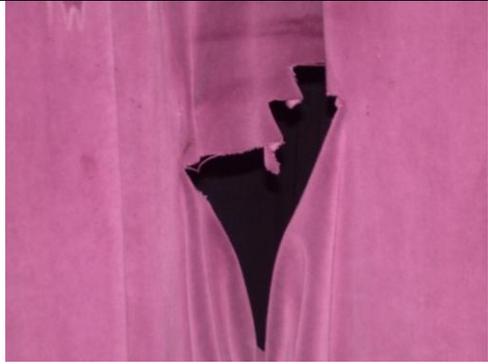
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<p>Description:</p> <p>Auditorium chairs in very poor condition, seats broken etc.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$80,000</p>

<p>Description:</p> <p>See previous item.</p>	

<p>Description:</p> <p>Auditorium has no runners which can cause a slipping hazard.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$18,000</p>

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<p>Description:</p> <p>Stage curtains torn and need repairing.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$35,000</p>

<p>Description:</p> <p>Install A/C in kitchen and gymnasium</p>	<p style="text-align: center;">Picture not available</p>
<p>Timeline:</p> <p>2010-11</p>	<p>Cost:</p> <p>\$612,000</p>

<p>Description:</p> <p>Replace Clocks and Bells</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$25,000</p>

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Description: Replace (2) boilers, pumps, HVAC piping and (88) FCU	
Timeline: 2011-12	Cost: \$3,120,000

Description: Pressure wash and paint exterior	
Timeline: 2010-11	Cost: \$183,600

Description: Replace auditorium house lighting	
Timeline: 2011-12	Cost: \$49,000

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<p>Description:</p> <p>PVC Single Ply roof: 8 years-fair</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$833,550</p>

<p>Description:</p> <p>Intercom System:</p> <p>Dukane 3200</p> <p>Installed Date: 1994</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$90,000</p>

Structural Report

Findings:

1. The corridor is a 2-story concreted column-beam and floor structure freely standing between 2 main portions of the building and separated from both buildings with expansion joints. The corridor is also located between two courtyards.
2. The frame is in-filled with stud wall with brick fascia.
3. The concrete beams which serve as support for the corridor floor, lintel and bracing are cracked at several places. The concrete has fallen off at many places and the exposed reinforcement is corroded on both sides of the corridor.

Recommendations:

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- In my opinion, the cracking and spalling of concrete has occurred due to insufficient concrete cover of the reinforcement. As the corridor is not carrying any major service loads and is completely independent, it is structurally sufficient to withstand the present service loads. However, to prevent any further deterioration of the beam, it is recommended that the exposed reinforcement be coated and covered with cement mortar.

Total cost for structural recommendations is \$80,000.