

## **FRANKLIN HIGH SCHOOL**

### **Franklin High School Existing Conditions Review**

The scope of existing conditions physical plant review of Franklin High School was to assess the physical plant and identify deficiencies with regard to exterior envelope, interior finishes, structural condition, handicapped accessibility, mechanical, electrical, plumbing, fire protection, food services. The building was toured by KBA staff and consultants in Winter 2005-2006 (November, December and January) and available documentation was reviewed.



### **FIELD HOUSE**

### **MAIN ENTRY**

#### Overview

The structure and roofs in the majority of the academic wings appear to be sound. The roof and exposed structural joints at the field house exhibit significant deterioration. Most mechanical equipment has exceeded its expected life. Electrical systems will require modernization and expansion if significant renovations or upgrades for elevators or HVAC systems occur. Appropriate technology is not available in all academic areas. Asbestos is present in the building, with isolated areas requiring attention due to worn or poor adhesive conditions. With important exceptions, environmental conditions appear sufficient for meeting basic educational needs of students, teachers, and administrators but are lacking in several respects. Science labs, nurses area, physical education (PE) areas, lecture hall and stage have significant deficiencies. Non-compliant ADA conditions exist throughout. Available area for conferencing and PE lockers is insufficient. The majority of regular classrooms, at average 750 square feet are at the lowest recommended sizes for general high school classrooms. Support space is insufficient.

Deficiencies of most concern are as follows:

1. Structure and roof at the field house are in poor condition.
2. The nurse's facilities are entirely inadequate for the functions housed.
3. Science laboratories and classrooms are poorly equipped, outdated and in poor physical condition.
4. Technology wiring has been installed in an ad-hoc fashion over the course of many years above existing ceilings and is not compliant with current codes. Appropriate technology is not available in all instructional spaces.
5. Handicapped access to the different levels of the academic wings A,B,C,D as well as to K and L wings is inadequate. Elevator(s) should be installed.
6. Wooden structures adjacent to and in the existing building are not compliant with current code.
7. Accessibility for assembly spaces (tiered lecture hall as well as stage, cafeteria and servery, gymnasium) is inadequate and requires revisions. The entire layout and locations of these spaces, due to egress and after hours use, should be reconsidered.
8. Parking, and access the main building entry and to assembly spaces and should be reviewed with a focus on convenient and safe use by the general public.
9. The entire facility has numerous instances of handicapped accessibility non-conformance including doors that are too narrow, insufficient clearances around doors at alcoves, non accessible lab benches, teacher podiums, classrooms sinks, and toilet rooms.
10. Congestion at corridors due to lack of connection at the upper level academic wings is exacerbated by room assignments that do not distribute departments with high utilization evenly through the building.
11. Current administrative office location does not provide adequate supervision of the entry.
12. Structural bracing is missing from many existing interior masonry walls
13. Hazardous materials are present and must be considered in the project scope for any renovations or upgrades.
14. The Generator room is not separated from adjacent storage areas with a full height wall.

Summary of Existing Conditions

*Building Construction and Materials*

The building was constructed in 1970-71. The predominant structural system is concrete slab on grade, masonry bearing walls, open web steel roof joists supporting the second floor, and steel bulb tee purlins with gypsum plank roof deck panels. Exterior walls are veneer brick on masonry block structural walls. Pre-cast concrete mullions and panels are used at windows. Windows and exterior doors were recently replaced. The upper veneer wall above the windows at most perimeter walls is pre-cast concrete panel. The roof is fully adhered EPDM. The slope is minimal and some ponding was observed. Classroom walls are typically painted CMU. Corridor walls are typically ceramic tile and or brick. Interior classroom doors are predominantly original with original knob hardware or retrofit handicapped accessible hardware. The majority of corridor doors were recently replaced. Floors are vinyl asbestos tile typically in good-to-fair condition.

The field house is separate construction from the rest of the building. The structural system is laminate wood arches and wood frame with asphalt shingle roof. Modular classrooms have been added to the structure in two general locations.

*Building Condition*

Main building:

The building is in condition typical for buildings of this age. Structure is essentially sound with isolated areas that require attention. Caulking and sealant requires replacement throughout the building exterior. Mechanical, electrical and plumbing systems are reaching or have passed the end of their useful life. Recently replaced windows and doors are in good condition. Some isolated office and classroom areas have been renovated, and isolated projects to improve ventilation, life safety, and security have occurred. With the exception of newly renovated areas, interior finishes are old. Condition varies, but science rooms are notably in the worst condition.

Field House

There are significant concerns about the condition of the field house roof and structure. See the structural report for more details. The resilient athletic floor is deteriorating and support spaces are entirely inadequate and in poor, non-handicapped accessible condition.

*Mechanical, Electrical, Plumbing, and Fire Protection Notes*

The building does not have a fire suppression system; however, work was undertaken during the winter and spring to install a partial system. Heating systems appear to be inadequate primarily due to their age. Ventilation equipment in core areas, but not ductwork, has been upgraded and provides adequate ventilation for design loads. In many areas equipment is without direct digital control which impacts efficiency. In Classrooms original unit ventilators should be replaced. Electrical systems are

not compliant with current codes and service will need upgrading. Plumbing will need upgrading to current codes.

#### *Life Safety and Hazardous materials*

A partial sprinkler system that was designed for expansion is planned for the facility.  
Guard rails on stairs are typically lower than the required height.  
Recently installed rated corridor doors have gaps that are wider than allowable in some locations.  
Science rooms lack required emergency electrical shut off. Gas shut offs were missing handles.  
Several display boards without glass enclosures are present in corridors  
The lecture room stage lacks a second means of egress at stage left.  
The emergency generator room wall does not go to underside of structure.  
Hazardous Materials are present and must be addressed as part of any renovations undertaken

#### *Recent upgrades*

The fire alarm system has recently undergone upgrades.  
A partial sprinkler system has been installed.  
Doors and windows were recently installed.  
Security cameras have been installed in most corridors and the building exterior.  
Isolated air handlers were recently replaced or repaired.  
Flooring in isolated classrooms has been replaced.  
Isolated renovations to offices have occurred.  
Technology is available for teacher stations in each classroom. Limited technology upgrades concentrated in a central technology-intensive areas have occurred.

#### *Accessibility*

Deficiencies in numerous categories of handicapped accessibility exist throughout the facility. Five areas on upper or lower levels are accessible only with non-compliant wheel chair lifts that are prone to breaking. The gymnasium level entry is not at the same level as the main entry and academic areas. The interior accessible route is inconvenient. The condition of the wheelchair lifts and lack of an elevator means students with sports injuries or on crutches must use the stairs. Door widths and clearances are problematic throughout the facility. Many doors have had changes in hardware, but many doors have not, due to the presence of asbestos in the core of the door. Many classrooms have built in laboratory benches or teacher podiums that are non-accessible. Non-compliant entry doors and privacy screens in most toilets make the majority of toilet rooms in the facility - both staff and student - non-accessible to people in wheelchairs. Toilets in the nurse's facility as well as numerous faculty and staff toilets are non-compliant in significant ways: door width and/or stall width. Sinks and water fountains are typically non accessible.

#### *Security:*

The building has a motion activated camera system for most corridors, entries and parking areas. The exterior doors are not alarmed. Card reader locking systems are installed on some doors. The existing corridor and entry system is difficult to secure after hours due to requirements for emergency egress and the lack of an alarm system.

*Site:*

There are many areas where pedestrian paths are separated from vehicular traffic with visual (striping) rather than physical (curbs or fencing) means. Most parking is not convenient to the main entry or to assembly areas. The entry from Panther way presents an unattractive view of the building and since nearly 50% of visitor traffic uses this approach it is important to consider improvements. A thorough site analysis is outside the scope of the study.