
GENERAL BUILDING DATA:

Existing STATUS/CONDITION:

- Name: **Portsmouth Middle School**
- Use/Occupancy: Middle School
- Approximate Size:

Original Building 1930	51,540 square feet
Addition circa 1937	7,095 square feet
Additions 1976	<u>40,230 square feet</u>
TOTAL SCHOOL FACILITY	98,865 square feet
- Approximate Site Size: 1.5 Acres +/-

The Portsmouth School Department has solicited this study to review Portsmouth Middle School with respect to existing building infrastructure. This report addresses the existing facility infrastructure with respect to the Americans with Disabilities Act (ADA) and Life Safety Code (2000 Edition). Documentation with respect to the existing building infrastructure for civil, structural, mechanical, electrical, and plumbing component systems is additionally provided.

ACCESSIBILITY OVERVIEW:

TEAM DESIGN, INC.

Remedial work to address accessibility is required throughout the entire facility. Deficiencies exist in every Code section reviewed and included within this study (Refer to Accessibility Code Compliance Overview). Remedial work that is readily achievable to address accessibility as part of ongoing capital improvements to the facility includes: Parking Spaces, Ramps (handrails), Door Hardware, Flooring, Cafeteria and Media Center Seating, and Signage. Remedial work that is more properly addressed thru long range planing for the facility to address accessibility includes: Site Access, Curb Ramps, Passenger Loading Zone, Ramps, Entrances, Areas of Rescue Assistance, Doors requiring demolition/replacement to address maneuvering clearances, Toilet Areas, Shower Stalls, Drinking Fountains, and Alarms. Remedial work that is "Technically Infeasible" to address accessibility includes: Control Devices.

LIFE SAFETY OVERVIEW:

TEAM DESIGN, INC.

The analysis provided for Life Safety Code Compliance assumes that the existing facility will undergo a substantial renovation; as such, any alteration or any installation of new equipment shall be accomplished as nearly as practicable with the requirements for new construction. In existing buildings it is intended that any condition that represents a serious threat to life be mitigated by application of appropriate safeguards. It is not intended to require modifications for conditions that do not represent a significant threat to life, even though such conditions are not literally in

PORTSMOUTH SCHOOL DEPARTMENT
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compliance with the *Code*. The following areas relative to Life Safety require remedial action: upgrade of panic/fire hardware at corridors and stairs, protection of openings as part of exit enclosures, proper protection of openings within the exit passageway leading to the exterior from interior exit enclosures (stairs), opening protection for protection from hazards (storage rooms with non-rated openings and no closers), and the ongoing review of operating features, such as artwork for compliance relative to quantities and location.

CIVIL OVERVIEW:

TEAM DESIGN, INC.

Portsmouth Middle School has limited expandability due to the small non-conforming lot size. The site is further restricted by limited parking and parent/bus drop off on public streets. The playfields along with portions of the building and parking are located on an adjacent property which is controlled by the Pierce Trust. Site utilities include public water, sewer, and gas.

STRUCTURAL OVERVIEW:

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The original 1930 building is constructed of a multi-wythe brick veneer with metal lath and plaster walls at the exterior, a first floor concrete (reinforced structural slab) slab supported on piles and caps, upper floors consist of a concrete slab on deck supported by steel joists and steel frame, and a timber truss roof frame. The roof is covered with slate and is in need of some repair. The interior walls are a combination of lath and plaster over metal truss' and gypsum board over metal studs. The 1937 addition is similar in construction to the original building. The 1976 addition is brick veneer with masonry back-up at the exterior wall along with areas of glass curtain walls, a first floor concrete (reinforced structural slab) slab supported on piles and caps, upper floors consist of a concrete slab on deck supported by steel joists and steel frame, and steel joists at the roof. Roofs are typically EPDM and appear generally sound. Interior walls are a combination of CMU and gypsum board over metal studs. Vertical expansion is limited by probable overload to existing foundation, limited existing wind and seismic resistance, and the potential for increased loading due to snow drifting for which the existing roof structures may not be designed. Horizontal expansion should be structurally independent from existing structures to avoid upgrading lateral resistance in the existing framing to meet current seismic requirements. Horizontal expansion is greatly impacted by existing site constraints.

MECHANICAL/PLUMBING/ELECTRICAL OVERVIEW:

RIST-FROST SHUMWAY

While there have been some upgrades to specific infrastructure systems and system components over time for interim upgrades and/or to replace failed or obsolete systems, some infrastructure dates to the time of its original construction. If significant renovations are undertaken, energy efficiency of the Mechanical/Electrical/Plumbing infrastructure can be greatly improved; as well as, address such items as: Mechanical unit energy recovery, building exhaust, plumbing fixture

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water consumption, and lighting levels. Renovations will require addressing current applicable code issues within the School facility, such as fire alarm notification devices along with emergency lighting levels and locations, as well as ventilation and air quality. Telephone, intercom, clock, data communications, and security systems all require upgrading to provide the proper functionality and integration necessary in today's learning environment.

HAZARDOUS MATERIAL OVERVIEW:

OWNER

The Portsmouth School Department has an ongoing Asbestos-containing building materials (ACBM) Operation and Maintenance plan for the Portsmouth Middle School.