

Space Needs Analysis Bristol Municipal Buildings

Memorial Boulevard School

70 Memorial Boulevard

Total Building Area: 105,970 SF

Net Useable Area: 69,440 SF

Current Use: Middle School

Original Construction Year: 1921

Additions (years): None

Number of Floors: Five

Auditorium Seats: 947



Previous studies reviewed for this building: Theatre Feasibility Study 2008.

Drawings used for Study: PDF's of Renovation Drawings dated 1976

Current Facility

Building Condition (Refer to Appendix 'A', Condition Survey)

Fire and Code Deficiencies

The building is of non-combustible construction.

Depending on the final occupancy of the building it may be possible to eliminate the south-east stair and reclaim the space for useable area.

Basement:

Current egress is inadequate for the space with only two legal exits that are too close together to serve the entire level. An additional egress stair is required.

Sidewalk lift in boiler room is broken and should be removed.

Ground Floor:

A dead end corridor exists between the main entrance stair and the gym balcony. The balcony would need to be enclosed between this corridor and the north-east stair.

First Floor:

A dead end corridor exists between the main entrance stair and the Auditorium. It is suggest that another set of doors be added in the corridor to the north of the main entrance stair and that the swing of the doors into the auditorium be changed.

Egress doors and route from the west end of the auditorium, either side of the stage, need to be modified for clearances. Possibly the stairs to the stage could be modified to provide more space.

Accessible toilet rooms should be provided to serve the auditorium the stage.

Second Floor:

At the upper stage dressing rooms should be eliminated. These are in a dead end condition with stairs and balcony that are too narrow.

A dead end corridor exists between the main entrance stair and the Auditorium. It is suggest that another set of doors be added in the corridor to the north of the main entrance stair.

Third Floor:

A center handrail needs to be added to the north-east stair.

A dead end corridor exists between the main entrance stair and the Auditorium. It is suggested that this be modified to suit the new use planned for this floor.

Accessibility and ADA Deficiencies

General Access:

Currently access to the building is via a rear entrance with a ramp to the ground floor. From this level an elevator is available (using a key) to the various levels in the classroom portion of the school. The elevator controls do not meet ADA. The gymnasium/auditorium wing is not universally accessible and will require a new elevator and enclosure.

Doors, not equipped with panic devices, have knob sets which need to be replaced with lever hardware. All stairs have nosings and would need to be corrected to prevent tripping. The historic stair railings are too large for ADA compliance and are not continuous and do not project beyond the top and bottom steps at landings.



Basement:

The gymnasium floor is lower than all surrounding spaces making accessibility difficult. One solution might be to raise the floor of the gym to the level of the surrounding areas but headroom is not adequate. If the space is not to be used as a gym then a perimeter corridor at the high level could be created with wheel chair lifts in two locations. One of the lifts would have an additional stop to serve the weight room level (Previous pool level). Waivers should be sought to retain the existing narrow stairs, with winders, between the gym and the weight room.



Non-accessible toilet rooms and showers could be eliminated and smaller accessible toilets could be provided for the new occupancy.

In the weight room a ramp needs to be constructed to the former shower area.

The steps down to the gym from the front stair have one step with an extra wide tread which needs to be corrected.

An accessible elevator is required to service the Basement level.

Ground Floor:

The ground floor is on three levels. By not allowing access to the weight room balcony (admittance is currently prohibited) one of these can be eliminated. There exists a very steep ramp (2 in 12) between the next two levels; this should be replaced with a lift.

An accessible entrance exists on the south west corner of the building. This is a “back-door entrance” and a new accessible entry at the main entrance, on the east side, should be developed.

The one elevator is appropriately sized for ADA but control locations do not meet the requirements.

Toilet rooms need to be upgraded for accessibility to meet the current code.

First Floor:

Accessible spaces and listening systems need to be added to the auditorium. A total of ten wheelchair spaces with companion seats are required for the entire auditorium. Toilet rooms need to be upgraded for accessibility to meet the current code.

Second Floor:

Accessible spaces and listening systems need to be added to the auditorium.

An accessible elevator is required to serve the auditorium balcony lobby. A variance should be sought to allow limited viewing areas for persons with disabilities. As an option the south side of the balcony could be shortened to allow a hall from the balcony lobby to side balcony.

The steps between the auditorium balcony and corridor need to be relocated further along the corridor and space for a wheelchair lift needs to be created.

Doors from Classrooms 203 and 213 need to be relocated due to the change in step location. Also the steps at door 268 need to be reconstructed to provide a proper landing.

Toilet rooms need to be upgraded for accessibility to meet the current code.

Third Floor:

Accessible spaces and listening systems need to be added to the auditorium.

An accessible elevator is required to serve the auditorium balcony lobby. A variance should be sought to allow limited viewing areas for persons with disabilities.

The projection booth is not accessible.

Toilet rooms need to be upgraded for accessibility to meet the current code.



Hazardous Materials (Refer to Appendix ‘B’, Hazardous Material Survey)

Mechanical, Electrical, Plumbing and other services. (Refer to Appendix ‘C’, MEP Survey)

In general with the exception of the some electrical panelboards and sprinkler service equipment, all of the other systems are 40+ years old and have met their useful life expectancy. The system components are very inefficient. The ventilation system does not meet current code requirements. We recommend that most of the systems be replaced with new.

Structural Systems

The building is in good condition and appears to be structurally sound.

Available Parking

Current parking is for approximately 71 cars in two separate lots. This can be expanded to 100 spaces and still allow space for a potential theatre expansion without expanding into the ball field area.

Use Recommendations

This is a large beloved building within the community with attractive facades. If a suitable use cannot be found it is highly unlikely that it would be demolished, but rather it would be moth-balled for an appropriate future use.

Possible Uses:

1. City Hall
 - a. The building is capable of accommodating all city departments housed within the existing City Hall plus Youth Services and still have space for future expansion. Probate could also be located in this building.
 - b. The theater space would be able to function in support of City Hall but also independently for theater and similar performance groups.
 - c. The gymnasium area would support and expand the youth center functions
2. Residential
 - a. Much housing has been proposed by the Renaissance group including the construction of new units around the perimeter of the Memorial Boulevard School playing field. Rather than construct the new housing the school could be re-purposed for housing units. The theater area would remain independent for theater and similar performance groups.
3. Educational
 - a. A performing arts magnet school was explored by the Renaissance group and would not be supported at the State level due to two existing facilities located in Waterbury and Hartford.
 - b. There has not been an expression of interest but the theatre gymnasium and a portion of the classroom areas would be a great foundation for the development of a performing arts program for a Community College.
4. Sale for Commercial Use
 - a. The building although attractive would have a low desirability for a commercial use due to the net to gross ratio.

**Memorial Blvd. School
Interior Conditions Survey**

Rating: 1= Good; 2= Needs Refinished; 3= Replace

Memorial Gym + Pool Floor								
Rm#	Name	Floor	Rating	Walls	Rating	Ceiling	Rating	Notes
#1	Alcove	Ptd Conc.	2	Ptd Brick	2	Ptd Conc	2	Water on floor from chimney clean out
#2	Closet	Ptd Conc.	2	Ptd Brick/CMU	3	Ptd Plywd	3	
001	Boiler	Ptd Conc.	2	Ptd Brick	2	Ptd Conc	2	Stairs Needed refinishing
002	Stair 7	1 Stair	2	Ptd Brick	2	Ptd Conc	2	
004	Generator	Ptd Conc.	2	Ptd Brick/CMU/Stone	2	Ptd Conc	2	
005	S-	""	2	Ptd Brick/CMU/Stone	2	Ptd Conc	2	
007	Storage	""	2	Ptd Brick	2	Ptd Conc	2	
008	Passage	Ptd Conc.	2	Ptd Brick	2	Ptd Conc	2	Peeling Paint
009	Pump Rm	Ptd Conc.	2	Ptd Brick		Conc		
0010	Transformer	Room Locked assume same as 5						
0011	Custodial	Ptd Conc.	2	Ptd Brick/Block	2	Ptd Conc	2	
0012	Jom Wkrm	Ptd Conc.	2	Ptd Brick/CMU	2	Ptd Conc	2	
0013	Toil+Shor.	1x1 CT Mosaic	2	4x4 CT Wainscot Ptd Brick	2	Ptd Conc	2	Needs redoing (room) Needs redoing (room)
0014	Locker	Hex Mosaic	2	Glazed Brick	2	Ptd Plas	2	
0015	Showers	Hex Mosaic	2	Glazed Brick Marble Stalls				Broken CT Base (Old style)
0016	Stair	CT Tile	1	Brick	2	Ptd Plas	2	Mtl Stair Line inserts non ADA
0017	Foyer	CT Tile	1	Brick	2	Ptd Plas	2	
0018	Storage	CT Tile	1		2	Ptd Plas	2	
0019	Locker	Hex Mosaic	2	Brick	2	Ptd Plas	2	
0020	Showers	Hex Mosaic	2	Glazed Brick				
0021	Toil+Shower	Hex Mosaic	2	Glazed Brick	3	Ptd Plas	3	
0022	Girls Lock Entry	CT Tile	1	Glazed Brick	2	Glazed Brick	2	Granite steps
0023	Toil & Shower	Hex Mosaic	2	Glazed Brick Marble Stalls	3	Ptd Plas	3	Broken & missing CT Base (Old style) Lots of holes (old stair)
0024	Vest	1x1 CT Mosaic	2	Ptd Brick				Water damage over exst. door
0025	Stair 8	1x1 Mosaic	1	4x4 CT Wainscot Ptd Brick	2	Ptd Conc	2	Alum railings loose

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Memorial Gym + Pool Floor								
Rm#	Name	Floor	Rating	Walls	Rating	Ceiling	Rating	Notes
0026	Showers	1x1 Mosaic	1	Glazed Brick Marble Partitions	2	Conc Ptd	2	Cone has beed patched
0028	Work Out	Carpet Tile	1	Glazed Brick 1x1 Mosaic	2 3	Ptd Conc 2x4 SAP	2 3	Brick-has tired old look
0029	Gymnasium	Wd	1	Glazed Brick	2	Glazed Brick	2	Peeling
0031	Stair 4	CT	1	Brick	2	Brick	2	Stairs Std w/rubber treads non-ADA
0034	Toilet	Hex Mosaic	2	Glazed Brick				
0035	Locker	Hex Mosaic	2	Glazed Brick	2	Ptd Plas	2	
0035	Showers	Hex Mosaic	2	Glazed Brick	3	Ptd Plas	2	
0036	Lobby	CT Tile	1	Brick	2	Ptd Plas	2	
0039	Stair 5	CT	1	Brick	2	Brick	2	
0040	Lobby	CT Tile	1	Brick	2	Ptd Plas	2	
0041	Lobby	CT Tile	1	Brick	2	Ptd Plas	2	

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Memorial Ground Floor								
Rm#	Name	Floor	Rating	Walls	Rating	Ceiling	Rating	Notes
	Storage #3 & #4	Ptd Conc	2	Brick Ptd GWB	1 2	12x12 SAP	3	
	Vest #5	Ptd Conc	2	Ptd Brick/CMU	2	Ptd Plast	2	
	Custodian #6	Lino Conc	3 2	Studs/GWB Ptd Brick	2	Ptd Plast	2	Add GWB to bare studs
	Mech #7	12x12 VCT	3	Unfinished Stud Plast	3 2	12x12	3	
02	Vest.	Rubber	2	Brick Terracotta Ptd GWB	1 1 1	Ptd GWB	1	
04	Stair/Ramp	Rubber	2	Brick Stucco	1 1	Ptd Stair 12x12 SAT	2 3	Stair non-ADA
05	Kit	Hex Mosaic	2	Glazed Brick Ptd GWB 4x4 CT Mosaic	2 2 1	12x12 SAT	3	
06	Kit Stor and Office	Hex Mosaic	2	Glazed Brick	2	12x12 SAT	3	
08	Indust Arts	Wood	2	Ptd Brick	1	12x12 SAT	3	
08	Passage	Ptd Conc	2	Ptd Brick	2	Ptd Plast	2	
09	Corridor	Ptd Conc	2	Brick	1	12x12	3	
010	Closet	CT Mosaic	2	Ptd Brick	2	Ptd Plast	2	
011	Storage	Ptd Conc						
012	Vest	Ptd Conc	2	Ptd Brick/CMU	2	Ptd Plast	2	
013	Storage	Ptd Conc						
014	Wd Shop	Wood	2	Ptd Brick/GWB	2	12x12	3	
015	Storage	Ptd Conc	2	Ptd Brick	2	Ptd Plast	2	
016	Storage	Ptd Conc	2	Ptd Brick/CMU	2	Ptd Plast	2	
017	Corridor	Ptd Conc	2	Brick	1	12x12	3	
019	Wd Storage	Ptd Conc	2	Ptd Brick/CMU	2	Ptd Plast	2	
020	Classroom	Lino	1	Ptd Brick	2	12x12	3	
021	Stair 2	Lino Rubber treads	2 3	Brick Ptd CMU	2	12x12 Plast	3 2	
023	Classroom	12x12 VCT	3	Ptd Brick	2	12x12 SAP	3	

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Memorial Ground Floor								
Rm#	Name	Floor	Rating	Walls	Rating	Ceiling	Rating	Notes
024	Storage	Ptd Conc	2	Ptd Brick	2	Ptd Plast	2	
025	Storage	Lino	2	Ptd Plast	2	12x12 SAT	3	
026	Boys	CT	3	4x4 CT Wainscot Ptd Plast	3 2	Ptd Plast	1	
027	Vest	Lino	2	Ptd CMU	2	Ptd Plast	2	
028	Toilet	Mosaic	2	Glazed Brick 4x4 CT Wainscot Ptd CMU	2 2 2	Ptd Plast	2	
030	Toilet	Mosaic	2	4x4 CT Wainscot Ptd CMU/GWB	2 2	Ptd Plast	2	
031	Vest	Lino	2	Ptd Plast	2	12x12	3	
032	Elevator	12x12 VCT	3	Plast lam	3	Acrylic	1	Thick wall at door/out of date non-ADA
034	Vest	Ptd Conc	2	Ptd Brick	2	Ptd Plast	2	Old Elevator
035	Girls	CT Mosaic	1	Ptd Brick 4x4 CT Wainscot	2 1	Ptd Plast	2	
035	Girls	Hex Mosaic Mosaic	2 2	4x4 CT Wainscot Ptd Brick Glazed Brick	2 2 2	2x4 SAP Ptd Plast	3 2	Vest only
037	Cafeteria	Lino	1	Ptd Brick	1	12x12	3	
038	Science	Lino	1	Ptd Brick	1	12x12	3	
039	Cold Lunch	Lino	1	Ptd Brick	1	12x12	3	
040	Passage	Lino	1	Ptd Brick	1	12x12	3	
041	Shop	Lino	1	Ptd Brick	1	12x12	3	
043	Cafeteria	Lino	1	Ptd Brick	1	12x12	3	
044	Gym Balcony + Upper Gym	12x12 VCT	2	Ptd Plast	2	12x12	3	
046	Office	12x12 VCT	2	Ptd Plast	2	12x12	3	Modular wall panels
046	Entry	Ptd Conc	2	Plast	2	12x12	3	
046A	Office	12x12 VCT	2	Ptd Plast	2	12x12	3	
047	Stair 4	Rubber	2	Brick	1	Plast	2	
049	Office	Lino	3	Ptd Plast	2	12x12	3	
049	Closet	Lino	3	Ptd Plast	2	Ptd Plast	2	
050	Storage (elec)	Lino	3	Ptd Plast	2	Ptd Plast	2	

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Memorial Ground Floor								
Rm#	Name	Floor	Rating	Walls	Rating	Ceiling	Rating	Notes
051	Storage	Hex Mosaic	3	Glazed Brick 3	3	Ptd Plast	2	
051	Toilet	Hex Mosaic	2	Glazed Brick Ptd Plast	3 2	Ptd Plast	2	
052	Storage	Carpet	3	Ptd Plast	2	12x12	3	
053	Stair 3	Lino Rubber treads	2 3	Brick	1	Ptd MH	2	
055	Special Ed	Ptd Conc	2	Ptd Plast	2	12x12	3	
056	Storage	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
057	Office	Lino	3	Ptd Plast	2	12x12	3	
057	Closet	Lino	3	Ptd Plast	2	Ptd Plast	2	
058	Cafeteria	Lino	1	Ptd Brick	2	12x12	3	
059	Storage	Ptd Conc	2	Ptd Brick	2	Ptd Plast	2	Brick very rough
060	Stair 3	Ptd Conc Rubber treads	2 3	Brick	1	12x12 Ptd MH	3 2	
061	Break Room	Lino	1	Ptd Brick/CMU	1		1	
062	Break Room	Lino	1	Ptd Brick/CMU	1	Ptd Plast	1	
063	Break Room	Lino	1	Photo Mural Ptd Brick/CMU	2 2	12x12	3	
064	Telephone Equipment	Lino	1	Ptd Plast/CMU	2	12x12	3	

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Interior Conditions Survey**

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Memorial 1st Floor								
Rm#	Name	Floor	Rating	Walls	Rating	Ceiling	Rating	Notes
100	Classroom	8x8 VCT	3	Ptd Plast	2	2x4	1	
101	Stair 1	Lino	1	Brick	1	12x12 Ptd Mtl	3 2	
102	Classroom	12x12 VCT	2	Ptd Plast	2	2x4	1	
103	Lockers	Lino	2	Brick Ptd Plast	1 2	Ptd Plast	2	
104	Corridor	Lino	1	Brick Ptd Plast	2 2	2x4	1	
105	Lockers	Lino	2	Brick Ptd Plast	1 1	Ptd Plast	2	
106	Library	Carpet CT. 12x12	1 1	Ptd Plast		12x12	3	carpet and ct do not align
109	Lockers	Lino	2	Brick Ptd Plast	1 2	Ptd Plast	2	
110	Classroom	12x12 VCT	2	Ptd Plast	2	2x4	1	
111	Stair 2	Lino Rubber tread	2 2	Brick	1	12x12 Ptd Mtl	3 2	
112	Classroom	8x8 VCT	3	Ptd Plast	2	2x4	1	
113	Lockers	Lino		Brick Ptd Plast	1 2	Ptd Plast	2	
114	Janitor	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
115	Storage	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
116	Girls	Mosaic	2	Glazed Brick Ptd Plast/CMU	2	2x2	1	
118	Asc Prince	Carpet	1	Ptd Plast	1	1x1	3	
119	Vest	Lino	3	Ptd Plast	2	12x12	3	
120	Staff Toilet	Hex Mosaic	2	Ptd Plast	2	12x12	3	crack (filled) in floor
124	Storage	Ptd Conc	2	Ptd Plast	3	Ptd Plast	2	
125	Boys	Mosaic	3	Glazed Brick Ptd Plast/CMU	2 2	2x2	2	some damaged tiles vanity broken
126	Mail	Carpet	1	Ptd Brick/Plast	1	12x12	3	

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Memorial 1st Floor								
Rm#	Name	Floor	Rating	Walls	Rating	Ceiling	Rating	Notes
127	Classroom	12x12 VCT	2	Ptd Plast	2	2x4	1	floor higher (plywood under?)
128/129	Classroom	12x12 VCT	3	Ptd Plast	2	2x4	2	poor installed otherwise 1
130	Media	12x12 VCT	3	Ptd Plast	2	2x4	1	
131	Classroom	Carpet	2	Ptd Plast	2	2x4	1	
133/134	Passage	Lino		Ptd Plast	2	Ptd Plast	2	
136	Toilet	Ptd Conc	2	Ptd Plast	3	Ptd Plast	2	around toilet moisture damage
138/139/140	Instrument Storage	Ptd Conc	2	Ptd Plast	3	Ptd Plast	2	bad wall crack
142	Toilet	Ptd Conc	2	Ptd Plast	3	Ptd Plast	3	water damage to plaster
145	Passage	Lino	3	Ptd Plast	2	Ptd Plast	2	
146	Stage	Ptd Plx Ptd Wd	2	Ptd Plast	3	Mtl Grid	1	side stage
148	Stair	Rubber	2	Brick Ptd Plast	1 1	2x4	1	
151	Stair 5	Lino Rubber treads		Ptd Plast Brick	2 1			
152	Auditorium	Lino Ptd Conc	3 2	Ptd Plast	2	Ptd Plast	1	
152	Hall	Lino	2	Ptd Plast	2	12x12	3	
153	Storage	Lino	2	Ptd Plast	2	12x12	3	
154	Classroom	Lino	2	Ptd Plast	2	12x12	3	
155	Classroom	Lino	2	Ptd Plast	2	12x12	3	
156	Vest	Lino	2	Ptd Plast	2	12x12	3	
157	Office	Lino	3	Ptd Plast	2	12x12	3	
158	Health	Lino tiles 8x8 VCT	2 3	Ptd Plast Ptd Plast	2 2	2x4	2	
159	Toilet	Hex Mosaic	2	Ptd Plast	2	Ptd Plast	2	marble under toilet broken
161	Storage	8x8 VCT	3	Ptd Plast	2	Ptd Plast	2	
162	Guidance	Carpet	3	Ptd Plast	2	12x12	3	
164	Guidance	Carpet	3	Ptd Plast	2	12x12	3	
166	Guidance	Carpet	3	Ptd Plast	2	12x12	3	
167	Guidance	Carpet	3	Ptd Plast	2	2x4	2	
168	Storage	8x8 VCT	3	Ptd Plast	2	Ptd Plast	3	portion missing

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Memorial 1st Floor								
Rm#	Name	Floor	Rating	Walls	Rating	Ceiling	Rating	Notes
171	Stair 3	Quarry tile	2	Brick	1	Ptd Plast	1	
		Rubber tread	3					
172	Principal	Carpet	1	Ptd Plast	2	2x4	1	
173	Vault	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
174	Gen Office	Carpet	1	Ptd Plast	1	2x4		
175	Gen Office	Carpet	1	Ptd Plast	1	2x4	1	

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Memorial 2nd Floor									
Rm#	Name	Floor	Rating	Walls	Rating	Ceiling	Rating	Notes	
	Upper Auditorium			Ptd Plas-Ceiling needs patching + repairs					
200	Classroom	12x12 VCT	1	Ptd Plast	2	2x4	1	Ply underlayment	
202	Classroom	8x8 VCT	3	Ptd Plast	2	2x4	1		
203	Locker	Lino	1	Ptd Plast	2	Ptd Plast	2		
204	Corridor	Lino	1	Brick Ptd Plast	1 2	2x4 2x4	1		
206	Locker	Lino	1	Ptd Plast		Ptd Plast	2		
207	Classroom	12x12 VCT	1	Ptd Plast	2	2x4	1	Ply underlayment	
208	Classroom	12x12 VCT	1	Ptd Plast	2	2x4	1	Ply underlayment	
210	Locker	Lino	1	Ptd Plast					
211	Classroom	8x8 VCT	3	Ptd Plast	2	2x4	1		
213	Classroom	12x12	1	Ptd Plast	2	2x4	1	Ply underlayment	
214	Locker	Lino	1	Ptd Plast					
215	Custodial	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2		
216	Custodial	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2		
217	Girls	Hex Mosaic	2	Glazed Brick Ptd Plast/CMU	2 2	2x2	1	Vanity damaged	
219	Copier	Lino	1	Brick Ptd Plast	1 2	2x4	2	Some missing panels	
220	Corridor	Lino	1	Brick		2x4			
221	Fac. Toilet	Hex Mosaic	2	Glazed Brick Ptd Plast	3 2	Ptd Plast	2		
224	Vest	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2		
225	Boys	Hex Mosaic	3	Glazed Brick Ptd Plast/CMU	2 2	2x2	1		
226	Faculty	Lino	1	Ptd Plast Wall covering detail	2 2	12x12	3		
227	Classroom	Lino tiles	1	Ptd Plast	2	2x4	1		
227A	Classroom	Lino tiles	1	Ptd Plast	2	2x4	1		
228	Classroom	Lino tiles	3	Ptd Plast	2	2x4	1		
229	Storage	Lino tiles	3	Ptd Plast	2	2x4	1		

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Memorial 2nd Floor								
Rm#	Name	Floor	Rating	Walls	Rating	Ceiling	Rating	Notes
230	Classroom	Lino tiles	1	Ptd Plast	2	2x4	1	
232	Hall	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
234	Storage (DR)	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
235	DR	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
238/239	DR	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
241/242	DR	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
243	Pass	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
248	Storage	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	No access
249	Storage	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
250	Balcony Lobby	Lino	2	Ptd Plast Brick	1 1	Ptd Plast	1	
251	Balcony	Ptd Conc @ seats Lino Aisles	1 2	Ptd Plast	2	Ptd Plast	2	Some 2% patch reqd Some 5% patch reqd
251	Women	Hex Mosaic	3	Glazed Brick Ptd CMU	2 2	2x2	1	
252	Classroom	Lino	2	Ptd Plast	2	12x12	3	
253	Stair	Lino Rubber No	1 3	Brick Ptd Plast	1 2	Ptd Plast Mtl	2 2	
254	Classroom	Lino	3	Ptd Plast	2	12x12	3	
255	Boys	Hex Mosaic	3	Glazed Brick				
256	Classroom	12x12	1	Ptd Plast	2	Ptd Plast	1	No undelay
257	Stair	Lino Rubber treads	1 3	Brick Ptd Plast	1 2	12x12 Ptd Mt. Ptd Plast	3 2 2	
258	Classroom	12x12	1	Ptd Plast	2	2x4	1	Ply underlayment
258A	Classroom	12x12	1	Ptd Plast	2	2x4	1	Ply underlayment

**Memorial Blvd. School
Interior Conditions Survey**

Rating: 1= Good; 2= Needs Refinished; 3= Replace

Memorial 3rd Floor								
Rm#	Name	Floor	Rating	Walls	Rating	Ceiling	Rating	Notes
	Project Booth	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
300	Classroom	Lino Tile	1	Ptd Plast	2	2x4	1	
302	Art	8x8	3	Ptd Plast	2	2x4	1	
306	Storage	Lino Tile	1	Ptd Plast	2	Ptd Plast	2	
306	Art	12x12	2	Ptd Plast	2	2x4	2	No underlay
								Some missing + damaged 5%
306A	Office	12x12	2	Ptd Plast	2	2x4	1	
307	Storage	Lino Tile	1	Brick Ptd Plast	1 2	Ptd Plast	3	Missing areas + efflorescence
309	Classroom	12x12	1	Ptd Plast	2	2x4	2	No underlay, some water damage 2%
311	Lockers	Lino	1	Brick	1	Ptd Plast	2	
312	Classroom	8x8	3	Ptd Plast	2	2x4	1	Minor sagging of grid
314	Classroom	8x8	3	Ptd Plast	2	2x4	1	
315	Lockers	Lino	1	Ptd Plast	2	Ptd Plast	2	
316	Girls	Hex Tile	2	G Brick Ptd Plast/CMU	2 1	2x2	2	5% damage Toilet partitias bad
317	Custodial	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
318	Storage	Ptd Conc	2	Ptd Plast	2	Ptd Plast	2	
320	W. Teach.	Lino	1	Ptd Plast	2	12x12	3	
321	Toilet	Hex Tile	2	G Brick Ptd Plast/CMU	2 2	Ptd Plast	2	
323	Stair	Ptd Conc Stl.	2	Brick & Terracotta	2	Conc	1	
325	Storage	Lino	1	Ptd Plast	2	Ptd Plast	2	105 F plaster repair required Efflorescence a ceiling
326	Boys	Hex Tile	3	Ptd Plast/CMU	1	2x2	2	5% damage
327	Storage	Ptd Conc		Ptd Plast		Ptd Plast	2	
330	Science	Lino Tile	2	Ptd Plast	2	2x4	1	
331	Music	8x8 Carpet on Risers	3 1	Ptd Plast	2	2x4	1	
332	Science	Lino Tile	3	Ptd Plast	2	2x4	2	5% damage (water)
333/334/335	Storage	Lino Tile	2	Ptd Plast	2	Ptd Plast	2	

**Memorial Blvd. School
Interior Conditions Survey**

Rating: 1= Good; 2= Needs Refinished; 3= Replace

Memorial 3rd Floor								
Rm#	Name	Floor	Rating	Walls	Rating	Ceiling	Rating	Notes
336	Balcony	Ptd Conc @ seats	1	Ptd Plast	2			
		Lino Aisles	2			Ptd Plast	2	Some 2% patch reqd
337/351	Storage	Lino Tile	2	Ptd Plast	2	Ptd Plast	2	Some efflorescence
340	Stair	12x12 on landing	1	Brick	1			
		Rubber	3	Ptd Plast	2	Ptd Plast	2	25 F damage peeling pt
340	Vest	Lino	1	Ptd Plast		Ptd Plast		
342	Storage	Lino	3	Brick	1	12x12	3	
				Ptd Plast	2			
343	Classroom	Lino	3	Ptd Plast	2	12x12	3	
344	Classroom	12x12	2	Ptd Plast	2	12x12	3	
345	Vest	Lino	1	Ptd Plast	2	Ptd Plast	2	
				Brick	1			
346	Storage	Lino	3	Brick	1			
				Ptd Plast	2	12x12	3	45 F water damage
347	Science	Lino Tile	3	Ptd Plast	2	2x4	1	Floor very uneven
348/349	Storage	Lino Tile	2	Ptd Plast	2	Ptd Plast	2	Some efflorescence
350	Stair	Lino	1	Ptd Plast	2	12x12	3	
353	Science	12x12	2	Ptd Plast	2	2x4	2	Peeling Pt see plan
								2% water damage

Mechanical and Electrical Systems
Existing Conditions Narrative

Memorial Middle School
Bristol, Connecticut
November 1, 2011

Prepared By
Consulting Engineering Services, Inc.
811 Middle Street, Middletown, Connecticut 06457
CES Project No. 2011127.00

APPLICABLE CODES AND STANDARDS

The mechanical, electrical, plumbing, and fire protection systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

- A. 2005 Connecticut State Building Code
- B. 2005 Connecticut State Fire Safety Code
- C. 2003 International Building Code(IBC)
- D. 2003 International Plumbing Code
- E. 2003 International Energy Conservation Code
- F. NFPA, All applicable code sections, Latest Version
- G. ASHRAE 90.1

PLUMBING NARRATIVE

PLUMBING UTILITIES

1. Domestic Water:

- a. Existing Domestic Water Service: The existing domestic water service location and equipment could not be determined during the site walk-thru.

2. Natural Gas:

- a. Existing Natural Gas Service: The existing natural gas service enters the building in the tunnels below the school adjacent to the fire protection water service. There is an indoor meter assembly with shut-off valves. This natural gas service feeds the kitchen appliances and the emergency generator.



3. Sanitary:

- a. Existing Sanitary Service: The sanitary sewer system provides sanitary waste drainage for plumbing fixtures located throughout the building. The piping material above grade is primarily cast iron. The plumbing fixtures drain to buried sanitary waste piping to the buildings exterior and to the municipal sewer system.



4. Storm:

- a. The storm piping is roof drains, secondary roof drains, and downspouts that drain to an underground piping system and drains to a storm water pump station located in an adjacent building at the playfields. Storm water is then pumped to the municipal storm water system. The piping is in fair condition. The storm water pumps and equipment is in poor condition.



- b. Problems with the storm drainage system were reported in the areas of the light wells. There are storm drains in each light well. In the recent storms, storm water has come up thru these storm drains flooding these light wells causing water to enter the building. Maintenance staff has added sump pumps to help pump out the water at these locations.



PLUMBING FIXTURES AND SPECIALTIES

1. Existing plumbing fixtures are as follows:

- Water closets are wall and floor mounted vitreous china with flush valves. Most of the fixtures are original to the facility in fair condition. The fixtures are non-water conserving type and non-ADA compliant.



- Urinals are wall hung, vitreous china, with flush valves. The fixtures are original to the facility in fair condition. The original fixtures are non-water conserving type and non-ADA compliant.



- Lavatories are wall hung vitreous china with two twist or metered style faucets. The fixtures are mainly original to the facility in fair condition. The fixtures are non-water conserving type and the faucets and drains are non-ADA compliant.



- Drinking fountains are wall mounted stainless steel units in fair condition. One of the single units may be ADA compliant with respect to controls however there are other units that do not have ADA compliant controls. In addition, the receptacles serving these drinking fountains are not GFCI protected.
- Stainless steel sinks with two lever type faucets are present in various areas of the



facility. These sinks are non-ADA compliant and in fair condition.



- Classroom sinks consist of pedestal mounted fiberglass units with two-lever faucets. These sinks are in good condition but are not ADA compliant. In the Tech Lab, there is also a wash fountain that is in fair condition.



- Janitor sinks are a combination of wall mounted cast iron units with two lever faucets or floor mounted fiberglass units with two lever faucets. Some of these sinks have vacuum breakers. The cast iron sinks are original to the building and in poor condition.



- There are existing showers located in the locker rooms. There is also a single shower in the Custodian Area. This equipment is original to the facility, in poor condition, and non-ADA compliant.



- There is a central vacuum system at the school. This system is operational however due to leaks in the system the system does not perform as it should. This system is original to the building and in poor condition.



- The Kitchen has a local grease interceptor manufactured by Big Dipper. This equipment is in good condition. There is an original grease trap that once served a dishwashing area that has been abandoned.
- There are emergency eyewash and shower unit located in the lower level that was used when the pool was operational. This unit is in good condition.



- There are emergency eyewash units located at some sinks in the classroom areas. These units drain directly into the adjacent sinks. These units are in good condition.



DOMESTIC HOT WATER SYSTEMS

1. The existing domestic hot water system includes a Burnham Model FD2LLVOT low pressure hot water boiler with a Beckett CF800 Burner. This boiler provides water to a 1000gallon domestic water storage tank. The boiler, burner, and storage tank are in good condition. The recirculation pump at the storage tank is in poor condition.



2. At (1) sink in one of the classrooms there is an instantaneous electrical water heater installed to serve that particular sink. This water heater is in good condition.



FIRE PROTECTION NARRATIVE

FIRE PROTECTION SERVICE

1. The building is served by a 4" fire protection service fed from a fire main in Summit Street. The original fire protection service only fed the stage area of the Auditorium. The fire service was upgraded to include sprinklers throughout most of the building with the exception of the renovated pool area. Sprinklers were not provided throughout the pool area when it was renovated. The fire service includes a shut-off valve and Watts Model 909 reduced pressure

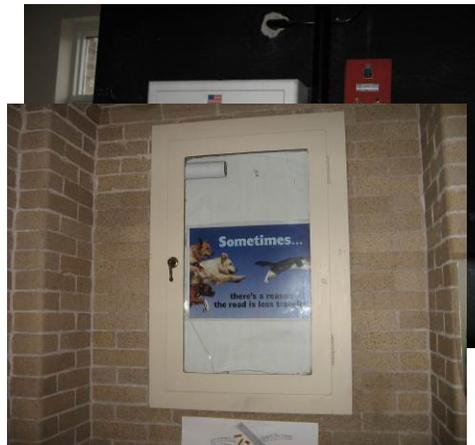


backflow preventer. This fire service equipment has been recently installed and is in good condition, however, the sprinkler piping and sprinkler heads are an older installation, more than 30 years old, and should be replaced.

2. The fire protection system includes (2) antifreeze systems where antifreeze is added to the sprinkler piping to avoid freezing of the piping. This equipment is in good condition.



3. There are hose cabinets and standpipes located on the stage. This equipment is in good condition.



4. There are original hose cabinets located within the building that have been abandoned. It appears that these hose cabinets have been disconnected as there is no valve in the cabinets.

MECHANICAL SYSTEMS:

EXISTING SYSTEMS

1. The existing building is heated by (2) HB Smith Mills 450 21-section cast iron steam boilers with Carlin oil burners. The boilers and burners were installed in 1974 and are in poor condition. The boilers are showing signs of leaks at the individual sections.



2. The heating plant also includes a vacuum condensate receiver and boiler feed system. The vacuum condensate system is less than ten years old and in good condition. The boiler feed system is also in good condition.



3. There is a buried 10,000 gallon fuel oil tank located on the north side of the building. There is a duplex fuel oil pump set located in the boiler room that pumps fuel oil from the tank to the boilers. There is also a fuel oil fill alarm system. All of this equipment is in fair to good condition.



4. The present heating system also includes cabinet unit heaters, ceiling mounted unit heaters, cast iron radiators and baseboard radiation. Most of the heating units within the stairwells have been disconnected. Most of this equipment is original to the building and is in fair to



very poor condition.

5. There are a number of air handling units that serve various areas of the building. There are (3) Seasons 4 air handling units for heat only. Only (1) of these units is operational. There is

a Herman Nelson Audi-Vent unit that serves the Gymnasium. This unit is in poor condition. There is an Aaon air handling unit that is approximately (10) years old that is not operational. The unit that serves the Auditorium is approximately (20) years old and is used for cooling only. The air handling unit that serves the Administration area is located above the ceiling in the area with a remote condensing unit. The remote condensing unit is over (20) years old and in poor condition.



6. The Media Center has a Herman Nelson fan coil/unit ventilator for heating and cooling. The cooling capacity of this piece of equipment is undersized for the amount of space to be cooled, especially with the addition of computers within the media center. This equipment is in fair condition.

7. There are various exhaust fans throughout the building that serve general areas such as corridors and the gymnasium which includes roof mounted exhaust fans, ductwork, grilles and controls. The ventilation systems do not meet current codes for ventilation rates based on the age of the facility. The exhaust fans range from fair to good condition.



8. A number of exhaust fans have been added to various rooms to help with ventilation. A number of louvers have been damaged and others covered over. This equipment is in poor condition.

9. The Tech-Ed area has air filtration systems, wall mounted to process the air within the space. This area should have a dedicated exhaust and make-up air system to remove any air with odors, etc.



10. The Kitchen includes an exhaust fan that serves the hood over the cooking equipment. The duct work from the hood runs exposed in the Kitchen out to a roof mounted exhaust fan. The ductwork then extends up the side of the building to a discharge on the roof. The exhaust fan and ductwork serving this hood does not comply with current NFPA 96 requirements for a grease-laden exhaust system.



11. The steam piping consists of iron supply and condensate return piping. Some of this piping is missing insulation or the insulation has failed and replaced.



12. The existing temperature control system is a pneumatic system consisting of two air compressors, air dryer, and local controls mounted at the individual radiators, cabinet unit heaters, etc. and additional sensors throughout the building. The pneumatic equipment is in fair condition.



ELECTRICAL NARRATIVE

EXISTING SYSTEMS

1. The building is served by a single electrical service rated 1600amperes, 208Y/120volts, 3-phase, 4-wire. This service equipment consists of a 1600amp main disconnect switch, distribution section and metering per utility company requirements. The service equipment is approximately 30 years old and in fair condition.



2. There is a 45kW natural gas fired emergency generator located off the boiler room. This equipment is manufactured by Onan. This generator serves the boiler room equipment only. This equipment is in poor condition.



3. There are a number of electrical panels located throughout the facility. These panelboards range from ones that were installed original to the building and others that that have been installed to accommodate the addition of computers throughout the school. The condition of these panelboards range from poor to very good.





4. The lighting throughout the facility consists primarily of surface mounted acrylic lensed troffer style fluorescent fixtures or pendant mounted louvered fluorescent fixtures. Some areas such as storage rooms, mechanical rooms have industrial fluorescent fixtures. Most of the lighting has been upgraded to newer T8 technology, however, there are other fixtures using older T12 technology or incandescent lamps. Some of the fixtures have been damaged and are missing lenses. The lighting ranges from good to poor condition.



- The fire alarm system is manufactured by EST. The system includes manual pull stations, horn strobes, and ceiling mounted smoke detectors, and graphic annunciator. Some of the horn/strobe units are non-ADA compliant. This system is in fair condition. Additional audio visual devices as well as replacing the non-ADA compliant devices should be added to the building.



- The emergency lighting is provided by two-head self-contained emergency fixtures with batteries or a surface mounted 9"x9" self-contained emergency fixture. This system is operational however the equipment is in poor condition. Additional lighting fixtures are required to meet current requirements for emergency lighting.



7. The exit signs consist of fluorescent exit signs with batteries. This equipment is in good condition. Additional exit signs are required to meet current requirements for exit signs.



8. The facility does have a limited security system consisting of a control panel, limited cameras, door contacts, motion detectors, and a door entry intercom with camera. This system is in fair condition. Additional devices may be considered for enhanced security.



9. The existing PA system consists of wall or ceiling mounted speakers. It is manufactured by Bogen, Model Multicom 2000. The head end equipment is located in the main office. This head end equipment is in very good condition. Some of the speakers show signs of damage and should be replaced.



10. A central clock system manufactured by Simplex, including a control panel and wall mounted clocks is existing at the building. It appears that this system is operational and in fair condition. Some areas have had individual battery operated clocks added.



MEP SYSTEMS CONCLUSION

In general with the exception of the some electrical panelboards and sprinkler service equipment, all of the other systems are 40+ years old and have met their useful life expectancy. The system components are very inefficient. The ventilation system does not meet current code requirements. We recommend that most of the systems be replaced with new.

Memorial Boulevard School

Existing Net Useable Areas

MEMORIAL BOULEVARD SCHOOL BREAKDOWN	Current Space SF	Specialized Spaces	Building Area SF /	Net Total per Floor
Basement			17540	
Locker Room	554		B	
Locker Room	700		B	
Locker Room	650		B	
Locker Room	650		B	
Gymnasium	5390		B	
Weight Room	2650		B	
				10594
Ground Floor			21152	
	820		G	
	1940		G	
	800		G	
	760		G	
	480		G	
	245		G	
	776		G	
	2160		G	
	890		G	
	860		G	
Offices at Gym Balcony		435	G	
Offices at Gym Balcony		435	G	
Gymnasium Balcony		2870	G	
Weight Room Balcony		435	G	
				9731
First Floor			25122	
	790		1	
	120		1	
	1800		1	
	130		1	
	780		1	
	740		1	
	120		1	
	260		1	
	230		1	
	120		1	
	770		1	
	860		1	
	860		1	
	2240		1	
Offices at Auditorium		440	1	
Offices at Auditorium		440	1	
Auditorium		5320	1	
Stage		1720	1	
				9820

Memorial Boulevard School

Existing Net Useable Areas

Second Floor			22562
	790		2
	120		2
	1800		2
	130		2
	780		2
	740		2
	120		2
	260		2
	230		2
	120		2
	770		2
	2275		2
	900		2
	900		2
Stage Balcony		660	2
Auditorium Balcony		2570	2
Offices at Auditorium Balcony		315	2
Offices at Auditorium Balcony		315	2
Third Floor			19597
	790		3
	120		3
	1800		3
	130		3
	780		3
	740		3
	120		3
	250		3
	200		3
	110		3
	770		3
	2250		3
	910		3
	80		3
	80		3
	900		3
	260		3
Upper Balcony		2000	3
Offices at Balcony		560	3
Offices at Balcony		560	3
NET SF	50370	19075	69445
COMMON AREAS & WALLS			55603
TOTAL BUILDING AREA SF			105973

9935

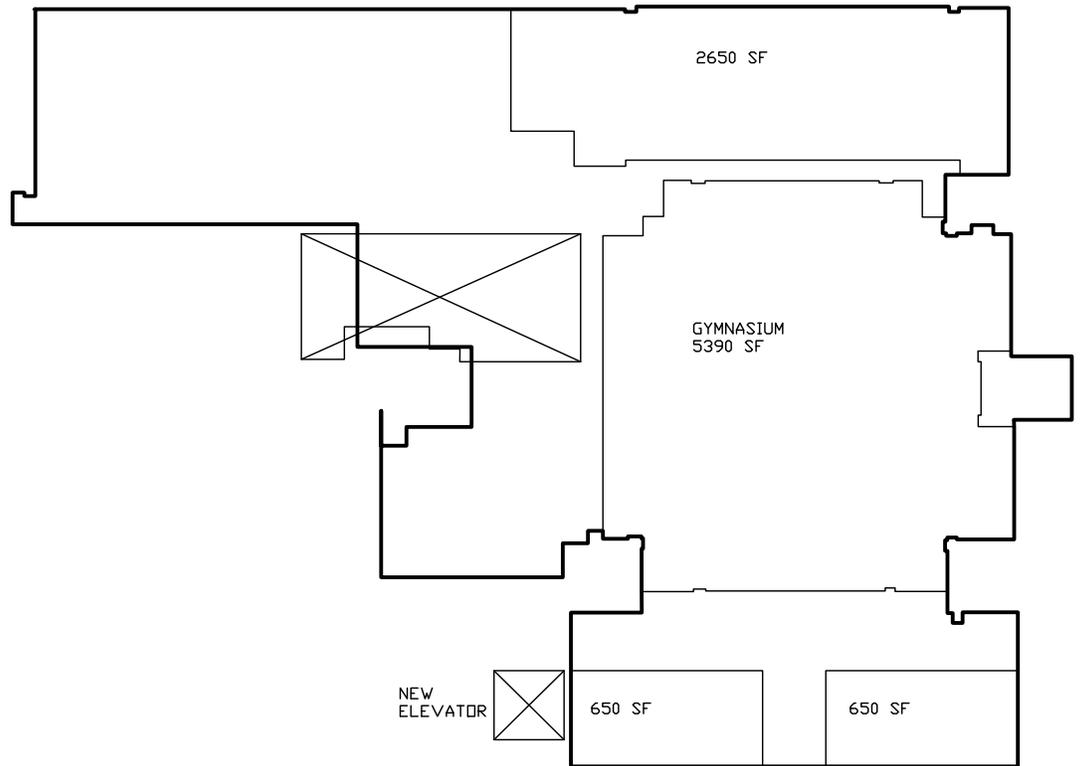
10290

TOTAL

Memorial Boulevard School
City Hall Option

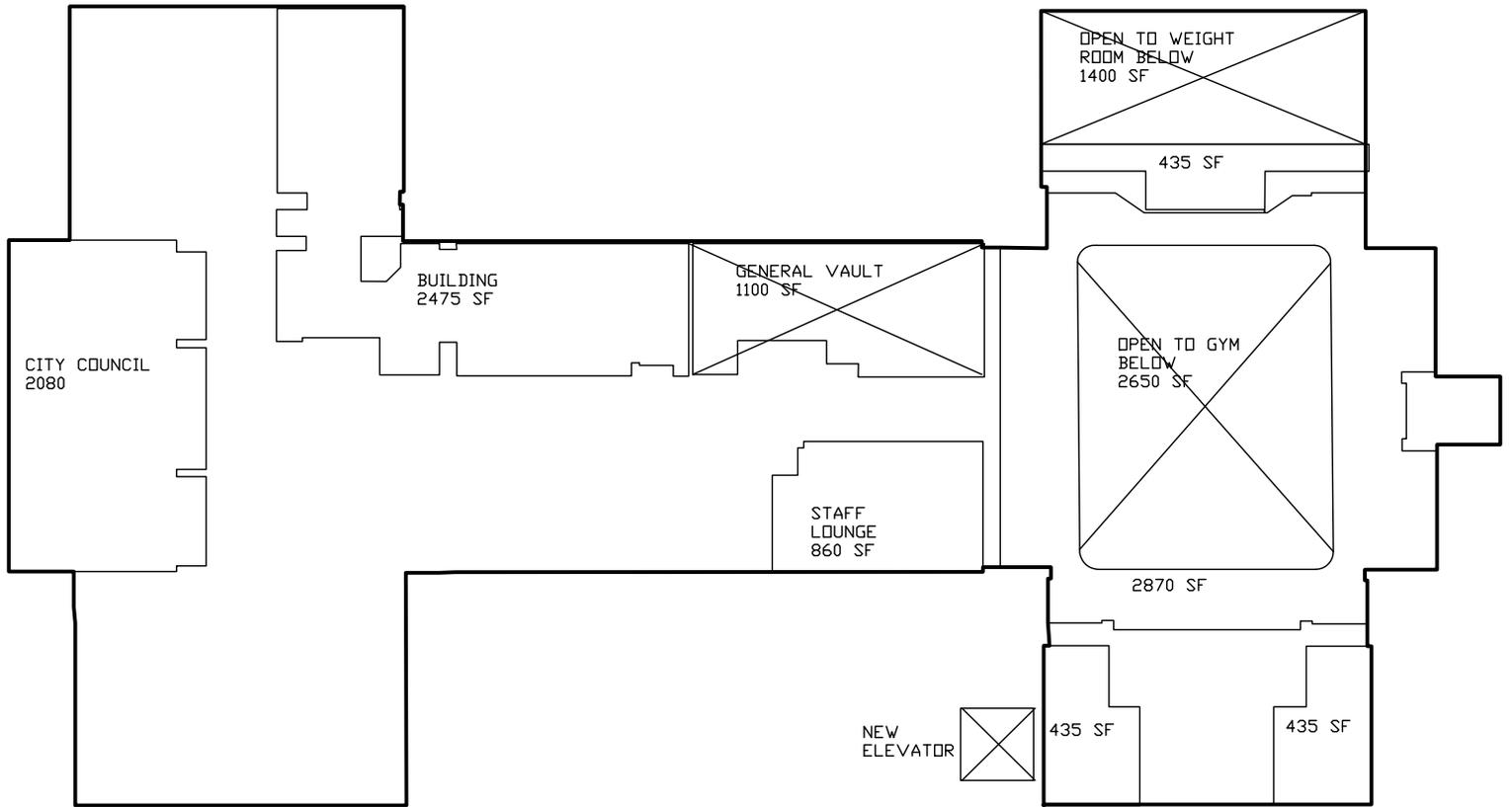
CITY HALL DEPARTMENT BREAKDOWN	Basement	Ground	First	Second	Third	Offsite
Memorial School Building						
Assessor			1640			
BDA					1500	
Building		2270				
Building Department Vault (Rm. 275)		230				
City Clerk			3250			
City Council		1850				
Claims				400		
Comptrollers					2800	
Conference 1					540	
Conference 2			385			
Corp. Counsel					1675	
Firing Range		1450				
Garage		560				
General Vault		880				
MIS					2140	
Mail					600	
Maintenance		840				
Mayor					1280	
Parks	1100			0		
Personnel				1950		
Probate						2310
Public Works				6040		
Public Works Records				460		
Purchasing				1190		
Registrars			1590			
Renaissance						1360
Social Services			320			
Staff Lounge		860				
Tax			1500			
Treasurer					0	
Youth Services	5700					
TOTAL NET SF	6800	8940	8685	10040	10535	3670
COMMON AREAS & WALLS						
TOTAL BUILDING AREA SF	17,740	25270	25190	25090	25050	
						118,340
Net Useable Per Floor w/o Spec. Spaces	10594	9731	9820	9935	10290	50370
	3,794	791	1,135	(105)	(245)	1576
						Total Available

 Offsite Location



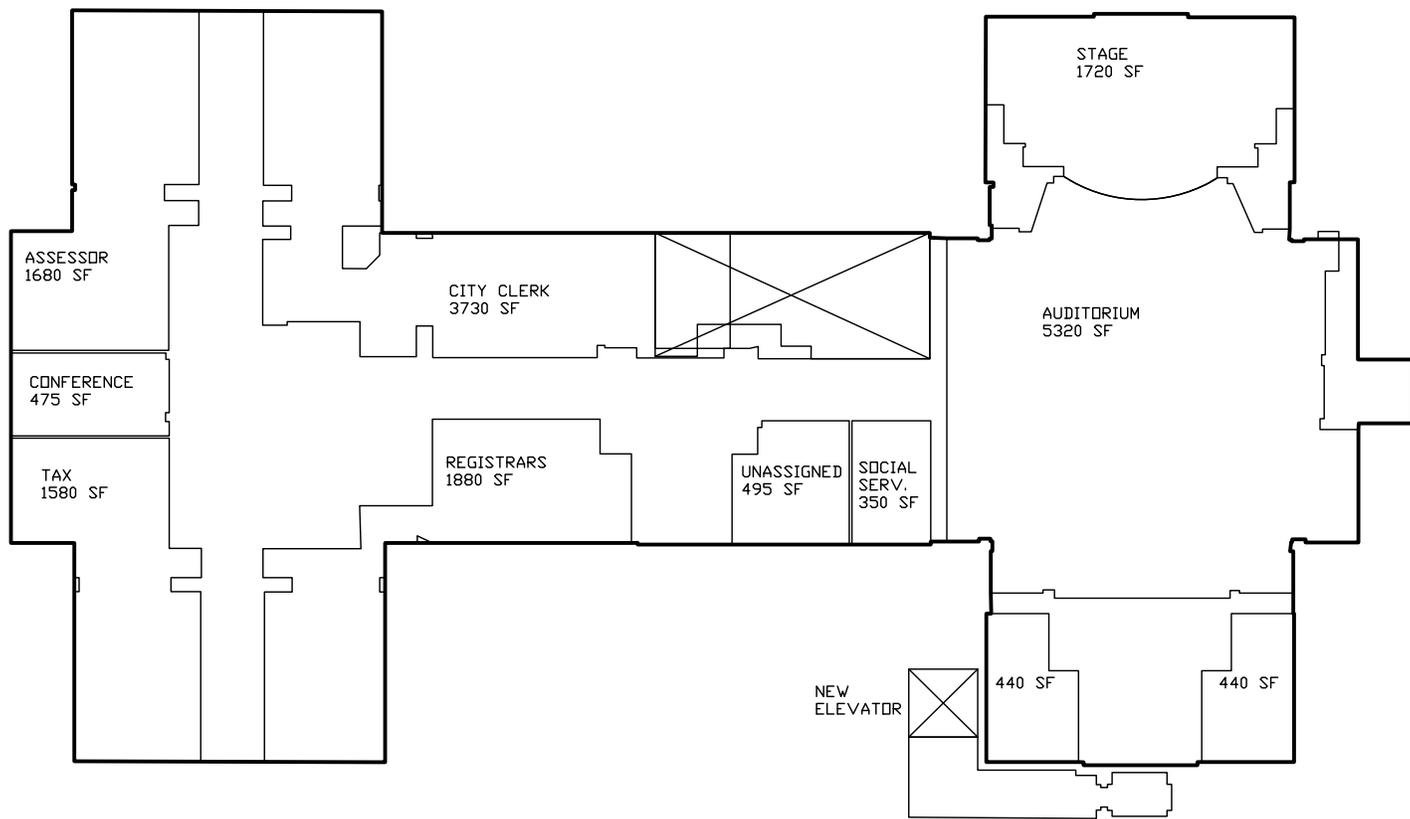
BASEMENT PLAN

CITY HALL OPTION



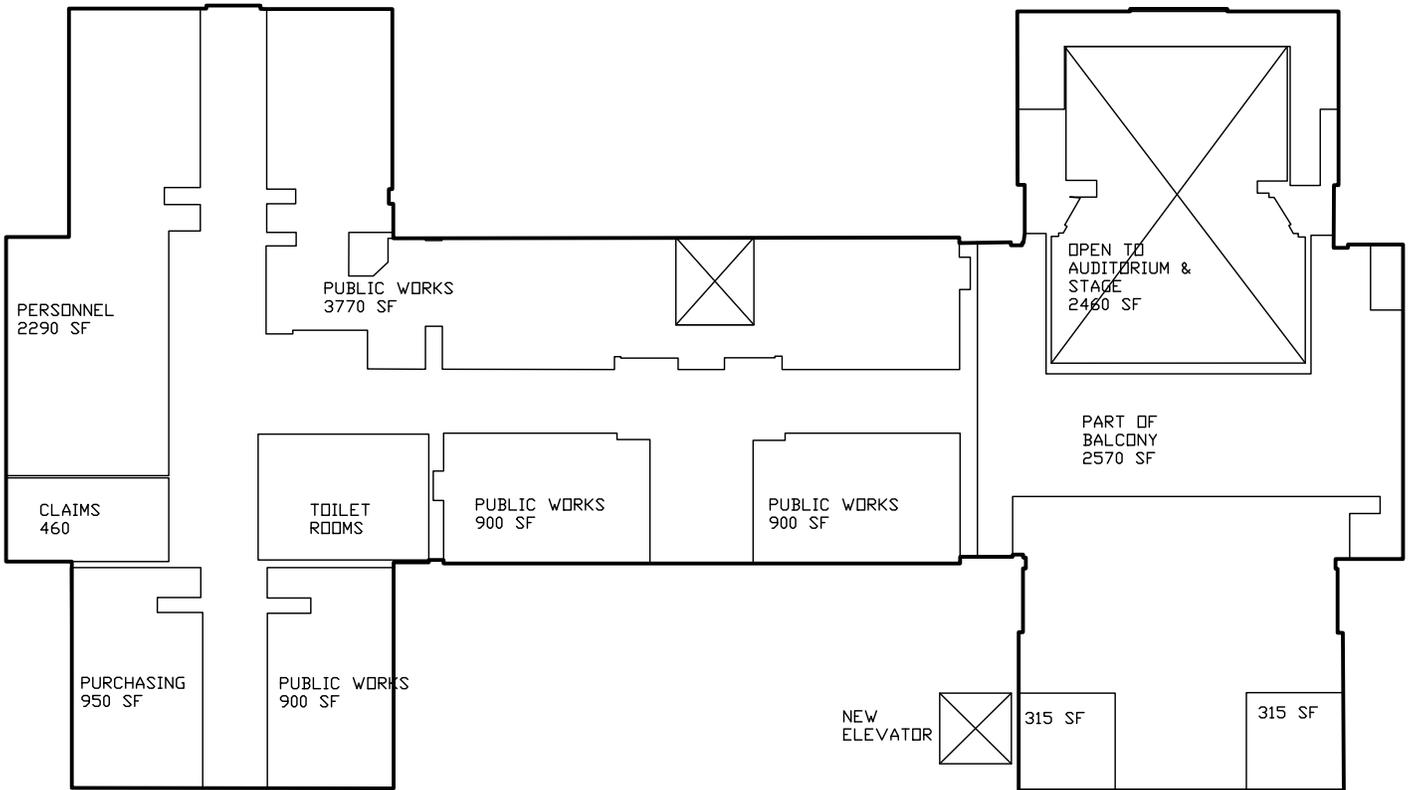
GROUND FLOOR

CITY HALL OPTION



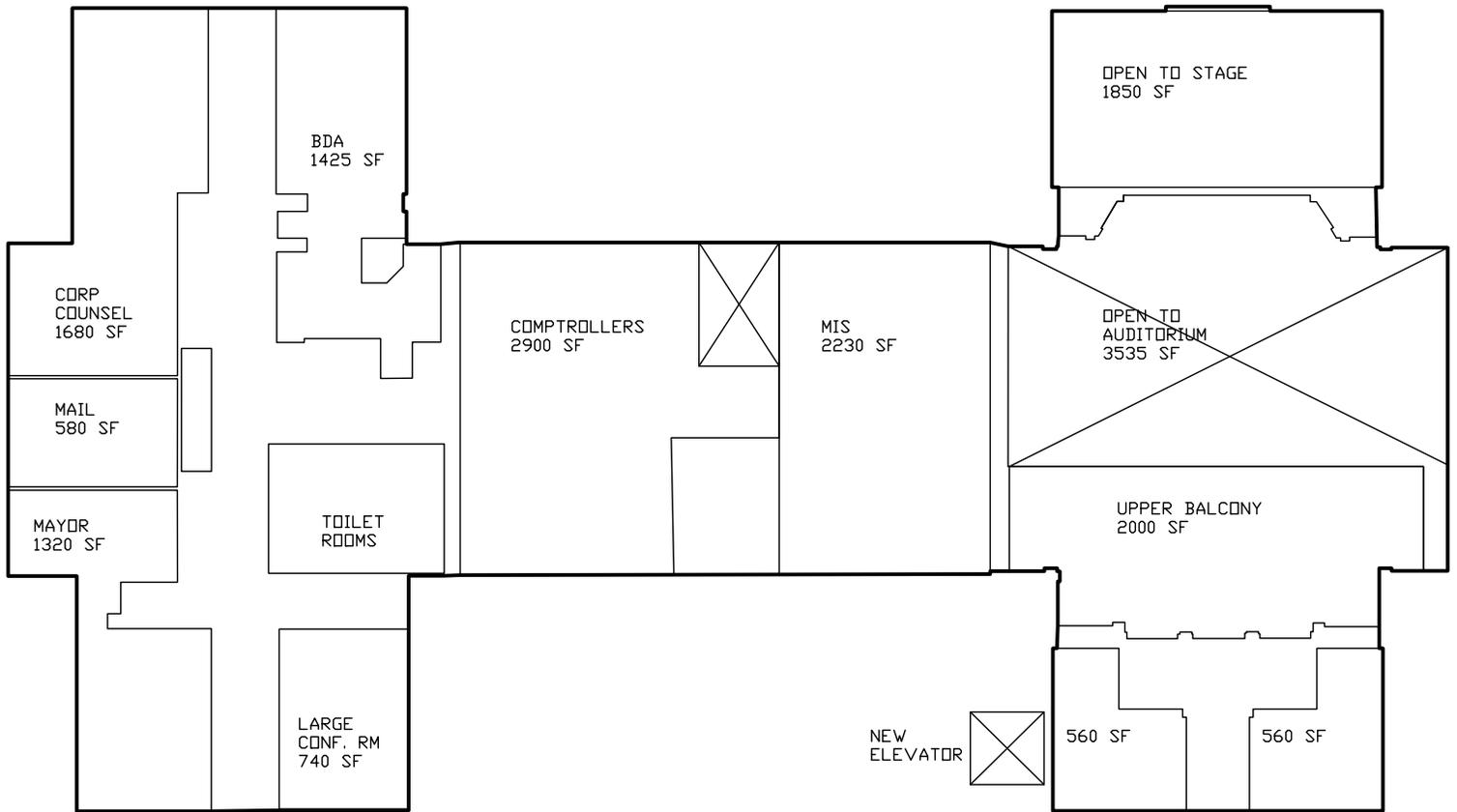
FIRST FLOOR

CITY HALL OPTION



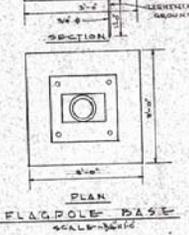
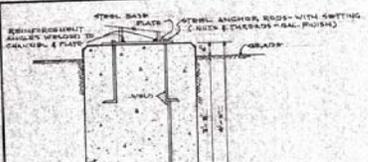
SECOND FLOOR

CITY HALL OPTION

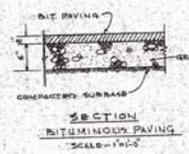
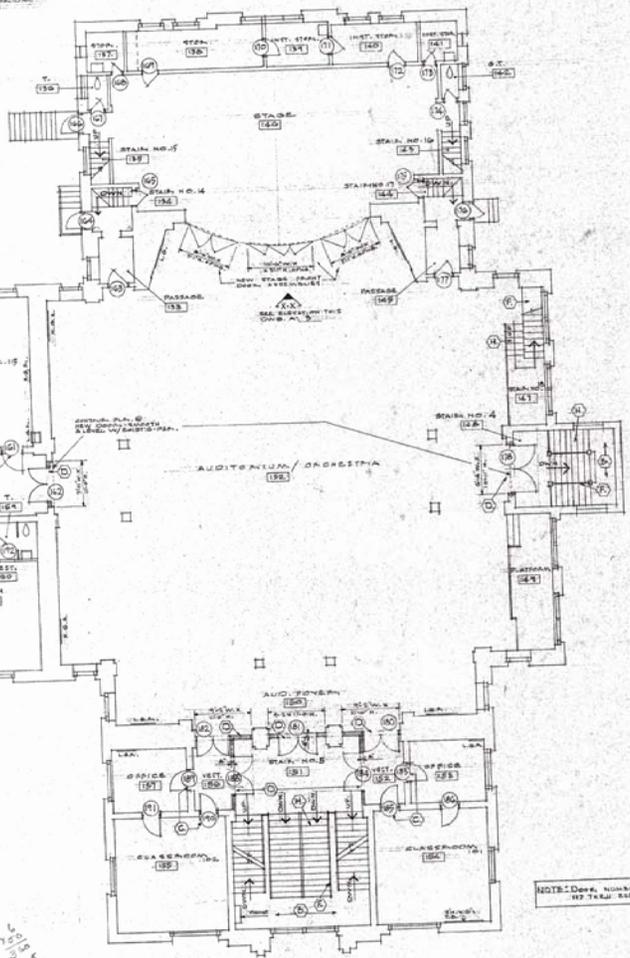
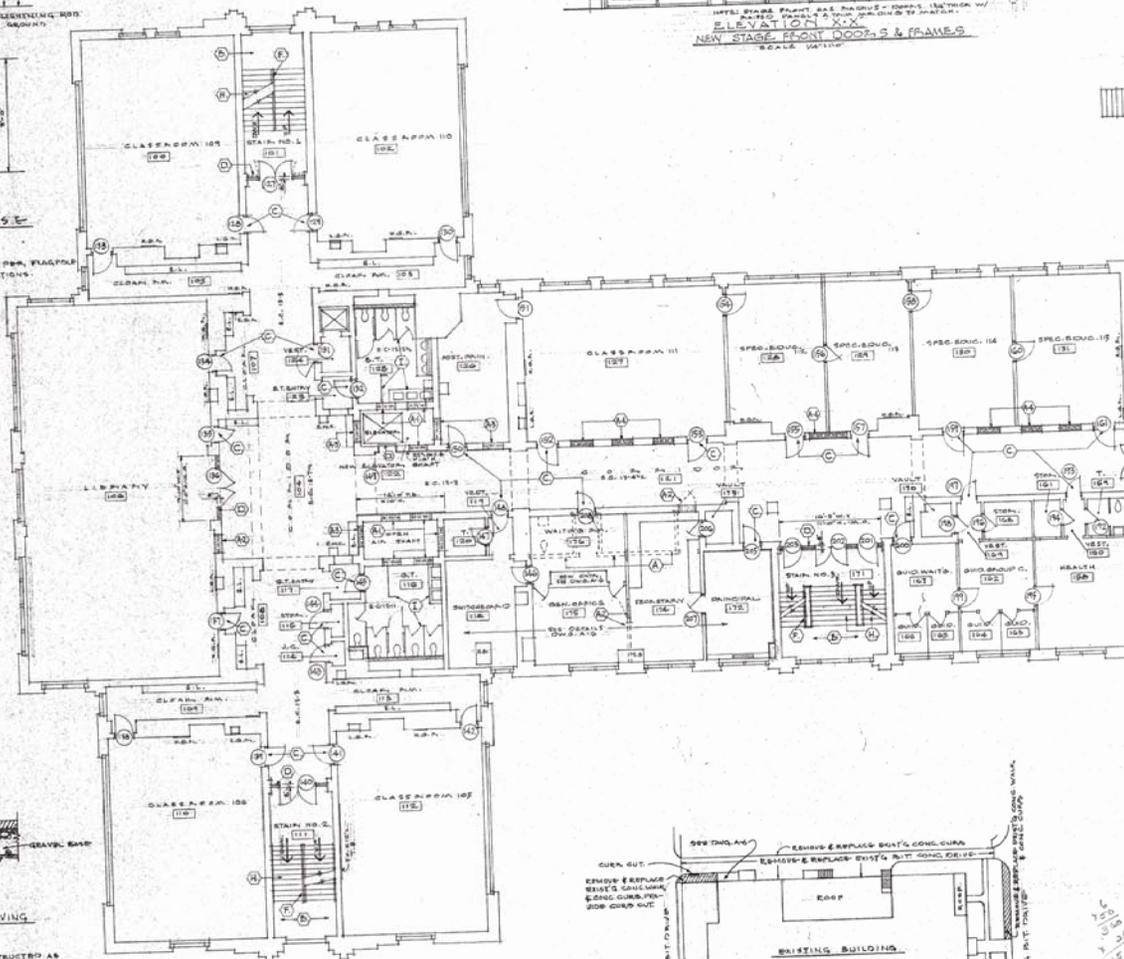
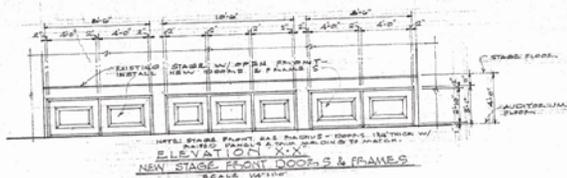


THIRD FLOOR

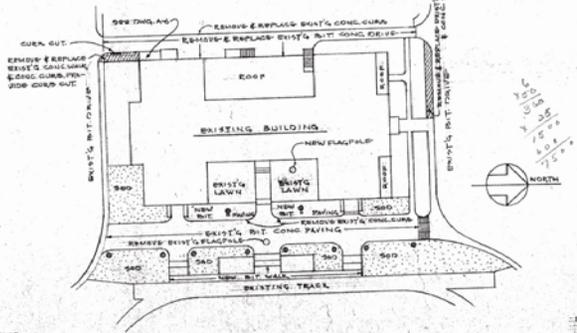
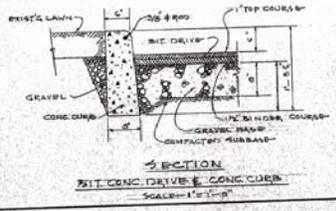
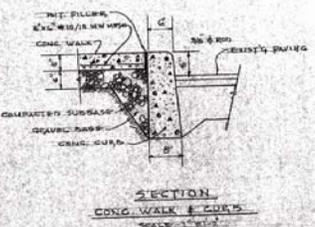
CITY HALL OPTION



NOTE: BASE TO BE INSTALLED AS PER FLAGPOLE MANUFACTURER'S RECOMMENDATIONS.



NOTE: THIS WALK TO BE CONSTRUCTED AS INDICATED ABOVE.



LEGEND
● EXISTING TRAMP
○ AREA TO BE GRASSED

- GENERAL NOTES
1. CONTRACTOR TO REPORT PROBLEMS (IF ANY) IN BIT PAVING HAS BEEN PREPARED LOCATED AS SPECIFIED.
 2. CONTRACTOR TO PROVIDE AND PLACE TWO (2) UNITS OF 6" BIT GRANITE, 4" BELL BY HERRMAN (POLYMER MODIFIED) UNLESS IT LIMITS TO 800 LB/TON, 100% BITUMEN, 80% S.S. & 20% S.S. UNIT, 1/2" 3/4" LBS/TON.
 3. CONTRACTOR TO PROVIDE NEW LAMINATED GLASS UNITS TO BE SHIPPED.

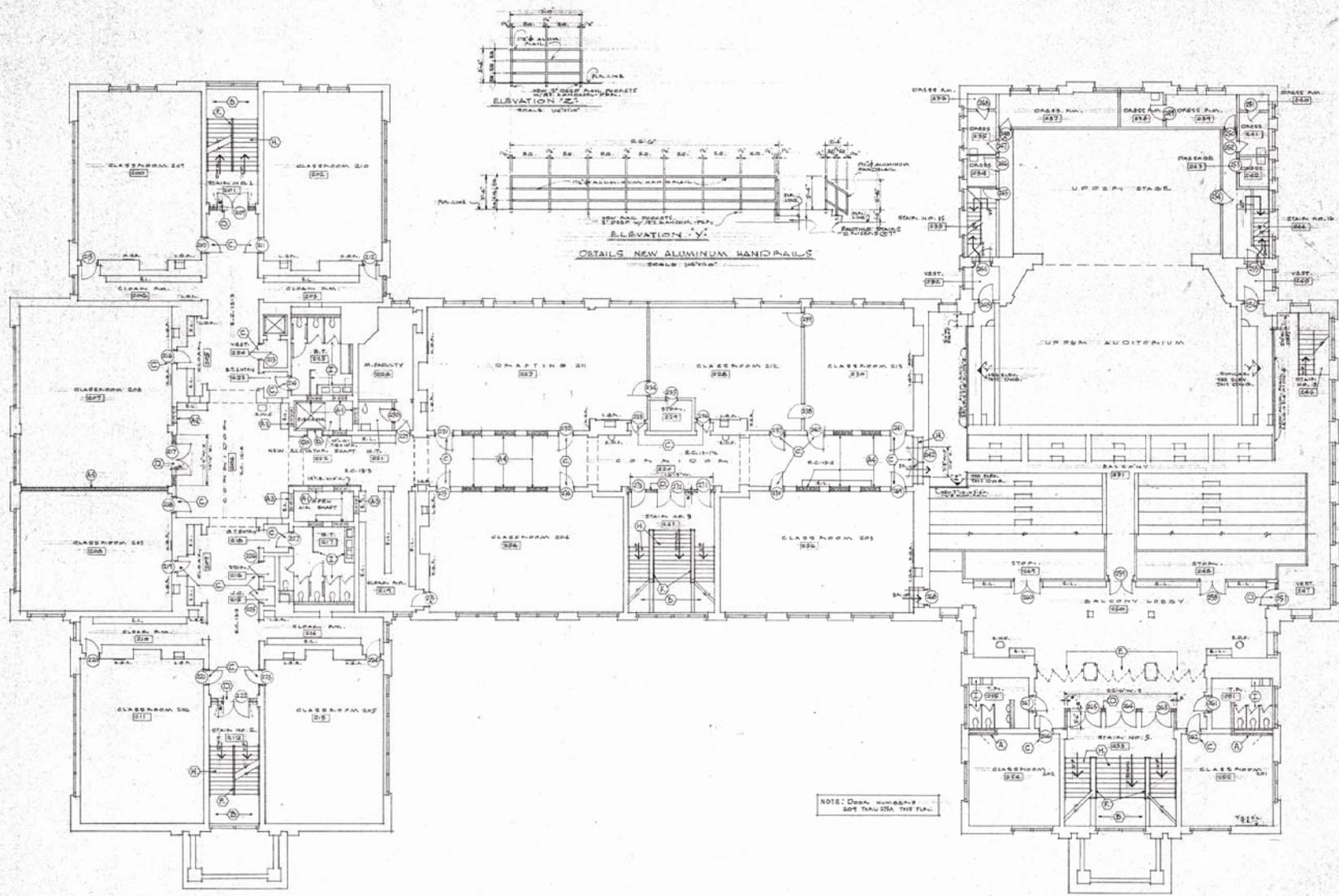
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

THE PARTNERSHIP OF LYONS, MATHER, LECHNER Architects
BRIDGEPORT, CONNECTICUT

ALTERATIONS
MEMORIAL DIVISION SCHOOL
BRIDGEPORT, CONNECTICUT

DATE: JAN. 1952
DRAWN BY: [Signature]
CHECKED BY: [Signature]

A-3



NOTE: ROOM NUMBERS NOT SHOWN THIS PLAN.

SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

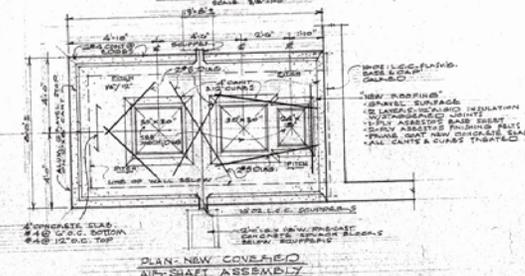
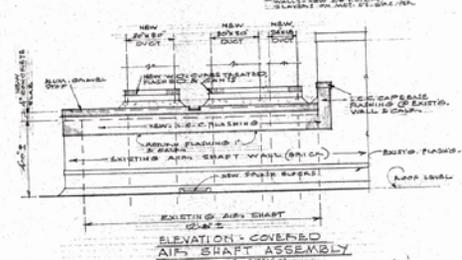
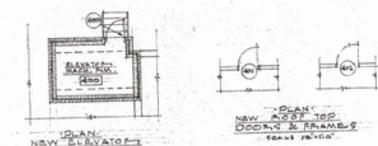
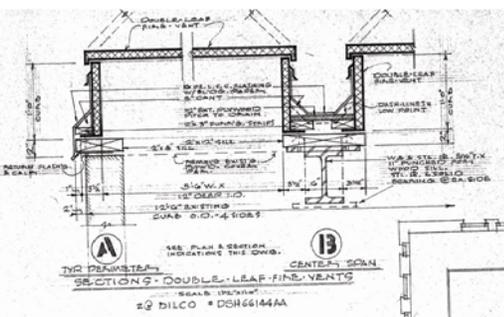
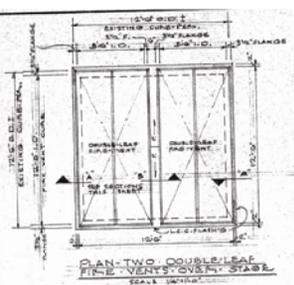
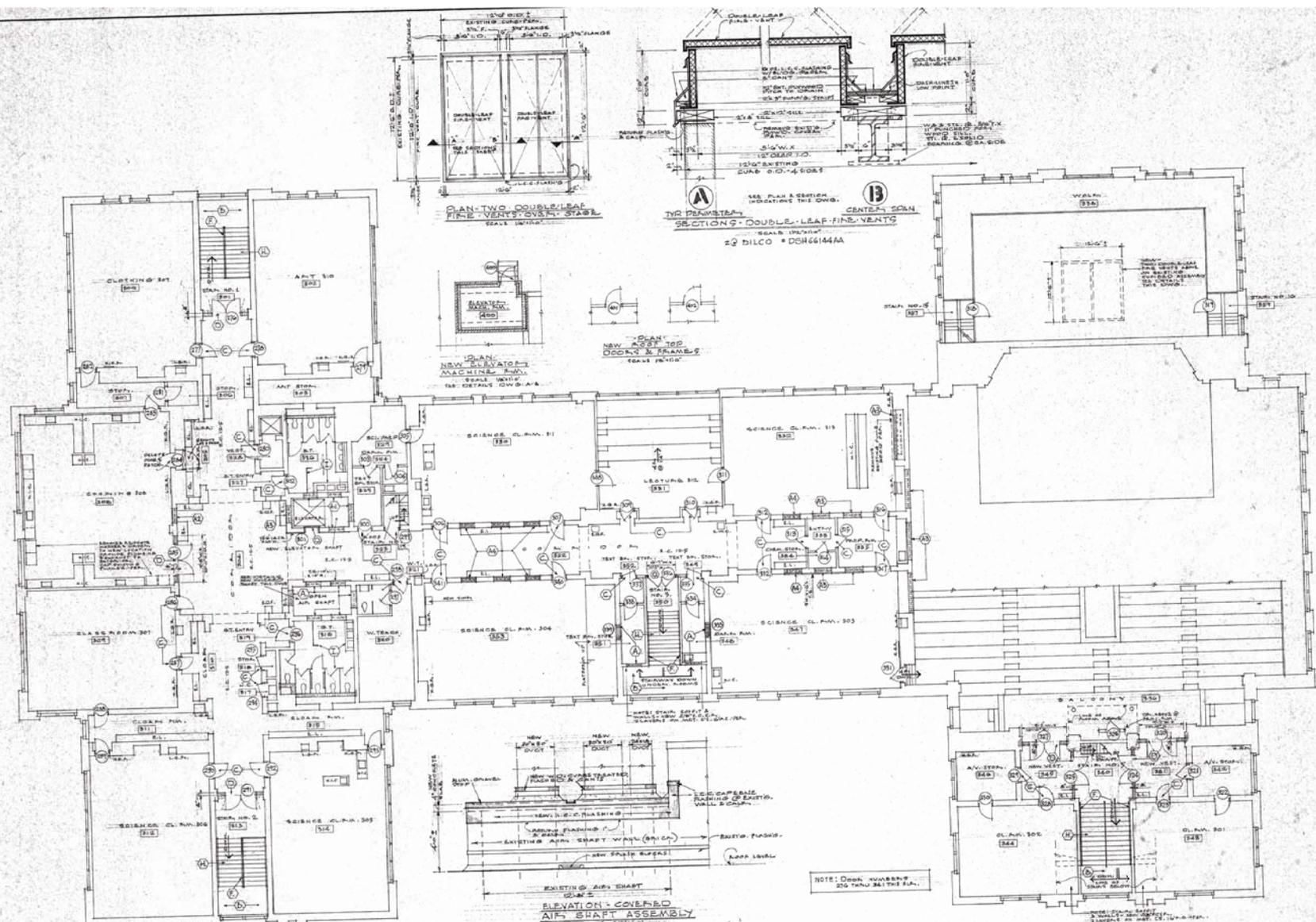
THE PARTNERSHIP OF LYONS, MATHER, LECHNER Architects
 BRIDGEPORT, CONNECTICUT

ALTERATIONS
 MEMORIAL BUID SCHOOL
 BRIDGEPORT, CONNECTICUT

DATE: 12-8-76 FOR NO. 1000
 DRAWN: [unreadable] CHECKED: [unreadable]
 APPROVED: [unreadable]

STATE OF CONNECTICUT
 REGISTERED ARCHITECT

A-4



NOTE: DIM. NUMBERS DO NOT APPLY TO THIS PLAN.

THIRD FLOOR PLAN	
BY: LYONS MATHER LECHNER ARCHITECTS	
THE PARTNERSHIP OF LYONS · MATHER · LECHNER ARCHITECTS BRIDGEPORT, CONNECTICUT	
ALTERATIONS MEMORIAL BLVD. SCHOOL BRISTOL, CONNECTICUT	
	A-5

**ASBESTOS 3-YEAR RE-INSPECTION
AND
MANAGEMENT PLAN UPDATE**

OCTOBER 2008

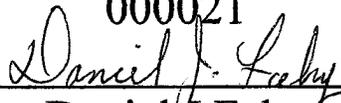
**MEMORIAL BOULEVARD MIDDLE SCHOOL
MEMORIAL BLVD.
BRISTOL, CT. 06010**

**Prepared By:
Enviro Safe
9Whitewood Road
Killingworth, CT 06419**

BRISTOL PUBLIC SCHOOLS
129 CHURCH STREET
BRISTOL, CONNECTICUT
ASBESTOS MANAGEMENT PLAN
NOVEMBER, 2008

INSPECTOR MANAGEMEMENT PLANNER

000021


Daniel J Fahy

Accredited Inspector/Management Planner
Enviro Safe
9 Whitewood Road
Killingworth Ct 06419
Tel. 860-663-1876

DESIGNATED PERSON

The general local education agency responsibilities as stipulated by paragraph 763.84 of the EPA AHERA regulations and Section 19a-332-2 of the regulations of Connecticut State Agencies will be met by Bristol Public Schools.



Peter Fusco Supervisor of Buildings & Grounds
Bristol Public Schools
128 Church Street
Bristol, Ct. 06011
Tel 860-584-7097

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NARRATIVE OF RE-INSPECTION

NARRATIVE OF EPA 3-YEAR INSPECTION

Executive Summary

Enviro Safe was retained by the Bristol Board of Education to perform a re-inspection required by the Asbestos Hazard Emergency Response Act (AHERA) for all the buildings the City of Bristol owns, leases, or otherwise uses as a school building. The objectives of the re-inspection are to re-assess previously identified asbestos containing building materials (ACBM), to identify and assess previously unidentified suspect ACBM, and to review/audit the Asbestos Management Plan.

The re-inspection was performed as a walk through visual inspection and physical inspection touching the ACBM to assess friability. All suspect ACBM not sampled or identified in previous inspection reports were assumed to be asbestos containing. Bulk sampling and re-inspection was performed August 2008.

A notification of completion of the 3-year re-inspection is required to be signed by the Inspector, Management Planner and LEA designated person and sent to the State of Connecticut Department of Health with a copy to be enclosed in the Asbestos Management Plan.

Summary of reinspections

The tan and green 9x9 floor and mastic that covers 6,750 sq. ft. of the building is asbestos containing and the September 2008 inspection revealed many more damaged floor tiles. These tiles will be replaced or repaired as soon as possible. A diagram showing the various locations of the floor tile and mastic is included. Also added to the list the possibility of asbestos containing glue daubs supporting the classroom blackboards, and roof drain insulation.

All of the asbestos containing materials and assumed asbestos containing materials found during the re-inspection, including new suspect materials are listed in a roster and placed in the following sections of this report.

All remaining ACBM and suspect ACBM is still intact and non-friable. Management Planner Recommended Response Actions are detailed in Management Planner Recommendations in a section titled; **RE-ASSESSMENT OF KNOWN OR ASSUMED ACBM.**

2008 AHERA Re-inspection
Memorial Blvd Middle School

Management Planner Recommendations

A. Recommended Response Actions

1. Removal
Removal and replacement of all 9x9 floor tile and mastic
2. Repair
Not Applicable
3. Enclosure
Not Applicable
4. Encapsulation
Not Applicable
5. Operations & Maintenance
All remaining asbestos containing building materials detailed in the re-inspection forms shall be placed in an Operations & Maintenance Program. The condition of such materials will be maintained until all asbestos containing building materials have been removed from the building. The program will include periodic surveillance inspections to maintain effectiveness of the program.

B. Justifications of Recommended Response Actions

Operation & Maintenance activities have been recommended for the materials with no damage at all to maintain their condition.

C. Schedule & Resources Required for Implementation of Response Actions

1. Removal of the all 9x9 floor tile is necessary / Cost estimate is approximately \$ 21,000.00.
2. Repair
Remove damaged floor tiles and replace.
Enclosure
Not Applicable
3. Encapsulation
Not Applicable
4. Operations & Maintenance Program
The estimated cost for an Operations & Maintenance Program is dependent upon the comprehensiveness of the program.

ROSTER OF ACBM & ASSUMED ACBM

**DIAGRAMS OF FLOOR COVERING
LOCATIONS & OTHER ACBM_s**

70 Memorial Boulevard
Bristol, CT 06010-6580
(860) 584-7884

South Street Side

Rear
Associated Spring Side

3rd Floor

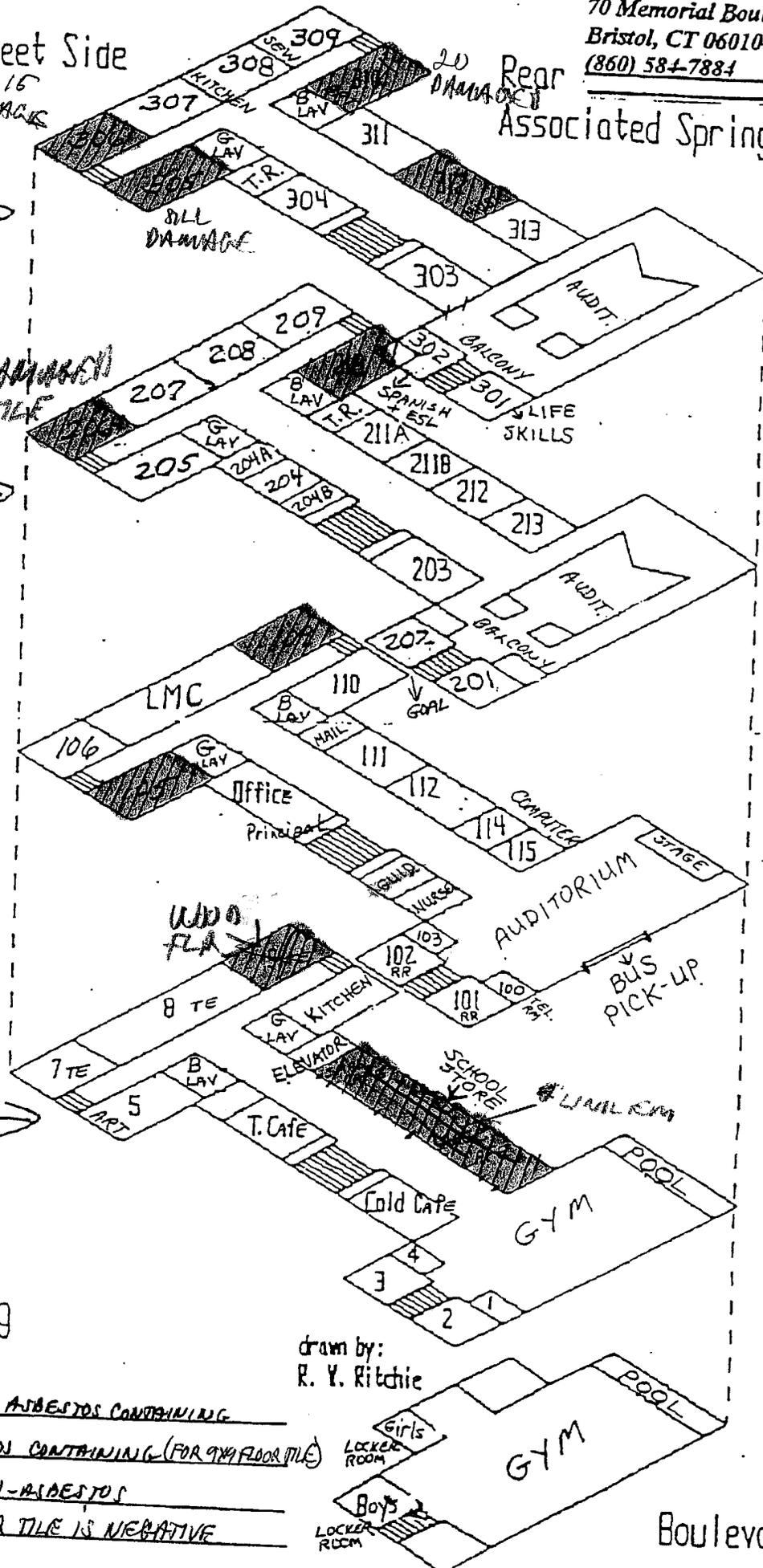
2nd Floor

1st Floor
Front Door Entry

Basement

Front of Building
Field Side

Boulevard Side



drawn by:
R. V. Ritchie

- ALL 9x9 FLOOR TILE IS ASBESTOS CONTAINING
- ALL MASTIC IS ASBESTOS CONTAINING (FOR 9x9 FLOOR TILE)
- ALL LINOLEUM IS NON-ASBESTOS
- MASTIC FOR 12x12 FLOOR TILE IS NEGATIVE

