



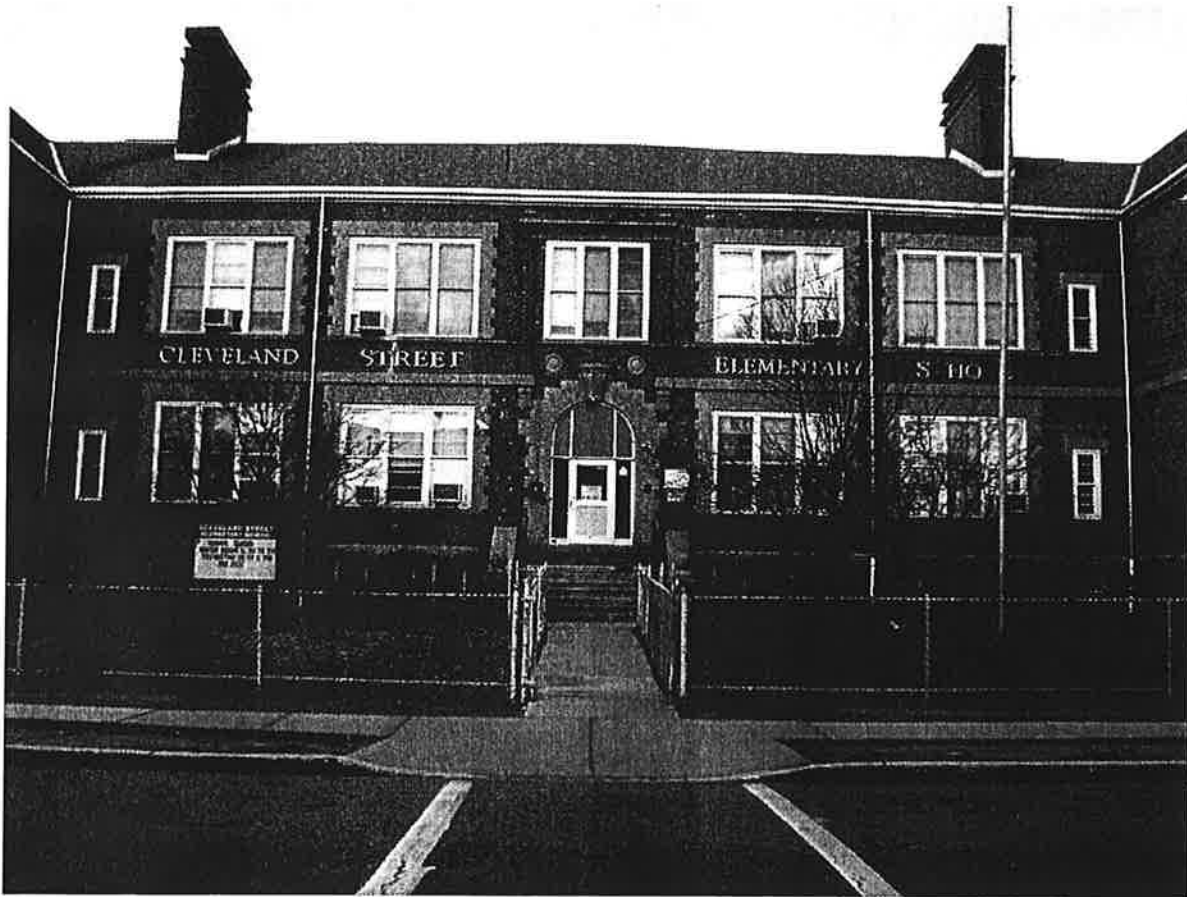
STATE OF NEW JERSEY

SCHOOLS DEVELOPMENT AUTHORITY

Facilities Conditions Assessment Report Cleveland Street School 355 Cleveland Street Orange, NJ

As of April 2013

For purposes of public disclosure certain information that has been deemed critical to the safety of the school and its occupants has been redacted from the report

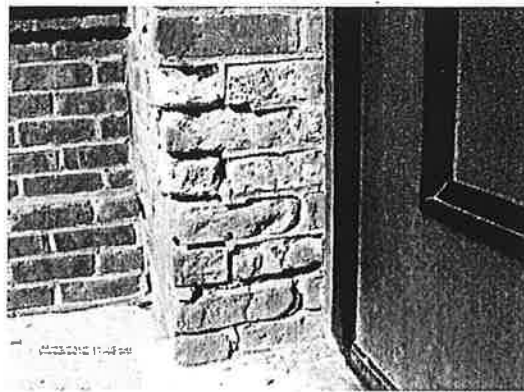
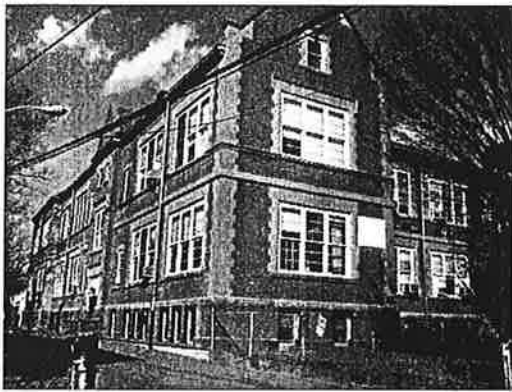


OVERVIEW

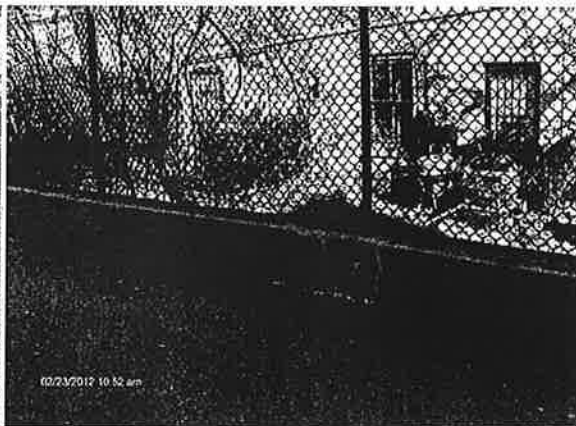
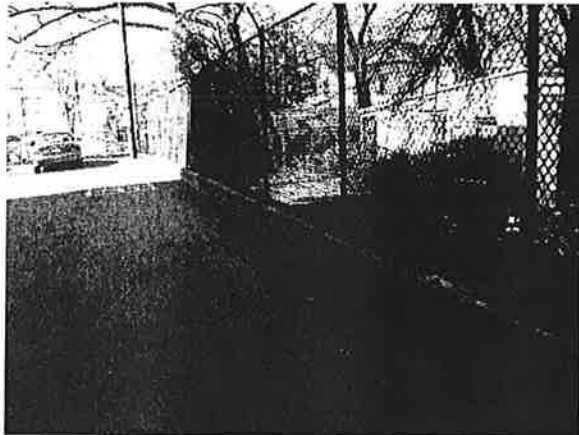
The existing Cleveland Street School in Orange, NJ is a 41,400 square feet (SF) three floor (basement, 1st and 2nd floor) H shaped building that was built in 1898 housing approximately 295 Kindergarten through 7th grade students. Located at 355 Cleveland Street between Washington and Alden Streets the building underwent an addition in 1920 with an extension of the southwest leg of the H shape.

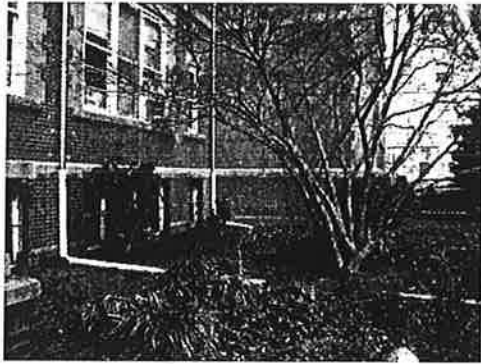
BUILDING EXTERIOR

- **General:** The Cleveland Street School is two story multi-wythe brick structure with a full basement, partially below grade. The exterior brick is in relatively good condition considering its age and requires limited spot repointing. No visible cracks in the foundation walls or unusual settling was observed. The façade at the rear side of the building has multiple areas of deteriorating brick surface however no signs of water infiltration were observed on the corresponding interior walls.



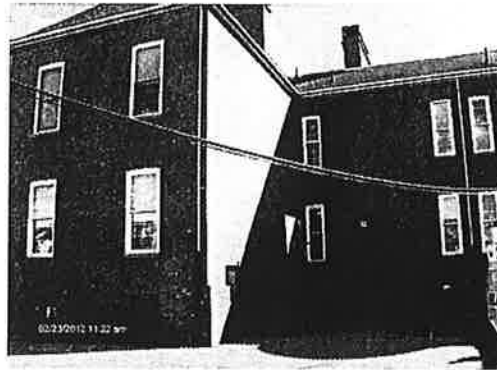
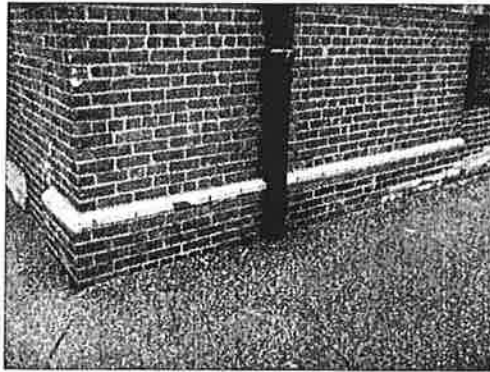
There are paved driveways on the north and south sides of the school which lead to a paved court yard in the rear. An eight foot high chain link fence runs the full length of the property sides and rear. The fence posts are embedded into a curb that sits on top of a retaining wall which gradually increases in height from front to back of property. The fence and posts are bent and showing signs of age. Several sections of the retaining wall curb cap are cracked and or displaced.





At front of the school, two lawns with gardens are found on each side of the main entrance walkway surrounded by a chain link fence. Water infiltration was reported and evidence in the form of spalling observed along the interior of the east side basement wall below grade. Roof leaders in the front of the school discharge onto the front lawn area. Berms in the garden create a condition that may result in surface water being trapped and directed towards the foundation rather than away.

The outside rear corners of the school are unprotected from vehicles accessing the rear courtyard or making deliveries. There are no steel bollards at the rear corners of the building to prevent damage from vehicles maneuvering in close conditions.

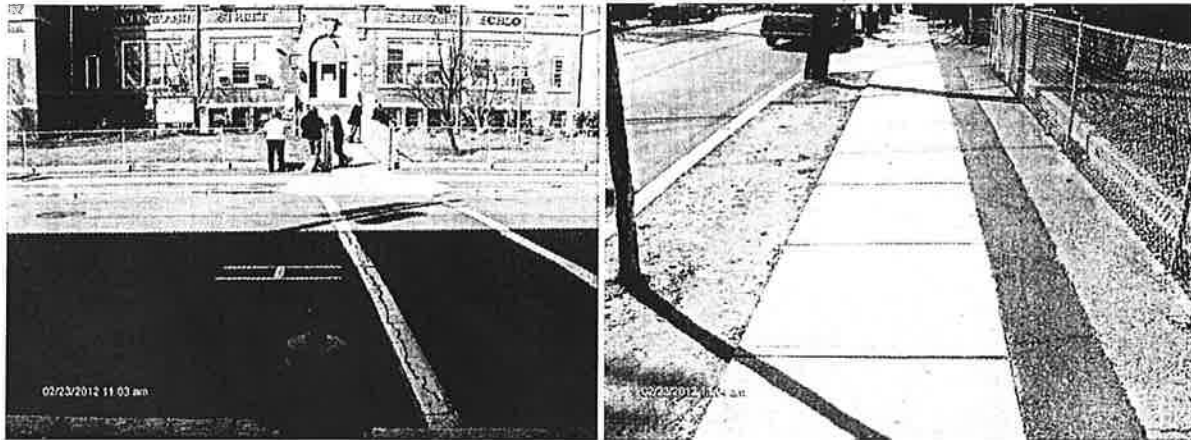


•**Playground:** There is no dedicated playground for the school. Paved areas on the sides and rear courtyard of the building are used for this purpose and contain no playground equipment or soft play surface.

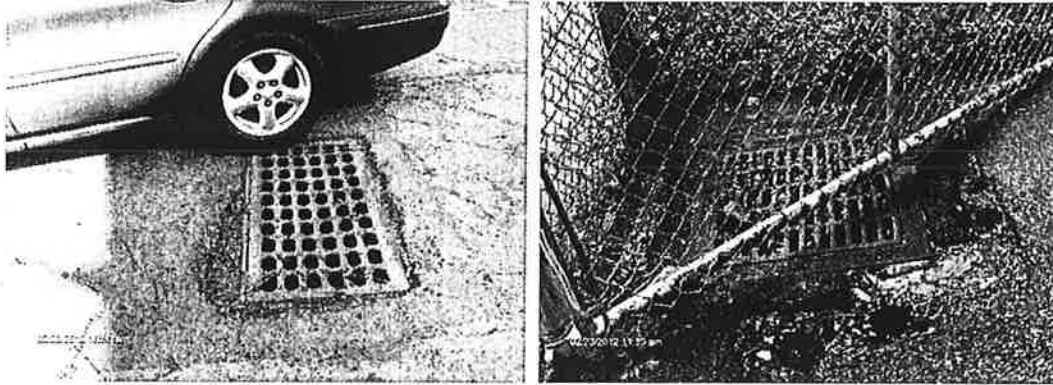


•**Parking:** There is no formal parking on the school property. The paved area on the north, south and west sides of the building are used for recreational purposes and driveways..

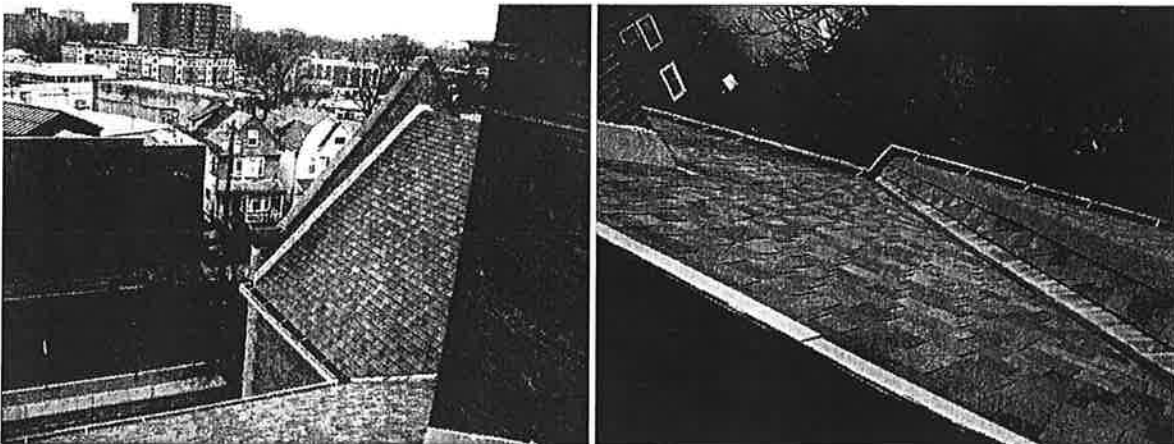
•**Sidewalks:** A 200' poured concrete sidewalk in front of the school along Cleveland Street is in very good condition. There are curb cutouts at the north and south ends for access to the driveways and one in the center of the property leading to the main entrance.



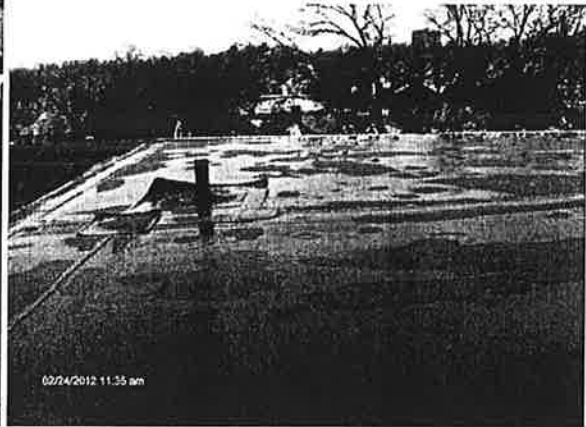
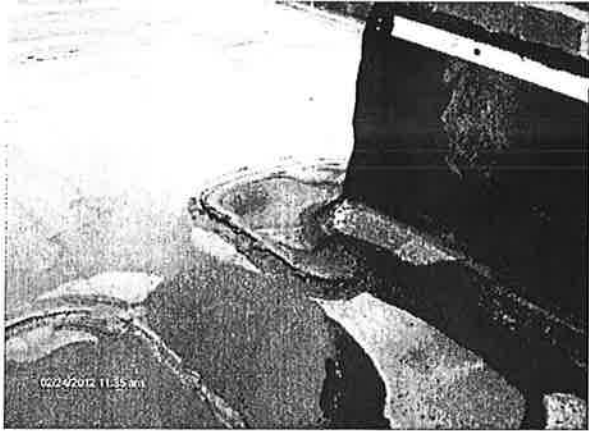
- **Site Drainage:** Three area storm drain inlets at the rear of the building appear to be full of debris. It was reported these lines are clogged, causing water ponding in the play area and driveways. The drainage lines run from the rear of the school around the sides and discharge in the street. Roof leader downspouts on the north side discharge onto the paved driveway causing icy conditions in the winter. The remaining side and rear downspouts discharge underground directly into the storm drain piping system. Further investigation of the operation and condition of the site drainage lines should be considered.



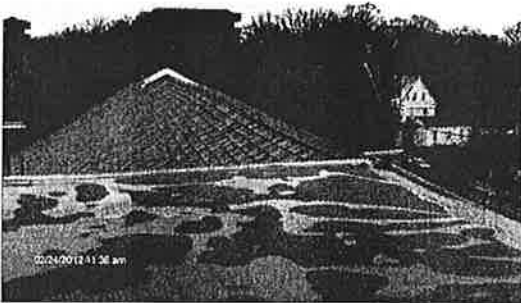
- **Roofs:** There are two different roofing systems used on the building. The shingle roof system, flashings and gutters over the majority of the school appears to be in good working condition with no signs of active leaks.



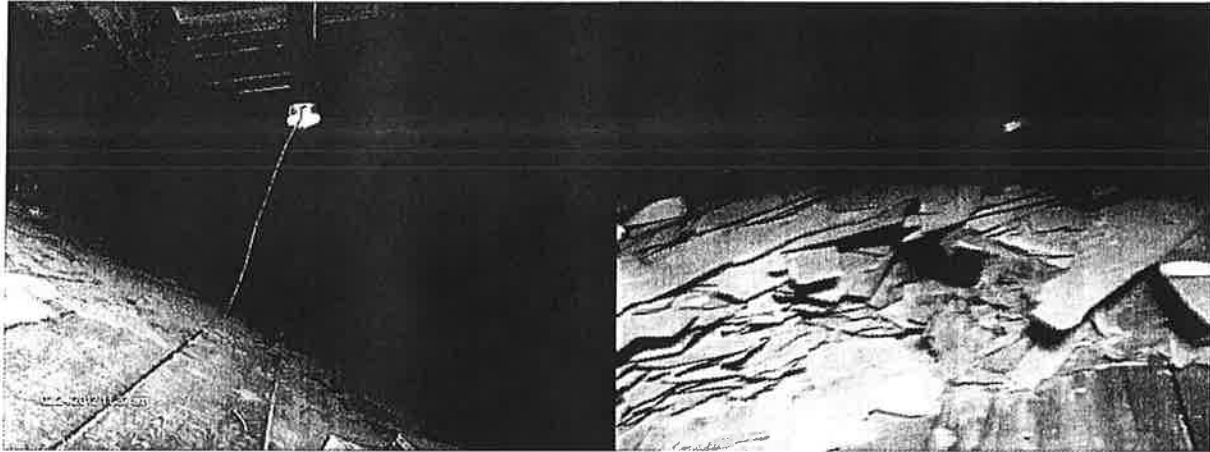
An approximately 2,440 square foot Ethylene Propylene Diene Monomer (EPDM) roof on the center portion of the south wing is showing signs of wear. Seams and patches are delaminating and there is an active leak coming from this roof into the South Stair A.



From the ground in the rear of the school it visually appears that there is a dip in the roof ridge beam that runs north and south between the two side wings. An inspection of this area from the inside the attic space did not support the condition observed from the ground. From in the attic space there were no internal visual signs of sagging.

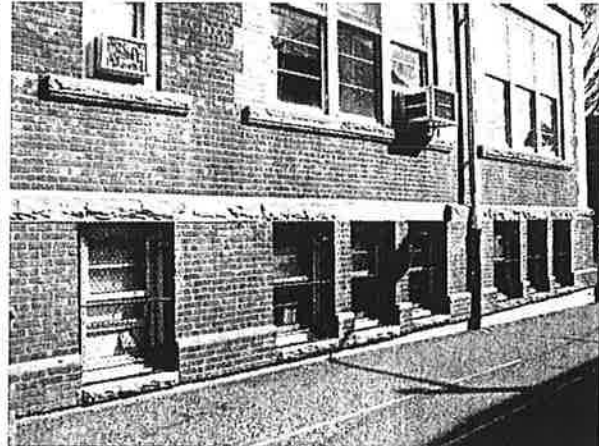
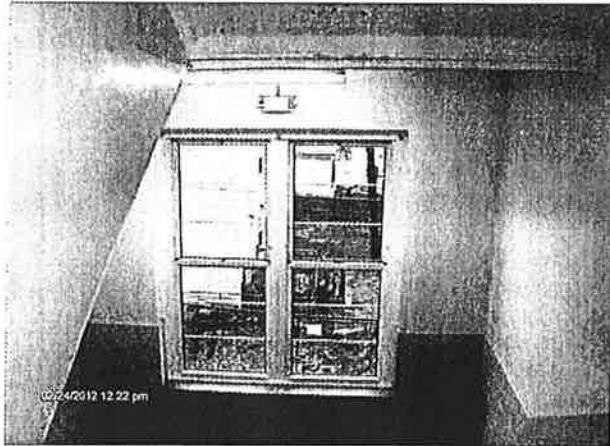


The existing EPDM roof and roof framing appears to have been built over a previous existing slate roof. The area between the two roofs is littered with old slate roofing material adding an unwanted dead load to the structure.



- **Front Entrance:** The front walkway leads to a nine step concrete staircase and landing at the school main entrance. The entrance door is 42" wide set in an aluminum frame with single glazing windows on each side. This entrance is not handicapped accessible. Side railings are not high enough and are inadequately spaced for the width of the existing stair case.

- **External Windows:** Windows are double hung with insulated glass and insect screens while Basement windows have heavy wire security screens on the outside. A random sampling of 53 of the approximately 212 active windows showed 6 windows (11%) either would not open or hold position when opened. All windows should be tested for proper operation.



- **Exterior lighting:** Exterior lighting is provided by street lights mounted on wooden poles that surround the school property. There are two lights in the rear, two on the south side, one on the north side and one light in the front of the school. Several of the wooden utility poles in the rear of the property are deteriorating.



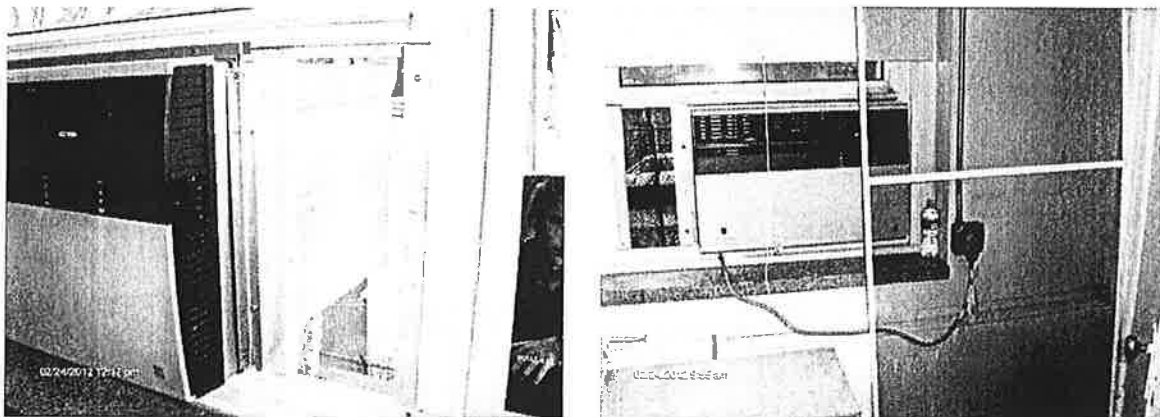
BUILDING INTERIOR

- **General:** All three floors are used for educational purposes. The basement contains a cafeteria, classrooms, boys and girls restrooms and, storage. Classrooms, administrative offices and nurse's office are on the first floor. The second floor contains classrooms and teacher's lounge. There are three internal stair cases which serve all three floors. On the first and second floors there is a dead end corridor in the south west corner of the building.

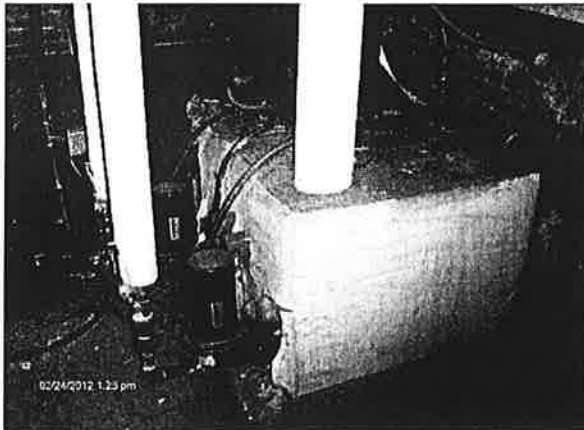
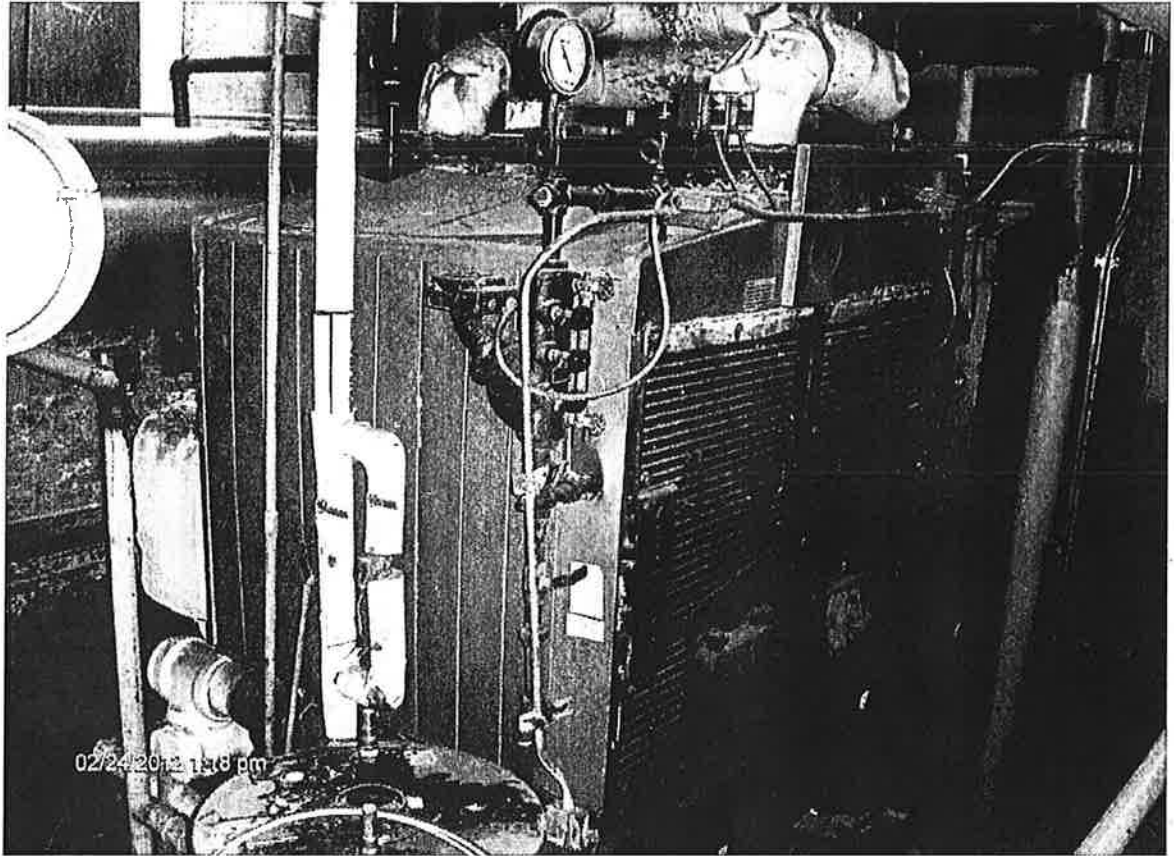
- **Electrical:** SECTION REDACTED



- **Heating Ventilating and Air Conditioning:** The building does not have central air conditioning. A majority of rooms on the first and second floors have newer window air conditioning units. Rooms 109, 208, 207, 203 and all rooms in the basement do not have air conditioning.

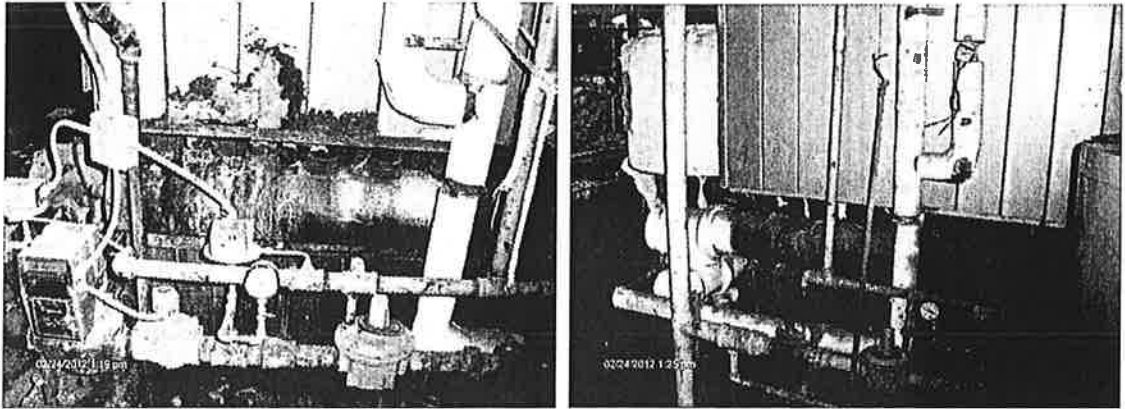


Heat is provided by two (2) 1965 H.B. Smith gas fired cast iron 10 section low pressure steam boilers.. The boilers were not in operation during the site visit and neither current nor expired Certificates of Inspection were available or posted in the boiler room at the time of the site visit.

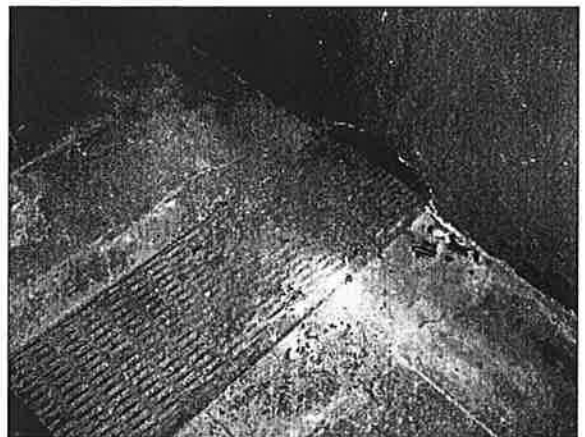


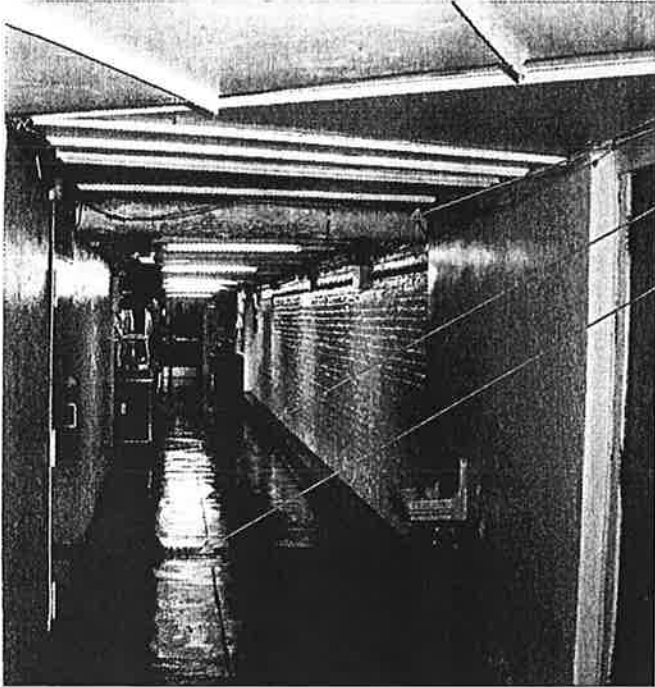
Reported repairs to the heating system include replacement of the boiler mud drums, replacement of 10 boiler half-sections and section seals and nipples. The boiler blow down tank has been replaced and a 120 gallon cast iron duplex condensate pump and condensate piping installed in the boiler room.

Visual evidence was observed of active leaks at the mud drums of both boilers. Several nipples connecting boiler sections to the mud drum are leaking. The leaks in boiler #2 are so advanced they have rusted through the boiler jacket above the right mud drum.



Steam from the boilers is distributed to the rooms via piping to radiators, convectors and fin-tube radiators. Heating and condensate piping in the basement is run exposed in the ceiling and along hallway walls at floor level and in floor troughs.





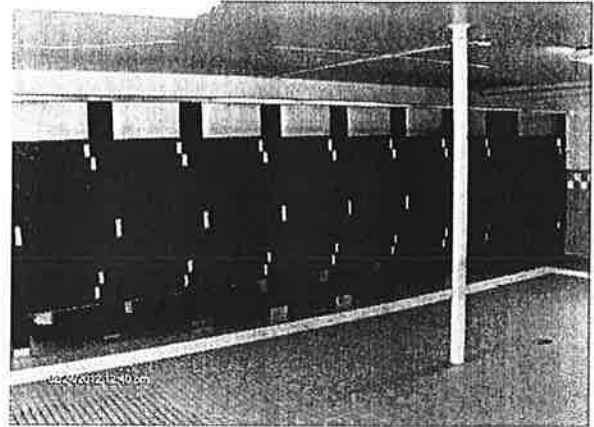
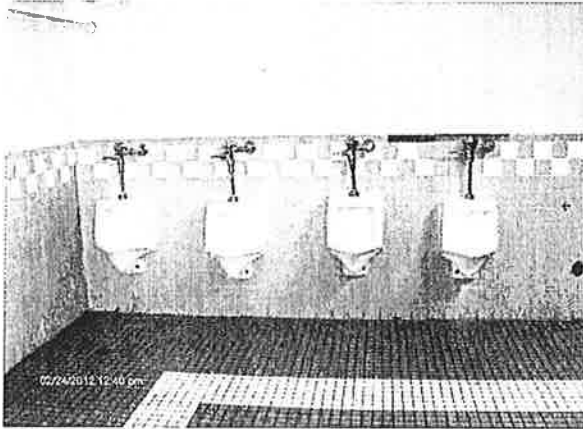
Steam and condensate piping run along ceiling, walls and floor in basement.

A new boiler vent system was being installed during the site visit to replace the old rusted out stack. The new system included a transition and connection from the new vent system to the existing center section of the boiler smoke hood, a wall penetration and an outside vertical vent. The vertical vent is a Selkirk 24" ID double wall system that runs on the outside of the building from the ground level to above the roof line.



- **Controls:** A November 16, 2011 report prepared by Jersey State Controls Co. for the Orange Board of Education stated with regard to Cleveland School. "There is no control system. Pneumatic system is out of service. Radiators, convectors and FTR have no controls. Un-insulated steam mains overheat basement classrooms. Central ventilation fan is out of service....."

- Plumbing:** The only student restrooms for grades 1st -7th are located on the basement level. Both the Girls and Boys rooms are excessive in space. The Boys room has six sinks, four wall mounted urinals and eight toilet stalls. The Girls room has six sinks and twelve toilet stalls. The windows in both rooms are boarded over and ventilation is provided by small residential type exhaust fans.



A 1st floor hallway janitor's closet has been converted into a restroom for Kindergarten rooms 115 and 101 due to the Kindergarten classrooms not containing toilets. This restroom has two age appropriate toilets and a full size slop sink. The first floor Nurses Office also has a restroom with toilet and sink. There is a water leak in the ceiling of the basement food storage area which is directly under the Nurse's Restroom.



Kindergarten Restroom



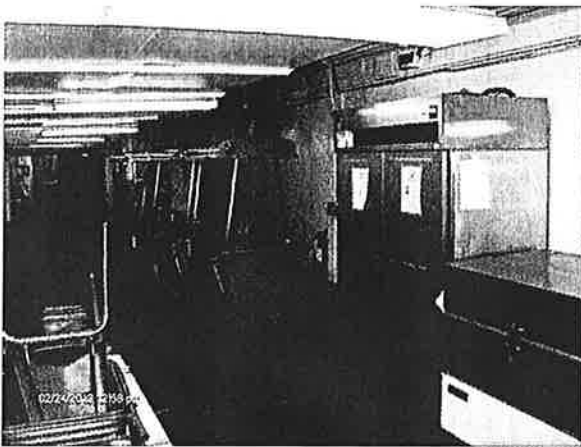
Nurse's Restroom

A second floor restroom for faculty use only is located in the center of the north/ south corridor. The tile ceramic floor in this restroom is cracked and in need of replacement.

A new 75 gallon gas hot water heater was installed as part of the new boiler stack replacement project.

- **Floors, Walls and Ceilings:**

Basement – The corridors have concrete floors with brick walls. The main corridor is used as a kitchen with serving equipment lining the west wall. Heating, sanitary, electrical and water pipes are suspended from corridor and classroom ceilings as well as inactive metal ventilation ducts. Classrooms have concrete walls and tile floors over wooden subfloors. In rooms B07, B07-A, B04-A, B04, and B03 there are areas where the wood subflooring has rotted and failed. Classroom B03 has rotted subflooring possibly from uncontrolled moisture emanating from slab cracks or from seepage in the below grade exterior walls. Evidence of rot was found in the spongy and flexing flooring under the new Vinyl Composition Tile (VCT) in Room B03. This condition is also evident in B07. While there is no observable evidence of similar deterioration in Classrooms B04 and B07 they contained raised wood flooring found on the same slab.



Cafeteria/Activity Room – The cafeteria dually also serves as an indoor activity room and has only one egress door. Since this room could hold more than 50 students, a second door is desirable (CODE mandated for new construction) and could be installed in the corridor wall at the south end of the room. The existing suspended ceiling in the Cafeteria/Activity Room is sagging, stained and provides very low head room clearance. Room does not have sufficient height even without ceiling to meet minimum clearance for gym operation. The surface mounted light fixtures further reduce the available clearance.





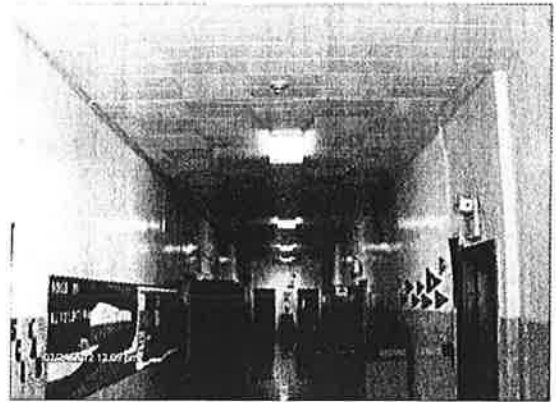
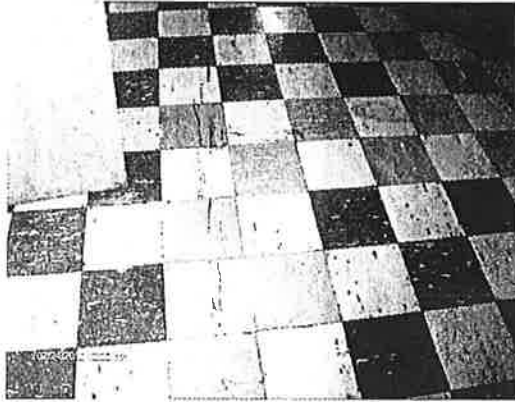
Cafeteria/Activity Room

First Floor – Walls in the corridor and stairways are ceramic tile up to approximately 5' (wainscoting) then plaster. Corridor floors are VCT and ceiling 12" x 12" metal panels with 2'x4' ceiling mounted fluorescent fixtures.

Classroom floors are a combination of 12"x12" VCT, 9"x9" and wood. Ceilings in the classrooms are similar to the corridor, walls are plaster with numerous cracks. On average there are two wall cracks in each room running 3'-4' in length.. Approximately 50 ceiling tiles require repairs.. Pendent style fluorescent light fixtures hang in the classrooms and provide adequate lighting.



Second Floor – Walls, floors and ceiling are similar to those on the 1st floor and require the same attention with the following exceptions. Corridor floors are 9”x9” (possibly VAT) tiles that are cracking, breaking up and in need of attention. Corridor lighting requires further investigation since there are 45% fewer light fixtures on the 2nd floor than on the 1st floor.



Second Floor

- **Fire Alarm, Fire Protection, Security, PA System and Technology:**

SECTION REDACTED

- **Accessibility:** The school site is accessible with a curb cutout at the front entrance and two cutouts at the side driveways. No dedicated handicap parking spaces were observed on the property or the street in front of the school. The school has no elevator and there is no means wheelchair access to the building or travel between floors.