



STATE OF NEW JERSEY

SCHOOLS DEVELOPMENT AUTHORITY

Facilities Conditions Assessment Report

Connors School

201 Monroe Street

Hoboken, NJ

As of June 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

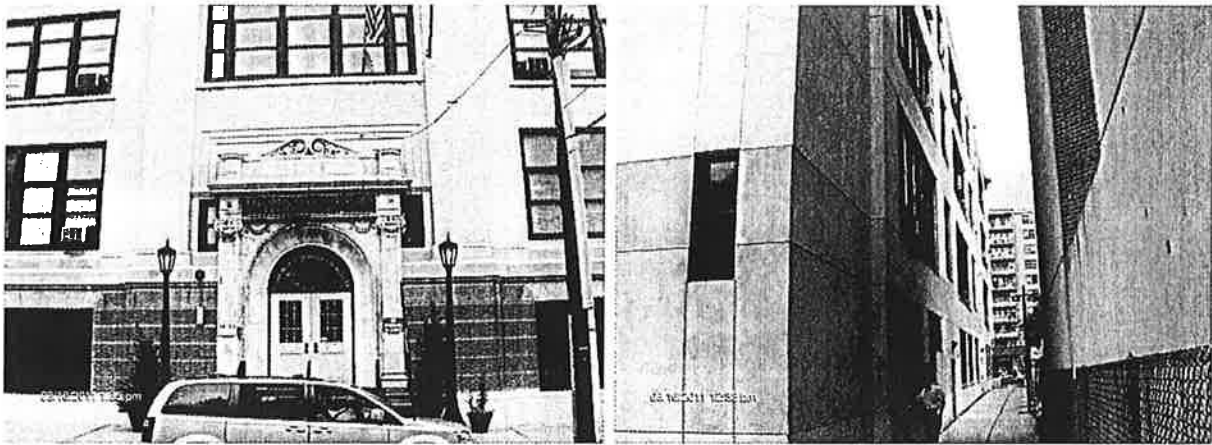


OVERVIEW

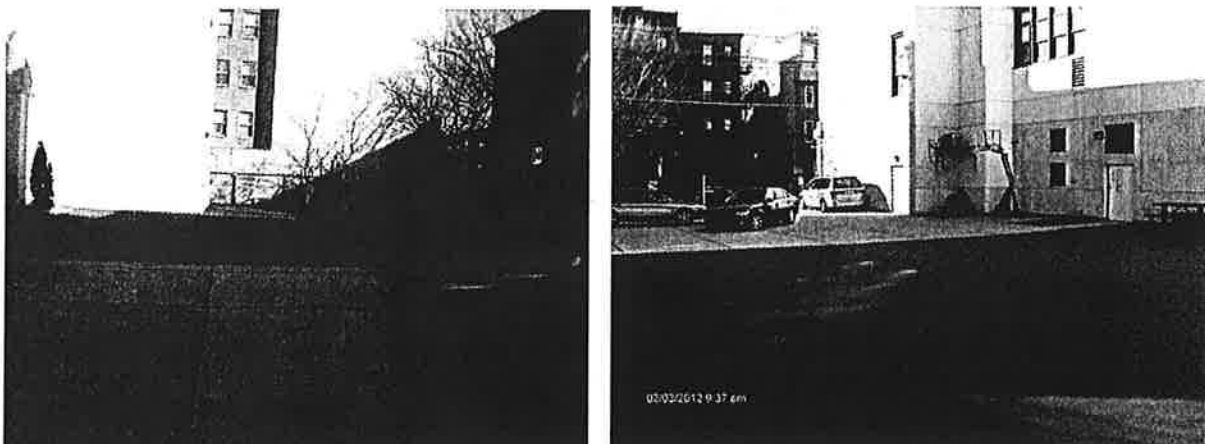
The Thomas G. Connors Elementary School in Hoboken is a 64,000 gross square feet (GSF) four story building built in 1908 that houses approximately 300 Pre-K through 7th grade students. Located at 201 Monroe Street between 2nd and 3rd Streets, the school is masonry construction with cast in place concrete floors and brick masonry exterior walls.

BUILDING EXTERIOR

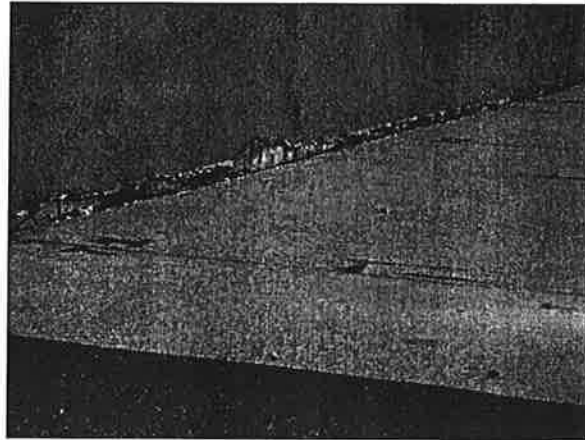
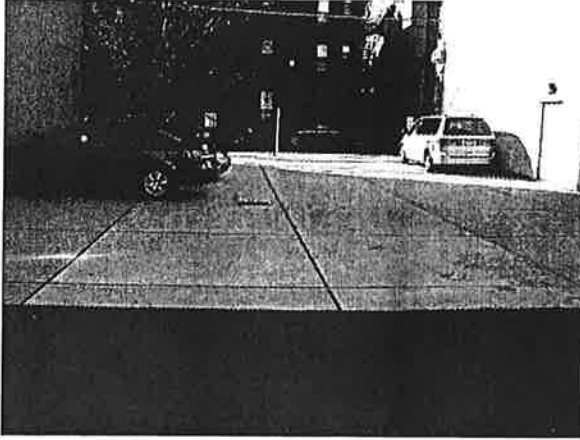
- **General:** The front (west) and side (south) facades are predominately brick. The rear (east) and side (north) are brick covered with a stucco panel system.



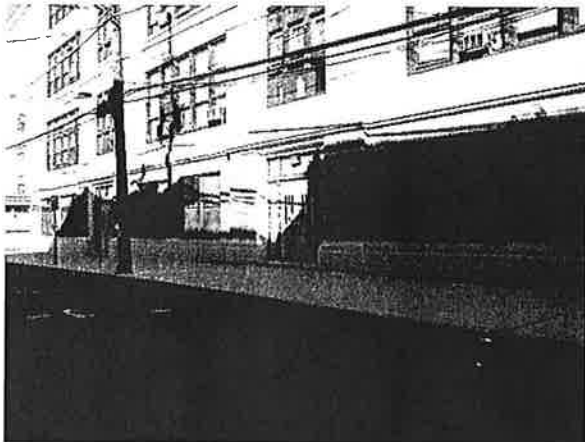
- **Playground:** There is a small fenced in parking and play area located behind the school. The play area has a 4,250 sf. rubberized surface and limited playground equipment.

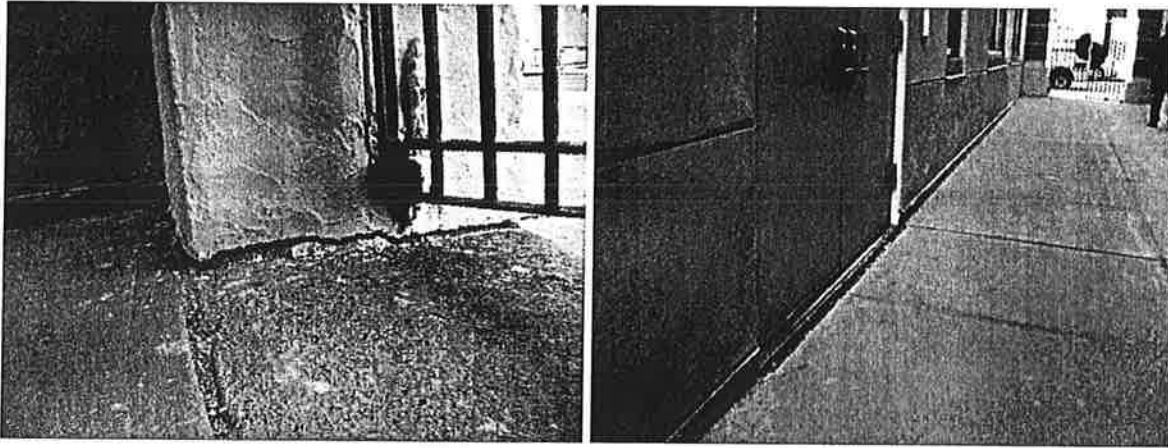


- **Parking:** The remaining open space at rear of the building, measuring approximately 2,600 sf, is a concrete paved surface used for parking and vehicular access to the loading/service entrance. Parking is limited to one handicap designated space and two additional spaces. There was no observed surface damage to the concrete. Due to limited open space on site, there is no parking to accommodate the staff and visitors parking. Signs of settlement on the concrete surface were observed along the adjacent residential building.

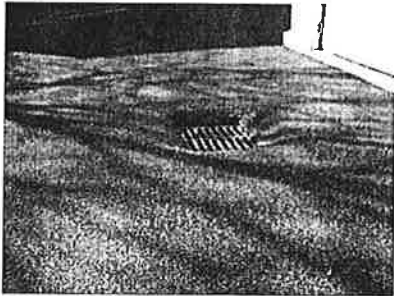
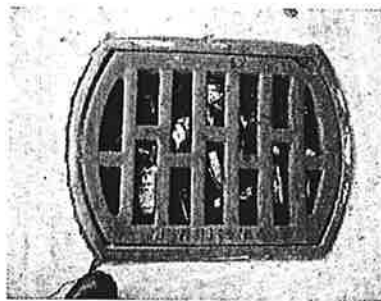
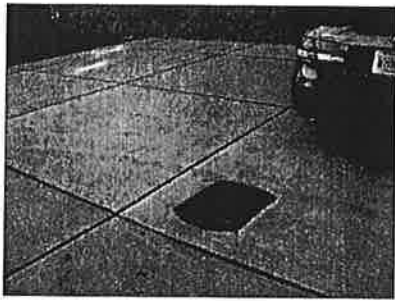


- **Sidewalks:** Sidewalks and curbs on the South side of the building and about 70 % of the West side of the building are newly concrete paved. The remaining West side sidewalk towards North end is older concrete that is showing signs of settlement along the building line.

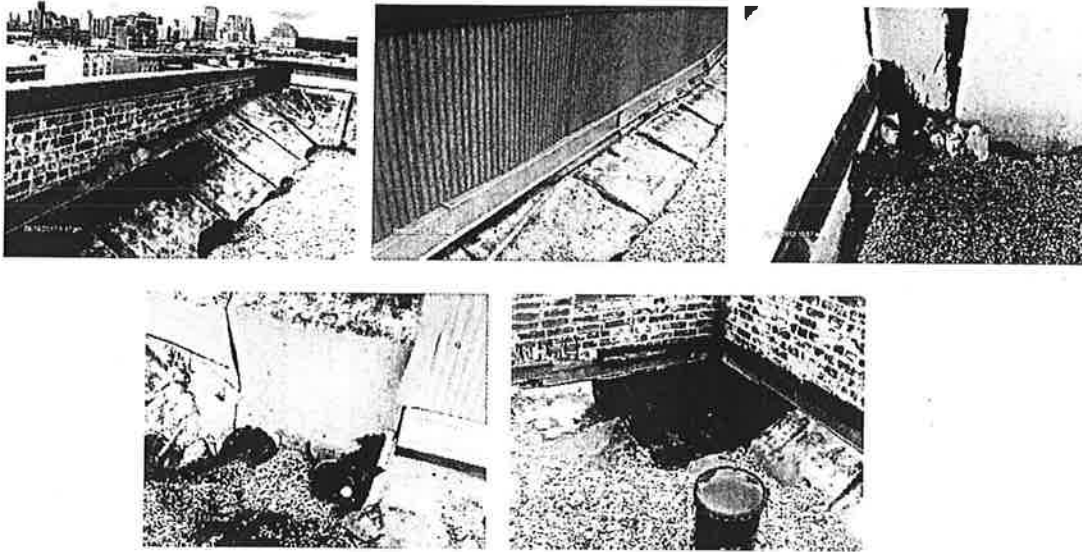




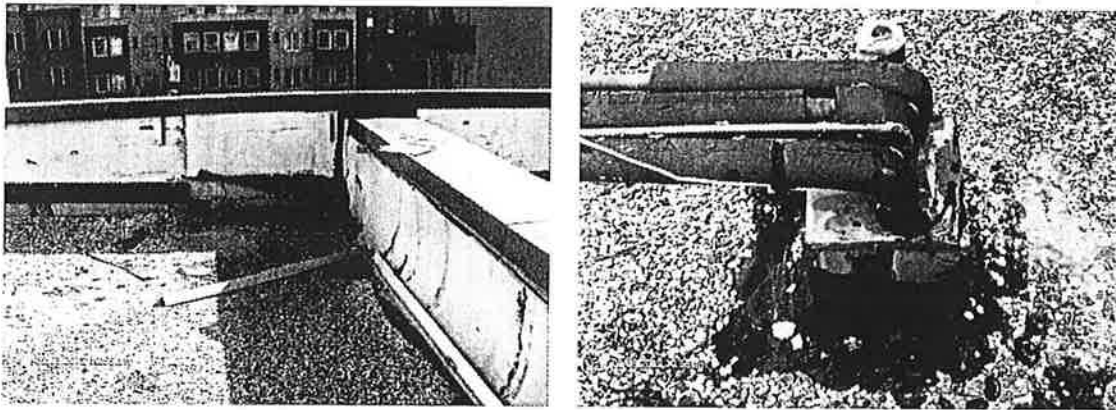
- **Site Drainage:** At the rear side open space there are two(2) catch basins, one within the playground area and the other at the parking lot section. Both catch basins were found to be clogged with debris.



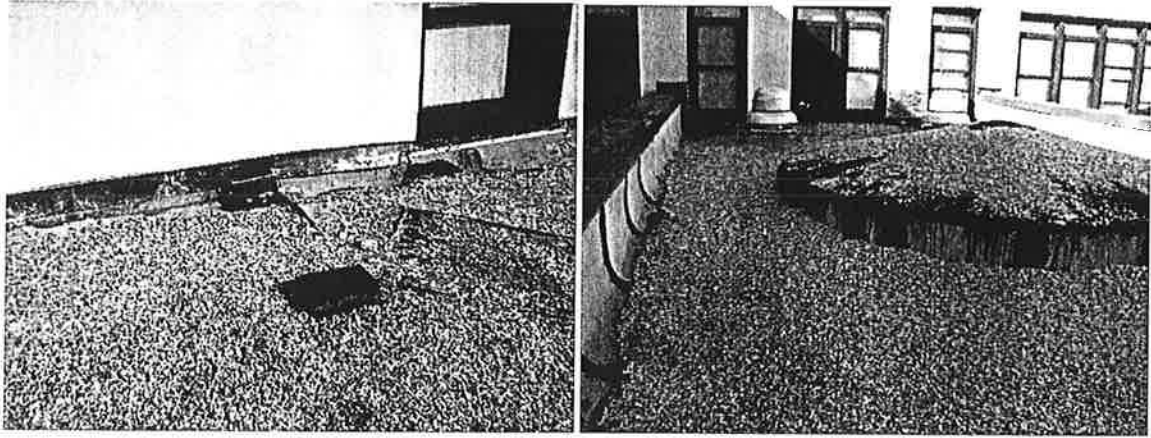
- **Roofs:** The building has Built-up roofs with screened aggregate at two levels, the Upper Roof covers the third floor section of the building and the lower roof covers the gymnasium / auditorium section. The roof over the third floor (approximately 14,916 SF) was replaced under a H&S project in 2001 and is in fair condition with the exception of the parapet covering and flashing which had open seams, loose and missing flashing pieces and termination bars. Roof drains located next to the parapet were covered in debris.



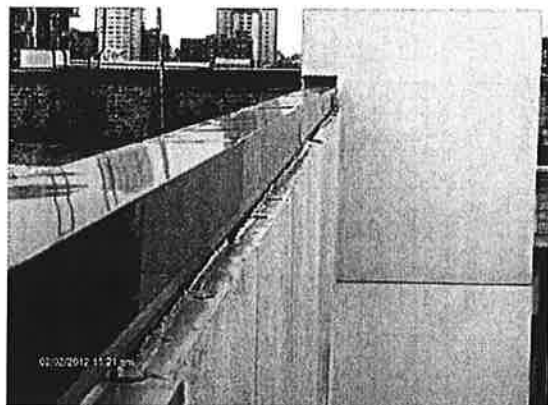
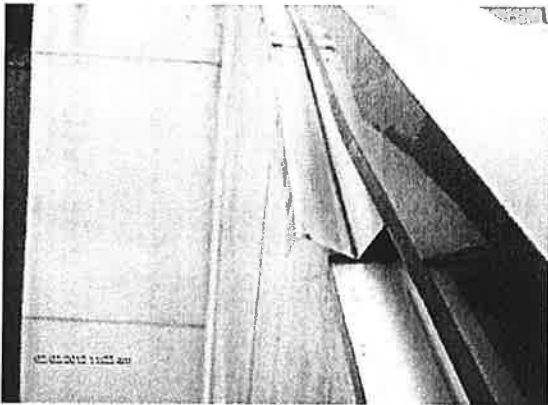
The Lower Roof (approximately 3,536 SF) is partitioned into three (3) sections by up-stand support beams. The three sections of roof and the central dome appear age deficient and the possible cause of water seepage into the boiler room and near the stage section in the Gym. Roof drains leading to internal downspouts were clogged with debris. Flashing sections along the parapet and building were loose, missing and open.



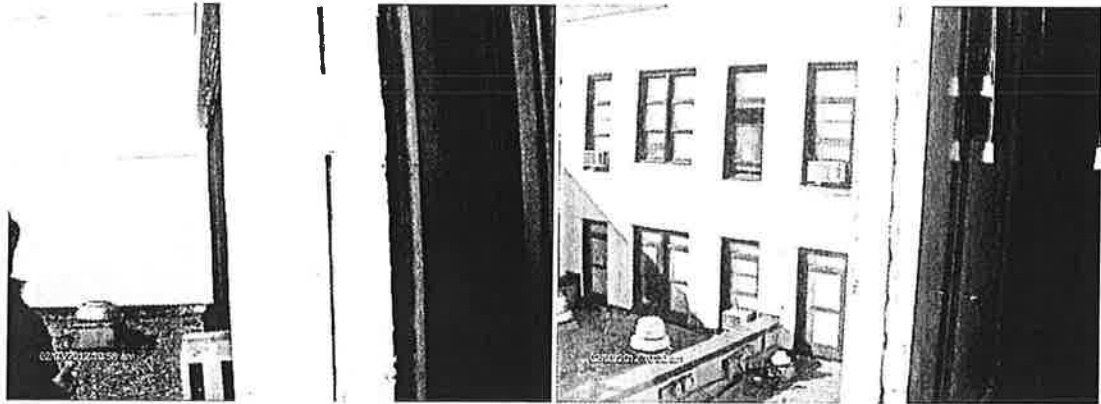
Pitch pockets for pipe penetration are not sealed allowing water infiltration.



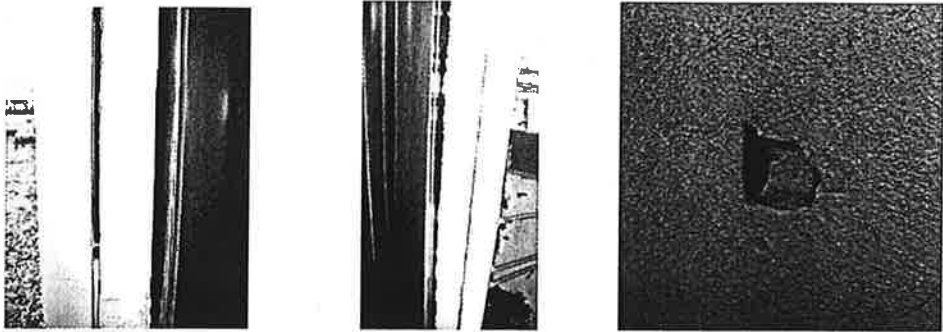
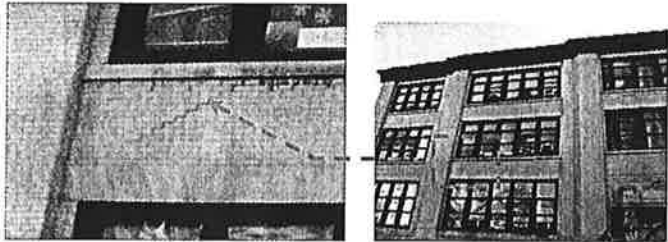
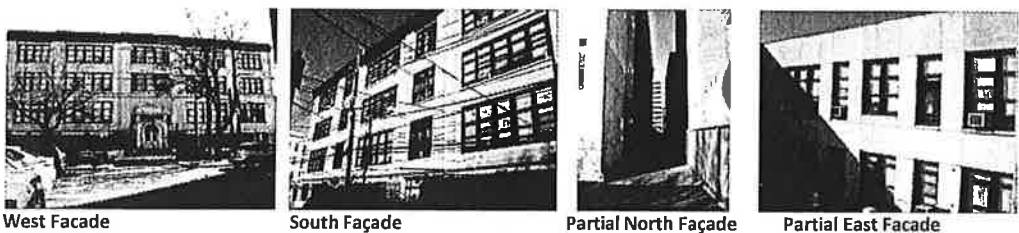
- **Building Façade:** The entire building is brick covered. The brick façades of the building north and east sides have been covered with stucco panels. These stucco panels are described as, elastomeric paint over one inch thick wire lath reinforced stucco over light weight cement backer board furred approximately one inch from the surface of the underlying brick cladding . Some stucco panels have hair line cracks and other minor damage. Missing and loose flashing above the stucco panels was observed at the parapet on the east wall.



Numerous areas of open and unsealed joints were observed in the stucco wall cladding system around windows and openings leading to potential water infiltration.

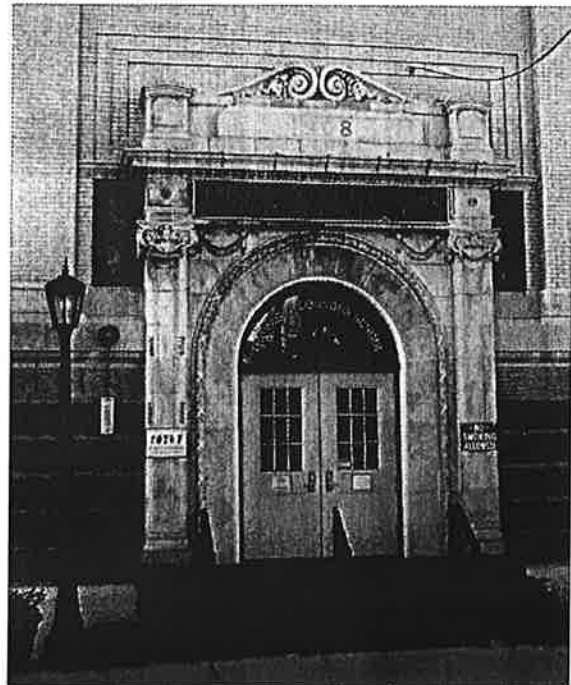
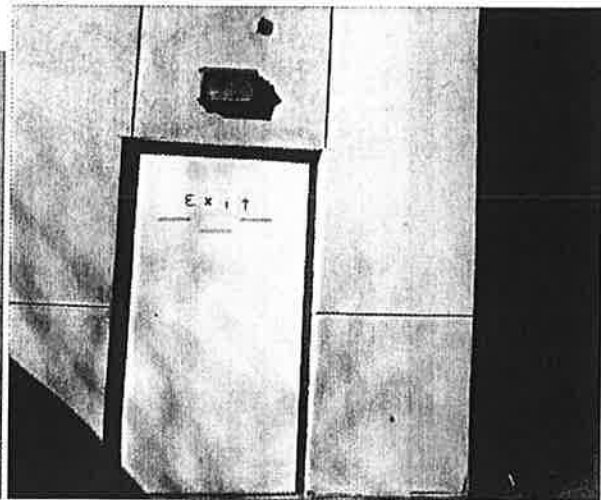
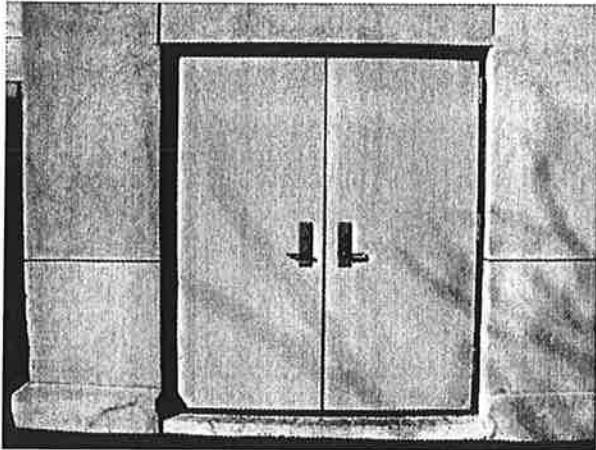


West and the South façades are original brickwork in fairly good condition. Minor step cracks in the brick masonry at the bottom of 2nd and 3rd floor windows on West façade was observed with no reports of water infiltration.

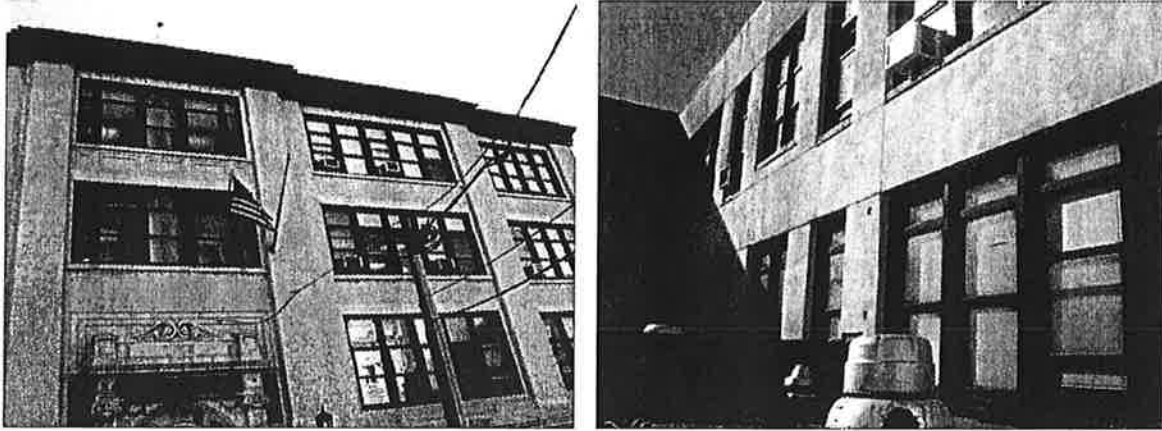


- **External Doors:** All external doors are painted and maintained in good condition with functional hardware.

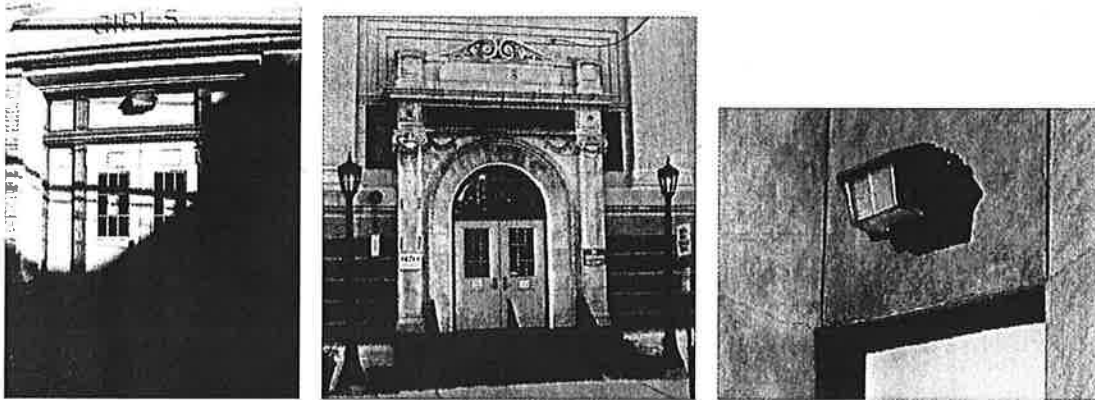
The only barrier free entrance into the building is the door on the east side of the building that goes from the outside play area into the basement storage area outside of the maintenance shop and boiler room.



- **External Windows:** All external windows are glass with metal mullion panels mounted on metal frames, all are operational with functional hardware. Several steel lintels over the windows are showing signs of rust.



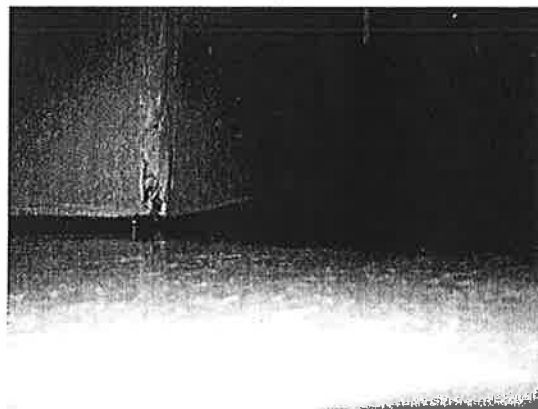
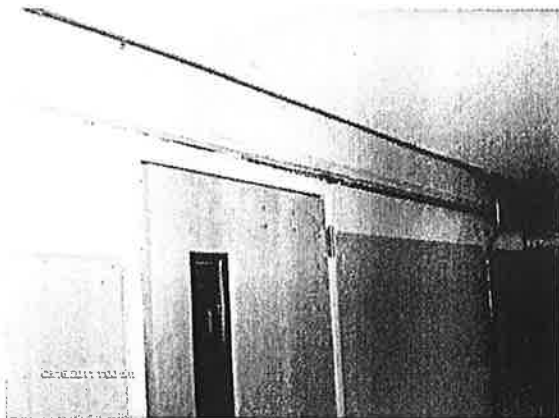
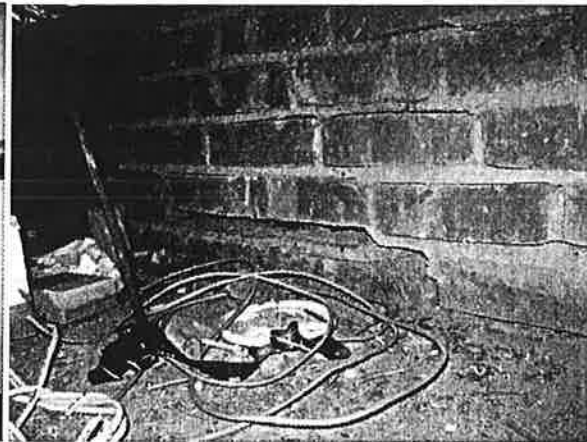
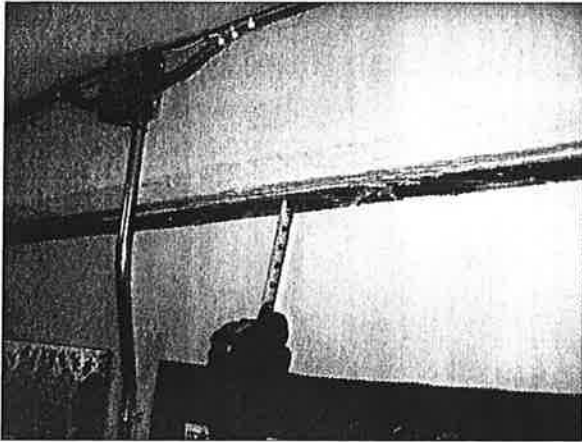
- **Exterior lighting:** All exit doors have lights mounted above the doors and extra wall mounted lights on East side.



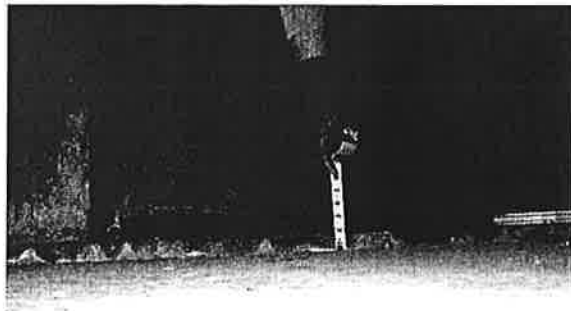
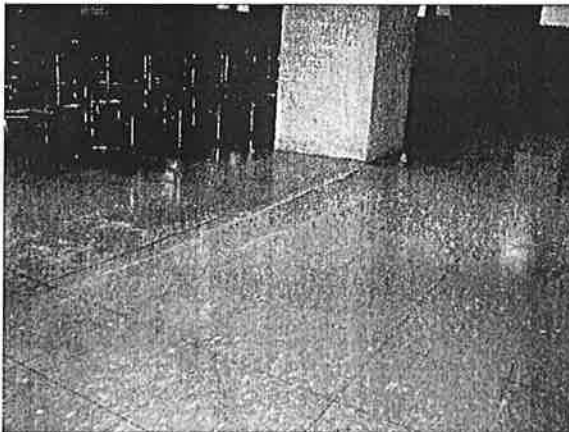
BUILDING INTERIOR

Lower Level

The basement level contains the cafeteria, kitchen, restrooms, storage/maintenance area and several classrooms. A condition exists in the basement where gaps between the floor and wall and walls and ceiling were observed. It looks as if the floor is sinking. This condition appears in the classrooms in the SW corner of the building, the basement rest rooms and several other areas throughout the basement.



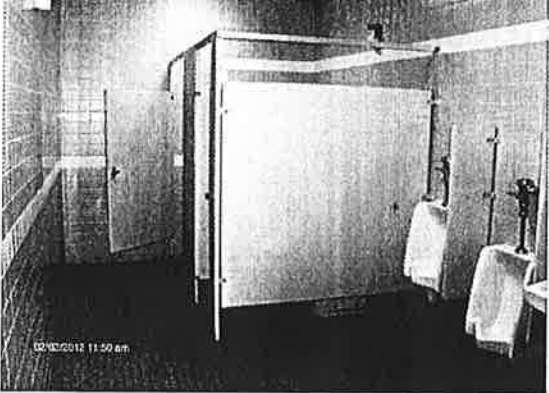
Visually it appears that the floor may be sinking between the column in the middle of the lunch room and the area beneath the stairs at the main entrance. This condition appears not only in the sloping floor but the gaps where the walls meet the ceilings and floors.



- **Classrooms** – Typical classrooms have wooden floors, plaster walls and 2’x4’ acoustical suspended ceilings with drop-in fluorescent light fixtures. Most classrooms have interactive white boards and attached coat rooms and are well maintained. Classrooms have no built-in casework.



- **Restrooms** – There are boys and girls barrier free restrooms on every floor. Restrooms have 4x4 ceramic tile walls and 2x2 ceramic tile floors, suspended acoustical tile ceilings and fluorescent light fixtures. Restrooms are showing signs of age with cracking tiles and rusting partitions.



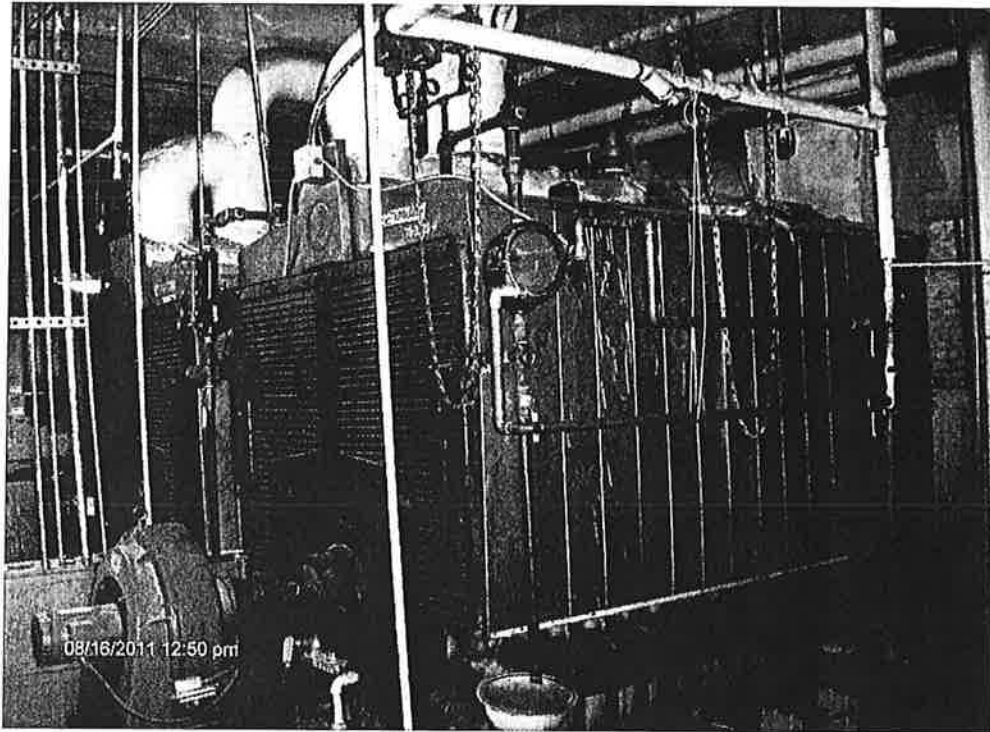
- **Corridors** – The corridors have 12x12 vinyl tile floors, plaster walls and a combination of 2x4 suspended acoustical and plaster ceiling with surface mounted and drop-in fluorescent fixtures. Doors leading to classrooms are newer solid wood with wired glass vision panels and lever handles. The corridors are well maintained.



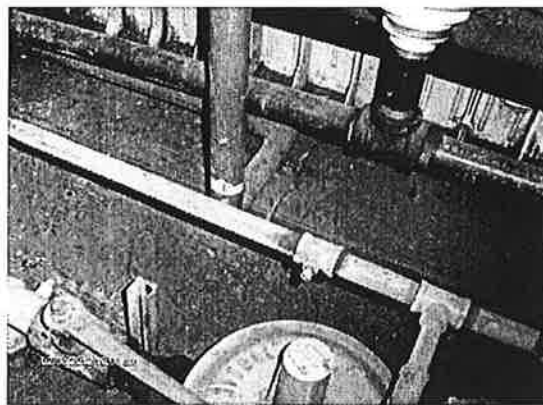
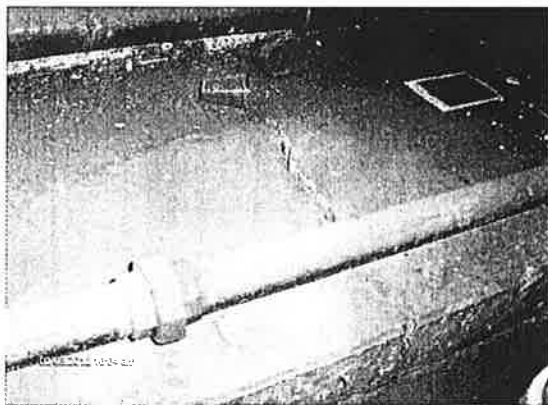
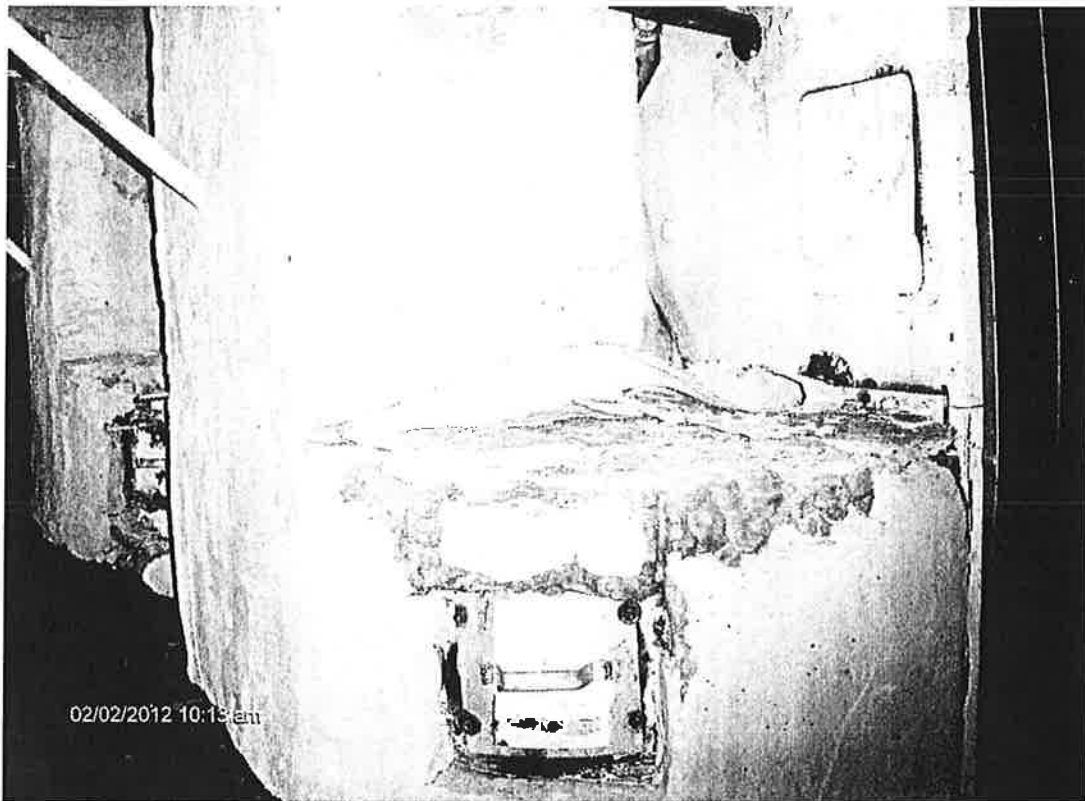
- **Fire Protection** – SECTION REDACTED

HVAC

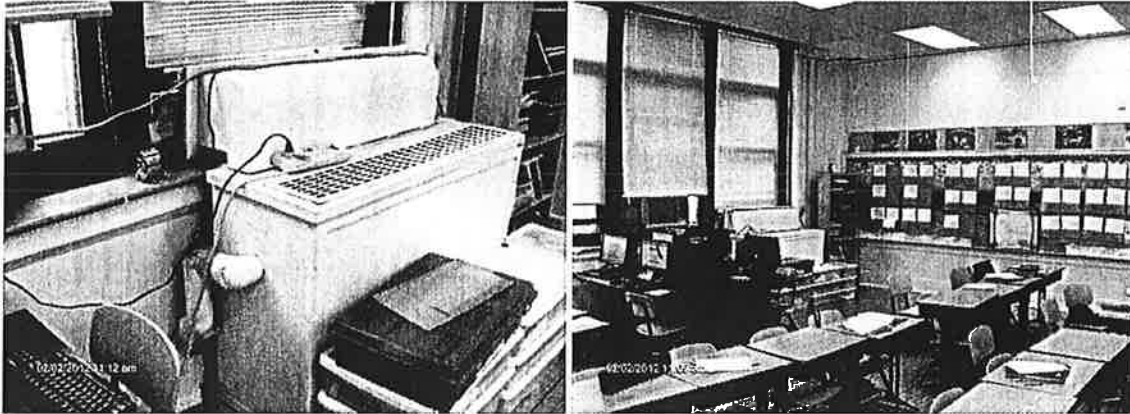
- **Boilers** – Two (2) 1978 HB Smith Model M450L gas fired sectional steam boilers. There was visual evidence of leaks on several nipples leading into the mud drums on boiler #2. No current Certificate of Inspection was posted or available on boiler #2. A Certificate of Inspection for boiler #1 expiring September 6, 2012 was posted. The district reports that boiler #1 is used as the primary lead boiler and that boiler #2 is only run when an operator is in the building and only on colder days. An August 15, 2011 letter from the districts boiler contractors CJ Vanderbeck stated “Boiler #2 has cracked sections and should not be run for safety reasons. In a letter received from the Hoboken Board of Education on January 10, 2012, the Mount Vernon Group stated that Boiler #2 NJ005506-07H is non-operational.



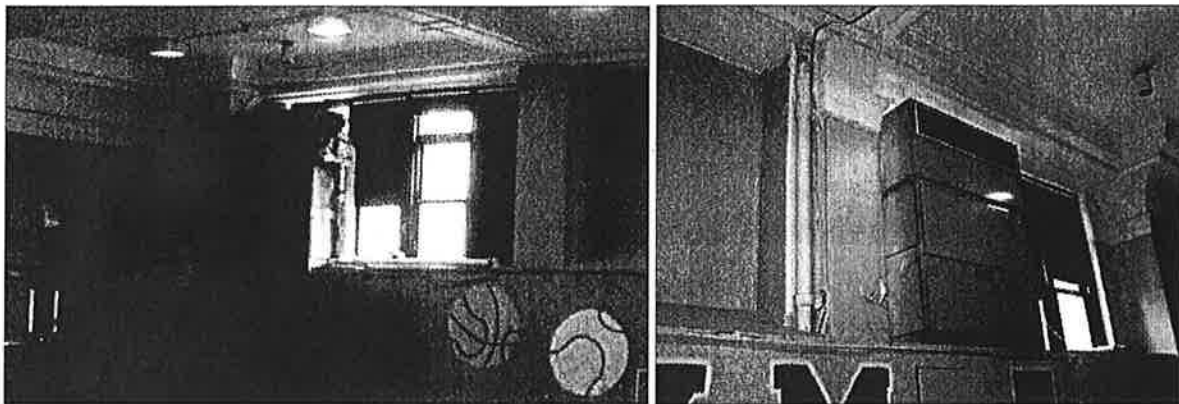
The boilers sit on a 6" high concrete pad that has a shear crack at the SE corner. Insulation on the boiler breeching has areas where the covering material is flaking and breaking off.



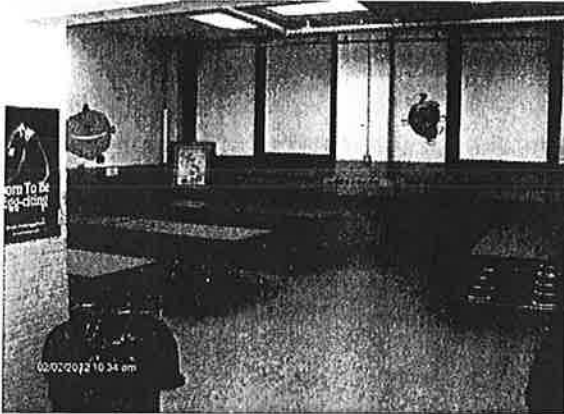
- **Unit Ventilators** – Classrooms are heated by old unit ventilators with steam coils and fin tube radiation. The unit ventilators are not directly ducted to the outside for fresh air intake. A 90 degree duct facing the window on the top of the unit ventilators requires the window to be opened to draw in fresh air. There are no operable automatic controls on the unit ventilators. All unit ventilators are controlled on/off switches located on each unit.



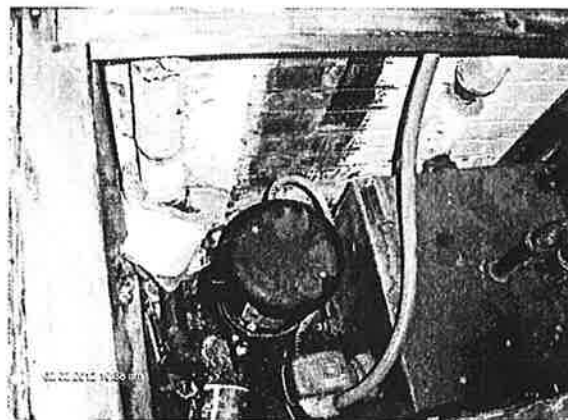
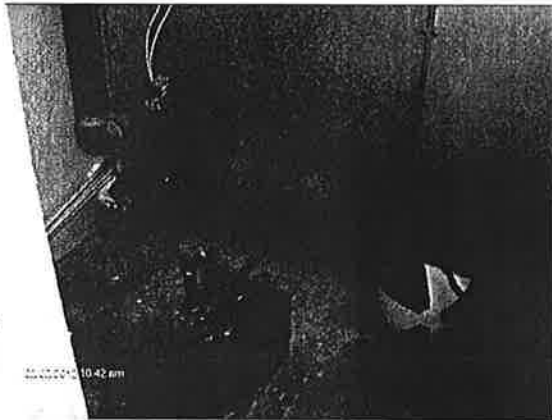
The multi-purpose room (gymnasium/auditorium) has two (2) Trane air handling units with steam coils for heating located in the east side windows and exhaust air louvers on the west side ceiling.



The basement cafeteria is serviced by fin tube radiation and steam coiled air handlers ducted into the dining area providing heat and ventilation.

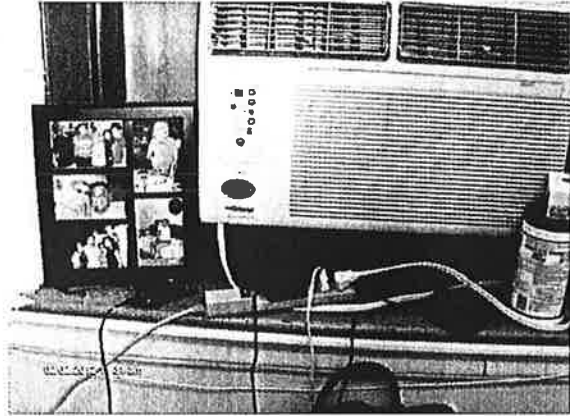
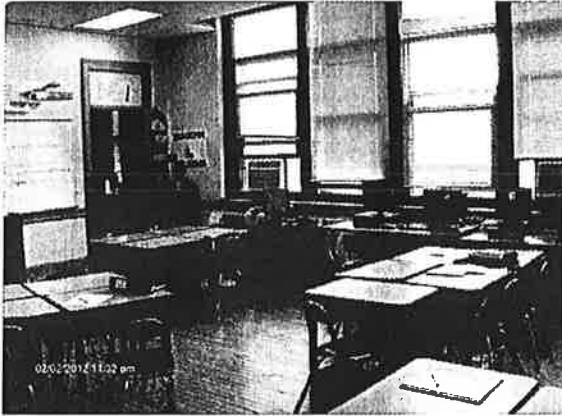


Condensate return pumps are located in wooden boxes located around the perimeter of the cafeteria and in the air handler closets. The cafeteria is not air conditioned.



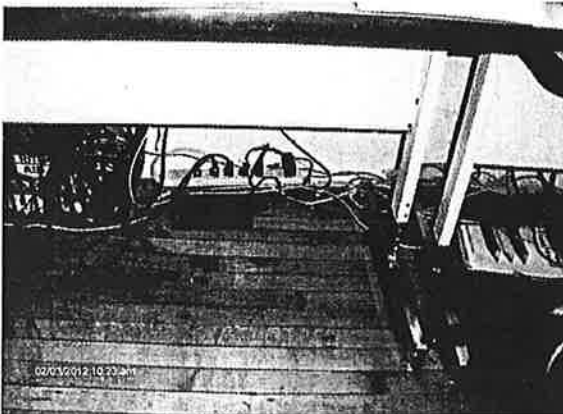
Air conditioning is provided by a combination of window air conditioners and split DX systems. Five (5) condensing sections for the split systems serve the first floor offices. Air conditioning to most classrooms is provided by window air conditioning units.

- **Hot Water Heater** – A 100 gallon AO Smith gas fired domestic hot water heater is located in the boiler room. The hot water heater outside metal covering is rusting but the unit is operational.



ELECTRICAL

Most classrooms have only two (2) electrical outlets resulting in the use of power strips and extension cords. A district representative stated that they can only run 6-10 computers at a time to avoid tripping breakers in adjacent rooms.



- **Security – SECTION REDACTED.**
- **Technology – SECTION REDACTED**

- **Accessibility** – The only barrier free means of access into the building is a door from the play area located at the rear of the building. The school has an operational 1991 elevator that services all floors and is in fair condition. Barrier free restrooms and drinking fountains are located on all floors.

