

MIDVALE ELEMENTARY SCHOOL

DeKalb County School District

Facility Assessment Report

JUNE 9, 2021



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01. Executive Summary

The following Report summarizes BRPH's initial response to DeKalb County School Districts (DCSD) proposal for school facility conditions improvements to Midvale Elementary School, located at 3863 Midvale Road, Tucker GA. Per the initial DCSD RFQ 21-752-016; dated November 5, 2020 and an Owner email dated May 26, 2021, the project scope included the following:

- Plumbing and site improvements.
- ADA restroom upgrades - Including finishes
- ADA improvements - Light duty elevator and platform lift.
- Fire sprinkler installation
- Ceiling tile replacement in the corridors.
- Fire alarm system
- Chiller replacement
- HVAC replacement
- Leaks by the dock
- New intercom system*
- New Marquee*
- Replace cafeteria flooring*
- Roofing replacement **
- Window replacement **
- Brick exterior repairs **
- Adult restroom addition at ground level **

On Tuesday May 18th the BRPH design team and Dekalb County performed a site visit to review the scope at the school facility. Additional deficiencies discovered during the May 18th walk-through are listed below and throughout the document and shown *italicized*:

- *Damaged brick & mortar*
- *Rusted signage hangers*
- *Non-ADA compliant signage*
- *Water damaged soffits*
- *Roof deficiencies (***) New Roof & tapered insulation highly recommended)*
- *No guardrail at roof edge (***)Highly recommend installing guardrails along with New Roof)*
- *Rusted / damaged door frames*
- *Broken / single pane windows (do not comply with current Energy Code)*
- *Damaged / rusted fencing at Utility Yard*
- *Non-functioning oversized louver at Interior Courtyard*
- *Non-ADA compliant exit stair railings*

The following is a summary of observations relative to the scope provided including additional recommendations for DCSD's consideration.

Civil Summary:

All existing sidewalk and ADA items should be a priority. They are a life safety code and potentially hazardous. These include settled areas of concrete or where surfaces are greater than 1/2" elevation difference. The drainage and Erosion issues can be considered medium priority. These could eventually lead to bigger concerns such as washing out steps and sidewalks or possibly leaking into the building or undermining the footings. This could also be a safety hazard if storm water runs across pedestrian areas.

Structural Summary:

Structural items observed, such as spalling concrete, are not critical and can be easily corrected.

Executive Summary - continued:

Architectural Summary

Several of the items noted in the original scope as well as deficiencies discovered during the site visit should be corrected as soon as possible:

- Recommend replacing roof, tapered insulation and installing Safety Railings.
- Recommend installing an exterior ADA Ramp to connect the upper level to the Gym level.
- Recommend installing an Elevator to connect the upper level to the Gym level.
- Recommend installing new Adult Restrooms at the Lower Level for Teacher access (none exist currently).
- Recommend removing all existing windows and installing new Aluminum Storefront windows that meet the current Energy code.
- Recommend pointing and tucking all exterior brick.
- New Corridor ceiling & Light Fixtures; see Plumbing section for new Fire Sprinkler system information. The installation of a new sprinkler system may have unintended consequences that could affect the HVAC system operations, wall ratings and door grilles.

Mechanical Summary/ Recommendations:

- Replace all boiler and accessories serving the hot water portion of the system. The new boiler should be water-tube type, per Owner guidelines. A new hot water pump should be added to the system to provide redundancy for reliability. The air-cooled chiller should be replaced. While the age of this unit is low, persistent problems warrant replacement.
- Unit ventilators and roof mounted units should remain.
- New non-ducted split systems should be added at the kitchen office and dry storage areas.
- All older fans and heaters should be replaced. The systems serving the storage spaces adjacent to the Art Rm. should be replaced or modified.
- The control system should be upgraded to the current software version. Any new HVAC system components would be provided with current controls

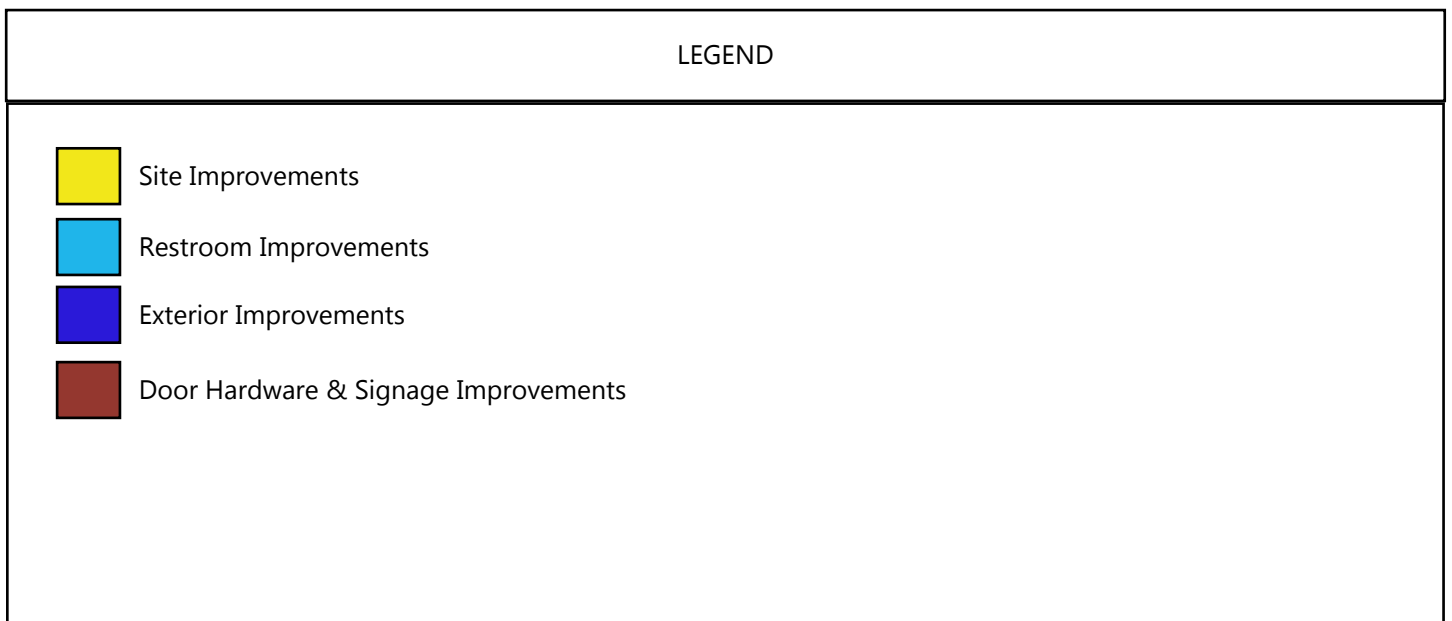
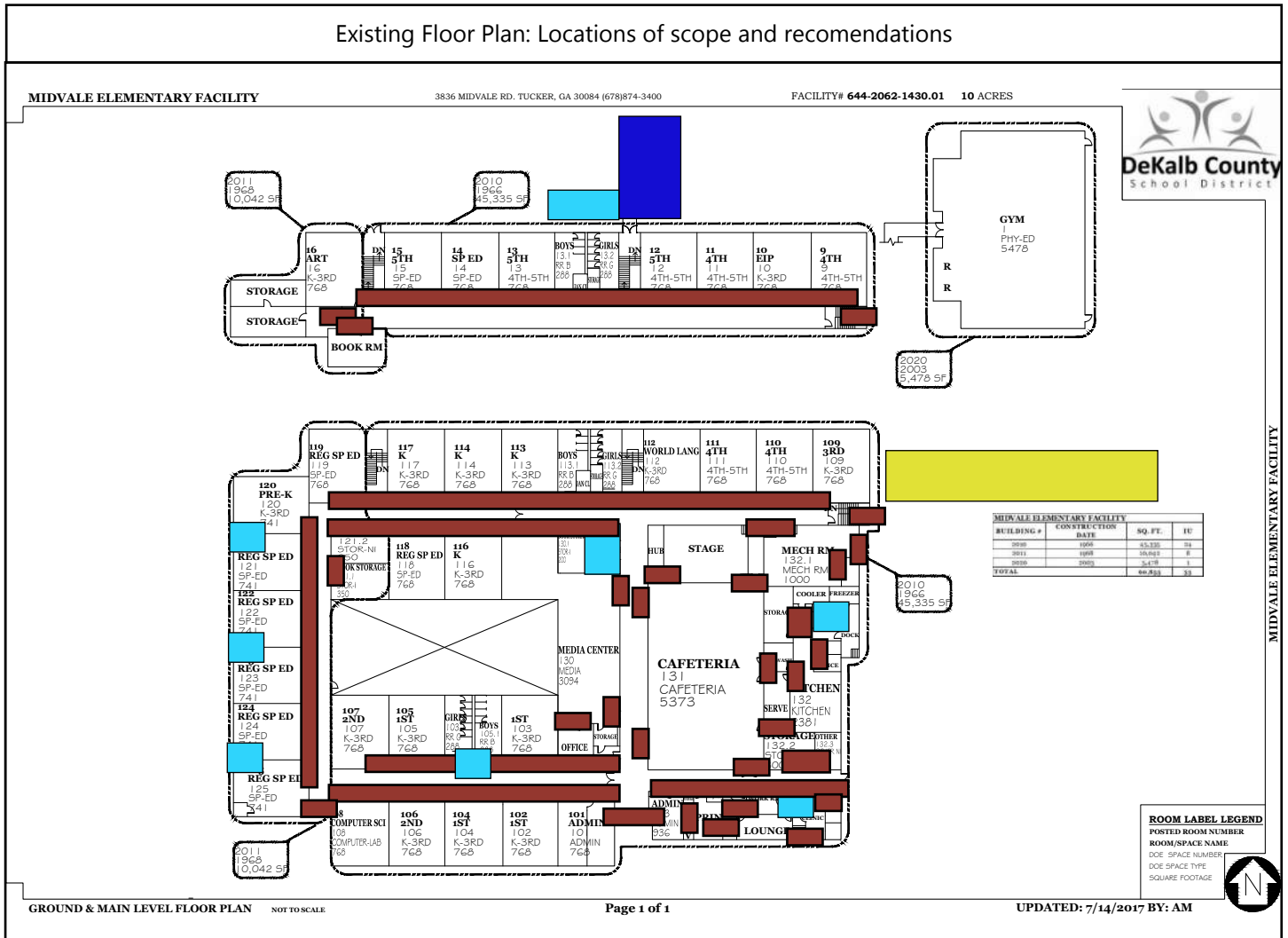
Electrical Summary

- All Electrical items are strongly recommended to be addressed in a prompt manner.

Plumbing Summary

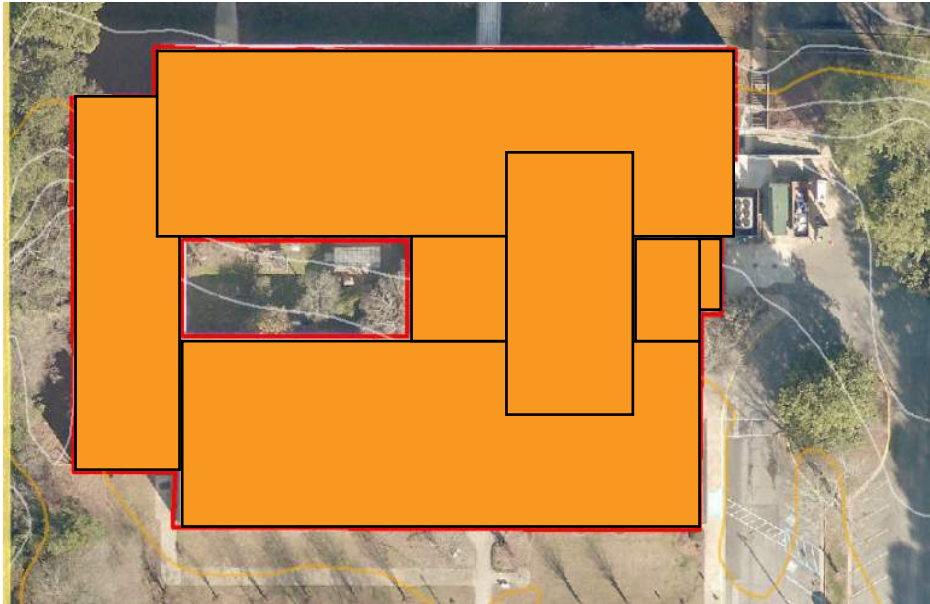
- Bottle filling stations at drinking fountains should be added in select locations as requested by the Owner such as the cafeteria area.
- A new fire sprinkler system should be provided. This may lead to redesign of the corridor wall assembly to accommodate smoke partition walls. Likely extra steps this would lead to would be sealing transfer louvers at classroom door transoms, adding relief roof hoods over classrooms, and adding transfer openings above ceilings between classrooms to allow for free air transfer.

02. EXISTING CONDITIONS - FLOOR PLAN




02. EXISTING CONDITIONS - ROOF PLAN




Existing Roof Aerial: Locations of scope and recomendations



LEGEND




 Roofing Improvements.

C01

-  North of service area, east side of building
-  Missing fencing/railing. Lack of ADA access to lower level of building/playfields/gym.
-  Provide switch back ADA ramp with landings and handrails not to exceed 1:12.






C02

-  North of service area, east side of building
-  Sidewalk settling, not ADA compliant
-  Replace section of sidewalk to be ADA compliant.






C03

-  North of service area, east side of building
-  Drainage and erosion issues down slope.
-  Remove concrete, pipe trench drain to bottom of slope, daylight with rock dissipation protection. Provide backfill entire area up to cheekwall and grass/plant.






C04

-  Northeast of school, facing east wall of building
-  Drainage issue
-  Remove and replace sidewalk sections with positive slope away from sidewalk and buildings.






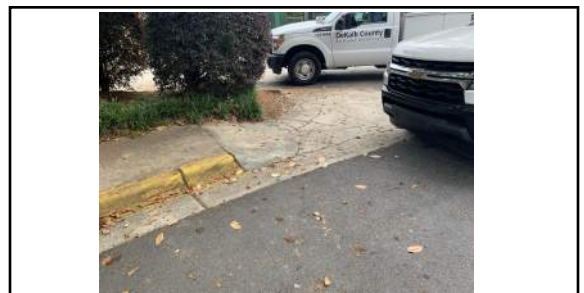
C05

-  East island of service area, facing Gleneagles Drive
-  Sidewalk and curb and gutter settling, not ADA compliant
-  Replace section of sidewalk and curb and gutter to be ADA compliant.







C06

-  South of service area
-  Cracked/broken concrete paving
-  Replace section of concrete paving







C07

-  South of building, west of entry drive
-  Sidewalk cracked/settling, not ADA compliant
-  Replace section of sidewalk to be ADA compliant.







C08

-  In front of entry doors at southwest building corner
-  Trench drain clogged
-  Flush trench drain and pipes of debris and sediment



C09

-  South of building, west of entry drive off Midvale Road
-  Sidewalk and water vault top differential settling
-  Replace section of sidewalk and/or adjust water vault top to be ADA compliant.



S01



Rear Wall (north side)



Spalling of concrete at an exterior concrete column



Remove loose concrete and cover with epoxy/grout



S02



Rear Wall (north side)



Spalled concrete at a steel embed plate at an exterior concrete column



Remove the loose concrete, clean the steel and coat with epoxy/grout



S03



Rear Wall (north side)



Exposed/Rusting concrete column reinforcing bar is causing the concrete to spall



Remove the loose concrete, clean the reinforcing bars and patch/cover with epoxy/grout



S04



Rear Wall (north side)



Exterior concrete column reinforcing is too close to the face of the concrete allowing the steel to rust and spall the concrete



Remove the loose concrete, clean the reinforcing bars and patch/cover with epoxy grout



S05



Rear Wall (north side)



Horizontal wall reinforcing (dur-0-wal) rusting and pushing the mortar out of the joint



Remove the loose mortar, clean the reinforcing and cover with a new mortar in the joint



S06



Rear Wall (north side)



Concrete column ties (reinforcing) were placed too close to the surface of the concrete allowing the steel to rusting and spalling the concrete



Remove the loose concrete, clean the reinforcing and cover with epoxy/grout



S07



Rear Wall (north side)



The horizontal wall reinforcing (dur-0-wal) is rusting, pushing the mortar out of the joint



Remove loose mortar, clean the reinforcing and cover with a new mortar in the joint



S08



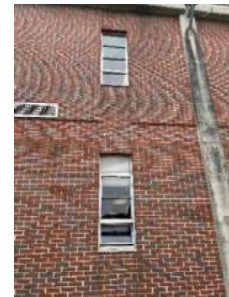
Rear Wall (north side)






Spalling of concrete in an exterior concrete column






Remove loose concrete and cover with epoxy/grout






S09

-  Rear Wall (north side)
-  The concrete column ties (reinforcing) were placed too close to the surface of the concrete allowing the steel to rusting and spalling the concrete
-  Remove the loose concrete, clean the reinforcing and cover with epoxy/grout




**S10**

-  Rear Wall (north side)
-  Horizontal wall reinforcing (dur-0-wal) is rusting, pushed the mortar out of the joint
-  Clean the steel, cover with new mortar in joint




**S11**

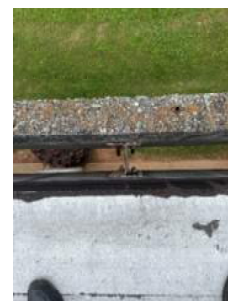
-  Elevated Classroom Wall @ Roof
-  Minor settlement cracks in brick veneer
-  Monitor the previously made repair

**S12**

-  Elevated Classroom Wall @ Roof
-  Minor settlement cracks in brick veneer
-  Monitor the previously made repair

**S13**

-  Rusting Connection between building structure and precast concrete entrance feature
-  Rusting of metal
-  Clean and paint with a rust preventive paint



S14



Elevated Classroom Wall @ Roof



Cracking of brick veneer at wall corner



Monitor previously made repair



S15



Northwest Corner of Building



Column reinforcing is too close to the face of the concrete allowing the steel to rust and spall the concrete



Remove the loose concrete, clean the reinforcing bars and patch/cover with epoxy/grout



S16



Southwest Corner



Concrete Cracking at the intersection of a concrete column and concrete beam



Clean the joint and fill with epoxy/grout



S17



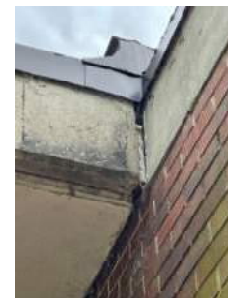
Front Wall (south side)



The reinforcing bars are positioned too close to the surface of the beam allowing the reinforcing to rust and spall the concrete



Remove the loose concrete, clean the rusting reinforcing bars and cover with epoxy/grout



S18



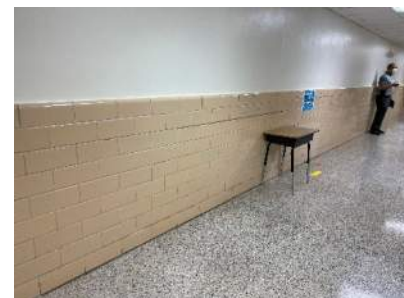
Rear Classroom hallway at the concrete retaining wall






Mortar at bed joint has deteriorated



Clear the joint of loose mortar and replace the mortar in the joint






A01

-  *Front of school, signage.*
-  *Steel hanging system is rusted.*
-  *Recommend repairing and paint steel members.*






A02

-  *Building Exterior, sample photo.*
-  *Spalling concrete, damaged brick.*
-  *Repair concrete columns, pressure wash brick, point & re-tuck brick throughout building exterior.*






A03

-  *Building Exterior, Right of main Entry; roof overhang.*
-  *Water damaged soffit.*
-  *Recommend removing damaged stucco and re-applying a soffit finish and proper drip edge along roof overhang.*






A04

-  *Building Exterior, Left of main Entry; roof overhang.*
-  *Water damaged soffit & brick.*
-  *Recommend removing damaged stucco and re-applying a soffit finish and proper drip edge along roof overhang.*






A05

-  *Exterior of main Mechanical Room.*
-  *Damaged brick and door frame.*
-  *Repoint brick; Replace Door & Louver frame.*





A06

-  *Exit to the right of main Mechanical Room.*
-  *Damage Brick.*
-  *Remove brick, repair roofing, replace brick or consider alternate exterior material.*



A07


 Exit to the right of main Mechanical Room.

 Damage Brick.


 Remove brick, repair roofing, replace brick.



A08

 Rear Exterior.


 Damaged brick; spalling concrete columns.


 Repair concrete columns, pressure wash brick, point & re-tuck brick throughout.



A09


 Sample Exterior Window.


 Single pane (non-energy efficient) & damaged windows.


 Recommend replacing all windows w/ double-pane windows; replace flashing all around at opening, typical.



A10


 Rear, Exterior.


 Single pane (non-energy efficient) & damaged windows.


 Replace sill; after window replacement.

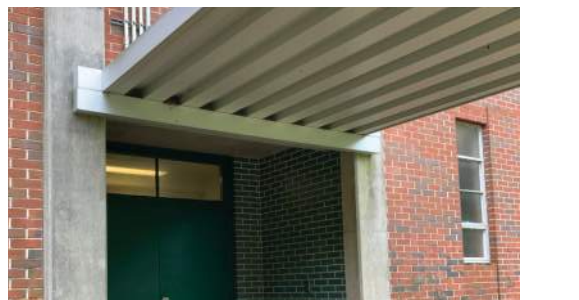


A11

 Rear, Exterior Gym-level exit.


 Spalling concrete, damaged brick. No ADA-compliant gym level access.


 Repair concrete; clean brick; re-point all brick. Install new elevator and stair lobby.



A12




 Left of Main Entrance, Side, Exterior (Sample Location)

 Single pane (non-energy efficient) & damaged windows. Damaged vent grilles.

 Recommend replacing all windows w/ double-pane windows; replace flashing all around at opening, typical.






A13

-  *Building Exterior, Left of main Entry; roof overhang.*
-  *Water damaged roof overhang; missing guardrail at roof.*
-  *Clean & repair soffit; install code-compliant railing at roof.*






A14

-  *Roof, sample photo.*
-  *Evidence of water ponding after rain; poor roof drainage, non-sloped roofing areas & damaged roofing; no railings.*
-  *Recommend removing existing roof and re-roof to include proper tapered insulation; install guardrails at roof edges.*






A15

-  *Roof, sample photo.*
-  *Water is ponding after rain; poor roof drainage, non-sloped roofing areas & damaged roofing.*
-  *Recommend removing existing roof and re-roof to include proper tapered insulation.*






A16

-  *Roof, sample photo.*
-  *Water is ponding around roof drain; poor roof drainage, non-sloped roofing areas & damaged roofing.*
-  *Recommend removing existing roof and re-roof to include proper tapered insulation and new roof drains.*






A17

-  *Roof, sample photo.*
-  *Damaged roofing, base flashing & sealant is deteriorated.*
-  *Remove existing roof and re-roof to include proper tapered insulation, new flashing (complete roof system).*






A18

-  *Roof, sample photo.*
-  *Water is ponding around roof drain; poor roof drainage, non-sloped roofing areas & damaged roofing.*
-  *Recommend removing existing roof and re-roof to include proper tapered insulation and new roof drains.*






A19

-  *Roof, sample photo.*
-  *Water damaged brick & grout at coping / gutter.*
-  *Recommendation to pressure wash brick, point & re-tuck brick throughout; reflash parapets & replace coping.*






A20

-  *Roof, sample photo.*
-  *Dirty / damaged / non-sloping roof, ponding areas; deteriorating bonding adhesive.*
-  *Recommend removing existing roof and re-roof to include proper tapered insulation.*






A21

-  *Roof, sample photo.*
-  *Roof drain is clogged, water is ponding.*
-  *Recommend removing existing roof and re-roof to include proper tapered insulation and new roof drains.*






A22

-  *Roof, sample photo.*
-  *Overgrown trees, dirty / damaged / non-sloping roofing.*
-  *Recommend removing existing roof and re-roof to include proper tapered insulation. Trim adjacent tree limbs.*






A23

-  *Roof gutter, sample photo.*
-  *Dirt collected in gutter, clogging downspouts.*
-  *Install gutter guards.*






A24

-  *Roof area, west portion of building.*
-  *Damaged roofing; missing edge coping & fall protection.*
-  *Recommend removing existing roof and re-roof to include proper tapered insulation; install fall protection.*






A25

-  Front of school.
-  ADA curb cut missing flared sides; curb transition is too abrupt.
-  Remove portion of sidewalk and install ADA-compliant flared sides.






A26

-  East exterior, to the right of main Mech. Room.
-  Damaged sidewalk; no guardrail at elevation drop between sidewalk and utility yard.
-  Repair sidewalk and install guardrail at portions of wall exceeding 30" high.






A27

-  East exterior, to the right of main Mech. Room.
-  Damaged sidewalk, no ADA-access to lower level.
-  Repair sidewalk, install new ADA-compliant ramp to connect all levels of the school.






A28

-  East exterior, Loading area / Utility Yard.
-  Rusted / damaged fencing.
-  Recommend installing new aluminum, louvered fencing all around mechanical equipment.






A29

-  East exterior, Loading area / Utility Yard.
-  Rusted / damaged fencing.
-  Recommend installing new aluminum, louvered fencing all around mechanical equipment.






A30

-  Front - Main School Building Entrance.
-  Doors & openings are not ADA compliant.
-  Install set of power-assist double doors.






A31

-  Women's RR @ Workroom.
-  Door way too narrow, not ADA-compliant.
-  Create larger door opening to be ADA-compliant.






A32

-  Women's RR @ Workroom.
-  Vanity and Toilet room do not meet ADA req's.
-  Demolish interior walls & doors and reconfigure Restroom to meet ADA dimensions & clearances.






A33

-  Women's RR @ Workroom.
-  Vanity and Toilet room do not meet ADA req's.
-  Demolish interior walls & doors, reconfigure to meet ADA dimensions & clearances.






A34

-  Typical Special Education shared RR
-  Toilet rooms do not meet ADA req's; missing Lavatory.
-  Demolish interior walls & doors, reconfigure to meet ADA dimensions & clearances.






A35

-  Typical Special Education shared RR
-  Toilet rooms do not meet ADA req's; missing Lavatory.
-  Demolish interior walls & doors, reconfigure to meet ADA dimensions & clearances.






A36

-  Typical Special Education shared RR
-  Toilet rooms do not meet ADA req's; missing Lavatory.
-  Demolish interior walls & doors, reconfigure to meet ADA dimensions & clearances.






A37

-  Children's gang RR entrance, sample photo.
-  Non-ADA compliant threshold.
-  Remove threshold completely or install a shallower threshold to be ADA-compliant.






A38

-  Cafeteria entry, pair of doors.
-  Non ADA-compliant door clearance & hardware.
-  Update door hardware & remove center mullion.






A39

-  Cafetorium, stage area.
-  No ADA access to stage.
-  Install either a lift or ADA-compliant ramp up to the stage height.






A40

-  Clinic millwork.
-  Non ADA-compliant millwork, no knee clearance under sink.
-  Install new millwork with ADA-compliant knee clearance at sink.






A41

-  Teach Workroom millwork.
-  Non ADA-compliant millwork; no knee clearance under sink & counter is too low.
-  Install new millwork with ADA-compliant knee clearance at sink.






A42

-  Teach Workroom millwork.
-  Non ADA-compliant millwork; no knee clearance under sink & counter is too low.
-  Install new millwork with ADA-compliant knee clearance at sink.






A43

-  *West Corridor to Courtyard wall.*
-  *Non-functioning oversized louver.*
-  *Consider replacing with windows to bring in natural into interior corridor.*






A44

-  *Courtyard to West Corridor wall.*
-  *Non-functioning oversized louver.*
-  *Consider replacing with windows to bring in natural into interior corridor.*






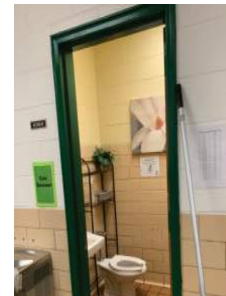
A45

-  *Sample exit stair.*
-  *Guardrail at stair runs does not meet IBC 2018.*
-  *Rebuild railings to meet current codes.*






A46

-  *South corridor, Unisex Restroom.*
-  *Non ADA-compliant Restroom.*
-  *Demolish side walls and expand to accomodate an ADA-compliant single use Restroom.*






A47

-  *Ground level, left / rear Stair exit.*
-  *Non ADA-compliant landing clearance & door width.*
-  *Consider expanding Vestibule to provide appropriate 5' wide minimum landing and ADA-compliant pair of doors.*






A48

-  *Sample photo of Children's gang Restroom.*
-  *No pipe protection at exposed plumbing piping.*
-  *Install pipe at exposed plumbing piping locations.*






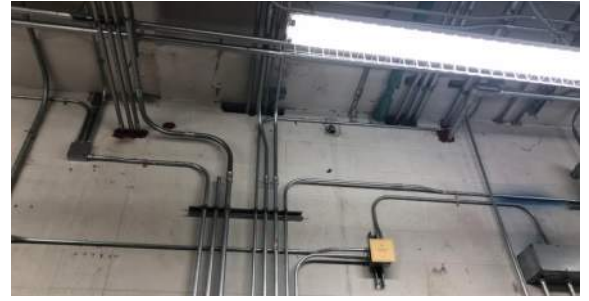
A49

-  Staff RR, along Center Corridor - sample photo.
-  Non-ADA compliant clearances at sink & doorway.
-  Remove partition and loose furniture.






A50

-  Main Mechanical room.
-  Missing fire sealant in rated wall.
-  Install fire stopping around gaps at rated wall.






A51

-  Main Mechanical room.
-  Storage of loose items; fire hazard.
-  Remove miscellaneous loose items.






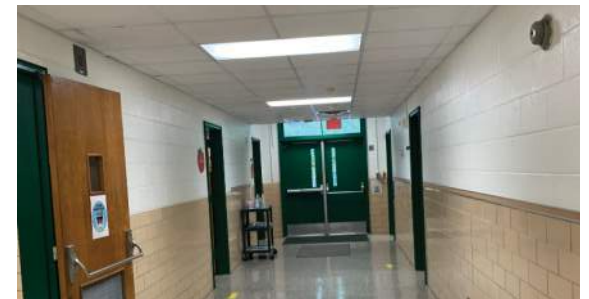
A52

-  Main Mechanical room.
-  Broken and non-ADA compliant door hardware.
-  Install new ADA-compliant door hardware.






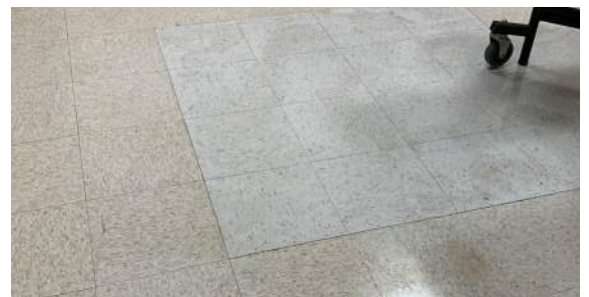
A53

-  Sample Hallway.
-  No sprinkler system.
-  Install sprinkler sytem; will require new ceilings & new LED light fixtures.






A54

-  Cafeteria flooring.
-  Broken / damage & discolored VCT flooring; Owner complaints of constant replacement needs.
-  Recomend replacing flooring with LVT planks.






A55

-  Kitchen Staff RR - Women's.
-  Broken / damage & discolored VCT flooring; Owner complaints of constant replacement needs.
-  Recomend replacing flooring with LVT planks.






A56

-  Kitchen Staff RR - Men's.
-  Missing fire sealant in rated wall.
-  Install fire stopping around gaps at rated wall.






A57
















-  Sample room signage.
-  Non ADA-compliant signage.
-  Remove existing signage and replace with ADA-compliant and DCSD guideline-compliant signage throughout.



A58

-  Sample Expansion joint (EJ) location.
-  Chipped / broken flooring and / or sealant joint.
-  Replace EJ cover.



<p>E01</p> <ul style="list-style-type: none"> Existing Generator Top of generator is damaged. Recommend replacing generator top.	
<p>E02</p> <ul style="list-style-type: none"> Interior Lighting Existing lighting is fluorescent. Recommend replacing all lighting to LED.	
<p>E03</p> <ul style="list-style-type: none"> Existing Electrical Sub-panels and Transfers Existing panels are original to building and past their useful life expectancy. Recommend replacing original sub-panels with new.	
<p>E04</p> <ul style="list-style-type: none"> Existing Intercom System Existing system is outdated and does not meet current DeKalb County specifications. Recommend replacing existing intercom system.	<p>NO PHOTO</p>



HVAC System Description

The building is served by a chilled water cooling and hot water heating system. Insulated piping links the central plant components with air handling units serving most areas of the original building. The piping system is in a two-pipe configuration, allowing either heating or cooling only. The unit ventilators have a service life of approx. 10 years remaining.

The central plant consists of a hot water boiler, hot water pump, (2) chilled water pumps, and water system accessories such as air separators and expansion tanks in the mechanical room and an air-cooled chiller in the adjacent mechanical yard. The boiler is older with an approx. service life left of five years. There is only one hot water pump, leaving no redundancy in case of failure. The chiller was manufactured in 2014 but was relocated from another facility. This unit is currently experiencing issues with refrigerant leaks.

Classrooms are served by unit ventilators located in each classroom. These units are designed to allow cooling to be provided by bringing in cool outdoor air during Winter months when hot water is flowing through the piping system. This system feature is accommodated by transfer openings above classroom doors, allowing the classroom air into the corridor and out of the building through the large common relief louver open to the courtyard.

The common areas such as the administration and cafeteria are served by roof mounted packaged units. This equipment has a remaining service life of approx. five years.

Exhaust requirements are met by fans located throughout the facility – mostly on the roof. Heaters are located in select smaller spaces such as toilets and storage areas. Most fans and heaters have been replaced. However, a few are at the end of their service life.

The storage rooms adjacent to the Art Room appear to be unheated. The systems in these areas should be replaced.

Non-ducted split systems are typically provided to air-condition kitchen offices and dry storage rooms. These spaces do not currently have dedicated A/C systems.

HVAC System Recommendations

1. Replace all boiler and accessories serving the hot water portion of the system. The new boiler should be water-tube type, per Owner guidelines. A new hot water pump should be added to the system to provide redundancy for reliability. The air-cooled chiller should be replaced. While the age of this unit is low, persistent problems warrant replacement.
2. Unit ventilators and roof mounted units should remain.
3. New non-ducted split systems should be added at the kitchen office and dry storage areas.

4. All older fans and heaters should be replaced. The systems serving the storage spaces adjacent to the Art Rm. should be replaced or modified.
5. The control system should be upgraded to the current software version. Any new HVAC system components would be provided with current controls.
6. If a fire sprinkler system is added throughout the school, the air transfer openings into the corridors will likely be removed. This would require small transfer openings between classrooms and adding roof mounted relief openings for proper unit ventilator operation in cooler months.

Plumbing / Fire Protection Systems Description / Condition

Toilet fixtures are in generally good condition. ADA fixtures are provided throughout the building. However, access to these is restricted due to existing architectural elements in certain spaces – see the architectural assessment.

Refrigerated drinking fountains are provided. Additional bottle filling stations should be provided.

The water heaters have an average remaining life of seven years.

No sprinkler system coverage is currently provided.


Plumbing / Fire Protection Systems Recommendations


Bottle filling stations at drinking fountains should be added in select locations as requested by the Owner such as the cafeteria area.

A new fire sprinkler system should be provided. This may lead to redesign of the corridor wall assembly to accommodate smoke partition walls. Likely extra steps this would lead to would be sealing transfer louvers at classroom door transoms, adding relief roof hoods over classrooms, and adding transfer openings above ceilings between classrooms to allow for free air transfer.

M01


 Main Mechanical Room.


 Hydronic Boiler.

 Recommend replacement.


**M02**

 Main Mechanical Room.


 Chiller – manufactured in 2014 – has refrigerant leaks.

 Recommend replacement due to maintenance issues.

**M03**


 Roof.


 Remaining service life of 5 years or less.

 Recommend replacing within 5 years.


**M04**


 Kitchen.


 Cabinet ventilator – less than 5 years of service life remaining.

 Recommend replacing.

**M05**




 Storage adjacent to Art Rm.

 Cabinet heater - abandoned.

 Recommend replacement.






M06

-  Storage adjacent to Art Rm.
-  Intake Louver.
-  Recommend modification & new fan.



M07

-  Main Corridor.
-  Existing Transfer Transom.
-  Recommend lavatories without enclosures that provide protected knee space required by ADA.

