

## LAN ASSOCIATES

Memo to File #2.2961.05  
Boonton BOE/Addition/Renovations  
@ John Hill School

April 20, 2010

From: J. Diana, RA, V. Potiyevsky, RA,  
D. Farrell & M. Useo

Subject: Site Observation of 4/15/10

The writers visited the above subject project on Thursday, April 15, 2010 at 9:30 a.m. The purpose of the visit was to field measure and verify existing conditions at the school. Photographs were also taken to document some of the existing conditions. The following observations were made and are noted as follows:

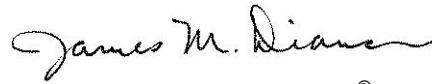
1. Upon arriving at the site the writer signed in at the main office and notified the secretary, Ms. Kathy Beiermeister, that we would be on site performing field measurements of the interior and exterior of the building.
2. The existing building is a 2-1/2 story rubble stone masonry with a natural finish and cement parged ornamentation including water table course up to the first floor line, quoins window and door surrounds painted white and cornice band located below the roof line. The main north elevation of the building faces Lathrop Avenue towards the existing Boonton Board of Education administrative office building and annex school building. There is a dark brown aluminum coping at the top of the parapet roof at the perimeter of the building. It appears that the original building is constructed as traditional load-bearing masonry with reinforced concrete.
3. It was observed that multiple areas of masonry at the exterior of the building have cracks and damaged stone or masonry mortar courses which require repair.
4. Existing windows are mill finish aluminum frame double hung windows with infill metal panels above. There are eight (8) through-wall air conditioning units located at the north elevation of the building. Some of these units protrude through the upper spandrel panels and others are located within the lower double hung sash of the window.
5. It was observed that the ground floor window sills are in close proximity to or are at finish grade which is macadam paving continuous around the building perimeter.
6. There is an existing overhead electrical service located at a utility pole at the entry access drive from Lathrop Avenue. The power cables connect to the building at the upper second floor level to a mast located at the northwest corner. There is surface mounted conduit that runs along the exterior of the building and turns down towards the mechanical boiler room located at the lower level on the west side of the building.
7. There is an existing macadam paved drive located at the front of the school. This is striped and indicated as a "no parking fire zone" area. Multiple concrete curbs are damaged including the circular concrete curb around the flag pole centered on the front of the building.
8. It was observed two (2) mature pine trees centrally located on each bump-out of the front elevation are touching or are in close proximity to the face of the building.
9. There are two (2) hose bibbs that protrude through the ground floor metal window frames located at the front north elevation of the building.
10. Various surface mounted conduit and ground pipe penetrations are along the front north elevation of the building.

11. There is steel grating located in the northwest inside corner of the front elevation. There is a pipe running from the building towards Lathrop Avenue. The pipe is approximately 4" in diameter and the use is currently undetermined. The recessed well is provided with a window which appears to a wood frame, single glazed window below grade. This is in line with an adjacent aluminum frame window above. There is also a metal conduit protruding horizontally from the ground and turning into the window frame. It also appears there is a 1" condensate drain pipe leading into this recessed well.
12. There are surface mounted lighting fixture, conduit and through-wall air conditioning units located along the west elevation of the building.
13. It was observed that the main entry to the building is typically accessed at the west side via double doors as fiberglass reinforced plastic (FRP) with clear transom window above. There is also a call button system with security camera for the main office.
14. There is a chain link fence enclosure with privacy slats enclosing the gas meter located to the right side of the west building entrance. There is an access gate which was not locked and was accessible. It was observed there is a horizontal chain link fence enclosure at the top of this area and through-wall pipe penetrations leading into the building. There were two (2) steel pipe bollards at each corner of this fence enclosure.
15. There is a recessed exterior door leading to the boiler room which is provided for emergency egress at the lower ground floor west elevation. There is a hose bibb adjacent to the left side with an operable louver and surface mounted sensor gauge wired to the interior of the building. The exterior door is an FRP with a single window glazing light panel.
16. There is a chain link fence enclosure with swing access gates leading from the west side parking lot to the rear athletic field. There is a chain link fence continuous at the rear of the property adjacent to the surrounding residential neighborhood.
17. There is a modular classroom trailer is located at the west side of the building between the parking lot and athletic field.
18. There are five (5) sections of metal/aluminum bleachers located adjacent to the athletic field.
19. Review of the south elevation included multiple construction types including CMU block with a steel frame at the south exit stairs. Additionally, there is brick masonry in a common bond pattern which was parged with cement approximately 1" thick and painted white. There is a considerable amount of spalling, cracking and deterioration of the parging evident at the rear of the building. The construction of the east corner is exposed brick masonry with common bond pattern with a horizontal header course approximately 2' vertical on center continuous at the base of the building. Multiple openings have been closed up and bricked with stone window sills left in place.
20. It was observed there are six (6) surface mounted aluminum rainwater conductors located at the center rear elevation of the building. These are located between window openings at the multi-purpose room and auditorium with a perimeter box gutter with bracketed supports. Surface staining on the exterior finish is apparent from the brackets. Stormwater leader pipes are provided to connect to the underground stormwater drainage system and various other roof leaders discharge at grade. There is a catch basin located at the paving towards the athletic field.
21. There is surface mounted conduit with overhead wires located at the southwest corner of the building leading to the portable classroom trailer.

22. The windows at the south elevation which face the athletic field are provided with diamond pattern hinged metal security grating. Windows are double hung with metal transom/spandrel panels above.
23. Overall composition as viewed from the rear of the school building appears that multiple additions and construction types have been provided over the years with a combination of construction materials. Additionally, various roof heights and elevations indicated multiple additions to this building as well.
24. There is a masonry structure located at the southeast corner of the property adjacent to the athletic fields used for a maintenance shed. The pitched roof structure is adjacent to the southeast corner with chain link fence swing gates to close off the remaining athletic field.
25. There are multiple levels of fields at the rear south side and southeast corner including macadam paved basketball courts and playground area with railroad tie border.
26. There is a paved macadam parking lot located at the east side of the building. This area can accommodate nineteen (19) vehicles.
27. There are nine (9) through-wall air conditioning units located at the east elevation. These are located either at the operable lower double-hung sash or through the transom/spandrel panels above.
28. It was observed that the grade slopes at the east side of the building is approximately 15" from the front to rear corner. There are three (3) steps up at the metal frame and glass double access doors located at the east elevation.
29. There is a through-wall vent with aluminum hood located at the kitchen space at the upper sash of the double-hung window.
30. It was observed there are exterior grills with louvers behind located at the first and second floor classrooms towards the rear of the building. These louvers are located below the group of windows on the right side near floor level.
31. It was observed that cracking and spalling of the masonry foundation parging is evident at the window sills along the east elevation.
32. The aluminum windows located at the east elevation are provided with hinged vent screens.
33. There are various catch basins located throughout the site and there is a pitch from front to back generally towards the southeast corner.
34. There are 34 numbered and striped parking spaces which includes one (1) principal parking stall located at the west side parking lot. Additionally, there are five (5) visitor parking spaces.
35. Rough dimensions were taken to locate the edge of macadam paving adjacent to the athletic field from the rear corners of the building.
36. Typical interior finishes include painted concrete walls, VCT, terrazzo and carpet flooring, painted plaster walls, ceramic tile walls at the bathrooms, and suspended acoustic ceiling tile ceilings with recessed fluorescent lighting fixtures.

37. The writers gained access to the first and second floors to perform field measurements and photo documentation of the existing conditions.
38. It appears that there are existing interior and exterior load-bearing masonry walls. Corridor wall thickness is approximately 1'-2" thick. The masonry wall between the corridor and stairway are 10" thick. Access above finished ceiling was not obtained at the time of the site observation and will be reviewed further.

Having nothing further to observe, the site observation was ended.



James M. Diana, AIA, LEED® AP

JMD:lm P:\200-AE\2900-2999\2961\2961.05\Admin\Memos\296105MSO041510.doc6/22/201011:47:58 AM

cc: Dr. Christine Johnson  
Ms. Pam Ranco  
Mr. Dan Delmar  
File #2.2961.05, NY