

Miscellaneous ECTS HS and RSC Information

- Space utilization at capacity
- Age and condition of infrastructure
 - **ECTS HS**
 - Built in 1968
 - 1986 addition to Auto Mechanics
 - 1993 last renovation
 - 1999 HVAC improvements
 - 2010 lighting upgrades
 - **RSC**
 - Built in 1976
 - Minor improvements over the years
 - 2009 Transition Center
 - 2010 Lighting Upgrades
- Land
 - 146 acres
- Areas
 - ECTS HS – 110,000 square feet – 18 programs
 - RSC – 43,000 square feet – various programs

Site

- Cars and buses separated
- Some sidewalks addressed
- Drainage needed
- School sign

Structure

- Walls and structure in good condition
- Roof 90% out of warranty
- Metal fascia and soffit – renovated

Windows

- Single pane windows need replaced
- Dual glazed windows – seals have failed

Entrances and exits need replaced

Building organization – fair

- Related activities need better grouping
- Public areas require better supervision
- Improve security and access

Typical classroom improvements

- HVAC, ceilings and acoustics,
- Doors and hardware, markerboards and smartboards, painting and floors

Code compliance

- Sprinklers
- Rated walls
- PDE
- Recessed doors

ADA

- Doors – width and hardware
- Signage – height, location and braille
- Toilet rooms – route, turning radius and grab bars

ECTS HS - HVAC

- Chiller – out of date, two compressors failed, inefficient, no leak detection & evacuation system
- Boilers – original from 1968, inefficient
- Air Handling Units – many are from 1968
- Chilled and hot water piping – original from 1968
- Pneumatic/electric controls – poor control, limited zoning, limited access
- Poor humidity control
- Educational spaces without cooling or windows
- Poor zoning (School and Business Offices)
- Business Office PTAC units – poor comfort, noisy
- Solar load in main entry

ECTS HS - Plumbing

- Fixtures – replace with ADA compliant fixtures with hands-free
- Hot and cold water piping – original from 1967
- Sanitary and vent piping – original from 1967
- Replace wash basins in shops
- Domestic water heater from 1992 – inefficient and beyond expected longevity
- No bypass on water service
- No sprinkler system
- Kitchen – add grease trap
- Cosmetology – add hair traps

ECTS HS Electrical

- Original electric service, outdated and undersized
- Original branch panels and distribution, outdated and undersized
- Main electric switchboard located in mech room. Ideally, this equipment is in a dedicated room
- Excessive number of transformers – inefficient
 - Add sub-distribution panelboards to consolidate number of transformers
- Emergency generator – undersized, location of generator is not in compliance with NFPA 110
- Heating system not powered by emergency generator
- Lighting control by wall switches, IECC requires lighting control system
- Replace fire alarm system – outdated with no expansion capability
- Upgrade intercom and clocks

RSC - HVAC

- Failing multi-zone rooftop unit (3 of 4 compressors not operating), inefficient, insufficient ventilation air
- Makeup-air units – from 1990's, extremely inefficient due to 100% outside air configuration
- Gas-fired heat exchangers (all rooftop units) – inefficient, beyond expected longevity
- First floor occupied spaces lack cooling and windows
- Pneumatic/electric controls – poor control, limited zoning, limited access

RSC - Plumbing

- Fixtures - replace with ADA compliant fixtures with hands-free
- Hot and cold water piping – original from 1975
- Sanitary and vent piping – original from 1975
- No sprinkler system

RSC - Electrical

- Original electric service, outdated and undersized
- Original branch panels and distribution, outdated and undersized
- Insufficient number of classroom receptacles
- No emergency generator – individual battery packs. Consider emergency generator or central inverter and powering heating system off of generator
- Exit signs are not IBC compliant
- Lighting control by wall switches, IECC requires lighting control system
- Replace fire alarm system – outdated with no expansion capability
- Upgrade intercom and clocks, connect to ECTS HS