

Winsted Hinsdale School Architectural Observations & Recommendations

Exterior Building Conditions:

Roof: All roofs, on both first and second floor, are older and near the end of their useful lives. Full replacement is recommended. Membranes, flashings, insulation and stone ballast should be removed back to the structural deck. Pitch of roof, drainage calculations and insulation levels will be reviewed designed to meet current codes.

Brick masonry: Overall, the exterior masonry is in fair to good condition. There are several areas where patching and replacement of broken masonry units will be needed. Staining, mildew and minor areas of mold were observed on the exterior. It is recommended to acid wash the exterior masonry as well as replace all soft joints, control and expansion joints. The new entrance soffit is in poor condition and should be renovated.

Windows: Overall, the existing windows are in fair to poor condition. They are 30 years old and with repairs could last another 10 or so. Some of the frames, operable and fixed, are deteriorated and physically falling apart. The glazing appears sound, with only minor replacement of failing insulated units. Caulking around all windows should be removed and replaced. To achieve security upgrades for the windows the choices are to add a security film or consider replacing the windows for a long-term solution. It was noted that the character of the gym windows is important to the image and feel of the school. If considered for replacement, the appearance of those windows would be maintained as closely as possible to the existing.

Exterior doors: Some of the exterior doors and frames are deteriorating and require replacement, others may require hardware upgrades and refinishing/painting. All exterior doors will be reviewed for accessibility, with no steps or approach problems.

Interior Building Conditions:

Floors and ceilings: The existing ceiling tiles are sagging significantly due to moisture and/or humidity within the building and should be replaced. There may be areas which can be reused on a room by room basis. Upgrades to ceilings at both former and new lobbies are being considered. This will also help accommodate above ceiling utility work. Floors are in fair to poor condition. Some flooring is deteriorating and needs to be replaced, other areas could be replaced to help brighten up the spaces. The wood floor in the gym is in need of repair and refinishing. Due to moisture/humidity concerns, it is recommended to replace the floor with a synthetic, poured sports floor.

Painting: The interior of the building should be considered for a full repainting to freshen the spaces.

Casework: The existing casework is generally in poor condition with significant damage. Much of the existing casework does not meet current accessibility standards. It is recommended to replace, rather than try to reuse or repair the existing casework.

Interior doors: The doors are in fair to poor condition. Some of the doors, exact quantity to be determined, can continue to be used with upgrades to hardware. The large movable partition separating the gym and cafeteria needs to be replaced. A new motorized partition has been requested.

Accessibility Upgrades: Elevator, etc: Should essential programs be located on the second floor of the building, it would require elevator access. An elevator could be added to the interior or exterior of the building, depending on the best practical location for the school. The stage lift will be reviewed for repair or upgrade if required. Several of the interior doors do not have code compliant access space or approach on the push or pull sides. Reconfiguration of walls or adding automatic openers where required would be recommended. The nurse's toilet room is not accessible, requiring a full redesign. The kitchen workspaces and equipment will require a full accessibility assessment.

Moisture concerns: The building has experienced past moisture related and flooding problems due to the culverted stream under the building. These conditions will be reviewed further by the design team in coordination with the civil engineer. Options will be formulated to mitigate or reduce the likelihood of future problems.

Addition of K/pre-K toilet rooms: One of the program additions to the existing floor plan is dedicated and or shared toilet rooms for the K and pre-K rooms.