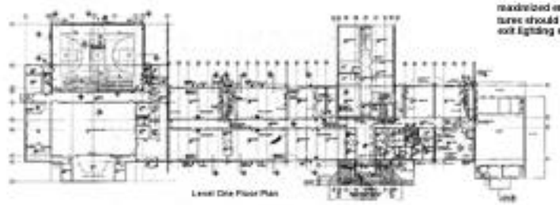
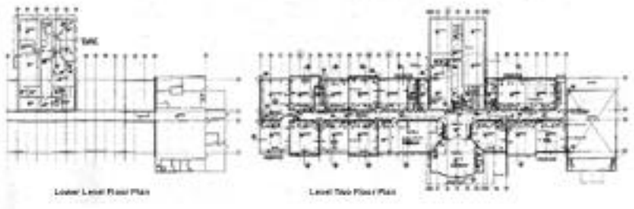
CHARLOTTE CENTRAL SCHOOL
SITE AND BUILDING ASSESSMENT

August 13, 2007

Site
- Lighting: Site and area lighting should be replaced and have additional controls to minimize the amount of time that the fixture are on.
- Circulation and Parking



Level One Floor Plan



Lower Level Floor Plan

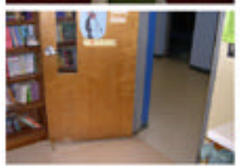
Level Two Floor Plan

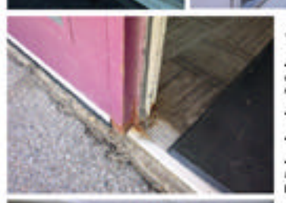
1949 Building

- Exterior: EIFS deterioration (cracking, holes), watertight windows and caulking. ADA compliance, roof deterioration: recommend tests cuts, asbestos testing and structural analysis
- Floors: VAT and worn carpeting
- Ceilings: Address leaks
- Doors: Refinish or replace, kick plates, handicap accessibility, emergency egress hardware, fire rated per code requirements
- Built-ins/Furnishings/Equipment: Inventory existing to determine which should be repaired/replaced
- Address Ventilation and Life Safety issues: sprinkler system throughout, water in electrical and boiler rooms, Fire Rated doors with hardware
- Electrical Devices and Wiring: a complete new wiring system should be installed
- Fire Alarm System: Install new door hold-open devices at all classrooms doors. Insure that all areas have horn and strobe units installed, and that all areas have adequate detection devices installed. Remove all old, abandoned devices and wiring.
- Lighting: Install new, high-efficient lighting fixtures; use dual level switching, occupancy sensors, and daylight sensors for maximized energy efficiency and comfort level. Exit light fixtures should be LED type for maximum energy efficiency. All exit lighting should have emergency battery-backup.

1989 Addition

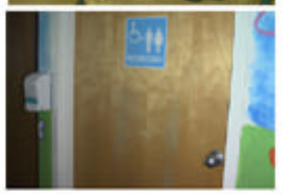
- Exterior Envelope: Paint deteriorated at steel columns, surface rust at steel beams, monitor stairwell crack, maintain moss growth at EIFS finish, ADA compliance
- Floors: VAT, moisture at carpeted areas
- Walls: Partition walls between classrooms.
- Doors: Refinish or replace, kick plates, handicap accessibility, emergency egress hardware, fire rated per code requirements
- Built-ins/Furnishings/Equipment: Inventory existing to determine which should be repaired/replaced
- Handicap Accessibility
- Address Ventilation and Life Safety issues: sprinkler system throughout, replace/renovate classroom unit ventilators, review emergency egress paths and level of discharge
- Fire Alarm System: Install new door hold-open devices at all classrooms doors. Insure that all areas have horn and strobe units installed, and that all areas have adequate detection devices installed. Remove all old, abandoned devices and wiring.
- Due to the age and no room for expansion, the entire 1989 electrical distribution system throughout the building should be replaced.
- Lighting: Install new, high-efficient lighting fixtures, use dual level switching, occupancy sensors, and daylight sensors for maximized energy efficiency and comfort level. Exit light fixtures should be LED type for maximum energy efficiency. All exit lighting should have emergency battery-backup.





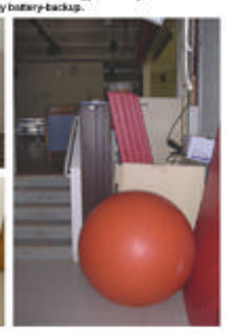
1938 Building

- Exterior: Damaged vinyl siding, window sills, ADA compliance, Address rusted gutter, cracked shingles, chimney
- Floors: VAT and worn carpeting
- Ceilings: Address leaks
- Doors: Refinish or replace, kick plates, handicap accessibility, emergency egress hardware, fire rated per code requirements
- Built-ins/Furnishings/Equipment: Inventory existing to determine which should be repaired/replaced
- Handicap Accessibility
- Address Ventilation and Life Safety issues: sprinkler system throughout,
- Electrical Devices and Wiring: a complete new wiring system should be installed
- Fire Alarm System: Install new door hold-open devices at all classrooms doors. Connect the kitchen hood ansul system and gas solenoid valves to the system, when they are installed. Insure that all areas have horn and strobe units installed, and that all areas have adequate detection devices installed. Remove all old, abandoned devices and wiring.
- Lighting: Install new, high-efficient lighting fixtures, use dual level switching, occupancy sensors, and daylight sensors for maximized energy efficiency and comfort level. Exit light fixtures should be LED type for maximum energy efficiency. All exit lighting should have emergency battery-backup.



1966 Addition

- Exterior Envelope: Damaged vinyl siding and concrete steps, Handicap accessibility, add crickets at smoke hatches, water-tight all seams, routine inspections of metal roof
- Floors: Refinish wood at platform and stairs
- Ceilings: Address leaks
- Doors: Refinish or replace, kick plates, handicap accessibility, emergency egress hardware, fire rated per code requirements
- Built-ins/Furnishings/Equipment: Replace/reapply acoustical panels, replace lockers, repair fan in multipurpose rooms.
- Address Ventilation and Life Safety issues: Re-attach and re-evaluate exhaust system in Multipurpose room and Locker rooms, sprinkler system throughout
- Fire Alarm System: Install new door hold-open devices at all classrooms doors. Insure that all areas have horn and strobe units installed, and that all areas have adequate detection devices installed. Install voice-evacuation systems in the multi-purpose room. Remove all old, abandoned devices and wiring.
- Lighting: Install new, high-efficient lighting fixtures, use dual level switching, occupancy sensors, and daylight sensors for maximized energy efficiency and comfort level. All exit lighting should have emergency battery-backup.



1996 Addition

- Exterior: Maintain moss growth at EIFS finish, venting and moisture at shingled roof
- Ceilings: Regular maintenance at Skylights to prevent leaks.
- Doors: Kick plates are recommended to deter damage.
- Built-ins/Furnishings/Equipment: Inventory existing to determine which should be repaired/replaced
- Life Safety: sprinkler system throughout
- Fire Alarm System: Install new door hold-open devices at all classrooms doors. Insure that all areas have horn and strobe units installed, and that all areas have adequate detection devices installed. Install voice-evacuation systems in the gym. Remove all old, abandoned devices and wiring.
- Lighting: Install new, high-efficient lighting fixtures, use dual level switching, occupancy sensors, and daylight sensors for maximized energy efficiency and comfort level. Exit light fixtures should be LED type for maximum energy efficiency. All exit lighting should have emergency battery-backup.