

## Todd Reece Repairs and Concerns with Middle School

The following are items and issues that have been modified or repaired;

Many outside doors have been ground down numerous times due to the shifting of doorways causing the outside doors to prevent opening completely which is a safety issue to prevent enough room for an evacuation to occur. Doorways that will not allow the doors to open fully will cause major congestion if an evacuation occurs. Likewise, those doors will not always latch well causing an issue with access safety if not double checked entering and exiting those doors. This is also a safety concern for access control per KRS 158.162. This mandatory adoption outlines requires schools to do several things. One of them being that classroom and exterior doors remained locked during the school day.

The concrete walkway going beside the cafeteria that is the main entrance to the gym for ball games and activities just recently was leveled and concrete replaced due to preventing one side of the double door from opening at all. The concrete and door had been ground to the point that it couldn't be done again.

This same walkway slab rose to the point of a major safety issue to people walking along the walkway with a risk of falling due to the off level slope and approximately 4" raise in the middle of the walkway.

Our hallways have raised ridges in the center as well as raised seams which causes an unlevel path to walk on and could cause someone who has limited movement when walking to fall.

Many inside doors have been sawed and planed several times due to not opening or closing completely due to building doorways shifting and preventing the ability to latch and lock each classroom door. Many times we have had to cut or modify the door strike plates to allow doors to align and latch/lock. Some door strike plates have been removed completely as they could no longer be modified to work. Many door facings have been twisted due to movement that doors will not close completely. This is causing a serious issue in the event of a lockdown of this building. Several latch/lock assemblies will not line up with the door strike plate and can be jerked or shaken to open even when locked. There will be many of these door issues soon if the movement continues.

The center stairwell walls and ledges have had the joints separate. The large stone blocks that are on top of the walls have been reattached several times as they will become so loose they could easily be lifted off their base walls, the cracks resealed with mortar and one has required a piece of angled steel added to prevent movement as it reached a dangerous toppling point. Several seams that have been sealed have separated to the point of being able to see through the cracks. Nothing done so far with these areas has proven to permanently prevent the separation. The windows in the center of the stairwell have been sealed off and leaked over the years due to movement, unable to be locked at all. That repair of walls and painting has occurred several times.

The stairwells at the end of each wing that goes from the 2nd floor to the lower floor are beginning to crack and separate in areas that are crucial for structural soundness and could cause

a serious issue if an earthquake or fire occurred to evacuate the second floor students and staff as new cracks seem to appear weekly.

We are having electrical circuits under the slab begin to separate and pull the wires to the point of breaking them and shorting out under the slab requiring removal of the broken wiring and a new circuit pulled for lights and outlets which can cause an electrical shock issue depending upon where the separation and short is located as some conduits are being pulled from the boxes they are ran to. The building has circuits that are 480 volts which if damaged and shorted can cause catastrophic injury or death if one of those circuits gets enough strain on them to separate.

We have had sewer gas issues in the building due to the drains rising and breaking under stress of the slab and in the walls. We have had to have plumbing contractors repair the drains in several areas but the odor that will occur at times cannot be located due to being inaccessible under the slab. The water reaction from cracked or broken piping mixed with the ground type will cause a sulfur odor as it gets saturated with water.

We have had to repair several geothermal well lines due to the shifting of the ground that is leading to major expense each repair. We currently have a geothermal leak in the gym loop that is about 2-3 gpm but the expense of finding and repairing the leak due to the location of the well lines is greater than the water it uses. This well line has been repaired twice before the last one to the cost of around \$25000 after taking a week and half to locate. It is only a matter of time before we develop more leaks in the well lines which will be large enough to prevent an entire zone to work as has happened twice in the past as movement continues to be an issue.

The kitchen dishwasher and tray route countertop has been repaired several times, resealed and leveled more than once due to the movement which caused leaks when using the dishwasher and adjacent spray sink. The hallway for the walkin cooler and freezer has begun to affect the floors, doors and stainless walls of them which is causing condensation on the floors due to air leaks. This is going to be an issue of someone slipping and falling if the condensation increases much more.

Our ceiling tiles and grid is constantly moving to the point of sometimes pieces of it falling and causing openings in our classrooms. Movement is also causing the areas of duct work to separate enough to allow a condensation issue as well as picking up humidity from the attic space it runs through which in turn can cause a mold issue which neither is healthy for our students and staff. There is no way to access every area of the ductwork as it is in areas inaccessible.

Outside around our bus loop the movement has taken water direction away from the drainage areas and pools it in the walkways and pathways of students entering and exiting our buses. Winter is worse as ice freezes where the water accumulates from the slope leading away from the drainage points.

We have many issues and possible scenarios that are going to cause us problems continually in safety and repairs as time goes on and our building breaks up and moves more. We are expecting

to have to spend large amounts of money just to get by and in the worst case dangerous situation due to the movement of this building that nothing to date has prevented.