MARCH 14, 2023
REFERENDUM
THE NEED

Riverdale
PUBLIC SCHOOL

Invested in continued Excellence!

FEBRUARY 2, 2023

SOLUTIONS ARCHITECTURE
FRANK A. MESSINEO • AIA

GYMNASIUM

THE NEED

EXISTING BLEACHERS ARE OLD AND IN A STATE OF DISREPAIR, THEY DO NOT MEET CURRENT ADA REQUIREMENTS

LEAKS HAVE CAUSED AREAS OF PEELING PAINT AND PLASTER, STAINS AND OTHER MOISTURE RELATED DAMAGE

GYMNASIUM

THE NEED

AREAS WHERE THE CEILING CONCRETE HAS BROKEN HAVE BEEN “PATCHED” WITH PLYWOOD TO PREVENT PIECES FROM FALLING

LEAKS HAVE CAUSED AREAS OF PEELING PAINT AND PLASTER, STAINS AND OTHER MOISTURE RELATED DAMAGE

GYMNASIUM

THE NEED

THE EXISTING CEILING CONTINUES TO DETERIORATE AND MATERIAL CONTINUES TO BREAK APART AND FALL TO THE FLOOR

LEAKS HAVE CAUSED AREAS OF PEELING PAINT AND PLASTER, STAINS AND OTHER MOISTURE RELATED DAMAGE

GYMNASIUM

THE NEED

LEAKS HAVE THE POTENTIAL TO DAMAGE OTHER EQUIPMENT LIKE THE SCOREBOARD OR CLOCKS OR EMERGENCY LIGHTING

PATCHES OF THE AREAS THAT HAVE BROKEN APART AND FALLEN ARE EVIDENT FROM BELOW

GYMNASIUM / STAGE

THE NEED

PATCHES OF THE AREAS THAT HAVE BROKEN APART AND FALLEN ARE EVIDENT FROM BELOW

LEAKS HAVE CAUSED AREAS OF PEELING PAINT AT THE BRICK MASONRY WALLS AT THE BACK OF THE STAGE

GYMNASIUM / STAGE

THE NEED

MORE EVIDENCE WHERE LEAKS HAVE CAUSED AREAS OF PEELING PAINT AT THE BRICK MASONRY WALLS

LEAKS HAVE CAUSED AREAS OF PEELING PAINT AT THE BRICK MASONRY WALLS AT THE BACK OF THE STAGE

GYMNASIUM / STAGE

THE NEED

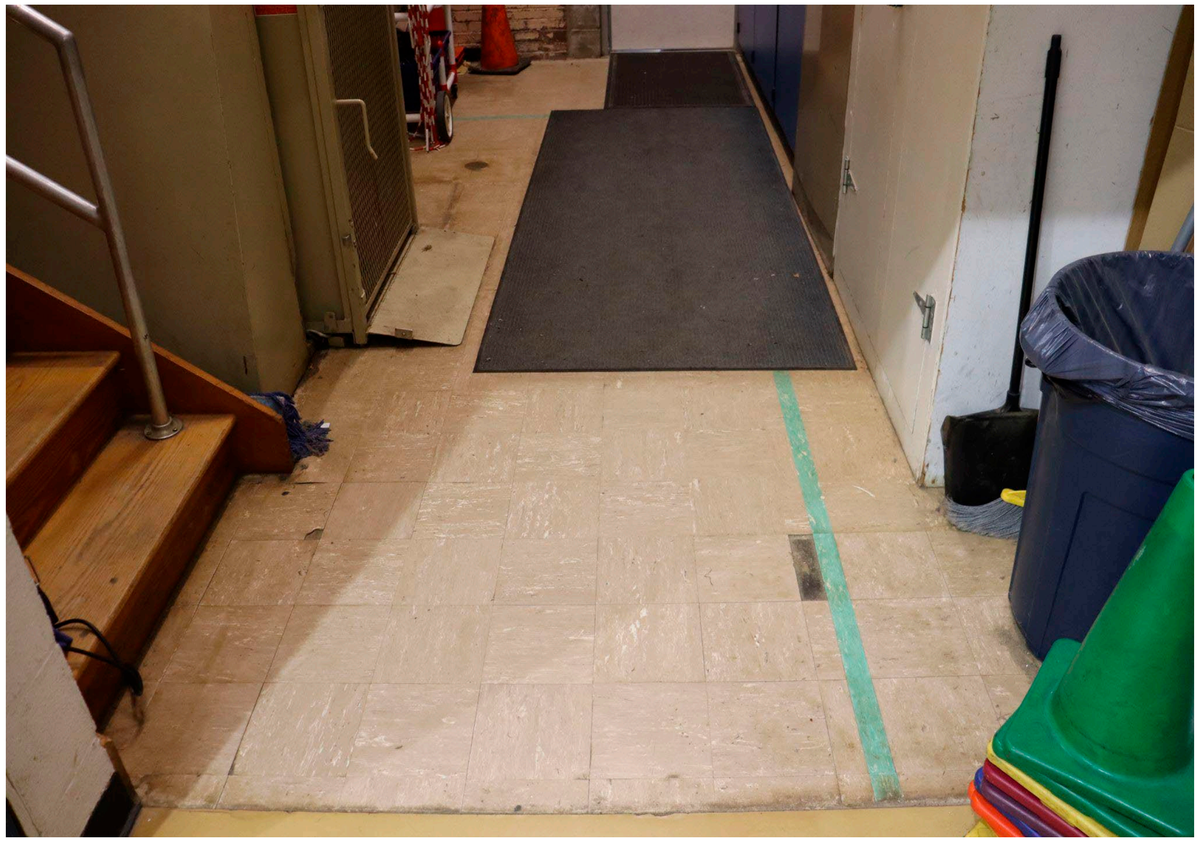
WATER INFILTRATION HAS CAUSED CONSIDERABLE DAMAGE TO THE MASONRY AND PAINTED FINISHES

LEAKS HAVE RUSTED ELECTRICAL CONDUITS AND LINTELS WHICH CAN WORSEN AND CAUSE MASONRY CRACKING

GYMNASIUM / STAGE

THE NEED

ASBESTOS FLOORING TILES NEED TO BE REMOVED AND REPLACED WITH VCT TILES

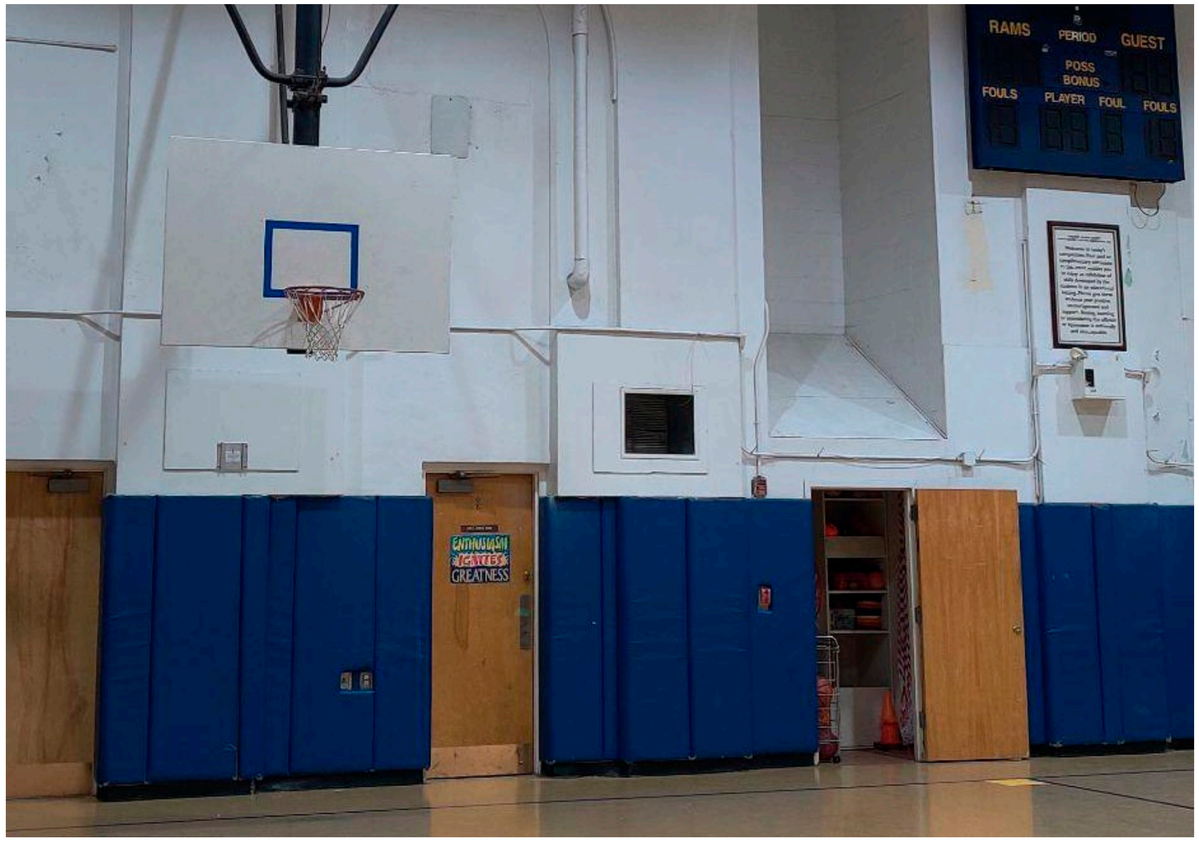


LEAKS HAVE CAUSED AREAS OF PEELING PAINT AND PLASTER, STAINS AND OTHER MOISTURE RELATED DAMAGE

GYMNASIUM

THE NEED

WATER INFILTRATION HAS THE POTENTIAL TO DAMAGE OTHER FINISHES AND EQUIPMENT INCLUDING PADDING AND DOORS



BROKEN AREAS OF PLASTER HAVE BEEN PATCHED WITH PLYWOOD PANELS.

GYMNASIUM

THE NEED

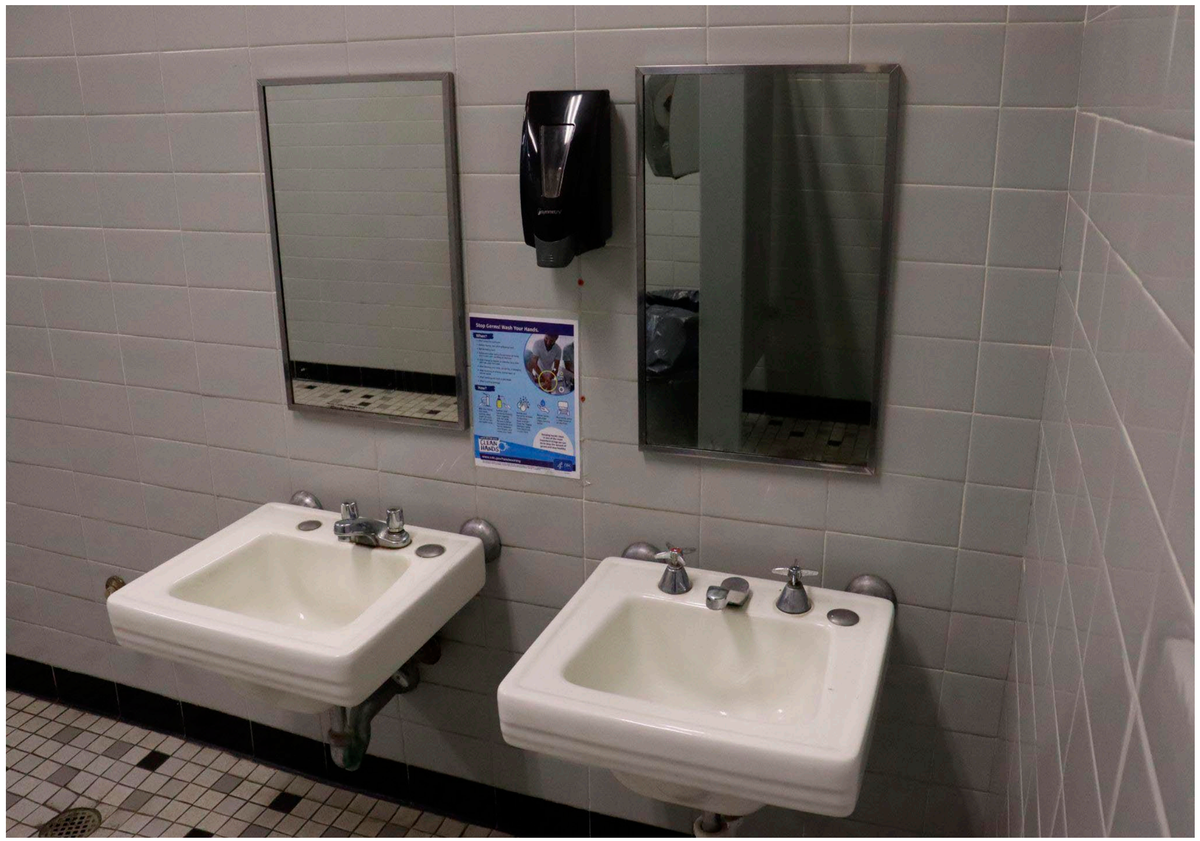
LEAKS HAVE CAUSED DAMAGE TO OTHER AREAS AND EQUIPMENT LIKE THE WALL PADS AND VINYL WALL BASE

BATHROOMS

THE NEED

EXISTING TOILETS ARE IN A STATE OF DISREPAIR, WITH NON-FUNCTIONING FIXTURES; BROKEN PARTITIONS; DAMAGED TILE

PORCELAIN SINKS AND FAUCETS ARE ORIGINAL AND MANY ARE NOT FUNCTIONING - THERE IS NO AUTO SHUT OFF

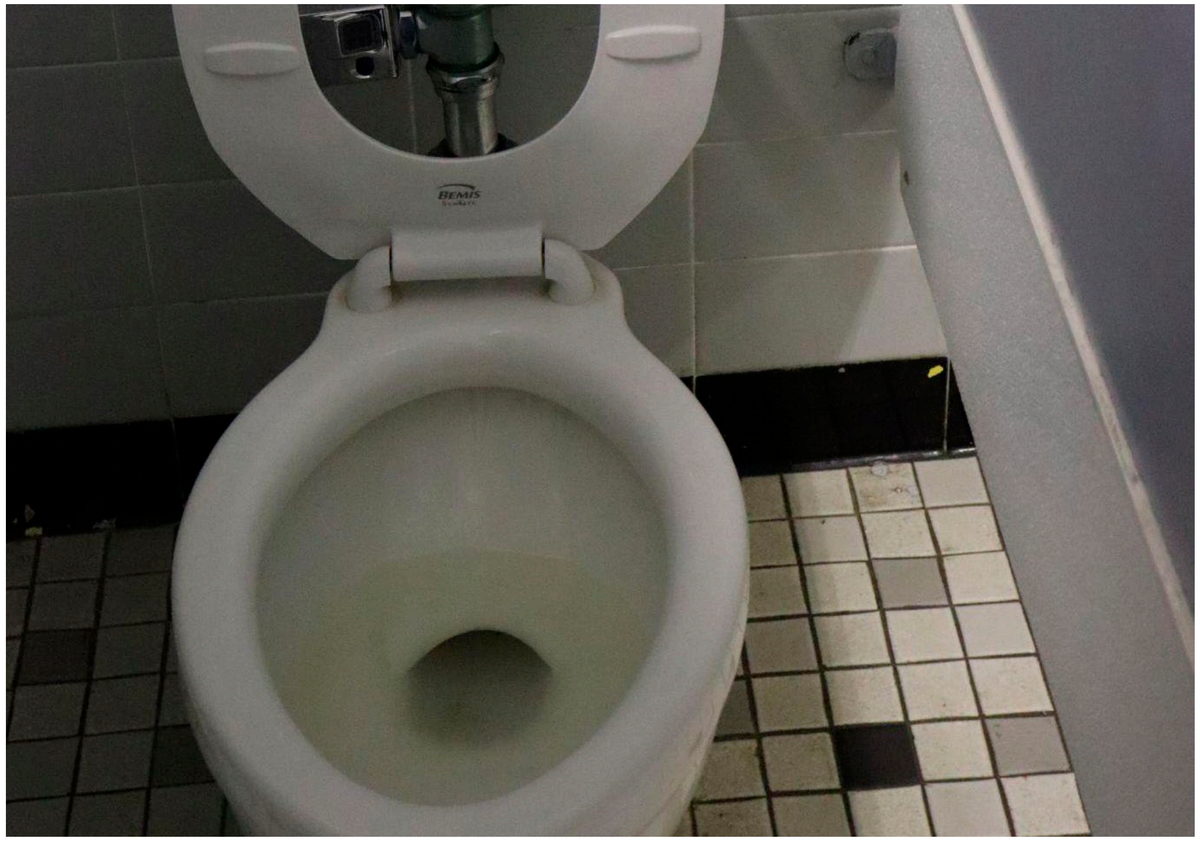


BATHROOMS

THE NEED

EXISTING TOILETS, PARTITIONS AND TILE IS IN A STATE OF DISREPAIR, GROUT JOINTS MAKE CLEANING MORE DIFFICULT

TOILET FIXTURES ARE OLDER AND MANY ARE STAINED; SOME DO HAVE INFRARED FLUSH VALVES; TILES ARE POPPING



BATHROOMS

THE NEED

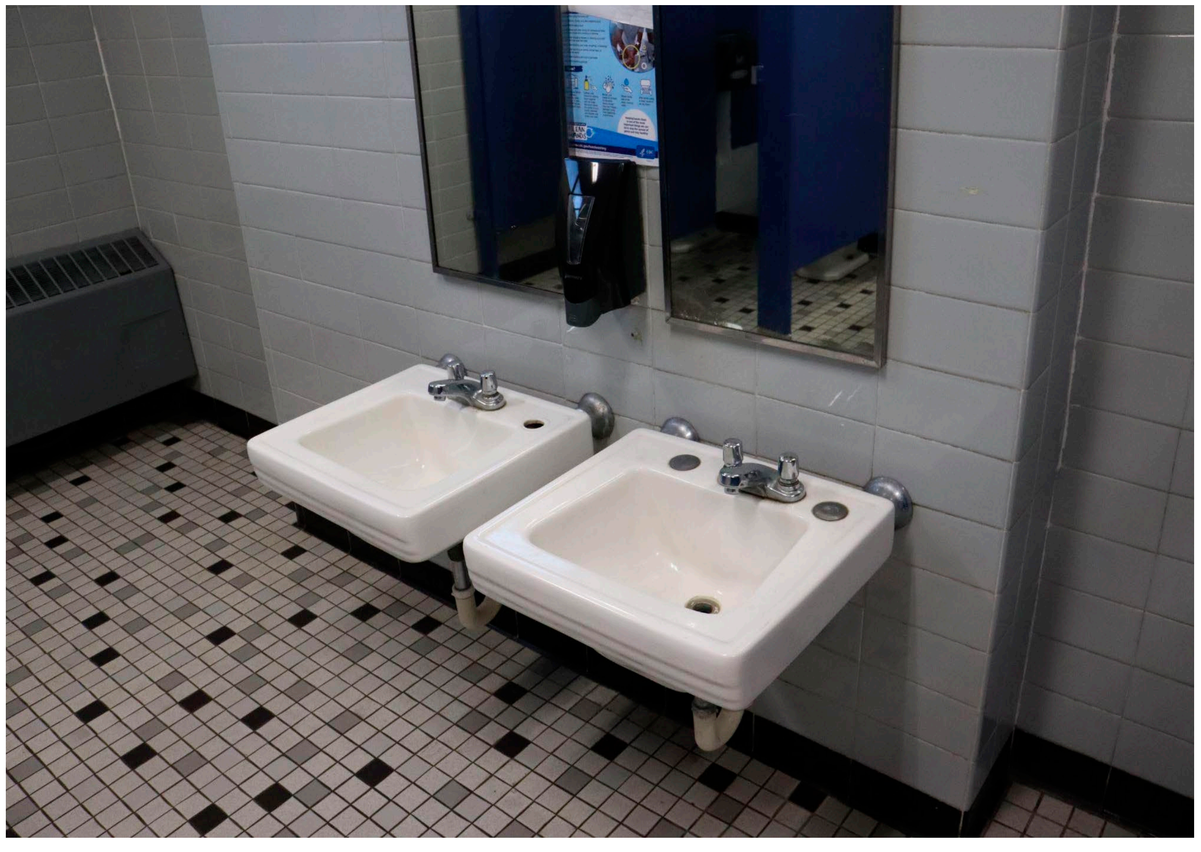
EXISTING GROUT & TILES HAVE BEEN POPPING OUT - MANY GROUT JOINTS HAVE BEEN FILLED WITH CAULK

DOORS ARE NOT ONLY IN A STATE OF DISREPAIR THEY HAVE LOUVERS WHICH ARE NO LONGER ALLOWED AND THEY DON'T HAVE PROPER ADA, LEVER HARDWARE

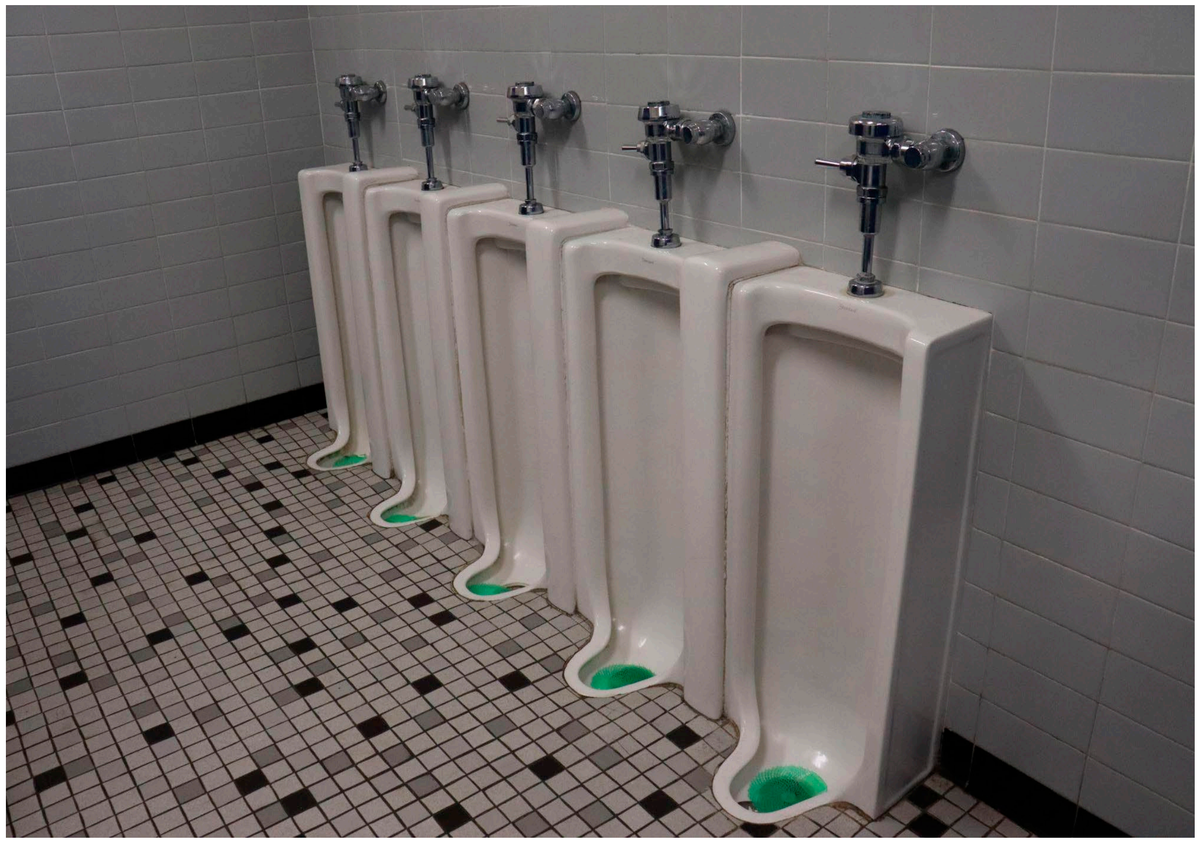
BATHROOMS

THE NEED

EXISTING TOILET ARE IN A STATE OF DISREPAIR, WITH NON-FUNCTIONING FIXTURES; BROKEN PARITITIONS; DAMAGED TILE



PORCELAIN URINALS ARE ORIGINAL AND MANY ARE NOT FUNCTIONING - THE TILE FLOORS ARE FAILING

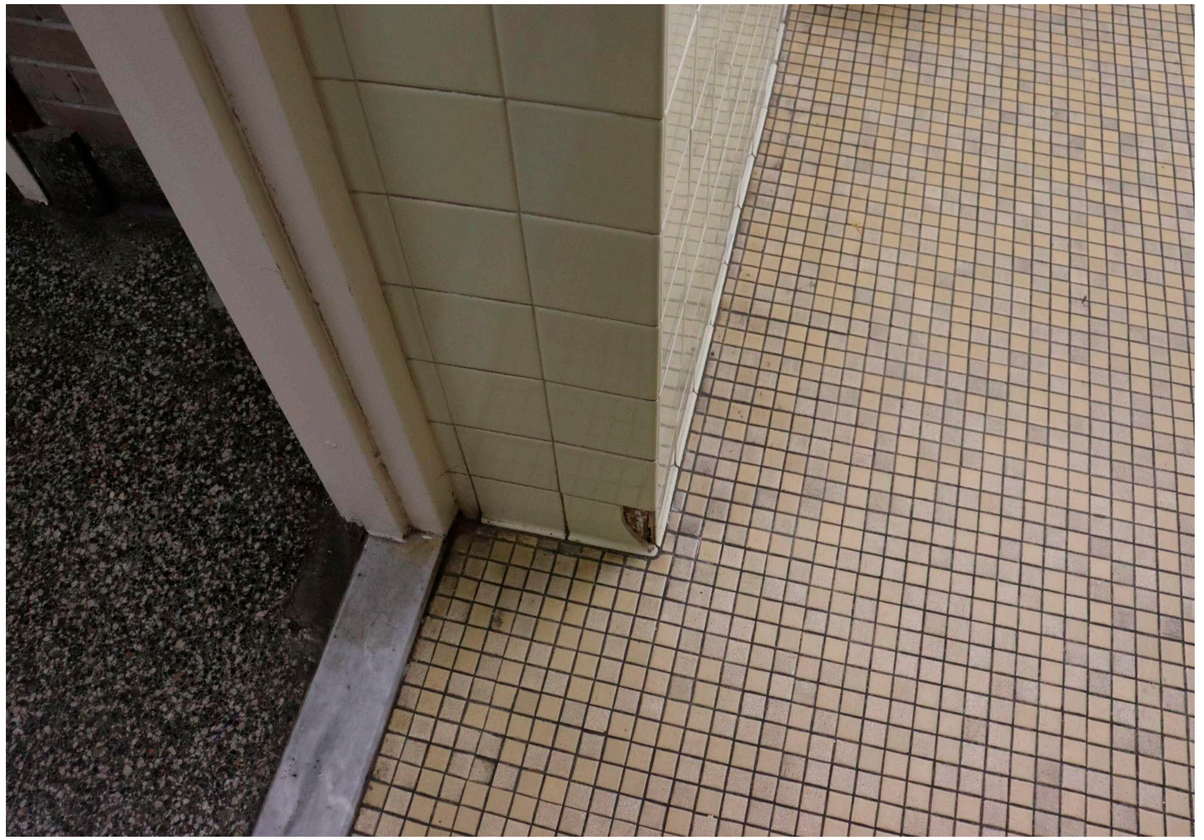


BATHROOMS

THE NEED

RUSTING METAL TOILET PARTITIONS HAVE BEEN “PATCHED” WITH VINYL TO PREVENT FURTHER DAMAGE

MINI MOSAIC TILE FLOORS HAVE SIGNIFICANT GROUT JOINTS WHICH MAKE MAINTENANCE CHALLENGING; TILES ARE FAILING

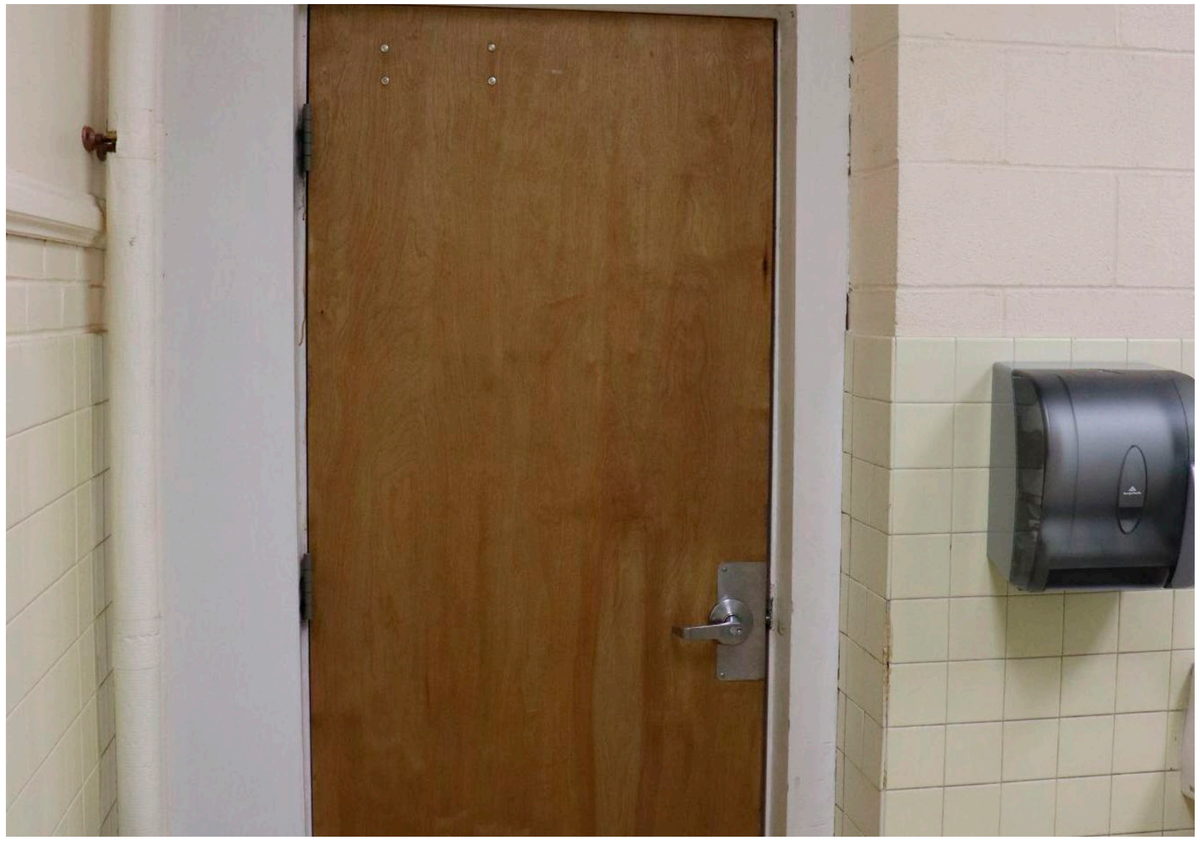


BATHROOMS

THE NEED

EXISTING SINKS ARE IN A STATE OF DISREPAIR, WITH NON-FUNCTIONING FIXTURES; BROKEN PARITITIONS; DAMAGED TILE

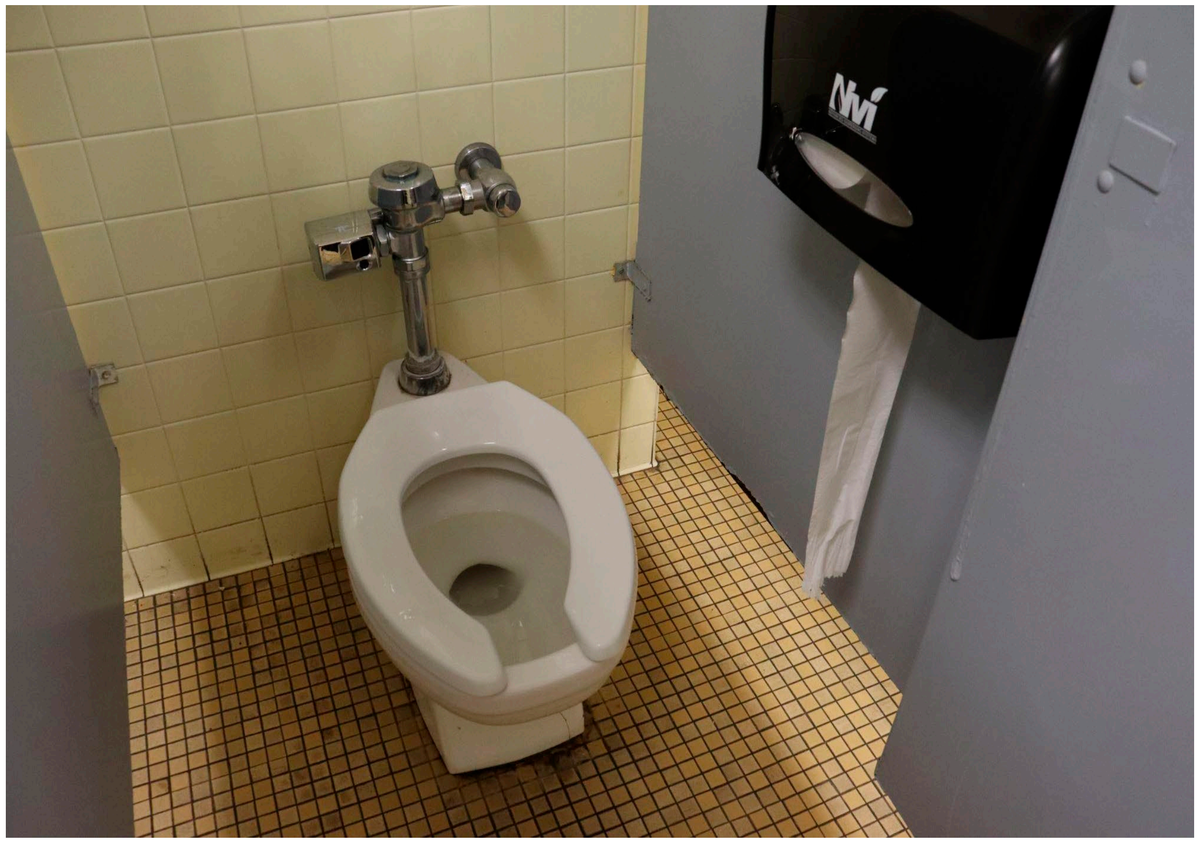
EXISTING DOORS ARE IN A STATE OF DISREPAIR; STAINED AND MIS-ALIGNED. TILE AND GROUT ARE FAILING.



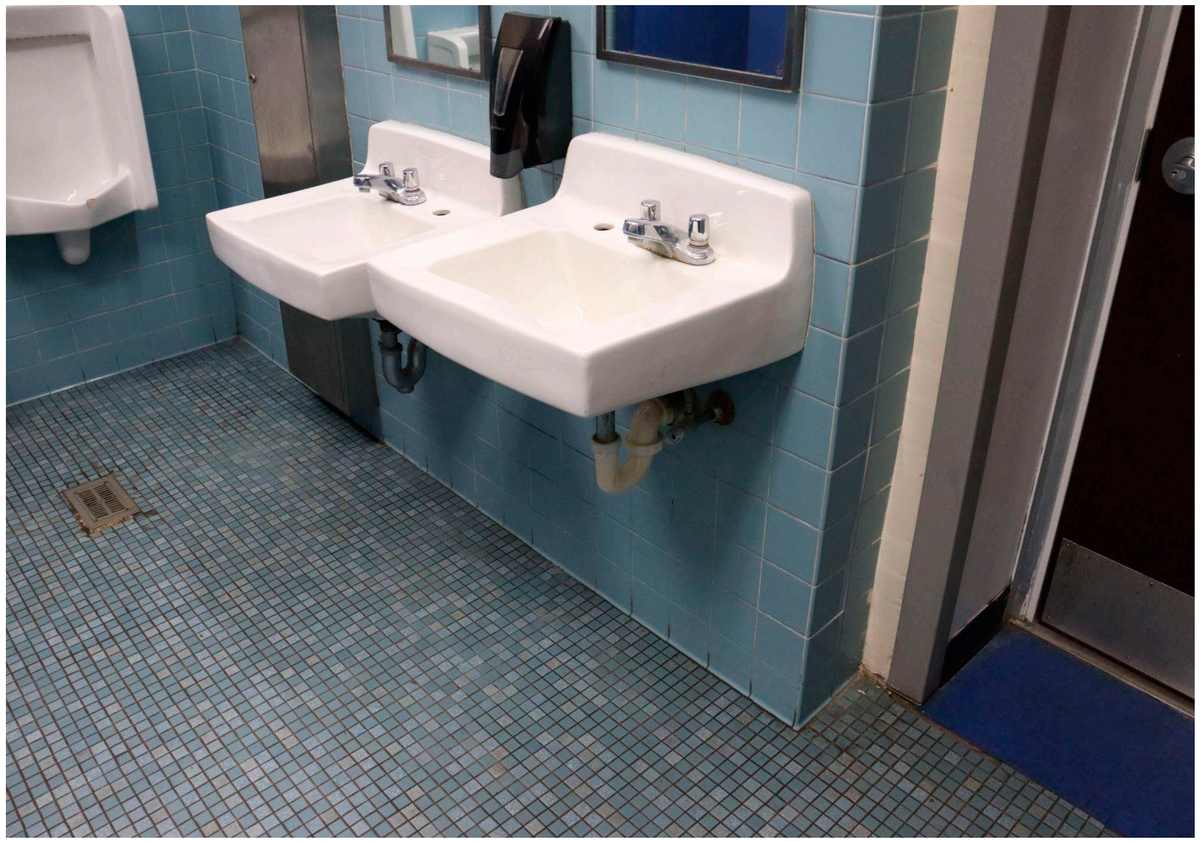
BATHROOMS

THE NEED

TOILET FIXTURES ARE OLDER AND MANY ARE STAINED; SOME DO HAVE INFRARED FLUSH VALVES; TILES ARE POPPING



PORCELAIN SINKS AND FAUCETS ARE ORIGINAL AND MANY ARE NOT FUNCTIONING - THERE IS NO AUTO SHUT OFF

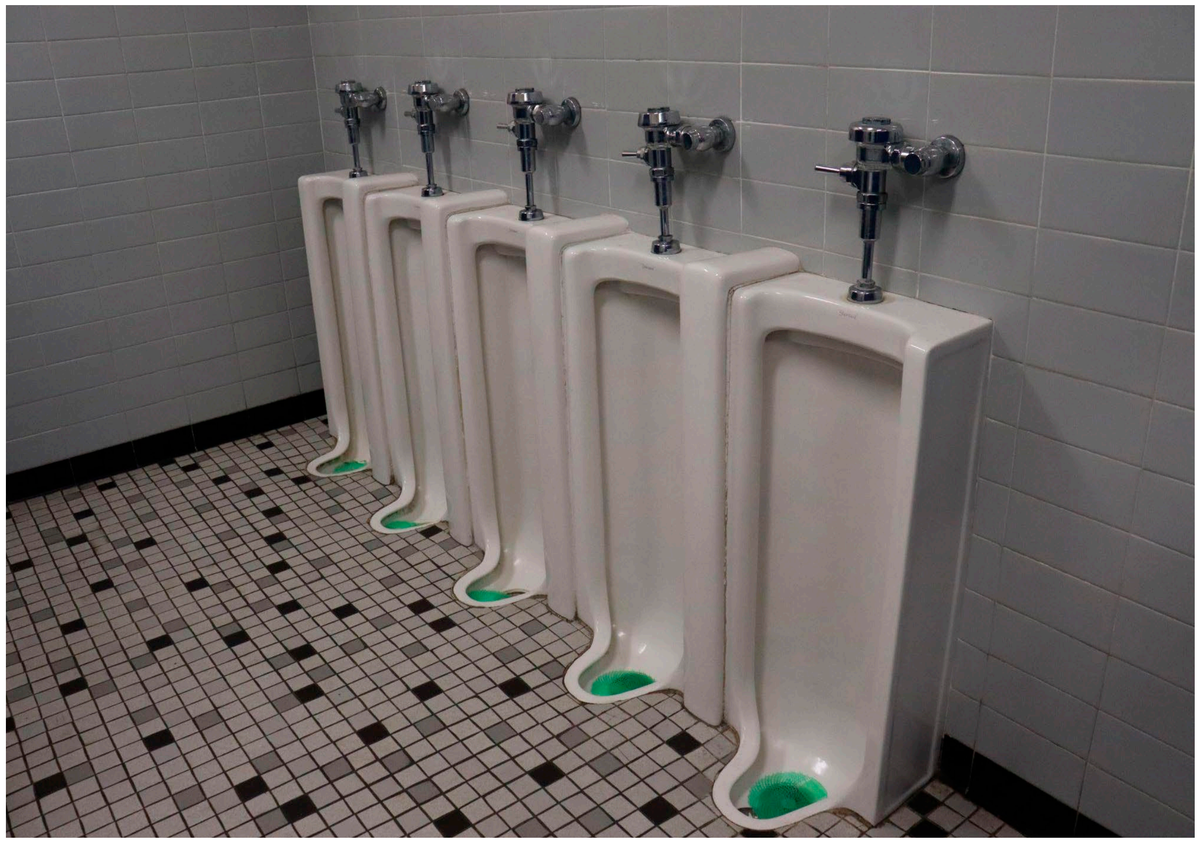


BATHROOMS

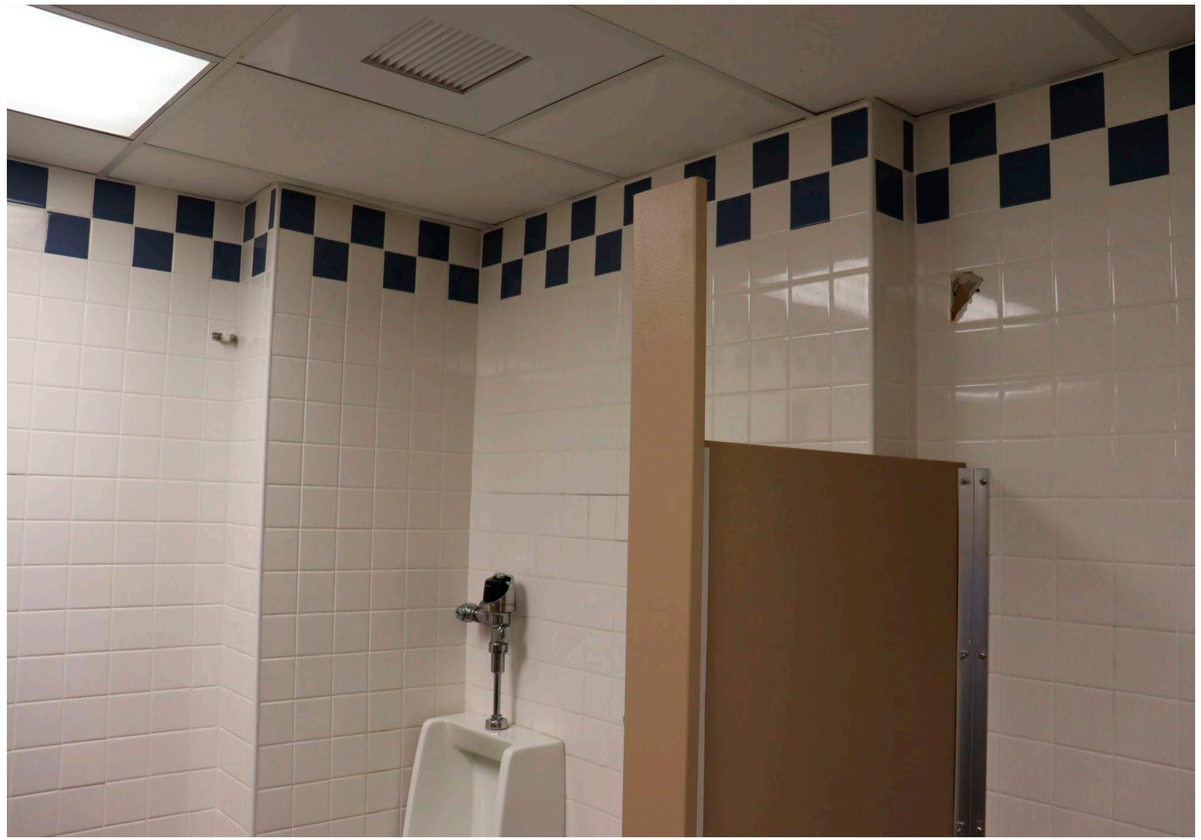
THE NEED

METAL TOILET PARTITIONS ARE BENT AND DAMAGED AND RUSTING; LOCKS AND HARDWARE ARE MISSING/MIS-ALIGNED

TOILET ROOMS ARE IN A STATE OF DISREPAIR, WITH NON-FUNCTIONING FIXTURES; BROKEN PARITITIONS; DAMAGED TILE



EVEN “NEWER” TOILET ROOMS ARE HAVING ISSUES WITH GROUT AND TILE AND FIXTURES

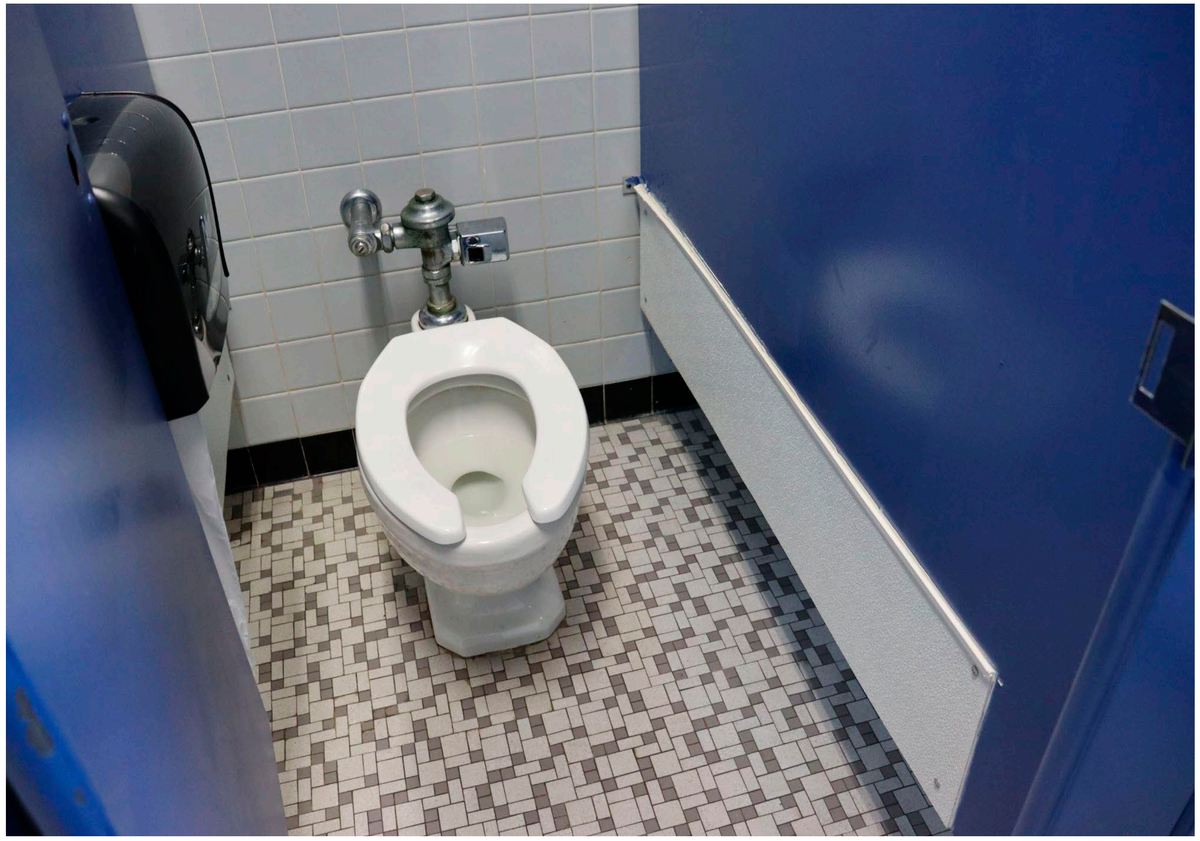


BATHROOMS

THE NEED

PORCELAIN SINKS AND FAUCETS ARE ORIGINAL AND MANY ARE NOT FUNCTIONING - THERE ARE DRILL HOLES IN MANY TILES

MINI MOSAIC TILE FLOORS HAVE SIGNIFICANT GROUT JOINTS WHICH MAKE MAINTENANCE CHALLENGING; TILES ARE FAILING



METAL TOILET PARTITIONS ARE BENT AND DAMAGED AND RUSTING; LOCKS AND HARDWARE ARE MISSING/MIS-ALIGNED

BRICK WORK

THE NEED

EXISTING MASONRY IS DETERIORATING; THE MORTAR JOINTS ARE SPALLING AND NEED TO BE RAKED AND REPOINTED

EXISTING CONCRETE IS POPPING DUE TO MOISTURE INFILTRATION AND EXPOSING THE REBAR INSIDE

BRICK WORK

THE NEED

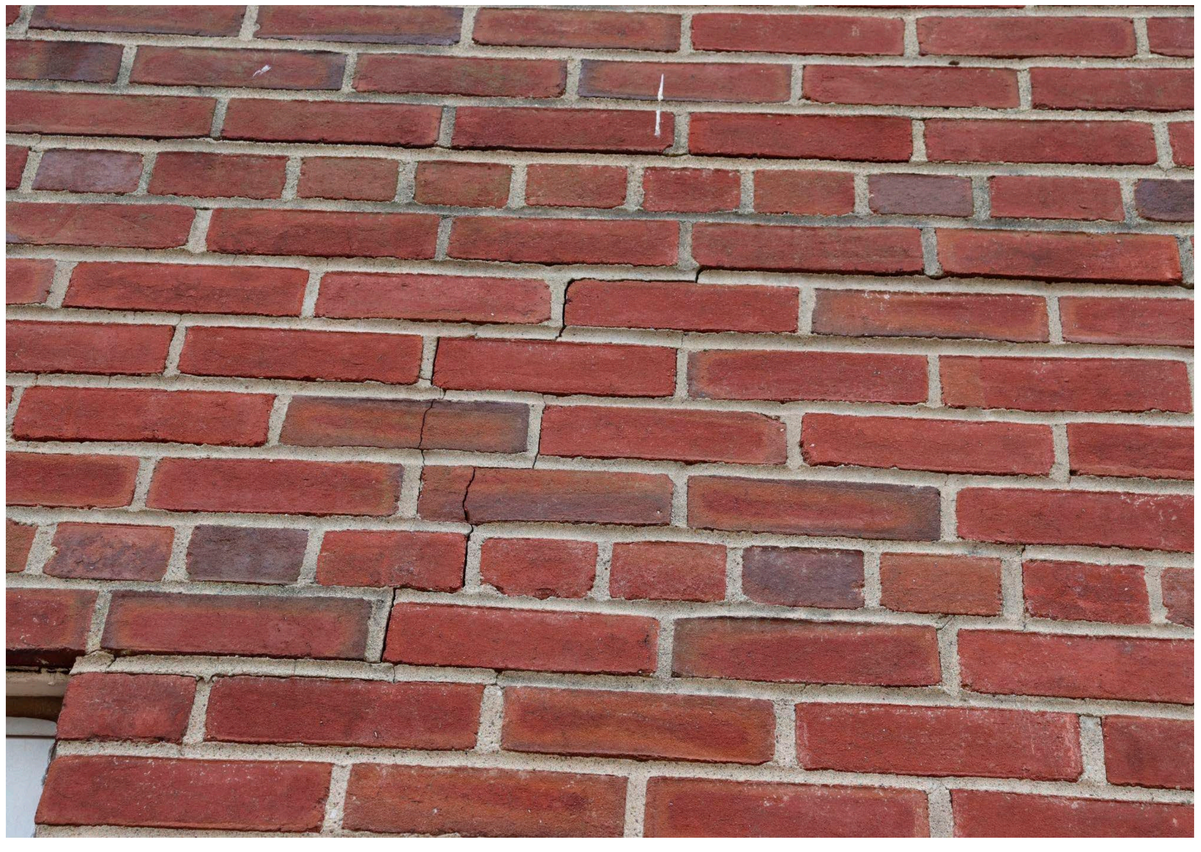
EXISTING MASONRY IS DETERIORATING; THE MORTAR JOINTS ARE SPALLING AND NEED TO BE RAKED AND REPOINTED

EXISTING CONCRETE CAPS ARE CRACKING AND CHIPPING AND NEEDS TO BE REPLACED

BRICK WORK

THE NEED

RUSTING LINTELS ARE EXPANDING AND CREATING PRESSURE ON THE SURROUNDING BRICK WHICH THEN CRACKS



LINTELS MUST BE SCRAPED AND PAINTED TO PREVENT CONTINUED EXPANSION AND CRACKING; BRICK JOINTS THAT HAVE BEEN CAULKED MUST BE REPOINTED WITH NEW MORTAR

BRICK WORK

THE NEED

RUSTING LINTELS ARE EXPANDING AND CREATING PRESSURE ON THE SURROUNDING BRICK WHICH THEN CRACKS

LINTELS MUST BE SCRAPED AND PAINTED TO PREVENT CONTINUED EXPANSION AND CRACKING; BRICK JOINTS THAT HAVE BEEN CAULKED MUST BE REPOINTED WITH NEW MORTAR

BRICK WORK

THE NEED

EXISTING MASONRY IS DETERIORATING; THE MORTAR JOINTS ARE BLOWING OUT AND NEED TO BE RAKED AND REPOINTED

EXISTING CONCRETE LINTELS ARE CRACKING AND CHIPPING AND NEEDS TO BE REPLACED

BRICK WORK

THE NEED

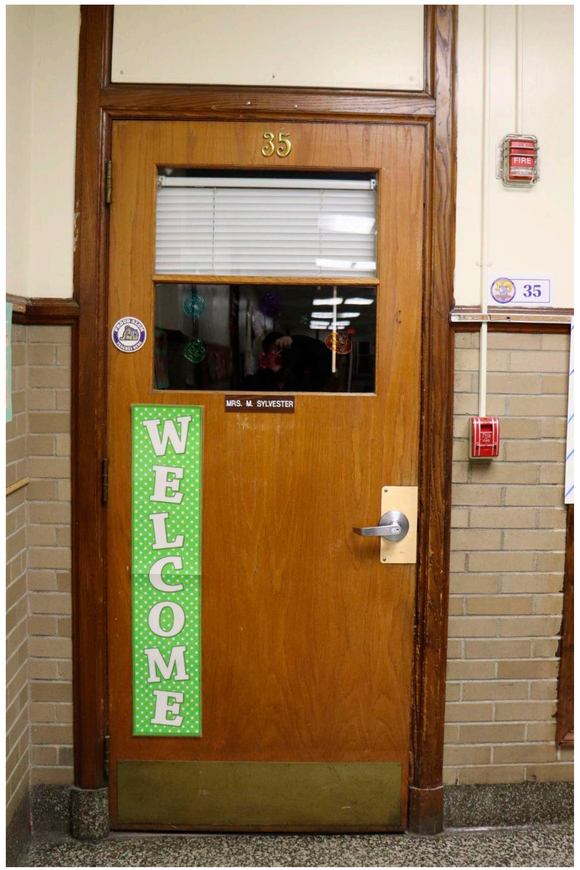
THERE ARE SIGNS OF EFFLORESCENCE WHERE MASONRY HAS BEEN REPOINTED AND THE LIME IS LEACHING OUT OF THE MORTAR

EXISTING MASONRY IS DETERIORATING; THE MORTAR JOINTS ARE BLOWING OUT AND NEED TO BE RAKED AND REPOINTED

DOORS

THE NEED

EXISTING DOORS ARE OLDER AND IN A STATE OF DISREPAIR, MANY OF THEM DO NOT HAVE FIRE RATING LABELS



MAKESHIFT BLINDS HAVE BEEN ADDED TO THE DOORS FOR SAFETY / SECURITY - TO OBSCURE SIGHT INTO THE CLASSROOM

FIELD WORK

THE NEED

EXISTING SITE FENCING IS OLDER, RUSTING, DAMAGED AND DETERIORATING; THESE FENCES MUST BE REPLACED.

EXISTING SITE FENCING IS OLDER, RUSTING, DAMAGED AND DETERIORATING;THERE ARE RAIL TIES MISSING THROUGHOUT

FIELD WORK

THE NEED

EXISTING SITE FENCING IS OLDER, RUSTING, DAMAGED AND DETERIORATING; THESE FENCES MUST BE REPLACED.

TOP RAIL PROTECTORS ARE COMING LOOSE AND SHOULD BE REFITTED AND RESECURED.

FIELD WORK

THE NEED

EXISTING SITE FENCING IS OLDER, RUSTING, DAMAGED AND DETERIORATING; THESE FENCES MUST BE REPLACED.

EXISTING FENCING GATES ARE DETERIORATED AND BENT AND SOME ARE LOOSE AND RUSTING.

FIELD WORK

THE NEED

THE EXISTING FIELDS ARE SUFFERING FROM CONSIDERABLE DRAINAGE ISSUES; MINOR RAINS CAUSE PONDING

MAJOR RAINS CAUSE CONSIDERABLE SATURATION AND PONDING; THE DRAINAGE NEEDS TO BE CORRECTED HERE

FIELD WORK

THE NEED

MORE EVIDENCE OF FLOODING AFTER HEAVY RAINS; THESE CONDITIONS LIMIT THE SCHOOL'S ABILITY TO USE THE FIELDS

FLOODED FIELDS LIMIT THE ABILITY TO USE THE FIELDS FOR GYM AND EXTRACURRICULAR SPORTS PROGRAMS

BACK STOP

THE NEED

SIMILAR TO THE EXTERIOR SITE FENCING; THE EXISTING BACKSTOPS ARE DETERIORATING AND RUSTING.

AREAS OF THE EXISTING BACKSTOP HAVE SPLIT SEAMS AND ARE DAMAGED; THIS BACKSTOP NEEDS TO BE REPLACED

BACK STOP

THE NEED

EXISTING FENCE POSTS AND RAIL HARDWARE IS DAMAGED AND DETERIORATED; BENT AND CRACKED FROM YEARS OF ABUSE

BACK STOP

THE NEED

MORE EVIDENCE OF HOW DETERIORATED THE SITE FENCING IS; THESE FENCES NEED TO BE REPLACED WITH NEW VINYL COATED CHAIN LINK FENCE

ROOF WORK

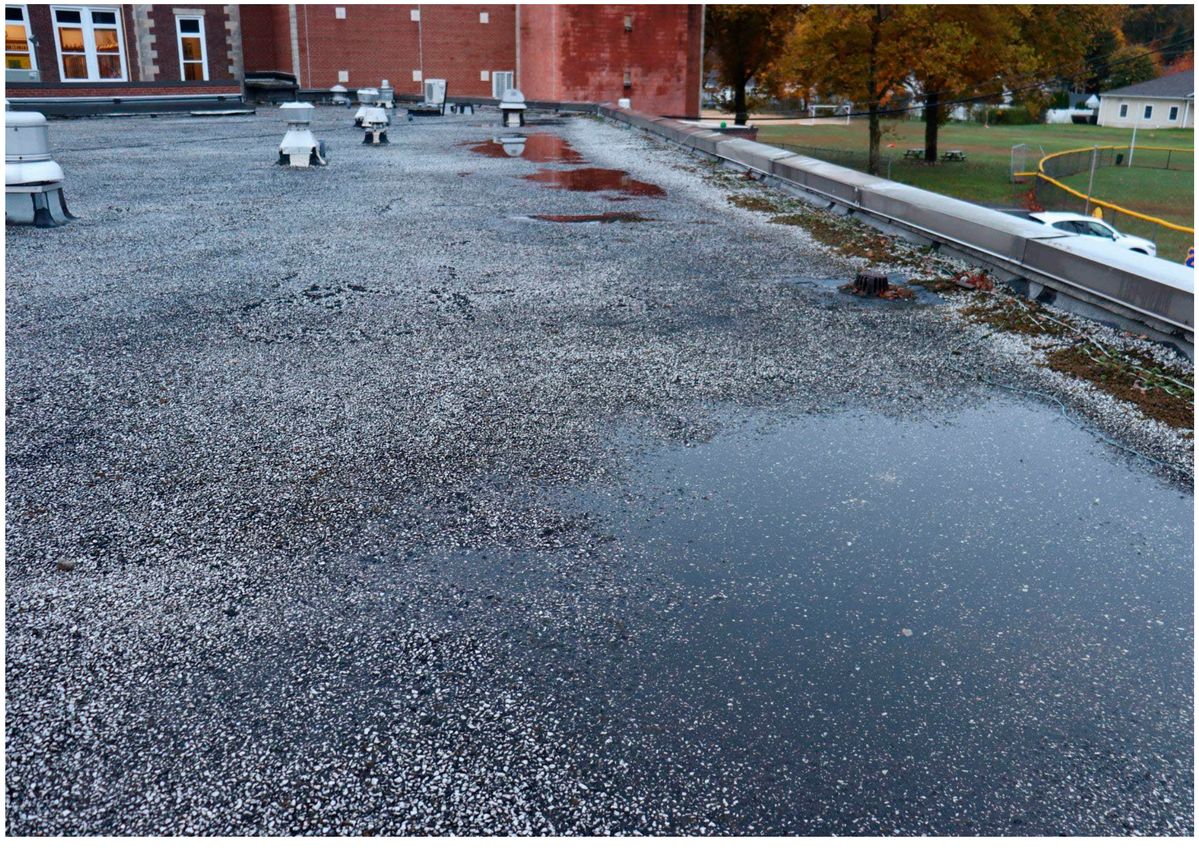
THE NEED

EXISTING ROOFING SECTIONS ARE DETERIORATED, OUT OF WARRANTY AND BEYOND THEIR USEFUL LIFE. THERE IS SIGNIFICANT PONDING WHICH TRANSLATES TO SIGNIFICANT LEAKING OCCURING AT VARIOUS AREAS THROUGHOUT THE SCHOOL;

ROOF WORK

THE NEED

EXISTING ROOFING SECTIONS ARE DETERIORATED AND OUT OF WARRANTY. THERE IS SIGNIFICANT SIGNIFICANT LEAKING OCCURING AT VARIOUS AREAS THROUGHOUT THE SCHOOL; EXHAUST FAN & EQUIPMENT FLASHING IS IN NEED OF REPAIR



WINDOW WORK

THE NEED

EXISTING WINDOWS ARE OLD AND IN A STATE OF DISREPAIR, MANY HAVE DETERIORATED THERMAL BREAKS

MANY WINDOWS ARE INOPERABLE OR HAVE BROKEN BALANCES AND WON'T STAY OPEN / SLAM SHUT

WINDOW WORK

THE NEED

LINTELS MUST BE SCRAPED AND PAINTED TO PREVENT CONTINUED EXPANSION AND CRACKING; BRICK JOINTS THAT HAVE BEEN CAULKED MUST BE REPOINTED WITH NEW MORTAR

SOLUTIONS ARCHITECTURE + Riverdale

For further information and to keep up to date on the March 14th 2023 Referendum, please scan the QR Code to the left or visit the district website:

https://www.rpsnj.org/referendum

Please send questions to: **refinfo@rpsnj.org**

SOLUTIONS ARCHITECTURE | FRANK MESSINEO, AIA
fm@solutions-arch.com | www.solutions-arch.com